

**Alliance Regional Water Authority
Board of Directors**

REGULAR MEETING



ALLIANCE WATER

BOARD MEMBER PACKETS

Pauline Espinosa Community Hall
170 Charles Austin Drive, San Marcos, TX 78666

Wednesday, May 25, 2022 at 3:00 P.M.

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, May 25, 2022 at 3:00 PM

Pauline Espinosa Community Hall – 170 Charles Austin Drive, San Marcos, TX 78666

Wednesday, May 25th, 2022 at 3:00 PM

Pauline Espinosa Community Hall
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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, May 25, 2022, at the Pauline Espinosa Community Hall, 170 Charles Austin Drive, San Marcos, Texas. 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 Directors

C.2 Election of Officers for the May 2022 through April 2023 Board term

D. PUBLIC COMMENT PERIOD (Note: Each person wishing to speak must register with the Executive Director at 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.

E.1 Consider approval of minutes of the Regular Meeting held April 27, 2022. ~
Graham Moore, P.E., Executive Director

E.2 Consider approval of the financial reports for March and April 2022. ~
Graham Moore, P.E., Executive Director

F. PUBLIC HEARINGS / PRESENTATIONS - None

G. ITEMS FOR DISCUSSION NOT REQUIRING ACTION

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- 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 discussion regarding the Authority's public relations activities possible direction to staff and consultants. ~ *CD&P*
 - I.2 Update and possible direction to Staff regarding construction of the Authority's Phase 1B program. ~ *Chris Noe, P.E., Pape-Dawson Engineers*
 - I.3 Update and discussion regarding the status of the Authority's Phase 1B program, and direction to staff and consultants. ~ *Ryan Sowa, P.E., Kimley-Horn & Associates*
 - I.4 Consider adoption of Resolution 2022-05-25-001 approving Supplemental Amendment #1 to Work Order #6 with Pape-Dawson Engineers, Inc. for a Commissioning and Startup Plan and System Test Packages for the Phase 1B Water Treatment Plant and Raw Water Infrastructure Project, as recommended by the Technical Committee. ~ *Graham Moore, P.E., Executive Director*
 - I.5 Consider adoption of Resolution 2022-05-25-002 approving Work Order #4 with HVJ South Central Texas – M&J, Inc. for material testing on the Segment B Pipeline project, as recommended by the Technical Committee. ~ *Graham Moore, P.E., Executive Director*
 - I.6 Update, discussion and possible action regarding the selection of a Proponent to provide Operations and Maintenance Services for the Authority's Carrizo Water Supply Project; including possible direction to Staff regarding next steps. ~ *Mike Gershon, Lloyd Gosselink Rochelle & Townsend, P.C.*

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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 2022-05-25-003 finding Public Convenience and Necessity for and authorizing the acquisition of certain water pipeline easements and temporary construction easements and certain fee estates for the Alliance Regional Water Authority, Phase 1B Water Line Project in connection therewith, over, across, upon and under certain privately owned real estate properties; authorizing all appropriate actions by the Board of Directors, staff, retained attorneys and engineering and technical consultants in the institution and prosecution of condemnation proceedings to acquire any such needed fee estates and easements and temporary construction easements and related rights of ingress and egress that cannot be acquired through negotiation; declaring further negotiations futile; ratifying and affirming all acts and proceedings heretofore done or initiated by employees, agents, and attorneys of ARWA to acquire such property interests including necessary acts for any applicable lienholders for such properties; authorizing all other lawful action necessary and incidental to such acquisitions or eminent domain proceedings to survey, specify, define, and secure the necessary interests in real property; declaring the sections of the resolution to be severable one from the other in the event any section of the resolution is determined to be invalid; establishing an effective date; and finding and determining that the meeting at which this resolution is passed was noticed and is open to the public as required by law.*

L. ADJOURNMENT

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NOTE: *The Board of Directors may meet in Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Board of Directors may also publicly discuss any item listed on the agenda for Executive Session.*

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A. CALL TO ORDER

No Backup Information for this Item.

