

**Alliance Regional Water Authority  
Board of Directors**

**REGULAR MEETING**



**ALLIANCE WATER**

**BOARD MEMBER PACKETS**

Wednesday, March 23, 2022 at 3:00 P.M.

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

Meeting ID: 988 6533 5524

Passcode: 958125

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

**BOARD MEMBER PACKETS**

Wednesday, March 23, 2022 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, Wednesday, March 23, 2022, 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: 988 6533 5524  
Passcode: 958125

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 March 23, 2022. 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. SEATING OF NEWLY APPOINTED DIRECTORS AND ELECTION OF OFFICERS

C.1 Oath of Office and swearing in of new Director

D. 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.)

E. 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.*

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Wednesday, March 23, 2022 at 3:00 P.M.  
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- E.1 Consider approval of minutes of the Regular Meeting held February 23, 2022.  
~ *Graham Moore, P.E., Executive Director*
- E.2 Consider approval of minutes of the Special Meeting held March 7, 2022. ~  
*Graham Moore, P.E., Executive Director*
- E.3 Consider approval of the financial reports for January 2022 and February 2022.  
~ *Graham Moore, P.E., Executive Director*
- F. PUBLIC HEARINGS / PRESENTATIONS - None
- G. ITEMS FOR DISCUSSION NOT REQUIRING ACTION
  - G.1 Report on Technical Committee activities. ~ *Graham Moore, P.E., Executive Director*
  - G.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*
- H. 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.*
- I. ITEMS FOR ACTION OR DISCUSSION/DIRECTION
  - I.1 Update and possible direction to Staff regarding construction of the Authority's Phase 1B program. ~ *Chris Noe, P.E., Pape-Dawson Engineers*
  - I.2 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*
  - I.3 Consider adoption of Resolution 2022-03-23-001 approving Amendment #1 to Work Order #3 with Freese & Nichols, Inc. for additional design and support on the Phase 1B Segment D Pipeline Project. ~ *Graham Moore, P.E., Executive Director*

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J. 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.

K. EXECUTIVE SESSION

K.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*

K.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 2022-03-23-002 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.*

L. ADJOURNMENT

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

**BOARD MEMBER PACKETS**  
Wednesday, March 23, 2022 at 3:00 P.M.  
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**A. CALL TO ORDER**

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No Backup Information for this Item.

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

**BOARD MEMBER PACKETS**

Wednesday, March 23, 2022 at 3:00 P.M.  
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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 – Director, Utilities)	April 2024	
Chris Betz – Chair (CRWA - President, County Line SUD)	April 2022	
Derrick Turley (Kyle – Water Quality Technician)	April 2024	
Shaun Condor (San Marcos – Interim Director of Engineering & CIP)	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. SEATING OF NEWLY APPOINTED DIRECTORS AND ELECTION OF OFFICERS**

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Wednesday, March 23, 2022 at 3:00 P.M.  
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**C.1 Oath of Office and swearing in of Directors**

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Background/Information

The newly appointed Director(s) will be asked to complete the Oath of Office form that is attached. The oath will be read verbally at the meeting by each Director.

Attachment(s)

- Alliance Water – Director Oath of Office

**Board Decision(s) Needed:**

- None.



Oath of Office  
ALLIANCE REGIONAL WATER AUTHORITY  
Board of Directors

I, \_\_\_\_\_, do solemnly swear (or affirm) that I have not directly or indirectly paid, offered, or promised to pay, contributed or promised to contribute any money, or valuable thing, or promised any public office or employment, as a reward to secure my appointment or confirmation thereof.

I do solemnly swear (or affirm) that I will faithfully execute the duties of the office of Board Director of the Alliance Regional Water Authority, and will to the best of my ability preserve, protect and defend the constitution and laws of the United States and of this state, so help me God.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**REGULAR MEETING**  
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- D.** 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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**E. CONSENT AGENDA**

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Items E.1 through E.3 are presented as part of the consent agenda.

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

**BOARD MEMBER PACKETS**  
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County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

- E.1** Consider approval of minutes of the Regular Meeting held February 23, 2022. ~  
*Graham Moore, P.E., Executive Director*
- 

Attachment(s)

- 2022 02 23 Board Meeting Minutes

**Board Decision(s) Needed:**

- Approval of minutes.



**Alliance Regional Water Authority**

**BOARD MEETING**

**MINUTES**

**Wednesday, February 23, 2022**

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, February 23, 2022 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 3:02 p.m. by Mr. Betz.**
  
- B. ROLL CALL.
  - **Present: Samford, Gleason, Ramos, Earp, Betz, Turley, Allen and Kite with Neffendorf joining in Item H.1, Franke joining in Item H.3 and Hughson joining in Item H.7. Ms. Franke and Mr. Earp left during Item J.1.**
  - **Absent: Hjorth and Vacancy.**
  
- C. PUBLIC COMMENT PERIOD
  - **None.**
  
- D. CONSENT AGENDA
  - D.1 Consider approval of minutes of the Regular Meeting held January 26, 2022.
  - D.2 Consider approval of the financial report for December 2021.
    - **Motion to approve the consent agenda item as presented was made by Mr. Ramos, seconded by Mr. Gleason and approved on an 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 Authority's public relations activities possible direction to staff and consultants.
- **Ms. Natalia Riusech with Concept Development & Planning attended the meeting and provided an overview of the recent public relations activities.**
  - **Mr. Betz noted that he enjoyed the newsletter – he felt it had good content.**
  - **No Action.**
- H.2 Update and possible direction to Staff regarding construction of the Authority's Phase 1B program.
- **Mr. Nooteboom provided an update on the construction of the Phase 1B Program.**
  - **No Action.**
- H.3 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.**
  - **No Action.**
- H.4 Consider adoption of Resolution 2022-02-23-001 approving Work Order #10 and #11 with Blanton and Associates, Inc. for additional environmental work on the Phase 1B Program, as recommended by the Technical Committee.

- **Mr. Ramos noted that at the Technical Committee Mr. Moore indicated these are anticipated to be the final two work orders with Blanton & Associates for environmental work.**
  - **Motion to adopt Resolution 2022-02-23-001 approving Work Order #10 and Work Order #11 with Blanton & Associates, Inc. for additional environmental investigation work on the Phase 1B Program was made by Mr. Ramos, seconded by Mr. Neffendorf and approved on an 10-0 vote.**
- H.5 Consider adoption of Resolution 2022-02-23-002 approving Supplemental Amendment #2 to Work Order #5 with Walker Partners, LLC for additional hydraulic evaluation of the Phase 1B transmission system.
- **Mr. Kite inquired if this analysis will be needed for the other segments as well.**
  - **Mr. Moore responded that the work, if required, will be done by the Booster Pump Station engineer, Freese & Nichols.**
  - **Mr. Neffendorf noted at that the principal hours seemed high.**
  - **Mr. Moore and Sowa both responded that the hours are typical for this type of detailed technical work.**
  - **Mr. Ramos asked if this was as a result of GBRA's increasing the Segment A pipe size.**
  - **Mr. Moore responded that it is not solely due to the increase in size, that the work would still need to be performed to utilize the actual pumps selected.**
  - **Motion to adopt Resolution 2022-02-23-002 approving Supplemental Amendment #2 to Work Order #5 with Walker Partners, LLC for additional hydraulic evaluation of the Phase 1B transmission system was made by Mr. Ramos, seconded by Mr. Gleason and approved on a 10-0 vote.**
- H.6 Update, discussion and possible direction to Staff regarding the Authority's Phase 1B Cost and Schedule Updates.
- **Mr. Sowa provided an update on the current cost and schedule for the Phase 1B Program.**
  - **Mr. Ramos asked if there are any impacts to any contracts due to the project delays.**
  - **No Action.**
- H.7 Update, discussion and possible direction to Staff regarding timing and financing of project cost increases.
- **Mr. Moore provided an update.**
  - **No Action.**

- H.8 Consider adoption of Resolution 2022-02-23-004 approving Work Order #6 with Kimley-Horn & Associates, Inc. for Owner's Representative Services for March 2022 through February 2023 for the Authority's Phase 1B Program, as recommended by the Technical Committee.
- **Mr. Moore provided a brief overview of the new work order with Kimley-Horn & Associates.**
  - **Mr. Ramos noted that the resolution heading has the wrong dates for the services and should be updated to reflect March 2022 through February 2023.**
  - **Motion to adopt Resolution 2022-02-23-004 approving Work Order #6 with Kimley-Horn & Associates, Inc. for Owner's Representative Services for March 2022 through February 2023 for the Authority's Phase 1B Program as amended was made by Mr. Neffendorf, seconded by Mr. Ramos and approved on an 11-0 vote.**
- H.9 Consider adoption of Resolution 2022-02-23-005 approving Work Order #2 and Work Order #3 with HVJ Associates for material testing on the Booster Pump Station and Delivery Points Project and the Segment A Pipeline project.
- **Motion to adopt Resolution 2022-02-23-005 approving Work Order #2 and Work Order #3 with HVJ Associates for material testing on the Booster Pump Station and Delivery Points Project and the Segment A Pipeline project was made by Mr. Neffendorf, seconded by Mr. Allen and approved on an 11-0 vote.**
- H.10 Consider adoption of Resolution 2022-02-23-006 approving the process for mediation on land acquisition efforts.
- **Mr. Moore provided an overview of the discussion on this item at the January Board meeting.**
  - **Motion to adopt Resolution 2022-02-23-006 approving the process for mediation of land acquisition efforts was made by Mr. Ramos, seconded by Mr. Samford and approved on an 11-0 vote.**
- I. BOARD MEMBER ITEMS OR FUTURE AGENDA ITEMS
- **Mr. Betz noted that Scott Miller with the Schlueter Group was attending the meeting in person.**
- J.1 The Board of Directors recessed into Executive Session at 4:42 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 5:26 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.
    - **Staff was directed to proceed as discussed in Executive Session.**

K. ADJOURNMENT

- **Meeting was adjourned at 5:28 p.m. based on the motion by Mr. Samford, seconded by Mr. Ramos on an 9-0 vote.**

**APPROVED:** \_\_\_\_\_, 2022

**ATTEST:**

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

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

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

**BOARD MEMBER PACKETS**  
Wednesday, March 23, 2022 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

**E.2** Consider approval of minutes of the Special Meeting held March 7, 2022. ~ *Graham Moore, P.E., Executive Director*

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Attachment(s)

- 2022 03 07 Board Meeting Minutes

**Board Decision(s) Needed:**

- Approval of minutes.



**Alliance Regional Water Authority**

**BOARD MEETING**

**MINUTES**

**Wednesday, February 23, 2022**

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 Monday, March 7, 2022 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 4:02 p.m. by Mr. Betz.**

B. ROLL CALL.

- **Present: Hughson, Neffendorf, Ramos, Earp, Hjorth, Betz, Turley and Kite with Ms. Franke joining in Item D.1.**
- **Absent: Samford, Gleason, Allen and Vacancy.**

C. PUBLIC COMMENT PERIOD

- **None.**

D.1 The Board of Directors recessed into Executive Session at 4:03 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 4:21 p.m.

D.2 Action from Executive Session on the following matters:

A. *Consider adoption of Resolution 2022-03-07-001 approving the mediated settlement agreement with Gladys Smith Farms & Ranches, Ltd.*

- **Motion to adopt Resolution 2022-03-07-001 approving the mediated settlement agreement with Gladys Smith Farms & Ranches, Ltd. was made by Mr. Earp, seconded by Mr. Neffendorf and approved a 9-0 vote.**

K. ADJOURNMENT

- **Meeting was adjourned at 4:22 p.m. based on the motion by Mr. Samford, seconded by Ms. Hughson on an 9-0 vote.**

**APPROVED:** \_\_\_\_\_, 2022

**ATTEST:**

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

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

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

**BOARD MEMBER PACKETS**

Wednesday, March 23, 2022 at 3:00 P.M.  
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- E.3** Consider approval of the financial reports for January 2022 and February 2022. ~  
*Graham Moore, P.E., Executive Director*
- 

Background/Information

Attached are the financial reports for the periods ending January 2022 and February 2022.

Attachment(s)

- 2022 01 31 Financial Report
- 2022 02 28 Financial Report

**Board Decision(s) Needed:**

- Approval of the financial reports for the periods ending January 2022 and February 2022.



# **Alliance Regional Water Authority**

**Financial Statements  
(Compilation)**

**For the One Month Ended and Year-to-Date  
January 31, 2022**

## Alliance Regional Water Authority

## Balance Sheet

03/15/22

As of January 31, 2022

Accrual Basis

	Jan 31, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1004 · Broadway Bank	
1005 · Broadway Checking (8040)	-534,699.97
1010 · Broadway Savings (4415)	34,491,781.23
<b>Total 1004 · Broadway Bank</b>	<b>33,957,081.26</b>
1015 · TexStar	
1015-01 · TexStar (3310)	45,569,059.31
1015-02 · TexStar (0300)	23,966,941.46
<b>Total 1015 · TexStar</b>	<b>69,536,000.77</b>
1050 · Broadway Bank (Reserved)	
1051 · CRWA Debt Service (2785)	1,549,486.23
1052 · Kyle Debt Service (2787)	1,266,216.28
1055 · San Marcos Debt Service (6390)	1,827,099.00
1056 · Buda Debt Service (6391)	278,902.43
<b>Total 1050 · Broadway Bank (Reserved)</b>	<b>4,921,703.94</b>
1100 · Escrow Accounts	
1105 · BOKF, Escrow, CRWA Series 2015A	335,089.55
1106 · BOKF, Escrow, Kyle Series 2015B	221,961.46
1107 · BOKF, Escrow, CRWA Series 2017A	266,111.87
1108 · BOKF, Escrow, Kyle Series 2017B	242,558.76
1109 · BOKF, Escrow, SM Series 2017C	334,012.85
1110 · BOKF, Escrow, Buda Series 2017D	43,180.04
1111 · BOKF, Escrow, CRWA Series 2019A	4,741,319.52
1112 · BOKF, Escrow, Kyle Series 2019B	4,324,009.29
1113 · BOKF, Escrow, SM Series 2019C	5,538,621.81
1114 · BOKF, Escrow, Buda Series 2019D	706,843.11
1115 · BOKF, Escrow, CRWA Series 2020A	29,070,987.97
1116 · BOKF, Escrow, CRWA 2020A-LM67	8,346,759.71
1117 · BOKF, Escrow, Kyle Series 2020B	26,509,949.33
1118 · BOKF, Escrow, Kyle 2020B-LM68	7,606,532.31
1119 · BOKF, Escrow, SM Series 2020C	33,781,351.84
1120 · BOKF, Escrow, SM 2020C-LM69	9,686,951.44
1121 · BOKF, Escrow, BUDA Series 2020D	4,687,242.51
1122 · BOKF, Escrow, Buda 2020D-LM70	1,365,275.06
<b>Total 1100 · Escrow Accounts</b>	<b>137,808,758.43</b>
<b>Total Checking/Savings</b>	<b>246,223,544.40</b>
<b>Total Current Assets</b>	<b>246,223,544.40</b>
<b>Fixed Assets</b>	
1405 · Engineering & Construction Cost	2,402,294.20
1420 · Projects in Progress (Cash)	
1420-01 · Legal Support	64,673.27
1420-02 · Hydrogeologic Support	184,374.50
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>424,393.94</b>

## Alliance Regional Water Authority

## Balance Sheet

03/15/22

As of January 31, 2022

Accrual Basis

	Jan 31, 22
<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	59,840.62
<b>Total 1430 · Projects in Progress Eng (Cash)</b>	<b>843,370.39</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	412,064.67
1440-04 · Phase 1A Const Observation	923,786.16
1440-05 · Phase 1A-Construction Trailer	62,303.99
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	21,946,812.68
1440-16 · Phase 1B-Owners Rep	9,766,877.69
1440-17 · Phase 1B Environmental	2,923,569.91
1440-18 · Phase 1B Segment A Design	2,822,873.21
1440-19 · Phase 1B Segment B Design	2,726,457.43
1440-20 · Phase 1B Segment C Design	3,476,025.25
1440-21 · Phase 1B Segment D Design	2,412,924.17
1440-22 · Phase 1B Segment E Design	1,890,715.07
1440-23 · Phase 1B Land Attorney	1,785,849.34
1440-24 · Phase 1B Hydrogeology	536,018.75
1440-25 · Phase 1B WTP Design	4,892,909.31
1440-26 · Raw Water Infr.	1,521,344.50
1440-27 · Phase 1B Program Survey	3,160,605.50
1440-28 · Phase 1B BPS Design	2,596,471.09
1440-29 · GVEC Construction-in-Aid	1,740,143.30
1440-30 · Phase 1B Inline Tanks	440,344.06
1440-31 · Construction Mgmt & Inspection	1,612,883.29
1440-32 · Phase 1B Construction ARWA Only	2,784,665.00
1440-33 · SCADA Programming	230,704.60
1440-34 · Materials Testing	28,813.50
1440-35 · Shared Construction	6,550,249.59
<b>Total 1440 · Projects in Prog Eng. (Finance)</b>	<b>89,645,449.31</b>
<b>1447 · Land &amp; Easements</b>	<b>938,215.70</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>94,947,087.09</b>



## Alliance Regional Water Authority

## Balance Sheet

03/15/22

As of January 31, 2022

Accrual Basis

	Jan 31, 22
Other Assets	
1900 · Deferred Outflow	42,509.25
<b>Total Other Assets</b>	<b>42,509.25</b>
<b>TOTAL ASSETS</b>	<b>341,213,140.74</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	855,022.91
<b>Total Accounts Payable</b>	<b>855,022.91</b>
Credit Cards	
2006 · Chase Bank VISA Card	4,439.19
<b>Total Credit Cards</b>	<b>4,439.19</b>
Other Current Liabilities	
2100 · Payroll Liabilities	21.58
2102 · 401(a) Liability	3,117.86
2103 · Net Pension Liability	9,067.00
2104 · Pension Deferred Inflows	2,473.00
2106 · Accrued Vacation	42,151.49
2300 · Accrued Costs	330,643.18
2350 · Accrued Interest Payable	
2351 · Accrued Int Payable, CRWA 2015A	27,068.25
2352 · Accrued Int Payable, Kyle 2015B	38,925.59
2353 · Accrued Int Payable, CRWA 2017A	105,883.03
2354 · Accrued Int Payable, Kyle 2017B	96,566.91
2355 · Accrued Int Payable, SM 2017C	77,564.63
2356 · Accrued Int Payable, Buda 2017D	11,024.75
2357 · Accrued Int Payable, CRWA 2019A	247,468.10
2358 · Accrued Int Payable, Kyle 2019B	225,796.34
2359 · Accrued Int Payable, SM 2019C	183,255.93
2360 · Accrued Int Payable, Buda 2019D	25,995.31
2361 · Accrued Int Payable, CRWA 2020A	283,419.40
2362 · Accrued Int Payable, Kyle 2020B	258,449.84
2363 · Accrued Int Payable, SM 2020C	180,725.60
2364 · Accrued Int Payable, Buda 2020D	25,594.25
<b>Total 2350 · Accrued Interest Payable</b>	<b>1,787,737.93</b>
<b>Total Other Current Liabilities</b>	<b>2,175,212.04</b>
<b>Total Current Liabilities</b>	<b>3,034,674.14</b>
Long Term Liabilities	
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>	<b>240,030,000.00</b>
<b>Total Liabilities</b>	<b>243,064,674.14</b>

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03/15/22

Accrual Basis

# Alliance Regional Water Authority

## Balance Sheet

As of January 31, 2022

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	<u>Jan 31, 22</u>
Equity	
2925 · Net Investment in Capital Asset	7,521,343.98
2950 · Retained Earnings	26,983,652.90
Net Income	<u>63,643,469.72</u>
Total Equity	<u>98,148,466.60</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u><u>341,213,140.74</u></u></b>

**Alliance Regional Water Authority**  
**Profit Loss / Budget vs. Actual**  
**For the One Month and Four Months Ended January 31, 2022**