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B. ROLL CALL

NAME	TERM ENDS	PRESENT
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 2025	
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 2025	
Derrick Turley (Kyle – Water Production Supervisor)	April 2024	
Shaun Condor (San Marcos – Interim Director of Engineering & CIP)	April 2025	
Pat Allen (CRWA - General Manager, Green Valley SUD)	April 2023	
Paul Kite (San Marcos – Asst. Director of Public Services)	April 2025	

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C. SEATING OF NEWLY APPOINTED DIRECTORS AND ELECTION OF OFFICERS

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C.1 Oath of Office and swearing in of Directors

Background/Information

The re-appointed Directors 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.

The re-appointed Board members are:

- Councilmember Mark Gleason
- Chris Betz
- Shaun Condor
- Paul Kite

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

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C.2 Election of Officers for the May 2022 through April 2023 Board term

Background/Information

Each May the Board will be required to elect Officers for the coming year. The Authority's bylaws identify the following four positions: Chair, Vice Chair, Treasurer and Secretary. The duties of each as outlined in the bylaws are described below.

Officer Positions and Duties

Section 4.2. Powers and Duties of the Chair. The Chair shall preside at all meetings of the Board. He or she shall have such duties as are assigned by the Board.

Section 4.3. Powers and Duties of the Vice Chair. The Vice Chair shall perform the duties and exercise the powers of the Chair upon the Chair's death, absence, disability, or resignation, or upon the Chair's inability to perform the duties of his or her office. Any action taken by the Vice Chair in the performance of the duties of the Chair shall be conclusive evidence of the absence or inability to act of the Chair at the time such action was taken.

Section 4.4. Treasurer. The Treasurer shall have custody of all the funds and securities of the Authority which come into his or her hands. When necessary or proper, he or she may endorse, on behalf of the Authority, for collection, checks, notes and other obligations and shall deposit the same to the credit of the Authority in a bank or banks or depositories designated by the Board; he or she may sign all receipts and vouchers for payments made to the Authority, either alone or jointly with another officer designated by the Board; whenever required by the Board, he or she shall render a statement of the Authority's accounts; he or she shall enter or cause to be entered regularly in the books of the Authority to be kept by him or her for that purpose full and accurate accounts of all moneys received and paid out on account of the Authority; he or she shall perform all acts incident to the position of Treasurer subject to the control of the Board; and he or she shall, if required by the Board, give such bond for the faithful discharge of his or her duties in such form as the Board may require. The Treasurer may, with approval of the Board by resolution, delegate any or all of these duties on an interim or ongoing basis to another Director, the Executive Director, or a member of the Authority staff.

Section 4.5. Secretary. The Secretary shall act as secretary of all meetings of the Board and keep the minutes of all meetings of the Board in books provided for that purpose; he or she shall attend to the giving and serving of all notices; he or she may attest the signatures of the Chair on all contracts, conveyances, franchises, bonds, deeds, assignments, mortgages, notes and other instruments of the Authority he or she shall have charge of the Authority's books, records, documents and instruments (except the books of account and financial records and securities of which the Treasurer shall have custody and charge), and such other books and papers as the Board

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may direct, all of which shall at all reasonable times be open to the inspection of any Director at the office of the Authority during business hours; and, he or she shall perform all duties incident to the office of Secretary subject to the control of the Board. The Secretary may, with approval of the Board by resolution, delegate any or all of these duties on an interim or ongoing basis to another Director, the Executive Director, or a member of the Authority staff.

Board Decision(s) Needed:

- Election of a Board Chair, Vice Chair, Treasurer and Secretary.

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

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

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- E.1** Consider approval of minutes of the Regular Meeting held April 27, 2022. ~ *Graham Moore, P.E., Executive Director*
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Attachment(s)

- 2022 04 27 Board Meeting Minutes

Board Decision(s) Needed:

- Approval of minutes.



Alliance Regional Water Authority

BOARD MEETING

MINUTES

Wednesday, April 27, 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, April 27, 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 3:05 p.m. by Mr. Betz.