	January 2022	October 2021 January 2022	Annual Budget	Over/Under Budget	% of Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>4010 - Project Contribution</b>					
4011 - City of San Marcos	0.00	1,456,236.71	6,135,730.00	-4,679,493.29	23.73%
4012 - City of Kyle	0.00	967,609.27	4,114,580.00	-3,146,970.73	23.52%
4013 - City of Buda	0.00	207,416.58	873,690.00	-666,273.42	23.74%
4014 - Canyon Regional Water Authority	0.00	1,075,950.56	4,571,520.00	-3,495,569.44	23.54%
4015 - GBRA	34,825,606.94	61,848,605.24	0.00	61,848,605.24	100.0%
<b>Total 4010 - Project Contribution</b>	<b>34,825,606.94</b>	<b>65,555,818.36</b>	<b>15,695,520.00</b>	<b>49,860,298.36</b>	<b>417.67%</b>
<b>4200 - Shared Water</b>					
4210 - Shared Water, City of Buda	0.00	108,555.00	0.00	108,555.00	100.0%
4211 - Shared Water, County Line SUD	15,490.00	23,235.00	0.00	23,235.00	100.0%
<b>Total 4200 - Shared Water</b>	<b>15,490.00</b>	<b>131,790.00</b>	<b>0.00</b>	<b>131,790.00</b>	<b>100.0%</b>
4250 - Non Potable Water Sales	3,148.00	9,464.26	31,600.00	-22,135.74	29.95%
<b>4300 - Broadway Interest Income</b>					
4311 - City of San Marcos	219.01	648.96	550.00	98.96	117.99%
4312 - City of Kyle	162.91	522.76	425.00	97.76	123.0%
4313 - City of Buda	30.48	84.17	75.00	9.17	112.23%
4314 - Canyon Regional Water Authority	185.46	598.86	450.00	148.86	133.08%
<b>Total 4300 - Broadway Interest Income</b>	<b>597.86</b>	<b>1,854.75</b>	<b>1,500.00</b>	<b>354.75</b>	<b>123.65%</b>
<b>4350 - Escrow Accounts Income</b>					
4351 - BOKF, CRWA Series 2015A	4.84	20.82	0.00	20.82	100.0%
4352 - BOKF, Kyle Series 2015B	3.21	13.79	0.00	13.79	100.0%
4353 - BOKF, CRWA Series 2017A	3.85	16.54	0.00	16.54	100.0%
4354 - BOKF, Kyle Series 2017B	3.51	15.07	0.00	15.07	100.0%
4355 - BOKF, SM Series 2017C	4.83	20.75	0.00	20.75	100.0%
4356 - BOKF, Buda Series 2017D	0.62	2.68	0.00	2.68	100.0%
4357 - BOKF, CRWA Series 2019A	73.02	760.68	0.00	760.68	100.0%
4358 - BOKF, Kyle Series 2019B	66.59	693.70	0.00	693.70	100.0%
4359 - BOKF, SM Series 2019C	85.26	885.21	0.00	885.21	100.0%
4360 - BOKF, Buda Series 2019D	10.95	120.55	0.00	120.55	100.0%
4361 - BOKF, CRWA Series 2020A	420.12	1,806.23	0.00	1,806.23	100.0%
4362 - BOKF, CRWA Series 2020A-LM67	120.62	518.60	0.00	518.60	100.0%
4363 - BOKF, Kyle Series 2020B	383.11	1,647.11	0.00	1,647.11	100.0%
4364 - BOKF, Kyle Series 2020B-LM68	109.92	472.59	0.00	472.59	100.0%
4365 - BOKF, SM Series 2020C	488.19	2,098.88	0.00	2,098.88	100.0%
4366 - BOKF, SM Series 2020C-LM69	139.99	601.86	0.00	601.86	100.0%
4367 - BOKF, Buda Series 2020D	67.74	291.23	0.00	291.23	100.0%
4368 - BOKF, Buda Series 2020D-LM70	19.73	84.83	0.00	84.83	100.0%
<b>Total 4350 - Escrow Accounts Income</b>	<b>2,006.10</b>	<b>10,071.12</b>	<b>0.00</b>	<b>3,076.80</b>	<b>100.0%</b>
<b>4370 - TexStar Interest Income</b>					
4371 - City of San Marcos	212.82	555.45	4,300.00	-3,744.55	12.92%
4372 - City of Kyle	167.18	436.32	3,400.00	-2,963.68	12.83%
4373 - City of Buda	30.15	78.68	600.00	-521.32	13.11%
4374 - Canyon Regional Water Authority	183.33	478.47	3,700.00	-3,221.53	12.93%
<b>Total 4370 - TexStar Interest Income</b>	<b>593.48</b>	<b>1,548.92</b>	<b>12,000.00</b>	<b>-10,451.08</b>	<b>12.91%</b>
4901 - Miscellaneous Income	0.00	5,542.84			
<b>Total Income</b>	<b>34,847,442.38</b>	<b>65,716,090.25</b>	<b>15,740,620.00</b>	<b>49,962,933.09</b>	<b>417.49%</b>
<b>Expenses</b>					
<b>6000 - Groundwater Reservation Costs</b>					
6010 - Shared Water Costs	140,065.19	361,348.19	1,437,600.00	-1,076,251.81	25.14%
6015 - Shared Water, City of Kyle	22,350.67	66,627.16	0.00	66,627.16	100.0%
6020 - Shared Water, City of San Marcos	21,989.00	65,967.00	0.00	65,967.00	100.0%
<b>Total 6010 - Shared Water Costs</b>	<b>44,339.67</b>	<b>132,594.16</b>	<b>0.00</b>	<b>132,594.16</b>	<b>100.0%</b>
<b>6200 - Plant Operations &amp; Maintenance</b>					
6201 - O&M, General	104.10	2,503.59	9,000.00	-6,496.41	27.82%
6240 - O&M, Buda BPS	99.90	905.00	19,510.00	-18,605.00	4.64%
<b>Total 6200 - Plant Operations &amp; Maintenance</b>	<b>204.00</b>	<b>3,408.59</b>	<b>28,510.00</b>	<b>-25,101.41</b>	<b>11.96%</b>
7125 - Auditing fees	0.00	0.00	13,000.00	-13,000.00	0.0%
7210 - Bank Fees	362.13	1,380.12	2,500.00	-1,119.88	55.21%
<b>7250 - Interest Expense</b>					
7250-51 - Interest Expense - CRWA 2015A	4,921.50	19,686.00	59,058.00	-39,372.00	33.33%
7250-52 - Interest Expense - Kyle 2015B	7,077.38	28,309.52	84,928.50	-56,618.98	33.33%
7250-53 - Interest Expense - CRWA 2017A	19,251.46	77,005.84	231,017.50	-154,011.66	33.33%
7250-54 - Interest Expense - Kyle 2017B	17,557.62	70,230.48	210,691.50	-140,461.02	33.33%
7250-55 - Interest Expense - SM 2017C	14,102.66	56,410.64	169,232.00	-112,821.36	33.33%
7250-56 - Interest Expense - Buda 2017D	2,004.50	8,018.00	24,054.00	-16,036.00	33.33%
7250-57 - Interest Expense - CRWA 2019A	44,994.20	179,976.80	539,930.50	-359,953.70	33.33%
7250-58 - Interest Expense - Kyle 2019B	41,053.88	164,215.52	492,646.50	-328,430.98	33.33%
7250-59 - Interest Expense - SM 2019C	33,319.26	133,277.04	399,831.00	-266,553.96	33.33%
7250-60 - Interest Expense - Buda 2019D	4,726.42	18,905.68	56,717.00	-37,811.32	33.33%
7250-61 - Interest Expense - CRWA 2020A	51,530.80	206,123.20	618,369.50	-412,246.30	33.33%
7250-62 - Interest Expense - Kyle 2020B	46,990.88	187,963.52	563,890.50	-375,926.98	33.33%
7250-63 - Interest Expense - SM 2020C	32,859.20	131,436.80	394,310.50	-262,873.70	33.33%
7250-64 - Interest Expense - Buda 2020D	4,653.50	18,614.00	55,842.00	-37,228.00	33.33%
<b>Total 7250 - Interest Expense</b>	<b>325,043.26</b>	<b>1,300,173.04</b>	<b>3,900,519.00</b>	<b>-2,600,345.96</b>	<b>33.33%</b>

**Alliance Regional Water Authority**  
**Profit Loss / Budget vs. Actual**  
**For the One Month and Four Months Ended January 31, 2022**

	January 2022	October 2021 January 2022	Annual Budget	Over/Under Budget	% of Annual Budget
7325 · Dues	200.00	5,680.00	7,500.00	-1,820.00	75.73%
7350 · Insurance - Liability, E&O	0.00	3,073.28	7,000.00	-3,926.72	43.9%
7400 · Legal Fees	11,340.70	18,135.77	115,000.00	-96,864.23	15.77%
7410 · Newspaper Public Notices	0.00	0.00	3,500.00	-3,500.00	0.0%
7425 · Contract Services-Lobbyist	5,000.00	5,000.00	72,000.00	-67,000.00	6.94%
7430 · Agency Mgmt Public Relations	9,983.96	9,983.96	50,000.00	-40,016.04	19.97%
7440 · Region L Contributions	0.00	0.00	2,500.00	-2,500.00	0.0%
7450 · Permit & Fees	0.00	81,899.87	0.00	81,899.87	100.0%
7500 · Supplies	1,226.04	15,222.85	19,500.00	-4,277.15	78.07%
7600 · Telephone, Telecommunications	126.28	631.62	3,800.00	-3,168.38	16.62%
7700 · Travel, Conferences & Meetings	22.11	464.74	5,000.00	-4,535.26	9.3%
<b>7800 · Employee Expenses</b>					
7810 · Salaries and wages	25,396.46	103,878.70	389,225.19	-285,346.49	26.69%
7820 · Auto Allowance	969.24	3,876.96	12,600.00	-8,723.04	30.77%
7821 · Phone Allowance	207.70	830.80	2,700.00	-1,869.20	30.77%
7830 · Payroll taxes	2,085.72	6,307.63	27,760.61	-21,452.98	22.72%
7840 · Employee Insurance	2,659.72	10,353.80	47,637.50	-37,283.70	21.74%
7850 · Retirement	2,232.02	7,825.45	33,267.70	-25,442.25	23.52%
7860 · Licenses & Permits	0.00	111.00	2,700.00	-2,589.00	4.11%
7865 · Mileage Reimbursement	0.00	0.00	3,150.00	-3,150.00	0.0%
7867 · Training	440.00	440.00			
7870 · Employee Expenses, Other	0.00	0.00	6,000.00	-6,000.00	0.0%
<b>Total 7800 · Employee Expenses</b>	<b>33,990.86</b>	<b>133,624.34</b>	<b>525,041.00</b>	<b>-391,856.66</b>	<b>25.45%</b>
<b>Total Expenses</b>	<b>571,904.20</b>	<b>2,072,620.53</b>	<b>6,192,970.00</b>	<b>-4,120,789.47</b>	<b>33.47%</b>
<b>Net Ordinary Income</b>	<b>34,275,538.18</b>	<b>63,643,469.72</b>	<b>9,547,650.00</b>	<b>54,083,722.56</b>	<b>666.59%</b>
Other Income/Expense					
Other Expense					
8550 · Bond Principal					
8550-51 · Bond Principal - CRWA 2015A	0.00	0.00	190,000.00	-190,000.00	0.0%
8550-52 · Bond Principal - Kyle 2015	0.00	0.00	95,000.00	-95,000.00	0.0%
8550-53 · Bond Principal - CRWA 2017A	0.00	0.00	270,000.00	-270,000.00	0.0%
8550-54 · Bond Principal - Kyle 2017B	0.00	0.00	245,000.00	-245,000.00	0.0%
8550-55 · Bond Principal - SM 2017C	0.00	0.00	550,000.00	-550,000.00	0.0%
8550-56 · Bond Principal - Buda 2017D	0.00	0.00	80,000.00	-80,000.00	0.0%
8550-57 · Bond Principal - CRWA 2019A	0.00	0.00	750,000.00	-750,000.00	0.0%
8550-58 · Bond Principal - Kyle 2019B	0.00	0.00	680,000.00	-680,000.00	0.0%
8550-59 · Bond Principal - SM 2019C	0.00	0.00	1,500,000.00	-1,500,000.00	0.0%
8550-60 · Bond Principal - Buda 2019D	0.00	0.00	215,000.00	-215,000.00	0.0%
8550-61 · Bond Principal - CRWA 2020A	0.00	0.00	1,110,000.00	-1,110,000.00	0.0%
8550-62 · Bond Principal - Kyle 2020B	0.00	0.00	1,010,000.00	-1,010,000.00	0.0%
8550-63 · Bond Principal - SM 2020C	0.00	0.00	2,190,000.00	-2,190,000.00	0.0%
8550-64 · Bond Principal - Buda 2020D	0.00	0.00	310,000.00	-310,000.00	0.0%
<b>Total 8550 · Bond Principal</b>	<b>0.00</b>	<b>0.00</b>	<b>9,195,000.00</b>	<b>-9,195,000.00</b>	<b>0.0%</b>
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>9,195,000.00</b>	<b>-9,195,000.00</b>	<b>0.0%</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>-9,195,000.00</b>	<b>9,195,000.00</b>	<b>0.0%</b>
<b>Net Income</b>	<b>34,275,538.18</b>	<b>63,643,469.72</b>	<b>352,650.00</b>	<b>33,922,888.18</b>	<b>18,047.21%</b>

**Alliance Regional Water Authority**  
**Chase VISA Credit Card Transactions**  
**January 31, 2022**

Type	Date	Name	Split	Amount	Balance
<b>2006 · Chase Bank VISA Card</b>					3,384.06
Credit Card Charge	12/25/2021	Adobo Acropro	7500 · Supplies	16.99	3,401.05
Credit Card Charge	12/26/2021	Squarespace Inc	7500 · Supplies	28.15	3,429.20
Credit Card Charge	12/26/2021	Solve Networks	7500 · Supplies	205.00	3,634.20
Credit Card Charge	12/27/2021	Willscot Mobile Mini	1440-05 · Phase 1A-Constr...	651.70	4,285.90
Credit Card Charge	12/27/2021	United Site Service	1440-05 · Phase 1A-Constr...	255.65	4,541.55
Credit Card Charge	12/28/2021	UPS Store	7500 · Supplies	12.00	4,553.55
Credit Card Charge	12/30/2021	Detection & Measurement	6240 · O&M, Buda BPS	275.00	4,828.55
Credit Card Charge	01/01/2022	Stamps Com	7500 · Supplies	18.17	4,846.72
Credit Card Charge	01/04/2022	Pedernales Electric	6201 · O&M, General	104.10	4,950.82
Credit Card Charge	01/04/2022	Texas Workforce Commissi...	1199 · Cash in Transit	68.92	5,019.74
Credit Card Charge	01/05/2022	UPS Store	7500 · Supplies	18.00	5,037.74
Credit Card Charge	01/05/2022	TEEX	7867 · Training	440.00	5,477.74
Credit Card Charge	01/05/2022	QT	7700 · Travel, Conferences ...	22.11	5,499.85
Credit Card Charge	01/05/2022	Home Depot	6240 · O&M, Buda BPS	47.77	5,547.62
Credit Card Charge	01/06/2022	UPS Store	7500 · Supplies	6.00	5,553.62
Credit Card Charge	01/09/2022	Zoom.US	7500 · Supplies	29.98	5,583.60
Credit Card Charge	01/10/2022	Rackspace	7500 · Supplies	215.00	5,798.60
Credit Card Charge	01/11/2022	UPS Store	7500 · Supplies	6.00	5,804.60
Credit Card Charge	01/12/2022	Fedex	7500 · Supplies	29.24	5,833.84
Credit Card Charge	01/12/2022	A-Line Outdoor Power	6240 · O&M, Buda BPS	33.75	5,867.59
Credit Card Charge	01/16/2022	Adobo Acropro	7500 · Supplies	16.23	5,883.82
Credit Card Charge	01/16/2022	Rackspace	7500 · Supplies	116.97	6,000.79
Credit Card Charge	01/17/2022	United Site Service	1440-05 · Phase 1A-Constr...	255.65	6,256.44
Credit Card Charge	01/17/2022	Fedex	7500 · Supplies	29.37	6,285.81
Credit Card Charge	01/17/2022	Willscot Mobile Mini	1440-05 · Phase 1A-Constr...	651.70	6,937.51
Credit Card Charge	01/17/2022	Office Depot	7500 · Supplies	317.47	7,254.98
Check	01/18/2022	Chase	1005 · Broadway Checking ...	-3,384.06	3,870.92
Credit Card Charge	01/19/2022	Office Depot	7500 · Supplies	167.47	4,038.39
Credit Card Charge	01/24/2022	UPS Store	7500 · Supplies	6.00	4,044.39
Credit Card Charge	01/25/2022	Adobo Acropro	7500 · Supplies	16.99	4,061.38
Credit Card Charge	01/25/2022	O'Reilly Auto Parts	6240 · O&M, Buda BPS	18.38	4,079.76
Credit Card Charge	01/26/2022	Squarespace Inc	7500 · Supplies	28.15	4,107.91
Credit Card Charge	01/30/2022	Verizon	7600 · Telephone, Telecom...	126.28	4,234.19
Credit Card Charge	01/30/2022	Solve Networks	7500 · Supplies	205.00	4,439.19
Total 2006 · Chase Bank VISA Card				1,055.13	4,439.19
<b>TOTAL</b>				<b>1,055.13</b>	<b>4,439.19</b>



# **Alliance Regional Water Authority**

**Financial Statements  
(Compilation)**

**For the One Month Ended and Year-to-Date  
February 28, 2022**

**Alliance Regional Water Authority**  
**Balance Sheet**  
As of February 28, 2022

	Feb 28, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1004 · Broadway Bank	
1005 · Broadway Checking (8040)	-1,565,065.30
1010 · Broadway Savings (4415)	1,123,166.63
<b>Total 1004 · Broadway Bank</b>	-441,898.67
1015 · TexStar	
1015-01 · TexStar (3310)	43,569,418.58
1015-02 · TexStar (0300)	56,466,483.58
<b>Total 1015 · TexStar</b>	100,035,902.16
1050 · Broadway Bank (Reserved)	
1051 · CRWA Debt Service (2785)	824,637.06
1052 · Kyle Debt Service (2787)	587,466.82
1055 · San Marcos Debt Service (6390)	1,344,958.23
1056 · Buda Debt Service (6391)	210,079.53
<b>Total 1050 · Broadway Bank (Reserved)</b>	2,967,141.64
1100 · Escrow Accounts	
1105 · BOKF, Escrow, CRWA Series 2015A	335,094.41
1106 · BOKF, Escrow, Kyle Series 2015B	221,964.68
1107 · BOKF, Escrow, CRWA Series 2017A	266,115.73
1108 · BOKF, Escrow, Kyle Series 2017B	242,562.28
1109 · BOKF, Escrow, SM Series 2017C	334,017.69
1110 · BOKF, Escrow, Buda Series 2017D	43,180.66
1111 · BOKF, Escrow, CRWA Series 2019A	4,741,388.51
1112 · BOKF, Escrow, Kyle Series 2019B	4,324,072.22
1113 · BOKF, Escrow, SM Series 2019C	5,538,702.41
1114 · BOKF, Escrow, Buda Series 2019D	706,853.40
1115 · BOKF, Escrow, CRWA Series 2020A	29,071,409.44
1116 · BOKF, Escrow, CRWA 2020A-LM67	8,346,880.72
1117 · BOKF, Escrow, Kyle Series 2020B	26,510,333.67
1118 · BOKF, Escrow, Kyle 2020B-LM68	7,606,642.59
1119 · BOKF, Escrow, SM Series 2020C	33,781,841.60
1120 · BOKF, Escrow, SM 2020C-LM69	9,687,091.88
1121 · BOKF, Escrow, BUDA Series 2020D	4,687,310.46
1122 · BOKF, Escrow, Buda 2020D-LM70	1,365,294.86
<b>Total 1100 · Escrow Accounts</b>	137,810,757.21
<b>Total Checking/Savings</b>	240,371,902.34
<b>Total Current Assets</b>	240,371,902.34
<b>Fixed Assets</b>	
1405 · Engineering & Construction Cost	2,402,294.20
1420 · Projects in Progress (Cash)	
1420-01 · Legal Support	64,673.27
1420-02 · Hydrogeologic Support	184,374.50
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>	424,393.94

## Alliance Regional Water Authority

## Balance Sheet

As of February 28, 2022

	Feb 28, 22
<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	59,840.62
<b>Total 1430 · Projects in Progress Eng (Cash)</b>	<b>843,370.39</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	412,064.67
1440-04 · Phase 1A Const Observation	944,754.16
1440-05 · Phase 1A-Construction Trailer	64,253.22
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	23,147,043.68
1440-16 · Phase 1B-Owners Rep	9,868,024.42
1440-17 · Phase 1B Environmental	2,923,569.91
1440-18 · Phase 1B Segment A Design	2,822,873.21
1440-19 · Phase 1B Segment B Design	2,726,457.43
1440-20 · Phase 1B Segment C Design	3,476,025.25
1440-21 · Phase 1B Segment D Design	2,412,924.17
1440-22 · Phase 1B Segment E Design	1,890,715.07
1440-23 · Phase 1B Land Attorney	1,785,849.34
1440-24 · Phase 1B Hydrogeology	536,018.75
1440-25 · Phase 1B WTP Design	4,892,909.31
1440-26 · Raw Water Infr.	1,521,344.50
1440-27 · Phase 1B Program Survey	3,174,096.50
1440-28 · Phase 1B BPS Design	2,596,471.09
1440-29 · GVEC Construction-in-Aid	1,740,143.30
1440-30 · Phase 1B Inline Tanks	440,344.06
1440-31 · Construction Mgmt & Inspection	1,612,883.29
1440-32 · Phase 1B Construction ARWA Only	3,841,392.95
1440-33 · SCADA Programming	243,919.60
1440-34 · Materials Testing	28,813.50
1440-35 · Shared Construction	7,875,918.85
<b>Total 1440 · Projects in Prog Eng. (Finance)</b>	<b>93,378,847.48</b>
<b>1447 · Land &amp; Easements</b>	<b>938,215.70</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>98,680,485.26</b>



## Alliance Regional Water Authority

## Balance Sheet

As of February 28, 2022

03/15/22

Accrual Basis

	Feb 28, 22
Other Assets	
1900 · Deferred Outflow	42,509.25
Total Other Assets	42,509.25
<b>TOTAL ASSETS</b>	<b>339,094,896.85</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	855,022.91
Total Accounts Payable	855,022.91
Credit Cards	
2006 · Chase Bank VISA Card	3,203.57
Total Credit Cards	3,203.57
Other Current Liabilities	
2100 · Payroll Liabilities	26.65
2102 · 401(a) Liability	3,716.62
2103 · Net Pension Liability	9,067.00
2104 · Pension Deferred Inflows	2,473.00
2106 · Accrued Vacation	42,151.49
2300 · Accrued Costs	330,643.18
2350 · Accrued Interest Payable	
2351 · Accrued Int Payable, CRWA 2015A	2,460.75
2352 · Accrued Int Payable, Kyle 2015B	3,538.69
2353 · Accrued Int Payable, CRWA 2017A	9,625.73
2354 · Accrued Int Payable, Kyle 2017B	8,778.81
2355 · Accrued Int Payable, SM 2017C	7,051.33
2356 · Accrued Int Payable, Buda 2017D	1,002.25
2357 · Accrued Int Payable, CRWA 2019A	22,497.10
2358 · Accrued Int Payable, Kyle 2019B	20,526.94
2359 · Accrued Int Payable, SM 2019C	16,659.63
2360 · Accrued Int Payable, Buda 2019D	2,363.21
2361 · Accrued Int Payable, CRWA 2020A	25,765.40
2362 · Accrued Int Payable, Kyle 2020B	23,495.44
2363 · Accrued Int Payable, SM 2020C	16,429.60
2364 · Accrued Int Payable, Buda 2020D	2,326.75
Total 2350 · Accrued Interest Payable	162,521.63
Total Other Current Liabilities	550,599.57
Total Current Liabilities	1,408,826.05
Long Term Liabilities	
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
Total Long Term Liabilities	240,030,000.00
Total Liabilities	241,438,826.05

# Alliance Regional Water Authority

## Balance Sheet

As of February 28, 2022

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	<u>Feb 28, 22</u>
Equity	
2925 · Net Investment in Capital Asset	7,521,343.98
2950 · Retained Earnings	26,983,652.90
Net Income	<u>63,151,073.92</u>
Total Equity	<u>97,656,070.80</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u><u>339,094,896.85</u></u></b>

**Alliance Regional Water Authority**  
**Profit Loss / Budget vs. Actual**  
**For the One Month and Five Months Ended February 28, 2022**

	February 2022	October 2021 February 2022	Annual Budget	Over/Under Budget	% of Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>4010 - Project Contribution</b>					
4011 - City of San Marcos	0.00	1,456,236.71	6,135,730.00	-4,679,493.29	23.73%
4012 - City of Kyle	0.00	967,609.27	4,114,580.00	-3,146,970.73	23.52%
4013 - City of Buda	0.00	207,416.58	873,690.00	-666,273.42	23.74%
4014 - Canyon Regional Water Authority	0.00	1,075,950.56	4,571,520.00	-3,495,569.44	23.54%
4015 - GBRA	0.00	61,848,605.24	0.00	61,848,605.24	100.0%
<b>Total 4010 - Project Contribution</b>	<b>0.00</b>	<b>65,555,818.36</b>	<b>15,695,520.00</b>	<b>49,860,298.36</b>	<b>417.67%</b>
<b>4200 - Shared Water</b>					
4210 - Shared Water, City of Buda	0.00	108,555.00	0.00	108,555.00	100.0%
4211 - Shared Water, County Line SUD	0.00	23,235.00	0.00	23,235.00	100.0%
<b>Total 4200 - Shared Water</b>	<b>0.00</b>	<b>131,790.00</b>	<b>0.00</b>	<b>131,790.00</b>	<b>100.0%</b>
4250 - Non Potable Water Sales	6,329.11	15,793.37	31,600.00	-15,806.63	49.98%
<b>4300 - Broadway Interest Income</b>					
4311 - City of San Marcos	85.54	734.50	550.00	184.50	133.55%
4312 - City of Kyle	40.47	563.23	425.00	138.23	132.53%
4313 - City of Buda	10.66	94.83	75.00	19.83	126.44%
4314 - Canyon Regional Water Authority	51.12	649.98	450.00	199.98	144.44%
<b>Total 4300 - Broadway Interest Income</b>	<b>187.79</b>	<b>2,042.54</b>	<b>1,500.00</b>	<b>542.54</b>	<b>136.17%</b>
<b>4350 - Escrow Accounts Income</b>					
4351 - BOKF, CRWA Series 2015A	4.86	25.68	0.00	25.68	100.0%
4352 - BOKF, Kyle Series 2015B	3.22	17.01	0.00	17.01	100.0%
4353 - BOKF, CRWA Series 2017A	3.86	20.40	0.00	20.40	100.0%
4354 - BOKF, Kyle Series 2017B	3.52	18.59	0.00	18.59	100.0%
4355 - BOKF, SM Series 2017C	4.84	25.59	0.00	25.59	100.0%
4356 - BOKF, Buda Series 2017D	0.62	3.30	0.00	3.30	100.0%
4357 - BOKF, CRWA Series 2019A	68.99	829.67	0.00	829.67	100.0%
4358 - BOKF, Kyle Series 2019B	62.93	756.63	0.00	756.63	100.0%
4359 - BOKF, SM Series 2019C	80.60	965.81	0.00	965.81	100.0%
4360 - BOKF, Buda Series 2019D	10.29	130.84	0.00	130.84	100.0%
4361 - BOKF, CRWA Series 2020A	421.47	2,227.70	0.00	2,227.70	100.0%
4362 - BOKF, CRWA Series 2020A-LM67	121.01	639.61	0.00	639.61	100.0%
4363 - BOKF, Kyle Series 2020B	384.34	2,031.45	0.00	2,031.45	100.0%
4364 - BOKF, Kyle Series 2020B-LM68	110.28	582.87	0.00	582.87	100.0%
4365 - BOKF, SM Series 2020C	489.76	2,588.64	0.00	2,588.64	100.0%
4366 - BOKF, SM Series 2020C-LM69	140.44	742.30	0.00	742.30	100.0%
4367 - BOKF, Buda Series 2020D	67.95	359.18	0.00	359.18	100.0%
4368 - BOKF, Buda Series 2020D-LM70	19.80	104.63	0.00	104.63	100.0%
<b>Total 4350 - Escrow Accounts Income</b>	<b>1,998.78</b>	<b>12,069.90</b>	<b>0.00</b>	<b>3,794.75</b>	<b>100.0%</b>
<b>4370 - TexStar Interest Income</b>					
4371 - City of San Marcos	291.82	847.27	4,300.00	-3,452.73	19.7%
4372 - City of Kyle	229.25	665.57	3,400.00	-2,734.43	19.58%
4373 - City of Buda	41.34	120.02	600.00	-479.98	20.0%
4374 - Canyon Regional Water Authority	251.37	729.84	3,700.00	-2,970.16	19.73%
<b>Total 4370 - TexStar Interest Income</b>	<b>813.78</b>	<b>2,362.70</b>	<b>12,000.00</b>	<b>-9,637.30</b>	<b>19.69%</b>
4901 - Miscellaneous Income	0.00	5,542.84			
<b>Total Income</b>	<b>9,329.46</b>	<b>65,725,419.71</b>	<b>15,740,620.00</b>	<b>49,970,981.72</b>	<b>417.55%</b>
<b>Expenses</b>					
<b>6000 - Groundwater Reservation Costs</b>					
6010 - Shared Water Costs	81,292.17	442,640.36	1,437,600.00	-994,959.64	30.79%
6015 - Shared Water, City of Kyle	22,124.32	88,751.48	0.00	88,751.48	100.0%
6020 - Shared Water, City of San Marcos	21,989.00	87,956.00	0.00	87,956.00	100.0%
<b>Total 6010 - Shared Water Costs</b>	<b>44,113.32</b>	<b>176,707.48</b>	<b>0.00</b>	<b>176,707.48</b>	<b>100.0%</b>
<b>6200 - Plant Operations &amp; Maintenance</b>					
6201 - O&M, General	111.92	2,615.51	9,000.00	-6,384.49	29.06%
6240 - O&M, Buda BPS	42.98	947.98	19,510.00	-18,562.02	4.86%
<b>Total 6200 - Plant Operations &amp; Maintenance</b>	<b>154.90</b>	<b>3,563.49</b>	<b>28,510.00</b>	<b>-24,946.51</b>	<b>12.5%</b>
7125 - Auditing fees	0.00	0.00	13,000.00	-13,000.00	0.0%
7210 - Bank Fees	317.58	1,697.70	2,500.00	-802.30	67.91%
7220 - Escrow and Paying Agent Fees	2,450.00	2,450.00			
<b>7250 - Interest Expense</b>					
7250-51 - Interest Expense - CRWA 2015A	4,921.50	24,607.50	59,058.00	-34,450.50	41.67%
7250-52 - Interest Expense - Kyle 2015B	7,077.35	35,386.87	84,928.50	-49,541.63	41.67%
7250-53 - Interest Expense - CRWA 2017A	19,251.45	96,257.29	231,017.50	-134,760.21	41.67%
7250-54 - Interest Expense - Kyle 2017B	17,557.65	87,788.13	210,691.50	-122,903.37	41.67%
7250-55 - Interest Expense - SM 2017C	14,102.70	70,513.34	169,232.00	-98,718.66	41.67%
7250-56 - Interest Expense - Buda 2017D	2,004.50	10,022.50	24,054.00	-14,031.50	41.67%
7250-57 - Interest Expense - CRWA 2019A	44,994.25	224,971.05	539,930.50	-314,959.45	41.67%
7250-58 - Interest Expense - Kyle 2019B	41,053.85	205,269.37	492,646.50	-287,377.13	41.67%
7250-59 - Interest Expense - SM 2019C	33,319.20	166,596.24	399,831.00	-233,234.76	41.67%
7250-60 - Interest Expense - Buda 2019D	4,726.40	23,632.08	56,717.00	-33,084.92	41.67%
7250-61 - Interest Expense - CRWA 2020A	51,530.75	257,653.95	618,369.50	-360,715.55	41.67%
7250-62 - Interest Expense - Kyle 2020B	46,990.85	234,954.37	563,890.50	-328,936.13	41.67%
7250-63 - Interest Expense - SM 2020C	32,859.25	164,296.05	394,310.50	-230,014.45	41.67%
7250-64 - Interest Expense - Buda 2020D	4,653.50	23,267.50	55,842.00	-32,574.50	41.67%
<b>Total 7250 - Interest Expense</b>	<b>325,043.20</b>	<b>1,625,216.24</b>	<b>3,900,519.00</b>	<b>-2,275,302.76</b>	<b>41.67%</b>

**Alliance Regional Water Authority**  
**Profit Loss / Budget vs. Actual**  
**For the One Month and Five Months Ended February 28, 2022**

	February 2022	October 2021 February 2022	Annual Budget	Over/Under Budget	% of Annual Budget
7325 · Dues	0.00	5,680.00	7,500.00	-1,820.00	75.73%
7350 · Insurance - Liability, E&O	0.00	3,073.28	7,000.00	-3,926.72	43.9%
7400 · Legal Fees	0.00	18,135.77	115,000.00	-96,864.23	15.77%
7410 · Newspaper Public Notices	0.00	0.00	3,500.00	-3,500.00	0.0%
7425 · Contract Services-Lobbyist	5,000.00	10,000.00	72,000.00	-62,000.00	13.89%
7430 · Agency Mgmt Public Relations	7,329.65	17,313.61	50,000.00	-32,686.39	34.63%
7440 · Region L Contributions	0.00	0.00	2,500.00	-2,500.00	0.0%
7450 · Permit & Fees	0.00	81,899.87	0.00	81,899.87	100.0%
7500 · Supplies	1,010.37	16,233.22	19,500.00	-3,266.78	83.25%
7600 · Telephone, Telecommunications	0.00	631.62	3,800.00	-3,168.38	16.62%
7700 · Travel, Conferences & Meetings	193.02	657.76	5,000.00	-4,342.24	13.16%
<b>7800 · Employee Expenses</b>					
7810 · Salaries and wages	26,558.96	130,437.66	389,225.19	-258,787.53	33.51%
7820 · Auto Allowance	969.24	4,846.20	12,600.00	-7,753.80	38.46%
7821 · Phone Allowance	207.70	1,038.50	2,700.00	-1,661.50	38.46%
7830 · Payroll taxes	2,091.73	8,399.36	27,760.61	-19,361.25	30.26%
7840 · Employee Insurance	2,663.59	13,017.39	47,637.50	-34,620.11	27.33%
7850 · Retirement	2,329.83	10,155.28	33,267.70	-23,112.42	30.53%
7860 · Licenses & Permits	0.00	111.00	2,700.00	-2,589.00	4.11%
7865 · Mileage Reimbursement	0.00	0.00	3,150.00	-3,150.00	0.0%
7867 · Training	0.00	440.00	0.00	440.00	100.0%
7870 · Employee Expenses, Other	0.00	0.00	6,000.00	-6,000.00	0.0%
<b>Total 7800 · Employee Expenses</b>	<b>34,821.05</b>	<b>168,445.39</b>	<b>525,041.00</b>	<b>-356,595.61</b>	<b>32.08%</b>
<b>Total Expenses</b>	<b>501,725.26</b>	<b>2,574,345.79</b>	<b>6,192,970.00</b>	<b>-3,621,074.21</b>	<b>41.57%</b>
<b>Net Ordinary Income</b>	<b>-492,395.80</b>	<b>63,151,073.92</b>	<b>9,547,650.00</b>	<b>53,592,055.93</b>	<b>661.43%</b>
Other Income/Expense					
Other Expense					
8550 · Bond Principal					
8550-51 · Bond Principal - CRWA 2015A	0.00	0.00	190,000.00	-190,000.00	0.0%
8550-52 · Bond Principal - Kyle 2015	0.00	0.00	95,000.00	-95,000.00	0.0%
8550-53 · Bond Principal - CRWA 2017A	0.00	0.00	270,000.00	-270,000.00	0.0%
8550-54 · Bond Principal - Kyle 2017B	0.00	0.00	245,000.00	-245,000.00	0.0%
8550-55 · Bond Principal - SM 2017C	0.00	0.00	550,000.00	-550,000.00	0.0%
8550-56 · Bond Principal - Buda 2017D	0.00	0.00	80,000.00	-80,000.00	0.0%
8550-57 · Bond Principal - CRWA 2019A	0.00	0.00	750,000.00	-750,000.00	0.0%
8550-58 · Bond Principal - Kyle 2019B	0.00	0.00	680,000.00	-680,000.00	0.0%
8550-59 · Bond Principal - SM 2019C	0.00	0.00	1,500,000.00	-1,500,000.00	0.0%
8550-60 · Bond Principal - Buda 2019D	0.00	0.00	215,000.00	-215,000.00	0.0%
8550-61 · Bond Principal - CRWA 2020A	0.00	0.00	1,110,000.00	-1,110,000.00	0.0%
8550-62 · Bond Principal - Kyle 2020B	0.00	0.00	1,010,000.00	-1,010,000.00	0.0%
8550-63 · Bond Principal - SM 2020C	0.00	0.00	2,190,000.00	-2,190,000.00	0.0%
8550-64 · Bond Principal - Buda 2020D	0.00	0.00	310,000.00	-310,000.00	0.0%
<b>Total 8550 · Bond Principal</b>	<b>0.00</b>	<b>0.00</b>	<b>9,195,000.00</b>	<b>-9,195,000.00</b>	<b>0.0%</b>
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>9,195,000.00</b>	<b>-9,195,000.00</b>	<b>0.0%</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>-9,195,000.00</b>	<b>9,195,000.00</b>	<b>0.0%</b>
<b>Net Income</b>	<b>-492,395.80</b>	<b>63,151,073.92</b>	<b>352,650.00</b>	<b>-845,045.80</b>	<b>17,907.58%</b>

**Alliance Regional Water Authority**  
**Chase VISA Credit Card Transactions**  
**February 28, 2022**

Type	Date	Name	Split	Amount	Balance
<b>2006 · Chase Bank VISA Card</b>					4,044.39
Credit Card Charge	01/25/2022	Adobo Acropro	7500 · Supplies	16.99	4,061.38
Credit Card Charge	01/25/2022	O'Reilly Auto Parts	6240 · O&M, Buda BPS	18.38	4,079.76
Credit Card Charge	01/26/2022	Squarespace Inc	7500 · Supplies	28.15	4,107.91
Credit Card Charge	01/30/2022	Verizon	7600 · Telephone, Telecom...	126.28	4,234.19
Credit Card Charge	01/30/2022	Solve Networks	7500 · Supplies	205.00	4,439.19
Credit Card Charge	02/01/2022	UPS Store	7500 · Supplies	12.00	4,451.19
Credit Card Charge	02/01/2022	Stamps Com	7500 · Supplies	18.17	4,469.36
Credit Card Charge	02/03/2022	Pedernales Electric	6201 · O&M, General	111.92	4,581.28
Credit Card Charge	02/04/2022	Fedex	7500 · Supplies	29.83	4,611.11
Credit Card Charge	02/04/2022	Willscot Mobile Mini	1440-05 · Phase 1A-Constr...	1,053.78	5,664.89
Credit Card Charge	02/09/2022	Grainger	6240 · O&M, Buda BPS	42.98	5,707.87
Credit Card Charge	02/09/2022	Zoom.US	7500 · Supplies	29.98	5,737.85
Credit Card Charge	02/10/2022	Garcia's Mexican	7700 · Travel, Conferences ...	21.31	5,759.16
Credit Card Charge	02/10/2022	Rackspace	7500 · Supplies	215.00	5,974.16
Credit Card Charge	02/15/2022	Willscot Mobile Mini	1440-05 · Phase 1A-Constr...	651.70	6,625.86
Credit Card Charge	02/15/2022	United Site Service	1440-05 · Phase 1A-Constr...	243.75	6,869.61
Credit Card Charge	02/16/2022	UPS Store	7500 · Supplies	24.00	6,893.61
Credit Card Charge	02/16/2022	Adobo Acropro	7500 · Supplies	16.23	6,909.84
Credit Card Charge	02/16/2022	Rackspace	7500 · Supplies	117.19	7,027.03
Credit Card Charge	02/18/2022	UPS Store	7500 · Supplies	12.00	7,039.03
Credit Card Charge	02/18/2022	Logan's	7700 · Travel, Conferences ...	51.71	7,090.74
Check	02/18/2022	Chase	1005 · Broadway Checking ...	-4,044.39	3,046.35
Credit Card Charge	02/20/2022	Fedex	7500 · Supplies	31.22	3,077.57
Credit Card Charge	02/24/2022	UPS Store	7500 · Supplies	6.00	3,083.57
Credit Card Charge	02/25/2022	American Water Works Assn.	7700 · Travel, Conferences ...	120.00	3,203.57
Total 2006 · Chase Bank VISA Card				-840.82	3,203.57
<b>TOTAL</b>				<b>-840.82</b>	<b>3,203.57</b>

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

**BOARD MEMBER PACKETS**  
Wednesday, March 23, 2022 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

**G.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 March.

**Board Decision(s) Needed:**

- None.

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

**BOARD MEMBER PACKETS**

Wednesday, March 23, 2022 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

- G.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.

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Gonzales County Underground Water Conservation District (GCUWCD)

The GCUWCD met on March 8th. No items affecting the Authority were discussed.

Plum Creek Conservation District (PCCD)

The PCCD met on March 15th. No items directly impacting the Authority were discussed.

Groundwater Management Area 13

No update.

Region L Planning Group

No update.

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**

Wednesday, March 23, 2022 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

- H. 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**

- The Leaseholder Update meeting is scheduled for April 23, 2022 beginning at 10 AM at the Delhi Volunteer Fire Department.



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

**BOARD MEMBER PACKETS**

Wednesday, March 23, 2022 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

- I.1** 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 – March 23, 2022

**Board Decision(s) Needed:**

- None.



# PHASE 1B CONSTRUCTION UPDATE BOARD MEETING

CMI Progress

March 23, 2021

Water Resources | Transportation | Land Development | Surveying | Environmental



## Water Treatment Plant / Raw Water Infrastructure (Archer Western / Walker Partners)



### Construction Status

- Flow EQ Basin partially leak tested and began backfilling to enable continuation of Filter Complex trench construction.
- Recycle Pump Station walls completed.
- Began installation of Recycle PS roof beams and deck.
- DN Tanks forming footing for Clearwell and Raw Water Tanks.
- DN Tanks prepping casting beds for both tanks, walls and roof panels to be installed next period.
- Continued plumbing rough-in of waste and vent piping for the Administration and Maintenance areas of Filter Complex.
- Alterman began the rough-in of the electrical conduit in the Electrical I&C area.
- AW formed and placed the east half of the BWW piping trench footing as well as the forming of the main piping trench running north/south through the Filter Complex.
- Filter Complex site inspections performed by ENGR.
- Raw Water Line easement being staked and cleared of trees to mitigate need for MTBA Survey.



Recycle Pump Station roof deck forming

# Booster Pump Station (MWH / Friese and Nichols)

## Construction Status

- MWH completed the select backfill of Ground Storage Tank, HVJ performed moisture and density testing during the GST backfill.
- MWH continued backfill of the GST crushed limestone base.
- MWH placed crane pads required for construction of GST.
- Inlet & outlet piping from Seg B1 and outlet piping to the pump station were fitted and placed.
- Formwork for concrete encasement of inlet & outlet piping placed, concrete encasement scheduled for the next period.
- Pump station excavated, subgrade scarified and compacted, density tests performed by HVJ, ready for placement of concrete mud slab.
- MWH installed additional 12' RCP culvert at Station 8+40 and SET end treatment at Station 2+77.
- MWH cleared area for Seg B1 to mitigate need for MTBA Survey.
- No work was performed at the detention pond this period. ENGR evaluating drainage easement alternatives.



Outlet piping at GST

# Segment A (Garney Construction / LAN)

## Construction Status

- Completed landowner notifications.
- Completed installation of locks and access gates.
- Continued installation of access drives.
- Completed survey and staking of easement and construction limits.
- Continued installation of LOC/SWPPP fencing.
- Continued clearing of easement in preparation for construction.



Seg A – Silt Fence Installation



## Segment B (Garney Construction / K Friese)

### Construction Status

- Notice to Proceed issued to Garney.
- Began processing submittals and RFI's.
- Began landowner notification.
- Preparing for initial site activities.



## OVERSIGHT RECAP

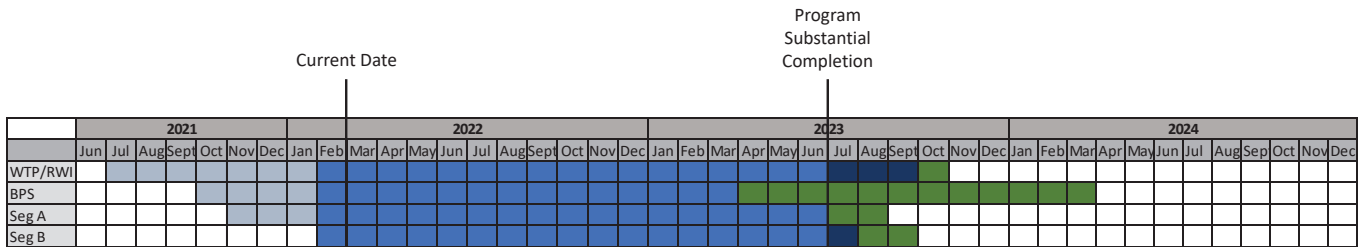
PROJECT	RFIs		Submittals		Test Reports	
	This Period	To Date	This Period	To Date	This Period	To Date
WTP/RWI	2	42	7	147	17	96
BPS	3	13	24	52	14	59
Seg A	6	13	5	13	0	0
Seg B	0	0	10	11	0	0

# CONTRACT VALUES

PROJECT	CONTRACT VALUE	BILLED TO DATE	REMAINING	% COMPLETE
WTP/RWI	\$54,599,281.00	\$6,238,838.15	\$48,360,442.85	11.43%
BPS	\$19,759,331.00	\$1,437,902.00	\$18,321,429.00	7.28%
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	\$37,629,104.42	\$0.00	\$37,629,104.42	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%

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# SCHEDULE DURATIONS



Project	Notice to Proceed	Contract Dates			Program Sub Completion Status
		Original Sub Completion	Current Sub Completion	Final Completion	
WTP/RWI	7/16/2021	7/16/2023	9/3/2023	11/2/2023	Behind 9 wks
BPS	10/25/2021		3/19/2023	3/18/2024	On Time
Seg A	11/16/2021		6/9/2023	8/8/2023	On Time
Seg B	2/15/2022		8/9/2023	10/8/2023	Behind 1 wk

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# PROGRESS PHOTOS



WTP/RWI – Flow EQ Basin Backfill



WTP/RWI – Clearwell Foundation Slab



WTP/RWI – Filter Complex BWW piping trench

# PROGRESS PHOTOS



BPS – GST Crushed Limestone



BPS – Electrical Building Foundation Excavation



# PROGRESS PHOTOS



Seg A – Clearing and Mulching ROW



Seg A – Construction Entrance



Seg A – Water Crossing LOC

**QUESTIONS?**

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

**BOARD MEMBER PACKETS**

Wednesday, March 23, 2022 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

- I.2** 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 – March 23, 2022
- Kimley-Horn Monthly Summary of Activities for February 2022

**Board Decision(s) Needed:**

- None.