- B. ROLL CALL.
 - **Present: Hughson, Neffendorf, Ramos, Earp, Hjorth, Betz, Turley, Condor, Allen and Kite with Franke and Gleason joining in Item F.**
 - **Absent: Samford.**

- C. PUBLIC COMMENT PERIOD
 - **None.**

- D. CONSENT AGENDA
 - D.1 Consider approval of minutes of the Regular Meeting held March 23, 2022.
 - D.2 Consider approval of the Quarterly Investment Report for the period ending March 31, 2022.
 - **Motion to approve the consent agenda as presented was made by Mr. Earp, seconded by Mr. Hjorth and approved on a 10-0 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 possible direction to Staff regarding construction of the Authority's Phase 1B program.
 - **Mr. Noe provided an update on the construction of the Phase 1B Program.**
 - **Mr. Moore noted that GVEC's latest schedule indicates power will not be available at the site until March 2023. The original schedule was June 2022. Staff is holding monthly meetings with GVEC to receive updates.**
 - **No Action.**
- H.2 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.3 Update, discussion and possible direction to Staff regarding options for funding additional costs associated with the Authority's Phase 1B Program.
 - **Mr. Neffendorf noted that he prefers to stay with SWIFT. He inquired if any additional funding is expected to be necessary.**
 - **Mr. Moore responded that no additional funding will be required.**
 - **Ms. Hughson asked what the advantages are to the open market funding.**
 - **Ms. Ritter with Specialized Public Finance noted that the likely advantages did not materialize once the timing of the financing was fully evaluated.**
 - **Mr. Earp stated that his seems like a straight-forward decision.**

- **Mr. Ramos stated that CRWA is considering funding projects outside of SWIFT due to the red tape involved. Mr. Ramos would be interested in continuing to consider open market funding.**
 - **Motion to direct Staff to pursue SWIFT funding was made by Mr. Earp and seconded by Ms. Hughson and approved on a 12-0 vote.**
- H.4 Consider adoption of resolution requesting financial assistance from the Texas Water Development Board and Contractor's Act of Assurance Resolution for the Authority's Phase 1B projects; authorizing the filing of an application for assistance; and making certain findings in connection herewith.
- **Motion to adopt the resolution requesting financial assistance from the TWDB and the Contractor's Act of Assurance Resolution was made by Mr. Earp and seconded by Ms. Hughson and approved on a 12-0 vote.**
- H.5 Update, discussion and possible direction regarding the review and recommendation of the Operations and Maintenance Contractor for the Authority's Carrizo project.
- **Mr. Gershon updated the Board. He noted that the Board sub-committee is on track to make a recommendation to the Board in May. He also noted that the Project Advisory Committee will also make their recommendation to the Board in May.**
 - **Mr. Gershon reminded the Board that they have the sole discretion to select the operator.**
 - **No Action.**
- J. BOARD MEMBER ITEMS OR FUTURE AGENDA ITEMS
- **None.**
- J.1 The Board of Directors recessed into Executive Session at 4:01 p.m. pursuant of the Government Code, Section 551.071, to seek the General Counsel's advice regarding matters involving attorney-client privilege, Section 551.072 to discuss water supply project partnership options. The Board of Directors reconvened from Executive Session at 4:42 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.
 - **No Action.**
 - D. Consideration of Resolution 2022-04-27-001 finding Public Convenience and Necessity for and authorizing the acquisition of certain water pipeline

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

- **Motion to adopt Resolution 2022-04-27-001 finding Public Convenience and Necessity and authorizing Eminent Domain Proceedings, if necessary, for acquisitions as presented was made by Mr. Ramos, seconded by Mr. Neffendorf and approved on a 12-0 vote.**

K. ADJOURNMENT

- **Meeting was adjourned at 4:44 p.m. based on the motion by Mr. Ramos, seconded by Mr. Earp on a 12-0 vote.**

APPROVED: _____, 2022

ATTEST:

Chair, Board of Directors

Secretary, Board of Directors

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Alliance Regional Water Authority Board of Directors

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- E.2** Consider approval of the financial reports for March 2022 and April 2022. ~ *Graham Moore, P.E., Executive Director*
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Background/Information

Attached are the financial reports for the periods ending in March 2022 and April 2022.

Attachment(s)

- 2022 03 31 Financial Report
- 2022 04 30 Financial Report

Board Decision(s) Needed:

- Approval of the financial reports for the periods ending March 2022 and April 2022.



Alliance Regional Water Authority

**Financial Statements
(Compilation)**

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

Alliance Regional Water Authority
Balance Sheet
As of March 31, 2022

	Mar 31, 22
ASSETS	
Current Assets	
Checking/Savings	
1004 · Broadway Bank	
1005 · Broadway Checking (8040)	-398,924.57
1010 · Broadway Savings (4415)	11,449,673.51
Total 1004 · Broadway Bank	11,050,748.94
1015 · TexStar	
1015-01 · TexStar (3310)	65,406,583.36
1015-02 · TexStar (0300)	54,639,708.11
Total 1015 · TexStar	120,046,291.47
1050 · Broadway Bank (Reserved)	
1051 · CRWA Debt Service (2785)	824,672.08
1052 · Kyle Debt Service (2787)	587,491.77
1055 · San Marcos Debt Service (6390)	1,345,007.97
1056 · Buda Debt Service (6391)	210,081.08
Total 1050 · Broadway Bank (Reserved)	2,967,252.90
1100 · Escrow Accounts	
1105 · BOKF, Escrow, CRWA Series 2015A	335,098.83
1106 · BOKF, Escrow, Kyle Series 2015B	221,967.61
1111 · BOKF, Escrow, CRWA Series 2019A	1,780,643.24
1112 · BOKF, Escrow, Kyle Series 2019B	1,623,850.50
1113 · BOKF, Escrow, SM Series 2019C	2,067,267.18
1114 · BOKF, Escrow, Buda Series 2019D	292,559.85
1115 · BOKF, Escrow, CRWA Series 2020A	24,055,343.44
1116 · BOKF, Escrow, CRWA 2020A-LM67	8,346,990.78
1117 · BOKF, Escrow, Kyle Series 2020B	21,935,954.25
1118 · BOKF, Escrow, Kyle 2020B-LM68	7,606,742.89
1119 · BOKF, Escrow, SM Series 2020C	27,958,723.66
1120 · BOKF, Escrow, SM 2020C-LM69	9,687,219.61
1121 · BOKF, Escrow, BUDA Series 2020D	3,862,394.52
1122 · BOKF, Escrow, Buda 2020D-LM70	1,365,312.86
Total 1100 · Escrow Accounts	111,140,069.22
Total Checking/Savings	245,204,362.53
Total Current Assets	245,204,362.53
Fixed Assets	
1405 · Engineering & Construction Cost	2,402,294.20
1420 · Projects in Progress (Cash)	
1420-01 · Legal Support	64,673.27
1420-02 · Hydrogeologic Support	191,499.58
1420-03 · PCCD Permitting	105,095.16
1420-04 · Kyle Water Model	25,000.00
1420-11 · Legal Support, GBRA	45,251.01
Total 1420 · Projects in Progress (Cash)	431,519.02

Alliance Regional Water Authority
Balance Sheet
As of March 31, 2022

	Mar 31, 22
1430 · Projects in Progress Eng (Cash)	
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
Total 1430 · Projects in Progress Eng (Cash)	843,370.39
1440 · Projects in Prog Eng. (Finance)	
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	964,446.56
1440-05 · Phase 1A-Construction Trailer	65,245.92
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	24,049,826.65
1440-16 · Phase 1B-Owners Rep	10,079,449.69
1440-17 · Phase 1B Environmental	3,073,264.34
1440-18 · Phase 1B Segment A Design	2,835,742.43
1440-19 · Phase 1B Segment B Design	2,751,807.70
1440-20 · Phase 1B Segment C Design	3,479,010.80
1440-21 · Phase 1B Segment D Design	2,447,709.32
1440-22 · Phase 1B Segment E Design	1,900,122.79
1440-23 · Phase 1B Land Attorney	2,050,238.27
1440-24 · Phase 1B Hydrogeology	536,018.75
1440-25 · Phase 1B WTP Design	4,951,984.27
1440-26 · Raw Water Infr.	1,525,534.00
1440-27 · Phase 1B Program Survey	3,210,109.00
1440-28 · Phase 1B BPS Design	2,608,200.49
1440-29 · GVEC Construction-in-Aid	1,740,143.30
1440-30 · Phase 1B Inline Tanks	440,344.06
1440-31 · Construction Mgmt & Inspection	1,885,746.19
1440-32 · Phase 1B Construction ARWA Only	3,980,500.95
1440-33 · SCADA Programming	301,954.60
1440-34 · Materials Testing	63,890.00
1440-35 · Shared Construction	11,357,343.45
Total 1440 · Projects in Prog Eng. (Finance)	99,110,735.45
1447 · Land & Easements	938,215.70
1448 · Capitalized Interest	
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
Total 1448 · Capitalized Interest	693,363.55
Total Fixed Assets	104,419,498.31