# Phase 1B Program Update

Board of Directors Meeting  
March 23, 2022



**ALLIANCE WATER**

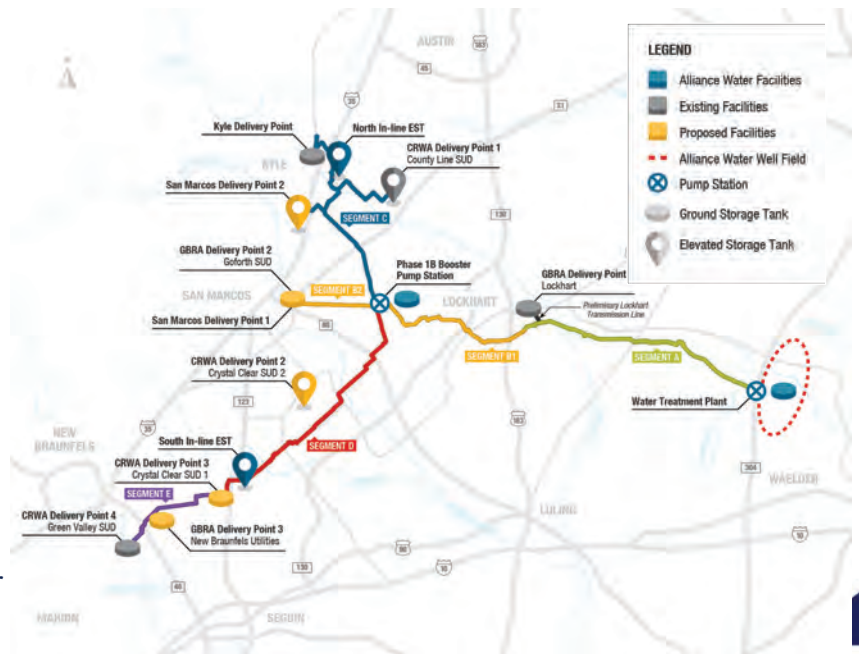
Kimley»Horn  
Expect More. Experience Better.

PRESENTED BY

## Ongoing Progress

### ► Design Milestone Status

- Design Submittals
  - Segment E – 100% submittals anticipated in April
  - Segment C – 100% submittals anticipated in April
- TWDB Reviews
  - Segment A
    - Land Acquisition Release in Preparation
  - Segment B
    - Construction Approval Request Submittal Approved
    - Construction Funding Release Under Review
- Well Drilling
  - Project Closeout Request (Retainage Release) Submittal Under Review



**ENVIRONMENTAL STUDY UPDATE**  
**March 2022**

Project	Desktop Analysis	Field Work	Agency Coordination	TWDB Approval	Comments
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	USACE - resubmitted and awaiting feedback
Pipeline Segment E	C	C	U	NS	Field work complete, interment relocation next steps, reports under development
Booster Pump Station	C	C	C	C	
Inline Elevated Storage Tanks	C	C	U	NS	Pending approval from USACE

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

**SEGMENT C**

- Field Work for Realignments and USACE Revisions – access coordination underway

**SEGMENT D**

- Morrison Creek Crossing – avoidance
- USACE Response – pending
- No other field work remaining

**SEGMENT E**

- THC has provided preliminary approval of field work
- No other field work remaining
- Coordination with THC, Guadalupe County regarding relocation process



# 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	1	1	51
D	57	0	0	2	2	15	17	40
C	74	1	15	7	23	27	50	24
E	37	0	7	1	8	22	30	7
Well Field	20	1	13	0	14	0	14	6
<b>Total</b>	<b>279</b>						<b>112</b>	<b>167</b>



## COST UPDATES BASED ON FEBRUARY MILESTONE SUBMITTALS/RESULTS

		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	\$ 29,500,000	\$ 4,300,000
Const.	Booster Pump Station & GBRA Meter Stations	\$ 12,100,000	\$ 13,700,000	\$ 1,600,000
60	Inline EST (South)	\$ 3,600,000	\$ 4,100,000	\$ 500,000
Const.	Pipeline Segment A	\$ 27,200,000	\$ 28,600,000	\$ 1,400,000
Const.	Pipeline Segment B	\$ 27,100,000	\$ 33,800,000	\$ 6,700,000
100	Pipeline Segment D	\$ 36,300,000	\$ 43,700,000	\$ 7,400,000
90	Pipeline Segment E	\$ 9,500,000	\$ 10,900,000	\$ 1,400,000
<b>Subtotal</b>		<b>\$141,000,000</b>	<b>\$164,300,000</b>	<b>\$ 23,300,000</b>
<b>ARWA-Only Infrastructure</b>				
Const.	Well Drilling	\$ 3,800,000	\$ 3,300,000	(\$ 500,000)
Const.	Raw Water Infrastructure	\$ 7,000,000	\$ 10,600,000	\$ 3,600,000
Const.	ARWA Booster Pump Station & Delivery Points	\$ 7,700,000	\$ 4,800,000	(\$ 2,900,000)
30	Inline EST (North)	\$ 5,400,000	\$ 6,500,000	\$ 1,100,000
90	Pipeline Segment C	\$ 64,500,000	\$ 68,600,000	\$ 4,100,000
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>\$110,600,000</b>	<b>\$ 11,200,000</b>
<b>Total</b>		<b>\$240,400,000</b>	<b>\$274,900,000</b>	<b>\$34,500,000</b>
<b>MARCH 2022 UPDATE</b>		<b>CHANGE FROM FEBRUARY UPDATE</b>		<b>\$300,000</b>

## Future Updates

### Water Quality

- Ongoing Coordination with TCEQ
- Awaiting Corrosion Report Feedback
- Update in April Meeting





**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: 068706604-0222  
 Invoice Date: Feb 28, 2022  
 Invoice Amount: \$ 261,003.10  
 Project No: 068706604  
 Project Name: ARWA PROGRAM YEAR 4  
 Project Manager: SOWA, RYAN

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

Invoice Duration: Feb. 1, 2021 to Feb. 28, 2022

Federal Tax Id: 56-0885615

### COST PLUS MAX

KHA Ref # 068706604.3-21023083

Description	Contract Value	Amount Billed to Date	Previous Amount Billed	Current Amount Due
PROGRAM MANAGEMENT PLAN UPDATES	32,262.00	5,670.45	5,670.45	0.00
STAKEHOLDER COORDINATION	279,683.00	243,331.58	221,258.11	22,073.47
BUDGETING	110,861.00	104,073.39	103,781.74	291.65
SCHEDULE	81,192.00	72,434.73	66,980.17	5,454.56
REPORTING	47,110.00	56,955.00	49,780.00	7,175.00
DATA MANAGEMENT	91,576.00	116,765.71	95,277.22	21,488.48
ENVIRONMENTAL MANAGEMENT	84,390.00	104,149.38	90,619.38	13,530.00
LAND ACQUISITION MANAGEMENT	509,587.00	709,769.97	621,074.83	88,695.14
TWDB MANAGEMENT	83,558.00	91,250.34	77,864.71	13,385.63
DESIGN STANDARDS	84,403.00	62,664.13	61,881.63	782.50
ENGINEERING DESIGN MANAGEMENT	361,276.00	374,521.75	340,510.75	34,011.00
QUALITY ASSURANCE	17,966.00	9,987.75	9,892.75	95.00
ELECTRICAL POWER PLANNING	51,073.00	24,035.00	24,035.00	0.00
PERMIT COORDINATION/TRACKING	50,094.00	46,171.45	44,540.70	1,630.75
PROCUREMENT AND CONSTRUCTION PHASE SERVICES	408,057.00	277,869.42	229,130.67	48,738.75
PROJECT ADMINISTRATION	52,870.00	34,652.06	32,168.39	2,483.67
OTHER SERVICES	78,995.00	34,651.76	34,556.76	95.00
ENVIRONMENTAL CONSTRUCTION PHASE SERVICES	260,480.00	7,271.99	6,199.49	1,072.50
Subtotal	2,685,433.00	2,376,225.82	2,115,222.73	261,003.10
Total COST PLUS MAX				261,003.10

Total Invoice: \$ 261,003.10

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

March 18, 2022

## **Project Monthly Summary**

### **February 2022 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 Technical Committee Meeting 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 Technical Committee and Board meetings.
  - 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 February Board meeting.
  - Revised Project Deliverable Schedule based on the feedback received from ARWA, Design Consultants, and Construction Management & Inspection team.
  - Integrated each project schedule into overall Program schedule. Developed and distributed the monthly Program schedule summary.
  
- Task 6 – Data Management
  - Compiled data associated to transfer the GIS WebMap and prepared the new GIS WebMap for construction data collection.
  - Ongoing maintenance of Microsoft SharePoint Online program.
  - Continued updating of web-based GIS for easement acquisition process and alignment changes.
  
- Task 7 – Environmental Management
  - Submitted the Segment D Cultural Report to the United States Army Corps of Engineers (USACE).
  - Reviewed the Segment E Hazmat Phase II and Technical Documents report prepared by the Environmental Consultant.
  - Continued coordination with Program Environmental Consultant concerning the comment responses to the USACE.

**Alliance Water – Phase 1B Infrastructure – Owner’s Representative**

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- 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
  - Revised the Pipeline Construction Standards based on Contractor recommendations for cost savings.
  
- Task 11 – Engineering Design Management
  - Pipelines:
    - Segment A
      - Continue coordination with Design Consultant for construction phase services.
    - Segment B
      - Continued coordination with Design Consultant for procurement phase services.
      - Attended Pre-Construction Meeting with Contractor and Design Consultant.
    - Segment C

**Alliance Water – Phase 1B Infrastructure – Owner’s Representative**

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- Continued coordination with Design Consultant for final 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 for final 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 for construction phase services.
  - Inline Elevated Storage Tanks:
    - Continued coordination with Design Consultant for 90% 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.



**Alliance Water – Phase 1B Infrastructure – Owner’s Representative**

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- On-going Permit Tracking Log Updates.
- Task 15 – Procurement and Construction Phase Services
  - On-going coordination with the Construction Management & Inspection team.
  - Continued coordinated with Segment A and BPS Design Consultants during the construction phase.
  - Continued coordination with Segment B during procurement phase.
  - On-going coordination with WTP and RWI Design Consultants during the construction phase.

**March 2022 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 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 monthly Budget Update for the Board meeting.
  - Continue updates to Budget Workbook to include monthly tracking of actual costs for ARWA review.
- Task 4 – Schedule
  - Revise the Project Deliverable Schedule based on the feedback received from ARWA, Design Consultants, and Construction Management & Inspection team.
  - Integrate each project schedule into overall Program schedule. Develop and distribute schedule update and memorandum.
- Task 6 – Data Management
  - Coordinate with ARWA and Construction Management & Inspection Team to transfer GIS WebMap to prepare for construction data collection.
  - Ongoing maintenance of Microsoft SharePoint Online program.
  - Continued updating of web-based GIS for easement acquisition process and alignment changes.
- Task 7 – Environmental Management
  - Continue review the Segment E Hazmat Phase II and Technical Documents report prepared by the Environmental Consultant.

**Alliance Water – Phase 1B Infrastructure – Owner’s Representative**

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- 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 and update the Construction Standards for ARWA’s review respective of the Pipeline Manufacturers and Contractor recommendations for cost savings.
- Task 11 – Engineering Design Management
    - Pipelines:
      - Segment A
        - Continue coordination with Design Consultant for construction phase services.
      - Segment B
        - Continue coordination with Design Consultant for procurement phase services.

**Alliance Water – Phase 1B Infrastructure – Owner’s Representative**

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- 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 Segment E 100% Design submittal prepared by the Design Consultant.
      - Continue coordination with Design Consultant for final design.
  - Wellfield:
    - Continue coordination with TWDB regarding the close out approval for 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 construction phase services.
  - 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.

**Alliance Water – Phase 1B Infrastructure – Owner’s Representative**

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- Continue 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 during procurement phase and the construction phase.
  - 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:**

59.6 % allotted by Contract (based on contract total fee)

54.3% to date of Billing

Design Consultant Certifications: N/A

**Alliance Water – Phase 1B Infrastructure – Owner’s Representative**

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	\$169,105.50	98.4%	\$166,484.11	\$156,765.83
CP&Y, an STV Company	N/A*	Program Standards, Compliance, and Project Management	\$768,448.80	78.1%	\$600,538.05	\$506,833.05
Grubb Engineering, Inc.	ESBE; SBE; WBE	Electrical Power Planning	\$43,758.00	50.2%	\$21,984.97	\$21,984.97
Spitzer and Associates, Inc.	SBE; WBE	Land Acquisition Management	\$596,290.00	100.0%	\$596,254.59	\$520,447.10
V&A Consulting Engineers, Inc.	SBE; HABE; MBE	Cathodic Protection Standards	\$21,795.30	0.0%	\$-	\$2,680.00
		Subtotal	\$1,599,397.60	86.6%	\$1,385,261.72	\$1,208,710.95

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

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

**BOARD MEMBER PACKETS**

Wednesday, March 23, 2022 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

- I.3** Consider adoption of Resolution 2022-03-23-001 approving Amendment #1 to Work Order #3 with Freese & Nichols, Inc. for additional design and support on the Phase 1B Segment D Pipeline Project. ~ *Graham Moore, P.E., Executive Director*
- 

Background/Information

The Authority entered into a Work Order for design of the Segment D Pipeline project with Freese & Nichols, Inc. in November 2019. Three items have arisen that are beyond the original scope for which a supplemental amendment is required to the FNI contract:

- Bridge Design at Morrison Creek Crossing
- Additional Eminent Domain Support
- Additional Project Management Time

Bridge Design at Morrison Creek Crossing (\$102,713)

After the initial environmental investigation, the Cultural Resources reviewer at the US Army Corps of Engineers requested additional investigation at the Morrison Creek Crossing area to ensure that no historical artifacts would be disturbed during construction. The Authority's contract archaeologist and the Texas Historical Commission both felt that additional investigation was not necessary. Based on past interactions with the Corps of Engineers, completing the additional investigation in no way guaranteed that the reviewer would approve the project.

Staff is preparing to move forward with installing the pipeline via a trenchless technique to avoid Morrison Creek. However, that leaves a relatively short strip of land between Morrison Creek and the San Marcos River that the contractor, and later Alliance Water, would not be able to access in order to maintain the pipeline. Therefore after reviewing different options, Staff is requesting that FNI design a bridge over Morrison Creek to allow for construction traffic and ultimately Alliance Water maintenance vehicles. FNI is requesting a total design fee of \$102,713 to complete the design and permitting of the crossing.

Additional Eminent Domain (\$44,680)

FNI is requesting additional fee to support eminent domain proceedings on the Segment D parcels due to the high number that have progressed into eminent domain. The fee will be billed on an hourly basis, not-to-exceed \$44,680.

Additional Project Management (\$19,543)

The design time has extended beyond the initial anticipated timeframe due to the challenges with the Morrison Creek Crossing and due to the prolonged acquisition process. The fee will be billed on an hourly basis, not-to-exceed \$19,543.



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

**BOARD MEMBER PACKETS**

Wednesday, March 23, 2022 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640



Below are some of the key facts regarding the proposal:

**Firm:** Freese & Nichols, Inc.  
**Fee:** \$166,936  
**Work Order Type:** Lump Sum & Hourly Not-to-Exceed  
**Anticipated Duration:** 6 months  
**Project Manager:** Anne Hoskins, P.E.

Staff is requesting Board approval of the Supplemental #1 to Work Order #3 in a sum amount of \$166,936.

Attachment(s)

- Resolution 2022-03-23-001
- ARWA Phase 1B Segment D Amendment Request dated March 1, 2022

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

**BOARD MEMBER PACKETS**  
Wednesday, March 23, 2022 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

**Board Decision(s) Needed:**

- Adoption of Resolution 2022-03-23-001 approving Amendment #1 to Work Order #3 with Freese & Nichols, Inc. for additional design and support on the Phase 1B Segment D Pipeline Project.





**ALLIANCE WATER**

**RESOLUTION NO. 20220323-001**

**A RESOLUTION OF THE ALLIANCE REGIONAL WATER AUTHORITY BOARD OF DIRECTORS APPROVING SUPPLEMENTAL AMENDMENT #1 TO WORK ORDER #3 BETWEEN THE AUTHORITY AND FREESE & NICHOLS, INC. FOR ADDITIONAL DESIGN AND SUPPORT FOR THE AUTHORITY’S PHASE 1B SEGMENT D PROJECT AND RELATED MATTERS, AND DECLARING AN EFFECTIVE DATE**

**RECITALS:**

1. Alliance Regional Water Authority (the “Authority”) entered into Work Order #3 with Freese & Nichols, Inc. (“Freese & Nichols”) for final design services of the Phase 1B Segment D project in November 2019.
2. Supplemental Amendment #1 provides design of the Morrison Creek bridge, additional eminent domain support and additional project management for the Segment D project.
3. The scope of services and fee for the supplemental amendment was negotiated by the Executive Director and the Owner’s Representative on behalf of the Authority.

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

**SECTION 1.** The attached supplemental amendment for additional design and support services for the Phase 1B Segment D Pipeline Project between the Authority and Freese & Nichols is approved with a total fee not-to-exceed \$166,936.00.

**SECTION 2.** The Authority’s Executive Director, Graham Moore, is authorized to execute the supplemental amendment on behalf of the Authority.

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

**ADOPTED:** March 23, 2022.

**ATTEST:**

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

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

March 1, 2022

Ryan Sowa, P.E.  
Program Manager - ARWA  
Kimley-Horn

**Re: Alliance Regional Water Authority (ARWA) – Phase 1B 30% Design Pipeline Segment 3 – Amendment No. 1 – Morrison Creek Bridge, Condemnation Support and Schedule Overage**

Dear Mr. Sowa:

Freese and Nichols (FNI) would like to submit a proposal for an amendment covering additional services related to design and permitting of the Morrison Creek Bridge, additional condemnation support and schedule overage. Design related to the Morrison Creek Bridge will be limited to design of bridge approaches and bridge foundations. The bridge will be prefabricated and FNI will provide a performance specification. The total proposed fee for additional services is \$166,936. A more complete description of related scope items is listed below.

1. Morrison Creek Bridge Design and Permitting

- a. Attend two (2) Internal Meetings and one (1) Site Visit
- b. Data Collection:
  - i. FNI will collect site topographic data using a survey grade GPS unit and a total station. The site topographic data will consist of seven cross sections to adequately model the proposed bridge (Exhibit B). The cross section extent using site topographic data will begin approximately 20 feet away from Morrison Creek's top of bank, extend through the creek and end approximately 20 feet away from the Creek's top of bank on the opposite side.
  - ii. FNI will obtain the most recent LiDAR information for the project area. LiDAR information will be used for floodplain topography.
  - iii. FNI will merge the site topographic data with LiDAR information to complete the cross sections. The cross sections will be used in the Corrected Effective Model, explained in more detail in Task 2.
- c. Coordinate with Program on environmental requirements.
- d. Attend two (2) meetings with Caldwell County to discuss/approve floodplain permit.
- e. Perform hydraulic analysis required for Caldwell County permit application.
  - i. Obtain the hydraulic software model (the US Army Corps of Engineers HEC-RAS modeling platform) and convert to a recent HEC-RAS version to utilize the RAS mapper terrain module. It is assumed that the model is readily available and can be obtained without cost. The converted model will be referred to as the Updated Effective Model.

- ii. Amend the Updated Effective Model with cross sections using the site topographic data and LiDAR data. This will be referred to as the Corrective Effective Model. The model will be run at the discharges listed in the FEMA's Flood Insurance Study report.
  - iii. FNI will amend the Corrected Effective Model with the proposed bridge dimensions. The amended model will be referred to as the Post-Construction Model and run. The 100-year water surface elevations will be compared to the Corrected Effective Model Results.
  - iv. If a rise occurs under post-Construction conditions a mitigation solution will be developed. The mitigation solution will consist of excavation of native soils near the proposed bridge. The mitigation solution's goal is to gain compliance with the County's Ordinance. The mitigation solution will be added to the Post-Construction Model. FNI will create an exhibit using an aerial photograph and LiDAR contours to show the dimensions, depth and slopes of the mitigation solution. This will become part of the Performance Standard used by the construction contractor.
  - v. The hydraulic analysis approach and results will be summarized in a cover letter which will accompany the floodplain development permit application. The hydraulic software model will also be submitted to the County. The Performance Standard used by the construction contractor will also be submitted to the County.
- f. Hydraulic Analysis for Bridge - Complete scour calculations using the US Army Corps of Engineers HEC-18 approach to inform the bridge design's scour protection measures. Details of scour protection measures will be provided as part of the Performance Standard used by the construction contractor.
- g. Design required mitigation for rise in floodway due to addition of bridge.
- h. Complete analysis of existing geotechnical bores to provide recommendations for 30-inch diameter and 36-inch diameter drilled shafts in vicinity of Morrison Creek.
- i. Complete 90% design documents for permanent bridge foundations and approach including Quality Control.
- j. Complete 100% design documents for permanent bridge foundations and approach including Quality Control.
2. Condemnation Support (hourly not-to-exceed)
- a. Prepare exhibits for condemnation hearings (maximum 12 hearings)
  - b. Coordinate with ARWA's legal consultant
  - c. Attend condemnation hearings and provide expert testimony (maximum 12 hearings)
3. Schedule Overage (hourly not-to-exceed)
- a. Update utility and other stakeholder permits required because of schedule overage including Guadalupe County, Caldwell County, TxDOT and Bluebonnet Electric.
  - b. Attend additional monthly phone calls with ARWA (4 phone calls)
  - c. Generate additional monthly invoicing/progress reports (4 months)
  - d. Incorporate changes into plans from property owner requests/ownership changes due to schedule overage

Ryan Sowa, P.E.

March 1, 2022

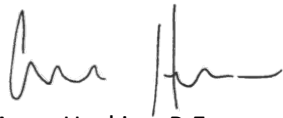
Page 3 of 3

The table below includes a breakdown of the budget associated with the additional services outlined above. A more complete breakdown is included in the attached fee spreadsheet.

<b>Task</b>	<b>Required Budget</b>
Morrison Creek Crossing Bridge	\$102,713
Condemnation Support (hourly not-to-exceed)	\$44,680
Schedule Overage (hourly not-to-exceed)	\$19,543
<b>Total:</b>	<b>\$166,936</b>

Please let us know if you have any questions or would like to discuss. We look forward to continuing to work with ARWA on this important project.