Alliance Regional Water Authority
Balance Sheet
As of March 31, 2022

	Mar 31, 22
Other Assets	
1900 · Deferred Outflow	42,509.25
Total Other Assets	42,509.25
TOTAL ASSETS	349,666,370.09
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	855,022.91
Total Accounts Payable	855,022.91
Credit Cards	
2006 · Chase Bank VISA Card	8,472.01
Total Credit Cards	8,472.01
Other Current Liabilities	
2100 · Payroll Liabilities	29.14
2102 · 401(a) Liability	5,461.75
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	7,382.25
2352 · Accrued Int Payable, Kyle 2015B	10,616.07
2353 · Accrued Int Payable, CRWA 2017A	28,877.19
2354 · Accrued Int Payable, Kyle 2017B	26,336.43
2355 · Accrued Int Payable, SM 2017C	21,153.99
2356 · Accrued Int Payable, Buda 2017D	3,006.75
2357 · Accrued Int Payable, CRWA 2019A	67,491.30
2358 · Accrued Int Payable, Kyle 2019B	61,580.82
2359 · Accrued Int Payable, SM 2019C	49,978.89
2360 · Accrued Int Payable, Buda 2019D	7,089.63
2361 · Accrued Int Payable, CRWA 2020A	77,296.20
2362 · Accrued Int Payable, Kyle 2020B	70,486.32
2363 · Accrued Int Payable, SM 2020C	49,288.80
2364 · Accrued Int Payable, Buda 2020D	6,980.25
Total 2350 · Accrued Interest Payable	487,564.89
Total Other Current Liabilities	877,390.45
Total Current Liabilities	1,740,885.37
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	241,770,885.37

Alliance Regional Water Authority
Balance Sheet
As of March 31, 2022

	<u>Mar 31, 22</u>
Equity	
2925 · Net Investment in Capital Asset	7,521,343.98
2950 · Retained Earnings	26,983,652.90
Net Income	<u>73,390,487.84</u>
Total Equity	<u>107,895,484.72</u>
TOTAL LIABILITIES & EQUITY	<u><u>349,666,370.09</u></u>

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

	March 2022	October 2021 March 2022	Annual Budget	Over/Under Budget	% of Annual Budget
Ordinary Income/Expense					
Income					
4010 - Project Contribution					
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	10,886,382.44	72,734,987.68	0.00	72,734,987.68	100.0%
Total 4010 - Project Contribution	10,886,382.44	76,442,200.80	15,695,520.00	60,746,680.80	487.03%
4200 - Shared Water					
4210 - Shared Water, City of Buda	72,718.00	181,273.00	0.00	181,273.00	100.0%
4211 - Shared Water, County Line SUD	7,745.00	30,980.00	0.00	30,980.00	100.0%
Total 4200 - Shared Water	80,463.00	212,253.00	0.00	212,253.00	100.0%
4250 - Non Potable Water Sales	3,162.72	18,956.09	31,600.00	-12,643.91	59.99%
4300 - Broadway Interest Income					
4311 - City of San Marcos	164.66	899.16	550.00	349.16	163.48%
4312 - City of Kyle	115.23	678.46	425.00	253.46	159.64%
4313 - City of Buda	17.83	112.66	75.00	37.66	150.21%
4314 - Canyon Regional Water Authority	134.01	783.99	450.00	333.99	174.22%
Total 4300 - Broadway Interest Income	431.73	2,474.27	1,500.00	974.27	164.95%
4350 - Escrow Accounts Income					
4351 - BOKF, CRWA Series 2015A	4.42	30.10	0.00	30.10	100.0%
4352 - BOKF, Kyle Series 2015B	2.93	19.94	0.00	19.94	100.0%
4353 - BOKF, CRWA Series 2017A	4.68	25.08	0.00	25.08	100.0%
4354 - BOKF, Kyle Series 2017B	4.27	22.86	0.00	22.86	100.0%
4355 - BOKF, SM Series 2017C	5.87	31.46	0.00	31.46	100.0%
4356 - BOKF, Buda Series 2017D	0.76	4.06	0.00	4.06	100.0%
4357 - BOKF, CRWA Series 2019A	62.51	892.18	0.00	892.18	100.0%
4358 - BOKF, Kyle Series 2019B	57.01	813.64	0.00	813.64	100.0%
4359 - BOKF, SM Series 2019C	73.02	1,038.83	0.00	1,038.83	100.0%
4360 - BOKF, Buda Series 2019D	9.32	140.16	0.00	140.16	100.0%
4361 - BOKF, CRWA Series 2020A	383.32	2,611.02	0.00	2,611.02	100.0%
4362 - BOKF, CRWA Series 2020A-LM67	110.06	749.67	0.00	749.67	100.0%
4363 - BOKF, Kyle Series 2020B	349.54	2,380.99	0.00	2,380.99	100.0%
4364 - BOKF, Kyle Series 2020B-LM68	100.30	683.17	0.00	683.17	100.0%
4365 - BOKF, SM Series 2020C	445.43	3,034.07	0.00	3,034.07	100.0%
4366 - BOKF, SM Series 2020C-LM69	127.73	870.03	0.00	870.03	100.0%
4367 - BOKF, Buda Series 2020D	61.80	420.98	0.00	420.98	100.0%
4368 - BOKF, Buda Series 2020D-LM70	18.00	122.63	0.00	122.63	100.0%
Total 4350 - Escrow Accounts Income	1,820.97	13,890.87	0.00	4,447.71	100.0%
4370 - TexStar Interest Income					
4371 - City of San Marcos	3,725.61	4,572.88	4,300.00	272.88	106.35%
4372 - City of Kyle	2,926.67	3,592.24	3,400.00	192.24	105.65%
4373 - City of Buda	527.78	647.80	600.00	47.80	107.97%
4374 - Canyon Regional Water Authority	3,209.25	3,939.09	3,700.00	239.09	106.46%
Total 4370 - TexStar Interest Income	10,389.31	12,752.01	12,000.00	752.01	106.27%
4901 - Miscellaneous Income	0.00	5,542.84			
Total Income	10,982,650.17	76,708,069.88	15,740,620.00	60,952,463.88	487.33%
Expenses					
6000 - Groundwater Reservation Costs	285,239.16	727,879.52	1,437,600.00	-709,720.48	50.63%
6010 - Shared Water Costs					
6015 - Shared Water, City of Kyle	22,142.84	110,894.32	0.00	110,894.32	100.0%
6020 - Shared Water, City of San Marcos	21,989.00	109,945.00	0.00	109,945.00	100.0%
Total 6010 - Shared Water Costs	44,131.84	220,839.32	0.00	220,839.32	100.0%
6200 - Plant Operations & Maintenance					
6201 - O&M, General	108.51	2,724.02	9,000.00	-6,275.98	30.27%
6240 - O&M, Buda BPS	672.62	1,620.60	19,510.00	-17,889.40	8.31%
Total 6200 - Plant Operations & Maintenance	781.13	4,344.62	28,510.00	-24,165.38	15.24%
7125 - Auditing fees	10,930.00	10,930.00	13,000.00	-2,070.00	84.08%
7210 - Bank Fees	293.05	1,988.24	2,500.00	-511.76	79.53%
7220 - Escrow and Paying Agent Fees	0.00	2,450.00			
7250 - Interest Expense					
7250-51 - Interest Expense - CRWA 2015A	4,921.50	29,529.00	59,058.00	-29,529.00	50.0%
7250-52 - Interest Expense - Kyle 2015B	7,077.38	42,464.25	84,928.50	-42,464.25	50.0%
7250-53 - Interest Expense - CRWA 2017A	19,251.46	115,508.75	231,017.50	-115,508.75	50.0%
7250-54 - Interest Expense - Kyle 2017B	17,557.62	105,345.75	210,691.50	-105,345.75	50.0%
7250-55 - Interest Expense - SM 2017C	14,102.66	84,616.00	169,232.00	-84,616.00	50.0%
7250-56 - Interest Expense - Buda 2017D	2,004.50	12,027.00	24,054.00	-12,027.00	50.0%
7250-57 - Interest Expense - CRWA 2019A	44,994.20	269,965.25	539,930.50	-269,965.25	50.0%
7250-58 - Interest Expense - Kyle 2019B	41,053.88	246,323.25	492,646.50	-246,323.25	50.0%
7250-59 - Interest Expense - SM 2019C	33,319.26	199,915.50	399,831.00	-199,915.50	50.0%
7250-60 - Interest Expense - Buda 2019D	4,726.42	28,358.50	56,717.00	-28,358.50	50.0%
7250-61 - Interest Expense - CRWA 2020A	51,530.80	309,184.75	618,369.50	-309,184.75	50.0%
7250-62 - Interest Expense - Kyle 2020B	46,990.88	281,945.25	563,890.50	-281,945.25	50.0%
7250-63 - Interest Expense - SM 2020C	32,859.20	197,155.25	394,310.50	-197,155.25	50.0%
7250-64 - Interest Expense - Buda 2020D	4,653.50	27,921.00	55,842.00	-27,921.00	50.0%
Total 7250 - Interest Expense	325,043.26	1,950,259.50	3,900,519.00	-1,950,259.50	50.0%