Sincerely,



Anne Hoskins, P.E.

Project Manager

<b>Alliance Regional Water Authority</b> <b>Segment D Design</b> <b>3/1/2022</b> <b>Detailed Cost Breakdown</b>	<b>Project Fee Summary</b>	
	<b>Basic Services</b>	\$ 166,936
	<b>Special Services</b>	\$ -
	<b>Total Project</b>	\$ 166,936

Tasks			Labor													Total Hours		
Phase	Task	Basic or Special	Task Description	Anne Hoskins	Rosa Valdez	Ty Waltz	Davin Hatley	David Bennett	Feridoon Malekghassemi	Bailey Watson	Marzette Barnes	George Fowler	Garrett Johnston	Kristina McLaren	Jay Scanlon		Parker Kallman	Brad Watson
				Project Manager	Design Engineer	EIT	CAD Designer	QC	Structural Engineer	Structural EIT	Structural CAD	Drainage Engineer	Drainage Engineer	Drainage EIT	Drainage QC		Drainage EIT	Structural QC
			<b>Morrison Creek Crossing Bridge</b>															
			Internal Design Meetings/Site Visit	4	6				14	4		6						34
			Data Collection	2	12	12						12		16		6		60
			Environmental Coordination	2	8	6												16
			County Meetings (2)		8							8				4		20
			Hydraulic Analysis and Permit Application Development		4	4						9	8	43	6	10		84
			Mitigation Design		4	4						6			8	8		30
			90% and 100% Bridge Design Effort															
			Geotechnical Design Recommendations and Review						3	1								4
			Bridge Layout	4	12	12			5		16							49
			Load Calculations						3	8								11
			Coordination with Vendor for Bridge Dimensions		12	12			2									26
			Analyze Abutment						5	12								17
			Size Concrete, Reinforcing and Quantities						8	16								24
			Foundation Design							4								4
			90% and 100% Design Document Prep	4	12	24	40		12	29	41							162
			Quality Control					10		8							12	30
			<b>Remaining Eminent Domain Assistance</b>															
			Hearing Prep and Attendance (13 hearings)	70	60	65	39											234
			<b>Schedule Overage (4 months)</b>															
			Utility/Permitting Log Updates		8	12												20
			Monthly calls with Program	4	4	6												14
			Monthly invoicing/progress reports	4	12													16
			Property Owner/Subdivision Changes	4	20	12	20											56
<b>Total Hours / Quantity</b>				<b>98</b>	<b>182</b>	<b>169</b>	<b>99</b>	<b>10</b>	<b>52</b>	<b>82</b>	<b>57</b>	<b>41</b>	<b>8</b>	<b>59</b>	<b>14</b>	<b>28</b>	<b>12</b>	<b>911</b>
<b>Total Effort</b>				<b>\$ 21,658</b>	<b>\$ 34,580</b>	<b>\$ 24,505</b>	<b>\$ 16,236</b>	<b>\$ 2,530</b>	<b>\$ 9,880</b>	<b>\$ 11,890</b>	<b>\$ 5,871</b>	<b>\$ 7,790</b>	<b>\$ 1,768</b>	<b>\$ 8,555</b>	<b>\$ 3,542</b>	<b>\$ 4,060</b>	<b>\$ 3,036</b>	

**Alliance Regional Water Authority  
Segment D Design  
3/1/2022  
Detailed Cost Breakdown**

Tasks				
Phase	Task	Basic or Special	Task Description	Total Labor Effort
			<b>Morrison Creek Crossing Bridge</b>	\$ -
			Internal Design Meetings/Site Visit	\$ 6,404
			Data Collection	\$ 9,932
			Environmental Coordination	\$ 2,832
			County Meetings (2)	\$ 3,620
			Hydraulic Analysis and Permit Application Development	\$ 14,021
			Mitigation Design	\$ 5,664
			90% and 100% Bridge Design Effort	\$ -
			Geotechnical Design Recommendations and Review	\$ 715
			Bridge Layout	\$ 7,502
			Load Calculations	\$ 1,730
			Coordination with Vendor for Bridge Dimensions	\$ 4,400
			Analyze Abutment	\$ 2,690
			Size Concrete, Reinforcing and Quantities	\$ 3,840
			Foundation Design	\$ 580
			90% and 100% Design Document Prep	\$ 23,912
			Quality Control	\$ 6,726
			<b>Remaining Eminent Domain Assistance</b>	\$ -
			Hearing Prep and Attendance (13 hearings)	\$ 42,691
			<b>Schedule Overage (4 months)</b>	\$ -
			Utility/Permitting Log Updates	\$ 3,260
			Monthly calls with Program	\$ 2,514
			Monthly invoicing/progress reports	\$ 3,164
			Property Owner/Subdivision Changes	\$ 9,704
<b>Total Hours / Quantity</b>				
<b>Total Effort</b>				<b>\$ 155,901</b>

<b>Alliance Regional Water Authority</b> <b>Segment D Design</b> <b>3/1/2022</b> <b>Detailed Cost Breakdown</b>	<b>Project Fee Summary</b>
	Basic Services
	Special Services
	<b>Total Project</b>

Pro

Tasks			Expenses			
Phase	Task	Basic or Special	Task Description	Tech Charge	Miles	Total Expense Effort
			<b>Morrison Creek Crossing Bridge</b>			\$ -
			Internal Design Meetings/Site Visit	34		\$ 289
			Data Collection	60		\$ 510
			Environmental Coordination	16		\$ 136
			County Meetings (2)	20	200	\$ 287
			Hydraulic Analysis and Permit Application Development	84		\$ 714
			Mitigation Design	30		\$ 255
			90% and 100% Bridge Design Effort			\$ -
			Geotechnical Design Recommendations and Review	4		\$ 34
			Bridge Layout	49		\$ 417
			Load Calculations	11		\$ 94
			Coordination with Vendor for Bridge Dimensions	26		\$ 221
			Analyze Abutment	17		\$ 145
			Size Concrete, Reinforcing and Quantities	24		\$ 204
			Foundation Design	4		\$ 34
			90% and 100% Design Document Prep	162		\$ 1,377
			Quality Control	30		\$ 255
			<b>Remaining Eminent Domain Assistance</b>			\$ -
			Hearing Prep and Attendance (13 hearings)	234		\$ 1,989
			<b>Schedule Overage (4 months)</b>			\$ -
			Utility/Permitting Log Updates	20		\$ 170
			Monthly calls with Program	14		\$ 119
			Monthly invoicing/progress reports	16		\$ 136
			Property Owner/Subdivision Changes	56		\$ 476
<b>Total Hours / Quantity</b>				<b>911</b>	<b>200</b>	
<b>Total Effort</b>				<b>\$ 7,744</b>	<b>\$ 117</b>	<b>\$ 7,861</b>

Alliance Regional Water Authority Segment D Design 3/1/2022 Detailed Cost Breakdown	<b>Project Fee Summary</b>
	Basic Services
	Special Service
	Total Project

Tasks			Subconsultants		Total	
Phase	Task	Basic or Special	Task Description	Arias	Total Sub Effort	Total Effort
			<b>Morrison Creek Crossing Bridge</b>		\$ -	\$ -
			Internal Design Meetings/Site Visit		\$ -	\$ 6,693
			Data Collection		\$ -	\$ 10,442
			Environmental Coordination		\$ -	\$ 2,968
			County Meetings (2)		\$ -	\$ 3,907
			Hydraulic Analysis and Permit Application Development		\$ -	\$ 14,735
			Mitigation Design		\$ -	\$ 5,919
			90% and 100% Bridge Design Effort		\$ -	\$ -
			Geotechnical Design Recommendations and Review	2,760	\$ 3,174	\$ 3,923
			Bridge Layout		\$ -	\$ 7,919
			Load Calculations		\$ -	\$ 1,824
			Coordination with Vendor for Bridge Dimensions		\$ -	\$ 4,621
			Analyze Abutment		\$ -	\$ 2,835
			Size Concrete, Reinforcing and Quantities		\$ -	\$ 4,044
			Foundation Design		\$ -	\$ 614
			90% and 100% Design Document Prep		\$ -	\$ 25,289
			Quality Control		\$ -	\$ 6,981
			<b>Remaining Eminent Domain Assistance</b>		\$ -	\$ -
			Hearing Prep and Attendance (13 hearings)		\$ -	\$ 44,680
			<b>Schedule Overage (4 months)</b>		\$ -	\$ -
			Utility/Permitting Log Updates		\$ -	\$ 3,430
			Monthly calls with Program		\$ -	\$ 2,633
			Monthly invoicing/progress reports		\$ -	\$ 3,300
			Property Owner/Subdivision Changes		\$ -	\$ 10,180
<b>Total Hours / Quantity</b>				<b>\$ 2,760</b>		
<b>Total Effort</b>				<b>\$ 3,174</b>	<b>\$ 3,174</b>	<b>\$ 166,936</b>



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

**BOARD MEMBER PACKETS**

Wednesday, March 23, 2022 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

- J.** 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**

Wednesday, March 23, 2022 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

- K.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**  
Wednesday, March 23, 2022 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

**K.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**

Wednesday, March 23, 2022 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

- D. *Consideration of Resolution 2022-03-23-002 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.*

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Attachment(s)

- Resolution 2022-03-23-002

**Board Decision(s) Needed:**

Adoption of Resolution 2022-03-23-002.



## ALLIANCE WATER

### RESOLUTION NO. 20220323-002

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 23rd day of March 2022.

**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"**

<u>Parcel Number</u>	<u>Landowner</u>	<u>County</u>	<u>Survey</u>	<u>Abstract</u>	<u>Acres Owned</u>	<u>Property(ies)</u>
C094H	KAISE USA, LLC., a Texas limited liability company	Hays	Jesse Day	No. 159	24.562	PE – 0.475 TCE – 0.589 AC – 0.115
C095H	Permian Highway Pipeline, LLC.	Hays	William Hemphill	No. 221	1.00	PE – 0.178 TCE – 0.127
D076G	Tour Partners, Ltd.	Guadalupe	Tract 1 - John Jones Tract 2 and 3 – William J. Ragsdale	Tract 1 - No. 189 Tract 2 and 3 – No. 268	170.699	Tract 1 – 2.238 Tract 2 – 3.656 Tract 3 – 4.297



C094H – PE

PARCEL C094H  
 KAI.SE USA, LLC, A TEXAS  
 LIMITED LIABILITY COMPANY  
 HAYS COUNTY, TEXAS  
 ALLIANCE WATER PH 1B



LOCATION MAP  
 NOT TO SCALE

NOTES:

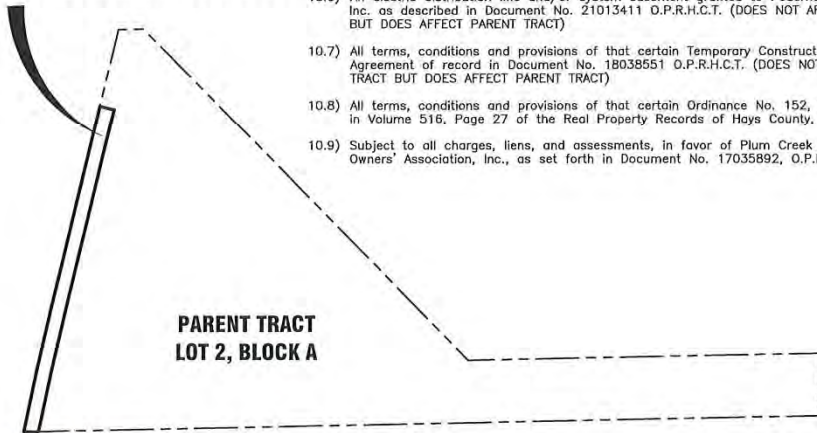
1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. 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-WAY THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED OF.

SCHEDULE B COMMENTS:

TITLE RESOURCES GUARANTY COMPANY  
 GF# T-151328  
 ISSUE DATE: JULY 28, 2021

- 1.) The following restrictive covenants of record itemized below: Document No. (s) 18037339 (Plat), 17035892, 17035919, 17036347, 18037339, 18038404, 18038434, 19042729, 20007032, 20026207, 20056906, 2056907, 21030803, O.P.R.H.C.T. (DOES AFFECT)
- 10.1) A 50' private joint-use access easement reserved along the southeastern portion of property line, as shown on the plat of record in Document No. 18037339 O.P.R.H.C.T. (DOES NOT AFFECT SUBJECT TRACT BUT DOES AFFECT PARENT TRACT)
- 10.2) A 7.5' public utility easement reserved along the north property line, as shown on the plat of record in Document No. 18037339 O.P.R.H.C.T. (DOES NOT AFFECT SUBJECT TRACT BUT DOES AFFECT PARENT TRACT)
- 10.3) A pipeline easement granted to Lower Colorado River Authority as described in Volume 254, Page 254 D.R.H.C.T. (DOES NOT AFFECT SUBJECT TRACT BUT DOES AFFECT PARENT TRACT)
- 10.4) An electric transmission and/or distribution line and/or system easement granted to Pedernales Electric Cooperative, Inc. as described in Volume 659, Page 861 of the Real Property Records and as affected by Document No. 18037613 O.P.R.H.C.T. (DOES NOT AFFECT SUBJECT TRACT BUT DOES AFFECT PARENT TRACT)
- 10.5) A lateral support slope easement granted to City of Kyle, Texas as described in Volume 3218, Page 822 O.P.R.H.C.T. (DOES NOT AFFECT SUBJECT TRACT BUT DOES AFFECT PARENT TRACT)
- 10.6) An electric distribution line and/or system easement granted to Pedernales Electric Cooperative Inc. as described in Document No. 21013411 O.P.R.H.C.T. (DOES NOT AFFECT SUBJECT TRACT BUT DOES AFFECT PARENT TRACT)
- 10.7) All terms, conditions and provisions of that certain Temporary Construction Easement Agreement of record in Document No. 18038551 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 Ordinance No. 152, City of Kyle of record in Volume 516, Page 27 of the Real Property Records of Hays County, Texas. (DOES AFFECT)
- 10.9) Subject to all charges, liens, and assessments, in favor of Plum Creek Mixed-Use Property Owners' Association, Inc., as set forth in Document No. 17035892, O.P.R.H.C.T. (DOES AFFECT)

**0.475 ACRE  
 (20,691 SQ. FT. MORE OR LESS)  
 30 FOOT WIDE PERMANENT EASEMENT**



PARENT TRACT  
 LOT 2, BLOCK A

Date: Oct 11, 2021, 11:35am User: ID: ewhiffled  
 File: G:\Projects\ARWA1800532-Alliance Water\SURVEY\SEGMENT C TITLES - Hays County\C094H\EXHIBIT EASEMENT\C094H\_PE\_R01.dwg



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

**Legal Description**  
**0.475 Acre (20,691 Square Foot, more or less)**  
**30 Foot Wide Permanent Easement**

BEING A 0.475 ACRE, 30 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE JESSE DAY SURVEY ABSTRACT NO. 159, AND THE JESSE DAY SURVEY ABSTRACT NO. 152, HAYS COUNTY, TEXAS, AND BEING A PORTION OF LOT 2, BLOCK A OF PLUM CREEK PHASE 1, SECTION 7A, ACCORDING TO THE FINAL PLAT THEREOF, AS RECORDED IN COUNTY CLERKS FILE NUMBER 18037339 OF THE PLAT RECORDS OF HAYS COUNTY TEXAS (P.R.H.C.T.), AND DESCRIBED IN DEED TO KAISE USA, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED IN COUNTY CLERKS FILE NUMBER 18038547 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY TEXAS (O.P.R.H.C.T.). SAID 0.475 ACRE 30 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2 inch iron rod found, being the westerly common corner of said Lot 2 and Lot 2, Block A, of Plum Creek Phase 1, Section C, according to the Final Plat thereof as recorded in County Clerks File Number 20028511 of the Plat Records of Hays County, Texas (P.R.H.C.T.), and described in deed to NP Austin Industrial Partnership, LP, a Delaware Limited Partnership, as recorded in County Clerks File Number 20034276 of said O.P.R.H.C.T., and also lying in the east Right of Way (ROW) line of the Union Pacific Railroad (Variable width ROW) for the southwest corner of the herein described tract, and being the beginning of a non-tangent curve the right, having a central angle of 02° 00' 29", a radius of 7,380.00 feet, and having a chord bearing N 12° 28' 11" E a chord distance of 258.62 feet;

**THENCE** along the common line of said Lot 2, Section 7A, and railroad ROW, the following two (2) courses and distances:


- 1) Along said non-tangent curve to the right, an arc distance of 258.63 feet, to a point for corner;
- 2) N 13° 28' 25" E, passing at a distance of 8.84 feet a 1/2 inch iron rod found for reference, and continuing for a total distance of 434.49 feet, to a point for the northwest corner hereof. From which, a 1/2 inch iron rod found, being the southwest corner of that called 0.124 acre lateral support (slope) easement to the City of Kyle, Texas, as recorded in Volume 3218, Page 822, of said O.P.R.H.C.T., and also lying in said common line, bears N 13° 28' 25" E, a distance of 149.69 feet;

**THENCE** leaving said common line, over and across said Lot 2, Section 7A, the following three (3) courses and distances:

- 1) S 76° 31' 35" E, a distance of 30.00 feet, to a point for the northeast corner hereof;
- 2) S 13° 28' 25" W, a distance of 434.49 feet, to a point for the beginning of a non-tangent curve the left, having a central angle of 01° 57' 20", a radius of 7,350.00 feet, and having a chord bearing S 12° 29' 45" W a chord distance of 250.87 feet;
- 3) Along said non-tangent curve to the left, an arc distance of 250.88 feet, to a point lying in the common line of said Lots 2 for the southeast corner hereof. From which, a 1/2 inch capped iron rod found and stamped "BCG" lying in the common line of said Lot 2, Section 7A, and Lot 1 of said Block A, Section 7C, bears N 88° 52' 23" E, a distance of 1,015.46 feet;

**THENCE** S 88° 52' 23" W, along the common line of said Lots 2, a distance of 30.74 feet, to the **POINT OF BEGINNING** and containing 0.475 acre, 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: 10-11-21

February 05, 2021

Revised: October 11, 2021

Page 2 of 3

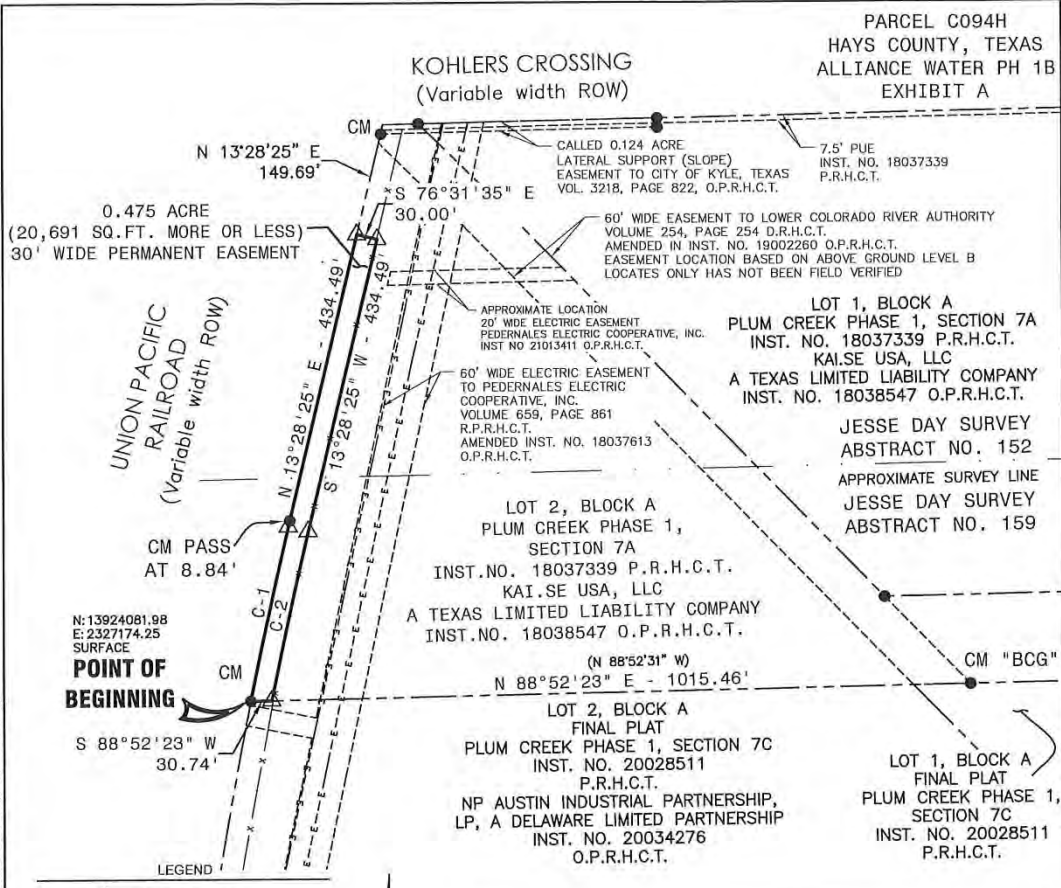


200 West Highway 41, Suite 620  
Waco, Texas 76712  
TBPE # F-1741  
TBPLS # 10194124

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C094H\_PE R01

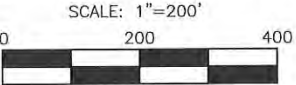




- LEGEND**
- △ = Calculated Point
  - = Found 1/2" Iron Rod, Capped and Stamped if Noted
  - = Proposed Permanent Easement
  - - - = Adjoining Boundary (approx.)
  - · - · = Existing Easement (approx.)
  - · - · - · = Abstract Line (approx.)
  - x = Barbed Wire Fence
  - - - e - - - = Overhead Electric Line
  - O.P.R.H.C.T. = Official Public Records Hays County, Texas
  - R.P.R.H.C.T. = Real Property Records Hays County, Texas
  - P.R.H.C.T. = Plat Records Hays County, Texas
  - D.R.H.C.T. = Deed Records Hays County, Texas
  - (XX) = Record Call
  - CM = Controlling Monument

**Curve Table**

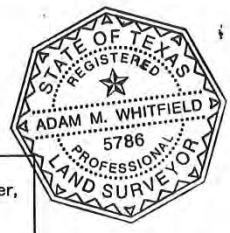
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CHORD
C-1	2'00"29"	7380.00'	258.63'	N 12'28'11" E	258.62'
C-2	1'57"20"	7350.00'	250.88'	S 12'29'45" W	250.87'



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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 December, 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.