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

	March 2022	October 2021 March 2022	Annual Budget	Over/Under Budget	% of Annual Budget
7325 · Dues	1,000.00	6,680.00	7,500.00	-820.00	89.07%
7350 · Insurance - Liability, E&O	0.00	3,073.28	7,000.00	-3,926.72	43.9%
7400 · Legal Fees	10,624.00	28,759.77	115,000.00	-86,240.23	25.01%
7410 · Newspaper Public Notices	0.00	0.00	3,500.00	-3,500.00	0.0%
7425 · Contract Services-Lobbyist	5,000.00	15,000.00	72,000.00	-57,000.00	20.83%
7430 · Agency Mgmt Public Relations	6,864.25	24,177.86	50,000.00	-25,822.14	48.36%
7440 · Region L Contributions	0.00	0.00	2,500.00	-2,500.00	0.0%
7450 · Permit & Fees	953.79	81,899.87	0.00	81,899.87	100.0%
7500 · Supplies	252.56	18,762.36	19,500.00	-737.64	96.22%
7600 · Telephone, Telecommunications	930.93	884.18	3,800.00	-2,915.82	23.27%
7700 · Travel, Conferences & Meetings	0.00	1,588.69	5,000.00	-3,411.31	31.77%
7800 · Employee Expenses					
7810 · Salaries and wages	38,994.69	169,432.35	389,225.19	-219,792.84	43.53%
7820 · Auto Allowance	1,453.86	6,300.06	12,600.00	-6,299.94	50.0%
7821 · Phone Allowance	311.55	1,350.05	2,700.00	-1,349.95	50.0%
7830 · Payroll taxes	3,067.94	11,400.89	27,760.61	-16,359.72	41.07%
7840 · Employee Insurance	2,434.05	15,451.44	47,637.50	-32,186.06	32.44%
7850 · Retirement	3,423.76	13,579.04	33,267.70	-19,688.66	40.82%
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%
Total 7800 · Employee Expenses	49,685.85	218,064.83	525,041.00	-306,976.17	41.53%
Total Expenses	741,729.82	3,317,582.04	6,192,970.00	-2,877,837.96	53.57%
Net Ordinary Income	10,240,920.35	73,390,487.84	9,547,650.00	63,830,301.84	768.68%
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%
Total 8550 · Bond Principal	0.00	0.00	9,195,000.00	-9,195,000.00	0.0%
Total Other Expense	0.00	0.00	9,195,000.00	-9,195,000.00	0.0%
Net Other Income	0.00	0.00	-9,195,000.00	9,195,000.00	0.0%
Net Income	10,240,920.35	73,390,487.84	352,650.00	9,888,270.35	20,811.14%