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



PAGE 3 of 3

WORK ORDER ARWA1800532 DIGITAL FILE C094H PE.dwg Revision # 01 DRAWN BY SOS

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Date: Oct 11, 2021, 11:36am User: ID: whitfield File: G:\Projects\ARWA1800532-Alliance Water\SURVEY\SEGMENT C TITLES - Hays County\C094H EXHIBIT EASEMENT\C094H\_PE\_R01.dwg

C094H – TCE

PARCEL C094H  
 KAI.SE USA, 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-WAY THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED OF.

0.115 ACRE  
 30 FOOT WIDE ACCESS EASEMENT  
 PROPOSED BY SEPARATE INSTRUMENT

0.589 ACRE  
 (25,657 SQ.FT. MORE OR LESS)  
 30' WIDE TEMPORARY  
 CONSTRUCTION EASEMENT

0.475 ACRE  
 PERMANENT EASEMENT  
 PROPOSED BY SEPARATE INSTRUMENT

PARENT TRACT  
 LOT 2, BLOCK A



Date: Oct 11, 2021, 11:37am User ID: ewhiffled  
 File: G:\Projects\ARWA1800532-Alliance Water\SURVEY\SEGMENT C TITLES - Hays County\C094H\EXHIBIT EASEMENT\C094H\_TCE.dwg



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PAGE 1 of 4

WORK ORDER ARWA1800532 DIGITAL FILE C094H\_TCE.dwg REVISION # XX DRAWN BY SOS

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**Legal Description  
0.589 Acre (25,657 Square Foot, more or less)  
30 Foot Wide Temporary Construction Easement**

BEING A 0.589 ACRE, 30 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT, SITUATED IN THE JESSE DAY SURVEY ABSTRACT NO. 152 AND THE JESSE DAY SURVEY ABSTRACT NO. 159, HAYS COUNTY, TEXAS, AND BEING A PORTION OF LOT 2, BLOCK A OF PLUM CREEK PHASE 1, SECTION 7A, ACCORDING TO THE FINAL PLAT THEREOF, AS RECORDED IN COUNTY CLERKS FILE NUMBER 18037339 OF THE PLAT RECORDS OF HAYS COUNTY TEXAS (P.R.H.C.T.), AND FURTHER DESCRIBED IN DEED TO KAISE USA, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED IN COUNTY CLERKS FILE NUMBER 18038547 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY TEXAS (O.P.R.H.C.T.). SAID 0.589 ACRE 30 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2 inch capped iron rod found and stamped "BCG", being the northerly common corner of said Lot 2 and Lot 1, Block A, of said Final Plat, and also lying in the south Right of Way (ROW) line of Kohlers Crossing (Variable width ROW), the northeast line of that called 60 foot wide easement to the Lower Colorado River Authority, as recorded in Volume 254, Page 254 of the Deed Records of Hays County Texas (D.R.H.C.T.) and amended in County Clerks File Number 19002260 of said O.P.R.H.C.T., and the common north line of that called 0.124 acre lateral support (slope) easement to the City of Kyle, Texas, as recorded in Volume 3218, Page 822 of said O.P.R.H.C.T. and a 7.5 foot wide Public Utility Easement dedicated per said Final Plat. From which, a 1/2 inch capped iron rod found and stamped "LAI" being the northeast corner of said 0.124 acre easement, also lying in the common line of said Lot 1 and Kohlers Crossing ROW, bears N 88° 52' 25" E, a distance of 347.53 feet;

**THENCE** S 45° 18' 25" E, leaving said ROW line, along the common line of said Lots 1 and 2, and 60 foot wide easement, a distance of 12.11 feet, to a point for the northeast corner of the herein described tract. From which, a 1/2 inch capped iron rod found and stamped "BCG", being an angle point in the common line of said Lots 1 and 2 and said 60 foot wide easement bears S 45° 18' 25" E, a distance of 137.78 feet;

**THENCE** leaving said common line, over and across said Lot 2, the following two (2) courses and distances:

- 1) S 13° 28' 25" W, a distance of 604.72 feet, to point at the beginning of a non-tangent curve the left, having a central angle of 01° 54' 11", a radius of 7,320.00 feet, and having a chord bearing S 12° 31' 20" W a chord distance of 243.11 feet;
- 2) Along said non-tangent curve to the left, an arc distance of 243.12 feet, to a point lying in the common line of said Lot 2 and Lot 2, Block A, of Plum Creek Phase 1, Section C, according to the Final Plat thereof as recorded in County Clerks File Number 20028511 of the Plat Records of Hays County, Texas (P.R.H.C.T.), and described in deed to NP Austin Industrial Partnership, LP, a Delaware Limited Partnership, as recorded in County Clerks File Number 20034276 of said O.P.R.H.C.T., for the southeast corner hereof. From which, a 1/2 inch capped iron rod found and stamped "BCG" lying in the common line of said Lot 2, Section 7A, and Lot 1 of said Block A, Section 7C, bears N 88° 52' 23" E, a distance of 984.72 feet;

**THENCE** S 88° 52' 23" W, along the common line of said Lots 2, a distance of 30.75 feet, to a point for the southwest corner hereof also being the southeast corner of a 0.475 acre, 30 foot wide permanent easement (PE) to be dedicated by separate easement and at the beginning of a non-tangent curve the right, having a central angle of 01° 57' 20", a radius of 7,350.00 feet, and having a chord bearing N 12° 29' 45" E, a chord distance of 250.87 feet. From which, a 1/2 inch iron rod found, being the westerly common corner of said Lots 2 and PE, also lying in the east Right of Way (ROW) line of the Union Pacific Railroad (Variable width ROW) bears S 88° 52' 23" W, a distance of 30.74 feet;

**THENCE** leaving said Lots 2 common line, over and across said Lot 2 Section 7A, the following two (2) courses and distances:

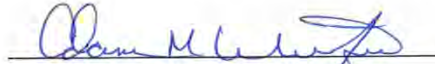
- 1) Along the east line of said PE and said non-tangent curve to the right, an arc distance of 250.88 feet, to an angle point hereof;



- 2) N 13° 28' 25" E, continuing along the east line of said PE, passing at a distance of 434.49 feet a point being the easterly common corner of said PE and a 0.115 acre, 30 foot wide access easement (AE) to be dedicated by separate easement, and continuing along the east line of said AE for a total distance of 605.88 feet, to a point for the northwest corner hereof, being the northeast corner of said AE, Lot 2 Section 7A, and 60 foot wide easement, also lying in the common line of said Kohlers Crossing south ROW and 0.124 acre easement;

**THENCE** N 88° 52' 25" E, leaving said AE, along the common line of said Lot 2, Kohlers Crossing ROW, and easements, a distance of 20.30 feet, to the **POINT OF BEGINNING** and containing 0.589 acre, 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.

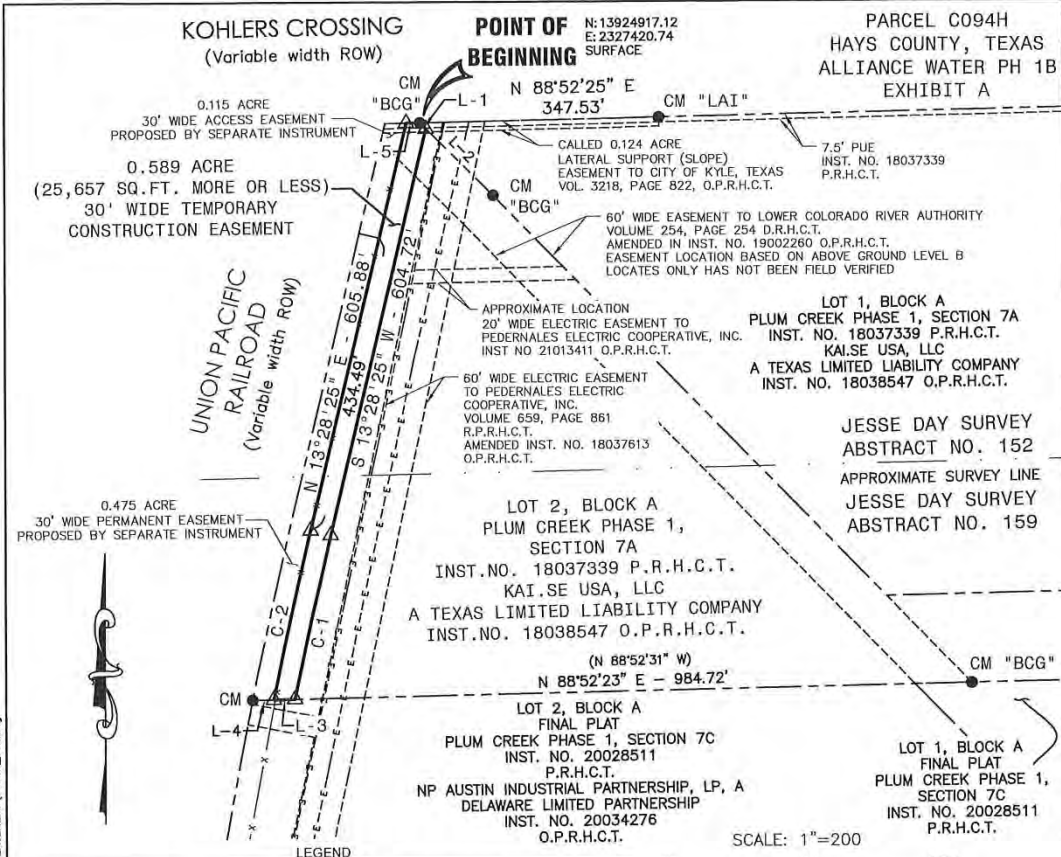


Adam M. Whitfield  
Registered Professional Land Surveyor  
Texas Registration Number 5786

Date: 10-11-21

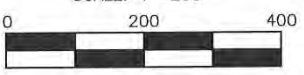
October 11, 2021





- LEGEND**
- △ = Calculated Point
  - = Found 1/2" Iron Rod, Capped and Stamped if Noted
  - = Proposed Temporary Construction Easement
  - - - = Adjoining Boundary (approx.)
  - - - = Existing Easement (approx.)
  - - - = Abstract Line (approx.)
  - x = Barbed Wire Fence
  - E--- = Overhead Electric Line
  - O.P.R.H.C.T. = Official Public Records Hays County, Texas
  - R.P.R.H.C.T. = Real Property Records Hays County, Texas
  - P.R.H.C.T. = Plat Records Hays County, Texas
  - D.R.H.C.T. = Deed Records Hays County, Texas
  - (XX) = Record Call
  - CM = Controlling Monument

Curve Table					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CHORD
C-1	1°54'11"	7320.00'	243.12'	S 12°31'20" W	243.11'
C-2	1°57'20"	7350.00'	250.88'	N 12°29'45" E	250.87'



Line Table		
LINE	BEARING	LENGTH
L-1	S 45°18'25" E	12.11'
L-2	S 45°18'25" E	137.78'
L-3	S 88°52'23" W	30.75'
L-4	S 88°52'23" W	30.74'
L-5	N 88°52'25" E	20.30'

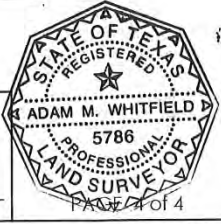
Date: Oct 11, 2021, 11:35am User: dm whitfield File: C:\Projects\ARWA\1800532-Alliance Water\SURVEY\SEGMENT C TITLES - Hays County\C094H\EXHIBIT EASEMENT\C094H\_TCE.dwg



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 hereon is a correct representation of the property as determined by a survey made on the ground December, 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.  
Revised Date: October 11, 2021

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



WORK ORDER ARWA1800532 DIGITAL FILE C094H TCE.dwg Revision # XX DRAWN BY SOS

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C094H – AE

PARCEL C094H  
 KAI.SE USA, LLC, A TEXAS  
 LIMITED LIABILITY COMPANY  
 HAYS COUNTY, TEXAS  
 ALLIANCE WATER PH 1B

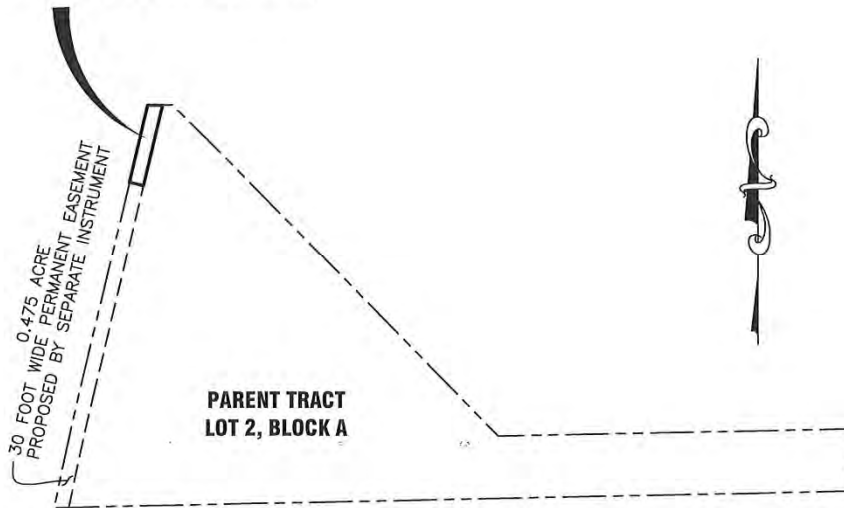


LOCATION MAP  
 NOT TO SCALE

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-WAY THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED OF.

**0.115 ACRE  
 (5,009 SQ. FT. MORE OR LESS)  
 30 FOOT WIDE ACCESS EASEMENT**



Date: Oct 11, 2021, 11:46am User: ID: ewhitfield  
 File: G:\Projects\ARWA\1800532-Alliance Water\SURVEY\SEGMENT C TITLES - Hays County\C094H\EXHIBIT EASEMENT\C094H\_AE\_R01.dwg



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

PAGE 1 of 3

WORK ORDER ARWA1800532 DIGITAL FILE C094H AE.dwg REVISION # R01 DRAWN BY SOS

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**Legal Description**  
**0.115 Acre (5,009 Square Foot, more or less)**  
**30 Foot Wide Access Easement**

BEING A 0.115 ACRE, 30 FOOT WIDE ACCESS EASEMENT, SITUATED IN THE JESSE DAY SURVEY ABSTRACT NO. 152, HAYS COUNTY, TEXAS, AND BEING A PORTION OF LOT 2, BLOCK A OF PLUM CREEK PHASE 1, SECTION 7A, ACCORDING TO THE FINAL PLAT THEREOF, AS RECORDED IN COUNTY CLERKS FILE NUMBER 18037339 OF THE PLAT RECORDS OF HAYS COUNTY TEXAS (P.R.H.C.T.), AND FURTHER DESCRIBED IN DEED TO KAI.SE USA, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED IN COUNTY CLERKS FILE NUMBER 18038547 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY TEXAS (O.P.R.H.C.T.). SAID 0.115 ACRE 30 FOOT WIDE ACCESS EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2 inch capped iron rod found and stamped "BCG", being the northerly common corner of said Lot 2 and Lot 1, Block A, of said Final Plat, and also lying in the south Right of Way (ROW) line of Kohlers Crossing (Variable width ROW), the northeast line of that called 60 foot wide easement to the Lower Colorado River Authority, as recorded in Volume 254, Page 254 of the Deed Records of Hays County Texas (D.R.H.C.T.) and amended in County Clerks File Number 19002260 of said O.P.R.H.C.T., and the common north line of that called 0.124 acre lateral support (slope) easement to the City of Kyle, Texas, as recorded in Volume 3218, Page 822 of said O.P.R.H.C.T. and a 7.5 foot wide Public Utility Easement dedicated per said Final Plat. From which, a 1/2 inch capped iron rod found and stamped "BCG", being an angle point in the common line of said Lots 1 and 2 and said 60 foot wide easement, bears S 45° 18' 25" E, a distance of 149.88 feet, and a 1/2 inch capped iron rod found and stamped "LAI" being the northeast corner of said 0.124 acre easement, also lying in the common line of said Lot 1 and Kohlers Crossing ROW, bears N 88° 52' 25" E, a distance of 347.53 feet;

**THENCE** S 88° 52' 25" W, along the common line of said Lot 2, Kohlers Crossing ROW, 60 foot wide easement, and 0.124 acre easement, a distance of 20.30 feet, to a point for the northeast corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE** leaving said common line, over and across said Lot 2, the following two (2) courses and distances:

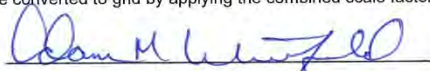
- 1) S 13° 28' 25" W, a distance of 171.39 feet, to a point for the southeast corner hereof, also being the northeast corner of a 0.475 acre, 30 foot wide permanent easement (PE) to be dedicated by separate easement;
- 2) N 76° 31' 35" W, along the north line of said PE, a distance of 30.00 feet, to a point for the southwest corner hereof, also being the northwest corner of said PE and lying in the east Right of Way (ROW) line of the Union Pacific Railroad (Variable width ROW). From which, a 1/2 inch iron rod found lying in the common line of said Lot 2, railroad ROW, and PE, bears S 13° 28' 25" W, a distance of 425.65 feet;

**THENCE** N 13° 28' 25" E, along the common line of said Lot 2 and railroad ROW, passing at a distance of 149.69 feet a 1/2 inch iron rod found, being the southwest corner of said 0.124 acre easement, and continuing along said common line for a total distance of 163.58 feet, to a point for the northwest corner hereof, being the northwest corner of said Lot 2, 60 foot wide easement, and 0.124 acre easement, also lying in said Kohlers Crossing south ROW line;

**THENCE** N 88° 52' 25" E, along the common line of said Lot 2, Kohlers Crossing ROW, and easements, a distance of 31.00 feet, to the **POINT OF BEGINNING** and containing 0.115 acre, 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: 10-11-21  
October 11, 2021



PARCEL C094H  
HAYS COUNTY, TEXAS  
ALLIANCE WATER PH 1B  
EXHIBIT A

KOHLERS CROSSING  
(Variable width ROW)

POINT OF BEGINNING

POINT OF COMMENCING

N: 13924916.72  
E: 2327400.44  
SURFACE

L-1

L-3

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0.115 ACRE  
(5,009 SQ.FT. MORE OR LESS)  
30' WIDE ACCESS EASEMENT

UNION PACIFIC RAILROAD  
(Variable width ROW)

S 13°28'25" W - 425.65'

0.475 ACRE  
PROPOSED BY SEPARATE INSTRUMENT

30' WIDE PERMANENT EASEMENT

PROPOSED BY SEPARATE INSTRUMENT

N 13°28'25" E - 163.58'

S 13°28'25" W - 171.39'

S 13°28'25" W - 149.89'

S 45°18'25" E - 149.98'

S 45°17'39" E - 149.98'

S 45°18'25" E - 149.98'

S 45°17'39" E - 149.98'

S 45°18'25" E - 149.98'

S 45°17'39" E - 149.98'

S 45°18'25" E - 149.98'

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S 45°18'25" E - 149.98'

S 45°17'39" E - 149.98'

S 45°18'25" E - 149.98'

CALLED 0.124 ACRE  
LATERAL SUPPORT (SLOPE)  
EASEMENT TO CITY OF KYLE, TEXAS  
VOL. 321B, PAGE 822, O.P.R.H.C.T.

7.5' PUE  
INST. NO. 18037339  
P.R.H.C.T.

LOT 1, BLOCK A  
PLUM CREEK PHASE 1, SECTION 7A  
INST. NO. 18037339  
P.R.H.C.T.  
KAI.SE USA, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
INST. NO. 18038547  
O.P.R.H.C.T.

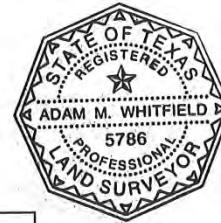
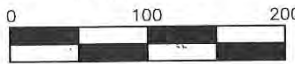
JESSE DAY SURVEY  
ABSTRACT NO. 152

LOT 2, BLOCK A  
PLUM CREEK PHASE 1, SECTION 7A  
INST. NO. 18037339  
P.R.H.C.T.  
KAI.SE USA, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
INST. NO. 18038547  
O.P.R.H.C.T.

- LEGEND
- △ = Calculated Point
  - = Found 1/2" Iron Rod, Capped and Stamped if Noted
  - = Proposed Access Easement
  - - - = Adjoining Boundary (approx.)
  - - - = Existing Easement (approx.)
  - x = Barbed Wire Fence
  - - - E = Overhead Electric Line
  - O.P.R.H.C.T. = Official Public Records Hays County, Texas
  - P.R.H.C.T. = Plat Records Hays County, Texas
  - D.R.H.C.T. = Deed Records Hays County, Texas
  - (XX) = Record Call
  - CM = Controlling Monument

Line Table		
LINE	BEARING	LENGTH
L-1	S 88°52'25" W	20.30'
L-2	N 76°31'35" W	30.00'
L-3	N 88°52'25" E	31.00'

SCALE: 1"=100'



**CPY** 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 hereon is a correct representation of the property as determined by a survey made on the ground December, 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: October 11, 2021

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

PAGE 3 of 3

WORK ORDER ARWA1800532 DIGITAL FILE C094H AE.dwg Revision # R01 DRAWN BY SOS

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Date: Oct 11, 2021 11:46am User: ad. whitfield  
File: G:\Projects\ARWA1800532-Alliance Water\SUMEY\SEGMENT C TITLES - Hays County\C094H\EXHIBIT EASEMENT\C094H\_AE\_R01.dwg

**C095H – PE**

**PARCEL C095H  
 PERMIAN HIGHWAY PIPELINE, LLC  
 HAYS COUNTY, TEXAS  
 ALLIANCE WATER PH 1B**



**LOCATION MAP**  
 NOT TO SCALE

**NOTES:**

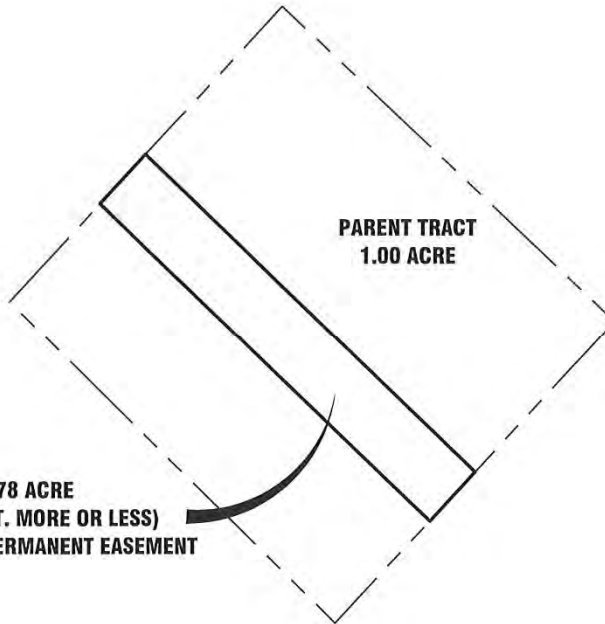
1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. 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-WAY THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED OF.

**SCHEDULE B COMMENTS:**

**TITLE RESOURCES GUARANTY COMPANY**  
 GF# T-151334  
 ISSUE DATE: AUGUST 12, 2021

10.1) ALL TERMS, CONDITIONS AND PROVISION OF THAT CERTAIN PLATTING VARIANCE OF RECORD IN DOCUMENT NO. 18006449, O.P.R.H.C.T. (DOES AFFECT)

NOTE ITEM FOUND NOT IN TITLE COMMITMENT: 15' EASEMENT GRANTED TO ARKANSAS LOUISIANA GAS COMPANY RECORDED IN VOLUME 263, PAGE 779, D.R.H.C.T. (DOES AFFECT BLANKET BY NATURE)



Date: Sep 27, 2021, 8:50am User: d:\whitefield File: G:\Projects\ARWA1800532-Alliance Water\SURVEY\SEGMENT C TITLES - Hays County\C095H\EXHIBIT EASEMENT\C095H PE R02.dwg



200 W. Hwy 6, Suite 620, Waco, Texas 76712  
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PAGE 1 of 3

WORK ORDER ARWA1800532 DIGITAL FILE C095H PE.dwg REVISION # 02 DRAWN BY MDH

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**Legal Description**  
**0.178 Acre (7,754 Square Foot, more or less)**  
**35 Foot Wide Permanent Easement**

BEING A 0.178 ACRE, 35 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 221, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 1.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO PERMIAN HIGHWAY PIPELINE, LLC, AS RECORDED IN COUNTY CLERKS FILE NUMBER 2019030535 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.). SAID 0.178 ACRE, 35 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2 inch capped iron rod found, being the easterly common corner of said 1.00 acre tract and that called 811.38 acre tract of land described in deed to LaSalle Holdings, LTD., as recorded in Volume 2909, Page 684 of said O.P.R.H.C.T., also lying in the west line of that called 140.6 acre tract of land described in deed to Cynthia G. Meyer, as recorded in County Clerks File Number 01003156 of said O.P.R.H.C.T.;

**THENCE** S 42° 49' 55" W, along the common line of said 1.00 and 811.38 acre tracts, a distance of 96.75 feet to a point, for the east corner and the **POINT OF BEGINNING** of the tract herein described;

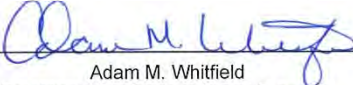
**THENCE** S 42° 49' 55" W, continuing along said common line, a distance of 35.01 feet, to point for the south corner hereof. From which, a 1/2 inch capped iron rod found and stamped "Jones & Carter", being the southerly common corner of said 1.00 and 811.38 acre tracts bears S 42° 49' 55" W, a distance of 67.06 feet;

**THENCE** N 46° 09' 02" W, leaving said common line, over and across said 1.00 acre tract, a distance of 221.63 feet, to a point for the west corner hereof, also lying in the southeast line of County Road 158 (variable width ROW). From which, a 1/2 inch capped iron rod found and stamped "BYRN", being the westerly common corner of said 1.00 and 911.38 acre tracts, bears S 42° 49' 44" W, a distance of 64.49 feet;

**THENCE** N 42° 49' 44" E, along the common line of said 1.00 acre tract and County Road 158 ROW, a distance of 35.01 feet, to a point for the north corner hereof;

**THENCE** S 46° 09' 02" E, leaving said common line, over and across said 1.00 acre tract, a distance of 221.64 feet, to the **POINT OF BEGINNING** and containing 0.178 acre, 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

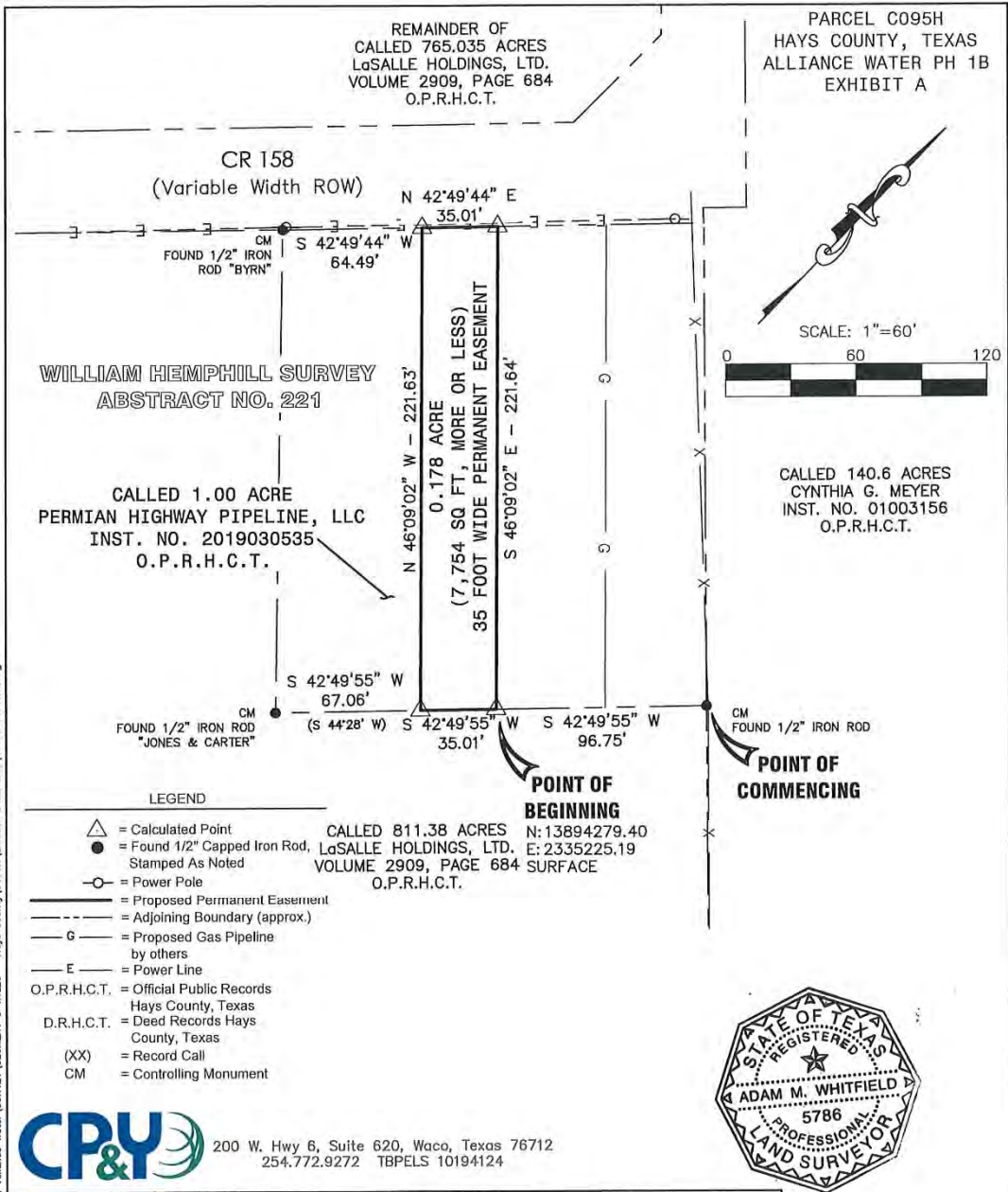
Date: 9.27.21

October 22, 2020

Revised: July 01, 2021

Revised: September 27, 2021





Date: Sep 27, 2021, 8:50am User ID: awhitfield  
File: G:\Projects\ARWA1800532-Alliance Water Survey\SEGMENT C TITLES - Hays County\0909H\EXHIBIT EASEMENT\C095H PE R02.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 March, 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: September 27, 2021

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

PAGE 3 of 3

WORK ORDER ARWA1800532 DIGITAL FILE C095H PE.dwg Revision # 02 DRAWN BY MDH

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**C095H – TCE**

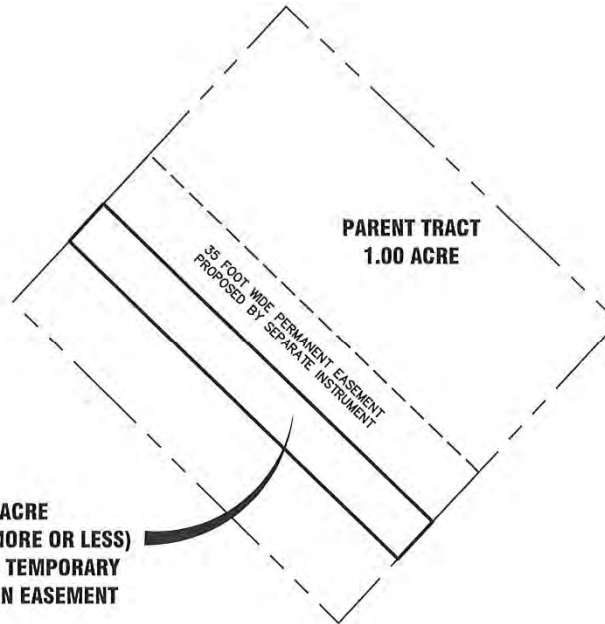
PARCEL C095H  
 PERMIAN HIGHWAY PIPELINE, LLC  
 HAYS COUNTY, TEXAS  
 ALLIANCE WATER PH 1B



**LOCATION MAP**  
 NOT TO SCALE

**NOTES:**

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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.
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**0.127 ACRE**  
**(5,532 SQ FT, MORE OR LESS)**  
**25 FOOT WIDE TEMPORARY**  
**CONSTRUCTION EASEMENT**



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

PAGE 1 of 3

Date: Jul 01, 2021, 8:11 am User: R: amhfield  
 File: G:\Projects\ARWA1800532-Alliance Water\SURVEY\SEGMENT C TITLES - Hays County\C095H\EXHIBIT EASEMENT\C095H TCE.dwg

WORK ORDER ARWA1800532 DIGITAL FILE C095H TCE.dwg REVISION # XX DRAWN BY MDH

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**Legal Description**  
**0.127 Acre (5,532 Square Foot, more or less)**  
**25 Foot Wide Temporary Construction Easement**

BEING A 0.127 ACRE, 25 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT, SITUATED IN THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 221, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 1.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO PERMIAN HIGHWAY PIPELINE, LLC, AS RECORDED IN COUNTY CLERKS FILE NUMBER 2019030535 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.). SAID 0.127 ACRE, 25 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2 inch capped iron rod found, being the easterly common corner of said 1.00 acre tract and that called 811.38 acre tract of land described in deed to LaSalle Holdings, LTD., as recorded in Volume 2909, Page 684 of said O.P.R.H.C.T., also lying in the west line of that called 140.6 acre tract of land described in deed to Cynthia G. Meyer, as recorded in County Clerks File Number 01003156 of said O.P.R.H.C.T.;

**THENCE** S 42° 49' 55" W, along the common line of said 1.00 and 811.38 acre tracts, a distance of 131.75 feet to a point for the east corner and the **POINT OF BEGINNING** of the herein described tract, also being the south corner of a 35 foot wide Permanent Easement (PE) proposed by separate instrument;

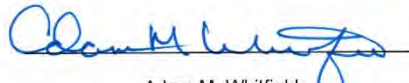
**THENCE** S 42° 49' 55" W, continuing along said common line, a distance of 25.00 feet, to point for the south corner hereof. From which, a 1/2 inch capped iron rod found and stamped "Jones & Carter", being the southerly common corner of said 1.00 and 811.38 acre tracts bears S 42° 49' 55" W, a distance of 42.06 feet;

**THENCE** N 46° 09' 02" W, leaving said common line, over and across said 1.00 acre tract, a distance of 221.63 feet, to a point for the west corner hereof, also lying in the south east line of County Road 158 (variable width ROW). From which, a 1/2 inch capped iron rod found and stamped "BYRN", being the westerly common corner of said 1.00 and 911.38 acre tracts, bears S 42° 49' 44" W, a distance of 39.49 feet;

**THENCE** N 42° 49' 44" E, along the common line of said 1.00 acre tract and County Road 158 ROW, a distance of 25.00 feet, to a point for the north corner hereof also being the west corner of said PE;

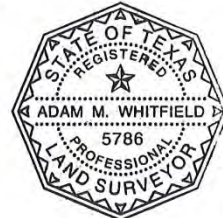
**THENCE** S 46° 09' 02" E, leaving said common line, along the northeast line of said PE, over and across said 1.00 acre tract, a distance of 221.63 feet, to the **POINT OF BEGINNING** and containing 0.127 acre, more or less.

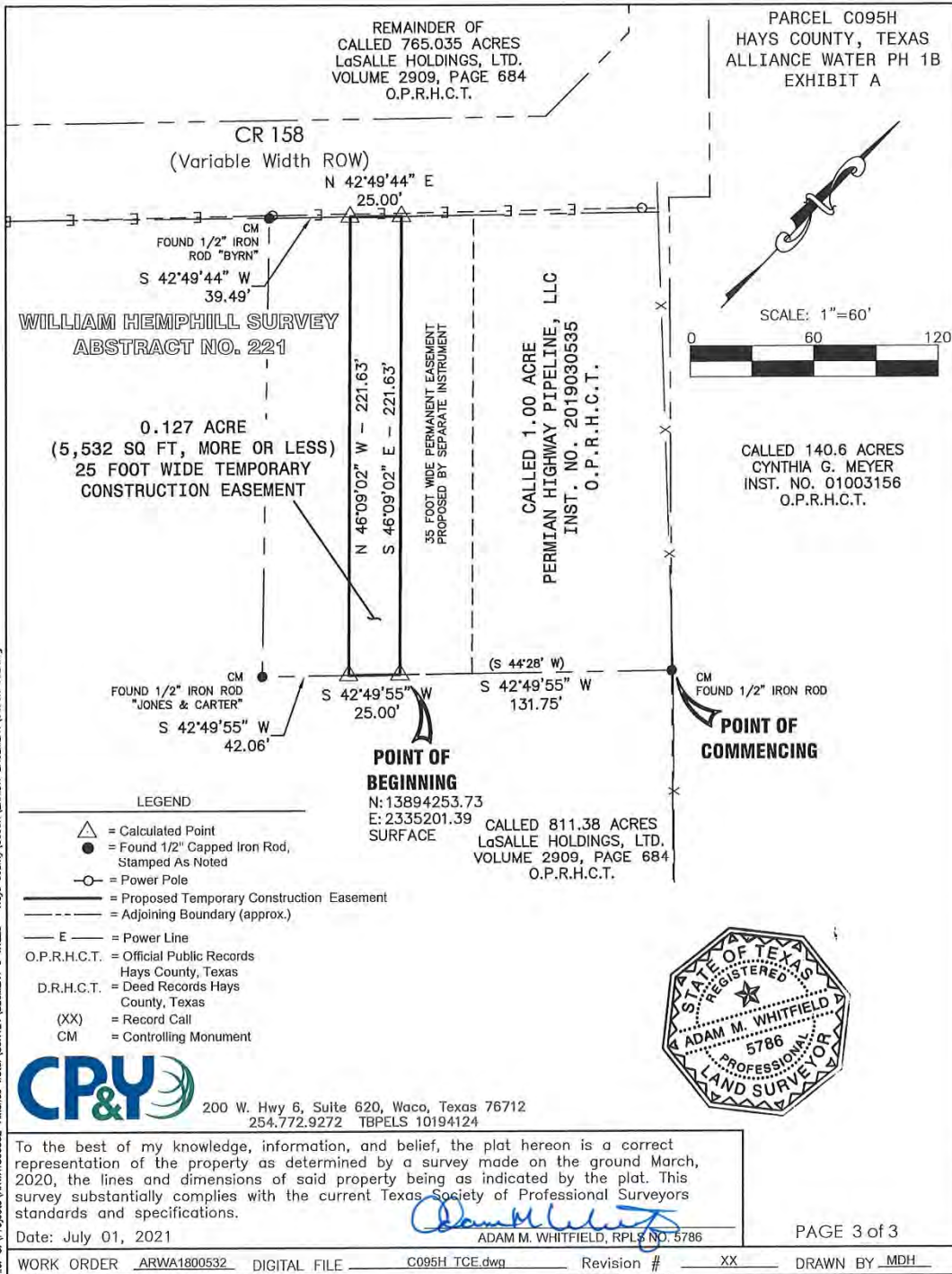
The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.



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

Date: 7-1-21  
July 01, 2021





Date: Jul 01, 2021, 8:11am User: ad: whitfield  
 File: G:\Projects\ARWA1800532-Alliance Water Survey\SEGMENT C TITLES - Hays County\CO95H\CONTR EASEMENT\CO95H TCE.dwg



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 hereon is a correct representation of the property as determined by a survey made on the ground March, 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

Date: July 01, 2021  
 WORK ORDER ARWA1800532 DIGITAL FILE CO95H TCE.dwg Revision # XX DRAWN BY MDH  
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**D076G – Tract 1**

PARCEL D076G  
 TOUR PARTNERS, LTD.  
 GUADALUPE COUNTY, TEXAS  
 ALLIANCE WATER PH 1B



**LOCATION MAP**  
 NOT TO SCALE

**NOTES:**

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**PARENT TRACT  
 REMAINDER OF  
 170.699 ACRES**

**TRACT 1 - 2.238 ACRES  
 (97,487 SQ. FT. MORE OR LESS)  
 90' WIDE PERMANENT EASEMENT**

**TRACT 2 - 3.656 ACRES  
 (159,255 SQ FT, MORE OR LESS)  
 VARIABLE WIDTH PERMANENT EASEMENT**

**TRACT 3 - 4.297 ACRES  
 (187,177 SQ FT, MORE OR LESS)  
 VARIABLE WIDTH PERMANENT EASEMENT**

APPROXIMATE DEED LINE  
 CALLED 81.52 ACRES  
 VOLUME 520, PAGE 125  
 D.R.G.C.T.

Date: Aug 03, 2024, 2:18pm User: D: ssmith  
 File: S:\Projects\ARWA1800532-Alliance Water\SURVEY\SEGMENT D TITLES - Guadalupe County\D076G\EXHIBIT EASEMENT\D076G\_PE\_Tracts 1, 2, 3\_ARWA.dwg



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

PARCEL D076G  
 TOUR PARTNERS, LTD.  
 GUADALUPE COUNTY, TEXAS  
 ALLIANCE WATER PH 1B

SCHEDULE B COMMENTS:

WFG NATIONAL TITLE INSURANCE COMPANY  
 GF# 21-201884-D076G  
 ISSUE DATE: JULY 14, 2021

- a. An easement for an electric transmission and distribution line executed by Paul Harborth to San Antonio Public Service Company, filed October 22, 1936, recorded as Instrument No. Volume 162, Page 608, D.R.G.C.T. (DOES NOT AFFECT)
- b. An easement for a water pipeline executed by Nolan Harborth for Paul Harborth Estate to Crystal Clear Water Supply Corporation, filed April 23, 1965, recorded as Instrument No. Volume 375, Page 542, D.R.G.C.T. (DOES NOT AFFECT)
- c. An easement for water lines executed by Barry Jaroszewski and wife, Joan Jaroszewski to Canyon Regional Water Authority, filed July 21, 1994, recorded as Instrument No. Volume 1106, Page 992, of the O.P.R.G.C.T. (DOES NOT AFFECT)
- d. An easement for water lines executed by George Alexander and wife, Bridgette Alexander to Canyon Regional Water Authority, filed August 24, 1994, recorded as Instrument No. Volume 1112, Page 306, O.P.R.G.C.T. (DOES AFFECT TRACT 3 AS SHOWN)
- e. e.Chapter 43 Texas Local Government Code Development Agreement by and between Mark C. Carter and wife, Beverly Carter and City of Seguin, filed October 24, 2012, as Instrument No. Volume 3192, Page 463, O.P.R.G.C.T. (DOES AFFECT TRACTS 2 & 3, BLANKET BY NATURE, WITHIN THAT CALLED 81.52 ACRES IN THE WILLIAM J. RAGSDALE SURVEY AS RECORDED IN VOLUME 520, PAGE 125 D.R.G.C.T.)
- f. Water Line Easement Agreement by and between Mark C. Carter and wife, Beverly P. Carter and Central Texas Regional Water Supply Corporation, filed March 10, 2017, as Instrument No. 2017005627, O.P.R.G.C.T. (DOES NOT AFFECT SUBJECT TRACT, BUT DOES AFFECT PARENT TRACT)
- g. Interlocal Cooperation Agreement Setting Boundary and Extraterritorial Jurisdiction joined by Mark and Beverly Carter as recorded in Document No. 201899027552, O.P.R.G.C.T. (DOES AFFECT)
- h. An easement for electric distribution lines executed by Mark C. Carter and wife, Beverly P. Carter to Guadalupe Valley Electric Cooperative, Inc., filed February 22, 2018, recorded as Instrument No. 201899003770, O.P.R.G.C.T. (DOES AFFECT, BLANKET BY NATURE, THAT AREA WITHIN THE WILLIAM J. RAGSDALE SURVEY ONLY)
- i. Temporary Easement Agreement for Access Agreement by and between Tour Partners, LTD., a Texas limited partnership and Barry Jaroszewski and Joan Jaroszewski, filed December 6, 2019, as Instrument No. 201999028007, O.P.R.G.C.T. (DOES NOT AFFECT)
- j. An easement for water distribution and/or sewer collection lines executed by Barry Jaroszewski and wife, Joan Jaroszewski to Crystal Clear Special Utility District, filed February 25, 2020, recorded as Instrument No. 202099004671, O.P.R.G.C.T. (DOES NOT AFFECT SUBJECT TRACT)
- k. An easement for electric distribution lines and communication facilities executed by Tour Partners, Ltd. to Guadalupe Valley Electric Cooperative, filed March 17, 2021, recorded as Instrument No. 202199008948, O.P.R.G.C.T. (DOES AFFECT TRACT 1 ONLY, BLANKET BY NATURE)

NOTE ITEMS FOUND NOT IN TITLE COMMITMENT:

- 20' WIDE RIGHT-OF-WAY EASEMENT TO CRYSTAL CLEAR WATER SUPPLY, VOLUME 375, PAGE 532 D.R.G.C.T. (DOES AFFECT TRACT 1 ONLY, BLANKET BY NATURE, CALLED 20' WIDE ALONG CENTERLINE OF PIPELINE AS FIRST INSTALLED)
- 20' WIDE RIGHT-OF-WAY EASEMENT TO CRYSTAL CLEAR WATER SUPPLY, VOLUME 378, PAGE 439 D.R.G.C.T. (DOES AFFECT TRACT 1 AS SHOWN)
- 0.16 ACRE-TRACT TWO NON-EXCLUSIVE VARIABLE WIDTH ACCESS EASEMENT TO BARRY JAROSZEWSKI AND JOAN JAROSZEWSKI, A MARRIED COUPLE, RECORDED IN INST. NO. 201999028006, O.P.R.G.C.T. (DOES AFFECT TRACT 2 AS SHOWN)

Date: Aug 03, 2021, 2:18pm User: ID: semith  
 File: G:\Projects\ARWA1800532-Alliance Water\SURVEY\DOCUMENT D TITLES - Guadalupe County\D076G\EXHIBIT EASEMENT\D076G\_PE\_Tracts 1, 2, 3\_104.dwg



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PAGE 2 of 10

WORK ORDER ARWA1800532 DIGITAL FILE D076G PE.dwg REVISION # 04 DRAWN BY SOS

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Partners for a Better Quality of Life

**TRACT 1  
Legal Description  
2.238 Acre (97,487 Square Foot)  
90 Foot Wide Permanent Easement**

BEING A 2.238 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE JOHN JONES SURVEY, ABSTRACT NO. 189, AND THE WILLIAM. J. RAGSDALE SURVEY, ABSTRACT NO. 268, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF THAT CALLED 170.699 ACRE TRACT OF LAND DESCRIBED IN DEED TO TOUR PARTNERS, LTD., AS RECORDED IN COUNTY CLERKS FILE NUMBER 201999000803 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.). SAID 2.238 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 and stamped "BLS 2024", being the most easterly northeast corner of said 170.699 acre tract, also being the east end of the southwest cutback line of the west Right of Way (ROW) line of State Highway 123 (SH 123, variable width ROW) and County Road 142 (50 foot ROW), commonly known as Dietert Road. From which, a 1/2 inch capped iron rod found and stamped "BLS 2024", being the most northerly northeast corner of said 170.699 acre tract, also being the west end of said southwest cutback line, bears N 34° 49' 29" W, a distance of 82.34 feet;

**THENCE** S 21° 55' 00" W, along the common line of said SH 123 west ROW line and 170.699 acre tract, a distance of 1,906.10 feet, to a point for the **POINT OF BEGINNING** and the northeast corner of the herein described tract;

**THENCE** S 21° 55' 00" W, continuing along said common line, a distance of 110.00 feet, to a point for corner hereof. From which a 1/2 inch capped iron rod found and stamped "BLS 2024" lying in the common line of said SH 123 west ROW and that called 17.78 acre tract of land, "Tract One" described in deed to Barry Jaroszewski and Joan Jaroszewski, a married couple, as recorded in County Clerks File Number 201999028006 of said O.P.R.G.C.T., at the beginning of a non-tangent curve to the left with a radius of 2,904.80 feet, bears S 21° 55' 00" W a distance of 1,374.01 feet;

**THENCE** leaving said common line, over and across said 170.699 acre tract, the following two (2) courses and distances:

- 1) N 68° 05' 00" W, a distance of 20.00 feet, to a point for an interior "ell" corner hereof.
- 2) S 21° 55' 00" W, a distance of 979.44 feet, to a point lying in the northeast line of said 17.78 acre tract, being a common line of the remainder of said 170.699 acres, for the southeast corner hereof;

**THENCE** N 33° 41' 21" W, along the common line of said 17.78 and 170.699 acre tracts, a distance of 109.07 feet, to a point for the southwest corner hereof;

**THENCE** N 21° 55' 00" E, leaving said common line, over and across said 170.699 acre tract, a distance of 1,027.83 feet, to a point for the northwest corner hereof;

**THENCE** S 68° 05' 00" E, a distance of 110.00 feet, to the **POINT OF BEGINNING** and containing 2.238 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

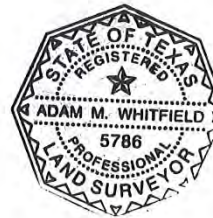
Date: 08-03-2021

October 14, 2020

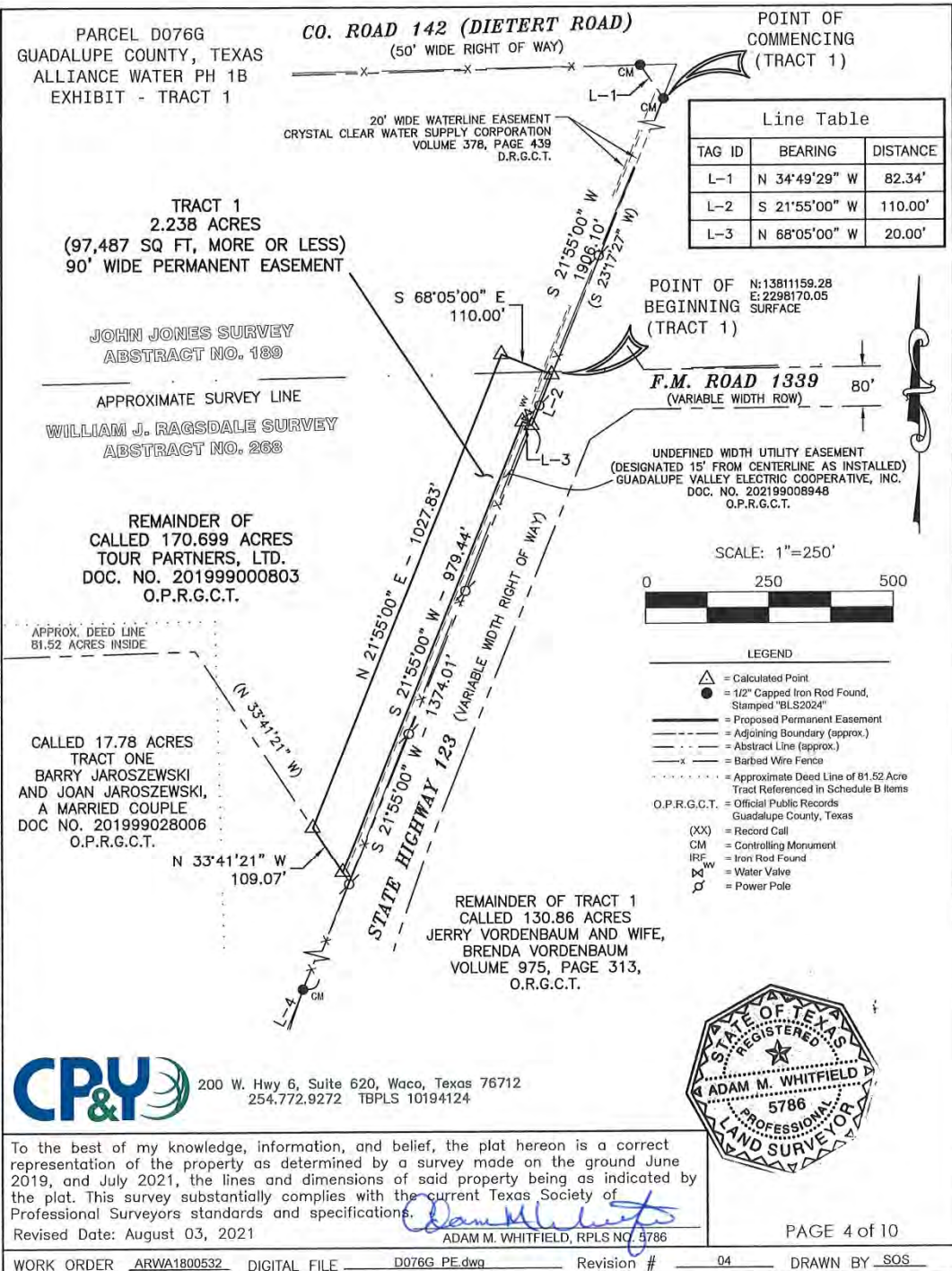
Revised Date: November 10, 2020

Revised Date: April 12, 2021

Revised Date: August 03, 2021







## D076G – Tract 2



Partners for a Better Quality of Life

### TRACT 2

#### Legal Description

**3.656 Acre (159,255 Square Foot, more or less)  
Variable Width Permanent Easement**

BEING A 3.656 ACRE, VARIABLE WIDTH PERMANENT EASEMENT, SITUATED IN THE WILLIAM J. RAGSDALE SURVEY, ABSTRACT NO. 268, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF THAT CALLED 170.699 ACRE TRACT OF LAND DESCRIBED IN DEED TO TOUR PARTNERS, LTD., AS RECORDED IN COUNTY CLERKS FILE NUMBER 201999000803 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.). SAID 3.656 ACRE VARIABLE WIDTH PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2 inch capped iron rod found and stamped "BLS 2024" lying in the common west Right of Way (ROW) line of State Highway 123 (SH 123, variable width ROW) and the southeast line of that called 17.78 acre tract of land, "Tract One" described in deed to Barry Jaroszewski and Joan Jaroszewski, a married couple, as recorded in County Clerks File Number 201999028006 of said O.P.R.G.C.T., also being the beginning of a non-tangent curve to the left in said ROW line, having a central angle of 22° 21' 44", a radius of 2,904.80 feet and having a chord bearing S 08° 44' 51" W, a chord distance of 1,126.54 feet. From which a 1/2 inch iron pipe found at the end of said curve continues an arc distance of 1,133.72 feet;

**THENCE** S 26° 11' 40" W, leaving said ROW line, over and across said 17.78 acre tract, a distance of 148.91 feet, to a point lying in the south line of said 17.78 acres, also being a common line of the remainder of said 170.699 acre tract, and the northeast line of that called 0.16 acre tract of land described as "Tract Two", a non-exclusive variable width access easement to Barry Jaroszewski and Joan Jaroszewski as recorded in said County Clerks File Number 201999028006, and being at the beginning of a non-tangent curve to the left, having a central angle of 10° 13' 08", a radius of 2,924.80 feet and having a chord bearing S 11° 55' 06" W, a chord distance of 520.96 feet, for the **POINT OF BEGINNING** and the northeast corner of the herein described tract;

**THENCE** leaving said common line over and across said 170.699 acre tract, the following three (3) courses and distances:

- 1) Along said non-tangent curve to the left, an arc distance of 521.65 feet, to a point for corner hereof;
- 2) S 88° 50' 00" W, a distance of 61.94 feet, to a point for an interior "ell" corner hereof;
- 3) S 01° 15' 27" E, a distance of 1,181.74 feet, to a point lying in the common line of said 170.699 acre tract and that called 79.809 acre tract of land described in deed to NB Dean 32, LLC, a Texas Limited Liability Company, as recorded in County Clerks File Number 202199017278 of said O.P.R.G.C.T. for the southeast corner hereof. From which, a 1/2 inch capped iron rod found and stamped "DAM 5348", being a common corner of said 170.699 acre and 79.809 acre tracts, also lying in said west ROW line, bears N 88° 18' 11" E, a distance of 51.33 feet, and from said found rod, said 1/2 inch iron pipe found at the end of the curve in said ROW line bears N 01° 04' 24" W, a distance of 711.23 feet;

**THENCE** S 88° 18' 11" W, along said common line, a distance of 90.00 feet, to a point for the southwest corner hereof. From which, a 1/2 inch capped iron rod found and stamped "DAM 5348", being a common corner of said 170.699 acre and 79.809 acre tracts, bears S 88° 18' 11" W, a distance of 157.16 feet;

**THENCE** leaving said common line, over and across said 170.699 acre tract, the following three (3) courses and distances:

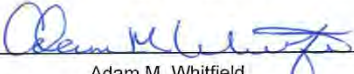
- 1) N 01° 15' 27" W, a distance of 1,195.95 feet, to a point for corner hereof;

- 2) N 43° 44' 11" E, a distance of 105.38 feet, to a point at the beginning of a non-tangent curve to the right, having a central angle of 8° 43' 46", a radius of 3,014.80 feet, and having a chord bearing N 12° 37' 33" E, a chord distance of 458.88 feet;
- 3) Along said non-tangent curve to the right an arc distance of 459.32 feet, to a point lying in the common line of said 17.78, 0.16, and 170.699 acre tracts, for the northwest corner hereof. From which, a 1/2 inch capped iron rod found and stamped "DAM 5348", being the northerly common corner of said 79.809 acre and 170.699 acre tracts, also lying in the south line of said 17.78 acre tract, bears N 82° 54' 48" W, a distance of 192.63 feet;

**THENCE** N 61° 25' 10" E, along said common line, a distance of 49.34 feet, to a 10 inch square metal post for an angle point of said 17.78 acre tract and the north corner of said 0.16 acre easement tract for the northernmost corner hereof;

**THENCE** S 42° 00' 16" E, continuing along said common line, a distance of 64.71 feet, to the **POINT OF BEGINNING** and containing 3.656 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: 08-03-2021  
October 14, 2020

Revised Date: November 10, 2020  
Revised Date: April 12, 2021  
Revised Date: August 03, 2021







## D076G – Tract 3



Partners for a Better Quality of Life

**TRACT 3**  
**Legal Description**  
**4.297 Acre (187,177 Square Foot, more or less)**  
**Variable Width Permanent Easement**

BEING A 4.297 ACRE, VARIABLE WIDTH PERMANENT EASEMENT, SITUATED IN THE WILLIAM J. RAGSDALE SURVEY, ABSTRACT NO. 268, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF THAT CALLED 170.699 ACRE TRACT OF LAND DESCRIBED IN DEED TO TOUR PARTNERS, LTD., AS RECORDED IN COUNTY CLERKS FILE NUMBER 201999000803 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.). SAID 4.297 ACRE VARIABLE WIDTH PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2 inch capped iron rod found and stamped "DAM 5348" lying in the west Right of Way (ROW) line of State Highway 123 (SH 123, variable width ROW) and being the southeasterly common corner of the remainder of said 170.699 acre tract and that called 79.809 acre tract of land described in deed to NB Dean 32, LLC, a Texas Limited Liability Company, as recorded in County Clerks File Number 202199017278 of said O.P.R.G.C.T.;

**THENCE** S 88° 17' 49" W, leaving said west ROW line, along the common line of said 170.699 acre and 79.809 acre tracts, a distance of 50.43 feet, to a point for the **POINT OF BEGINNING** and northeast corner of the herein described tract;

**THENCE** leaving said common line, over and across said 170.699 acre tract, the following four (4) courses and distances:

- 1) S 01° 15' 27" E, a distance of 227.83 feet, to a point for an interior "ell" corner hereof;
- 2) N 88° 44' 33" E, a distance of 20.00 feet, to a point for corner;
- 3) S 01° 15' 27" E, a distance of 137.00 feet, to a point for an interior "ell" corner hereof;
- 4) N 88° 44' 33" E, a distance of 29.25 feet, to a point lying in the common line of said 170.699 acre tract and SH 123 west ROW line;

**THENCE** S 01° 04' 24" E, along said common line, a distance of 50.00 feet, to a point for corner hereof;

**THENCE** leaving said common line over and across said 170.699 acre tract, the following five (5) courses and distances:

- 1) S 88° 44' 33" W, a distance of 29.09 feet, to a point for an interior "ell" corner hereof;
- 2) S 01° 15' 27" E, a distance of 613.55 feet, to a point for corner hereof;
- 3) N 89° 43' 24" W, a distance of 352.85 feet, to a point for an interior "ell" corner hereof;
- 4) S 01° 02' 57" E, a distance of 349.49 feet, to a point for the most southerly southeast corner hereof;
- 5) S 89° 15' 30" W, a distance of 110.00 feet, to a point lying in the east line of said 79.809 acre tract, being the west line of the remainder of said 170.699 acre tract, for the most southerly southwest corner hereof. From which a 1/2 inch capped iron rod found and stamped "DAM 5348", being the southerly common corner of said 170.699 and 79.809 acre tracts, also lying in the north line of Farm to Market Road 758 (80 foot wide ROW) and the south line of that called 15 foot wide waterline easement described to Canyon Regional Water Authority as recorded in Volume 1112, Page 306 of said O.P.R.G.C.T. bears S 01° 02' 57" E, a distance of 80.00 feet;

Page 8 of 10

D076G\_Tr3\_R04

200 West Highway 6, Suite 620  
Waco, Texas 76712  
TBPE # F-1741  
TBPLS # 10194124  
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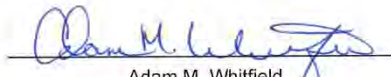
**THENCE** N 01° 02' 57" W, along the common line of said 170.699 and 79.809 acre tracts, a distance of 461.47 feet, to a 1/2 inch capped iron rod found and stamped "DAM 5348" for corner a common corner of said tracts and the tract hereof;

**THENCE** S 89° 43' 24" E, along the common line of said 170.699 acre and 79.809 acre tracts, passing at a distance of 91.10 feet, a 1/2 inch capped iron rod found and stamped "DAM 5348" for a common corner of said tracts, and leaving said common line, over and across said 170.699 acre tract, a total distance of 352.44 feet, to a point for an interior "ell" corner hereof;

**THENCE** N 01° 15' 27" W, continuing over and across said 170.699 acre tract, a distance of 914.69 feet, to a point lying in the common line of said 170.699 acre and 79.809 acre tracts, for corner hereof. From which, a 1/2 inch capped iron rod found and stamped "DAM 5348" for a common corner of said tracts, bears S 88° 17' 49" W, a distance of 262.25 feet;

**THENCE** N 88° 17' 49" E, along said common line, a distance of 90.00 feet, to the **POINT OF BEGINNING** and containing 4.297 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.

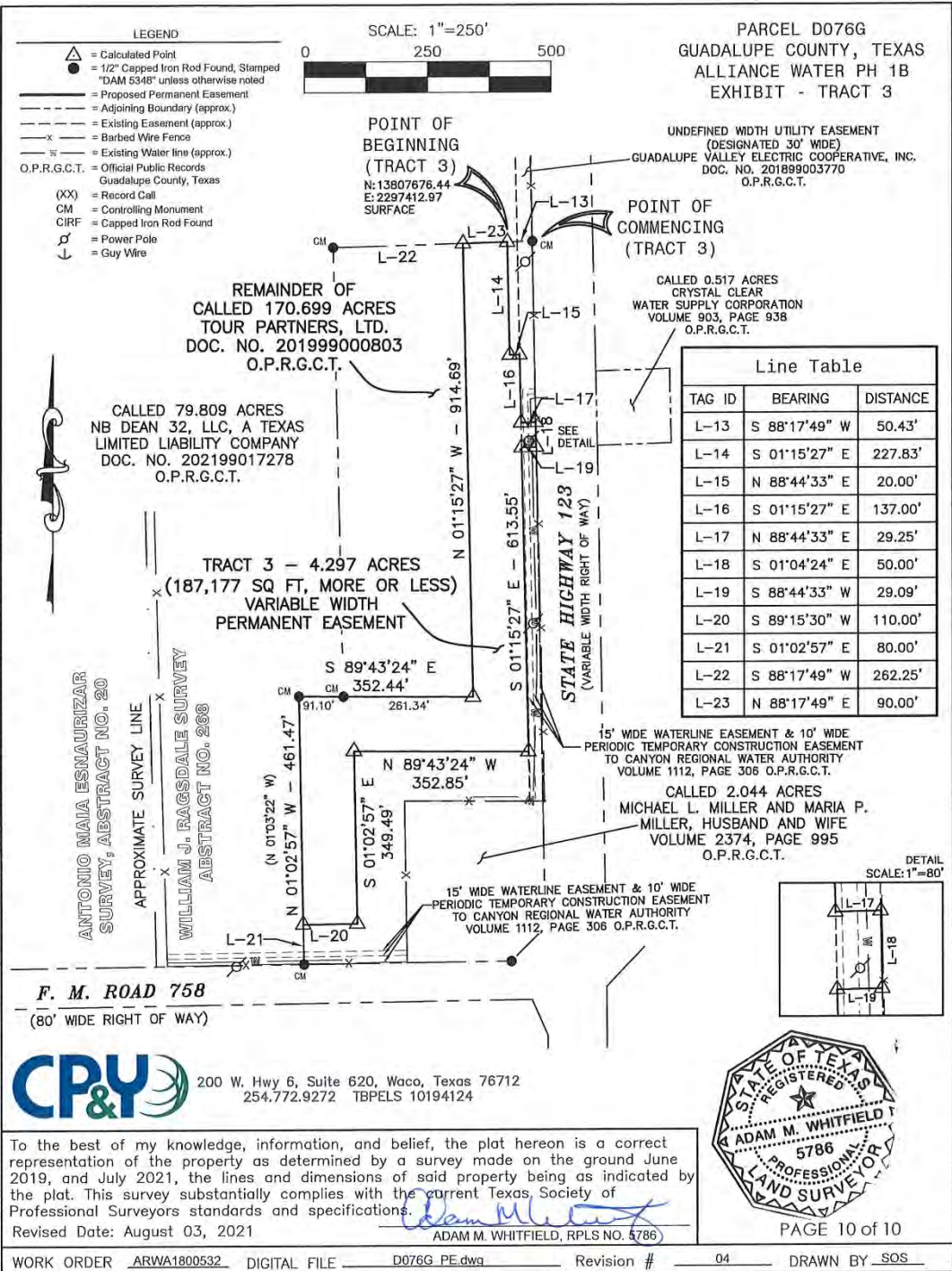


Adam M. Whitfield  
Registered Professional Land Surveyor  
Texas Registration Number 5786

Date: 08-03-2021  
October 14, 2020

Revised Date: November 10, 2020  
Revised Date: April 12, 2021  
Revised Date: August 03, 2021





Date: Aug 03, 2021, 2:15pm User ID: ssmith  
 File: G:\Projects\ARWA1800532-Alliance Water Survey\SEGMENT D TITLES - Guadalupe County\D076G\EXHIBIT EASEMENT\D076G\_PE\_Tracts 1, 2, 3\_104.dwg

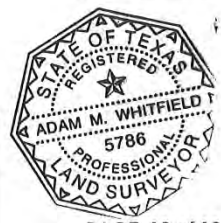


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 254.772.9272 TBPELS 10194124

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, and July 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.

Revised Date: August 03, 2021

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



PAGE 10 of 10

WORK ORDER ARWA1800532 DIGITAL FILE D076G PE.dwg Revision # 04 DRAWN BY SOS

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

**BOARD MEMBER PACKETS**  
Wednesday, March 23, 2022 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

**L. ADJOURNMENT**

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