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

Type	Date	Name	Split	Amount	Balance
2006 · Chase Bank VISA Card					3,083.57
Credit Card Charge	02/25/2022	American Water Works Assn.	7700 · Travel, Conferences ...	120.00	3,203.57
Credit Card Charge	02/25/2022	City of Umland	1440-20 · Phase 1B Segme...	981.10	4,184.67
Credit Card Charge	02/25/2022	City of Umland	1440-20 · Phase 1B Segme...	1,163.25	5,347.92
Credit Card Charge	02/25/2022	City of Umland	1440-20 · Phase 1B Segme...	475.20	5,823.12
Credit Card Charge	02/25/2022	City of Umland	1440-20 · Phase 1B Segme...	366.00	6,189.12
Credit Card Charge	02/25/2022	Adobo Acropro	7500 · Supplies	16.99	6,206.11
Credit Card Charge	02/26/2022	Squarespace Inc	7500 · Supplies	28.15	6,234.26
Credit Card Charge	02/27/2022	Solve Networks	7500 · Supplies	205.00	6,439.26
Credit Card Charge	02/28/2022	ARC Lakeside Blueprint	7500 · Supplies	1,325.21	7,764.47
Credit Card Charge	03/01/2022	Stamps Com	7500 · Supplies	18.17	7,782.64
Credit Card Charge	03/01/2022	USPS	7500 · Supplies	50.00	7,832.64
Credit Card Charge	03/01/2022	Office Depot	7500 · Supplies	55.98	7,888.62
Credit Card Charge	03/01/2022	Verizon	7600 · Telephone, Telecom...	126.28	8,014.90
Credit Card Charge	03/01/2022	Home Depot	6240 · O&M, Buda BPS	14.98	8,029.88
Credit Card Charge	03/01/2022	Home Depot	6240 · O&M, Buda BPS	7.64	8,037.52
Credit Card Charge	03/04/2022	DiscountCell	6240 · O&M, Buda BPS	650.00	8,687.52
Credit Card Charge	03/08/2022	Pedernales Electric	6201 · O&M, General	108.51	8,796.03
Credit Card Charge	03/09/2022	UPS Store	7500 · Supplies	24.00	8,820.03
Credit Card Charge	03/10/2022	Rackspace	7500 · Supplies	215.00	9,035.03
Credit Card Charge	03/10/2022	Zoom.US	7500 · Supplies	29.98	9,065.01
Credit Card Charge	03/13/2022	Fedex	7500 · Supplies	32.03	9,097.04
Credit Card Charge	03/14/2022	UPS Store	7500 · Supplies	6.00	9,103.04
Credit Card Charge	03/15/2022	Willscot Mobile Mini	1440-05 · Phase 1A-Constr...	651.70	9,754.74
Credit Card Charge	03/15/2022	Texas Disposal Systems	1440-05 · Phase 1A-Constr...	341.00	10,095.74
Credit Card Charge	03/16/2022	Adobo Acropro	7500 · Supplies	16.23	10,111.97
Credit Card Charge	03/16/2022	Rackspace	7500 · Supplies	111.41	10,223.38
Check	03/16/2022	Chase	1005 · Broadway Checking ...	-3,203.57	7,019.81
Credit Card Charge	03/17/2022	Fedex	7500 · Supplies	32.87	7,052.68
Credit Card Charge	03/17/2022	Spicy Bite	7700 · Travel, Conferences ...	35.93	7,088.61
Credit Card Charge	03/18/2022	Fedex	7500 · Supplies	27.06	7,115.67
Credit Card Charge	03/22/2022	UPS Store	7500 · Supplies	12.00	7,127.67
Credit Card Charge	03/24/2022	UPS Store	7500 · Supplies	6.00	7,133.67
Credit Card Charge	03/24/2022	American Water Works Assn.	7700 · Travel, Conferences ...	895.00	8,028.67
Credit Card Charge	03/25/2022	Adobo Acropro	7500 · Supplies	16.99	8,045.66
Credit Card Charge	03/26/2022	Squarespace Inc	7500 · Supplies	28.15	8,073.81
Credit Card Charge	03/26/2022	Solve Networks	7500 · Supplies	205.00	8,278.81
Credit Card Charge	03/29/2022	Fedex	7500 · Supplies	5.40	8,284.21
Credit Card Charge	03/30/2022	Fedex	7500 · Supplies	31.07	8,315.28
Credit Card Charge	03/30/2022	UPS Store	7500 · Supplies	18.00	8,333.28
Credit Card Charge	03/30/2022	USPS	7500 · Supplies	12.45	8,345.73
Credit Card Charge	03/30/2022	Verizon	7600 · Telephone, Telecom...	126.28	8,472.01
Total 2006 · Chase Bank VISA Card				5,388.44	8,472.01
TOTAL				5,388.44	8,472.01



Alliance Regional Water Authority

**Financial Statements
(Compilation)**

**For the One Month Ended and Year-to-Date
April 30, 2022**

Alliance Regional Water Authority

Balance Sheet

05/18/22

As of April 30, 2022

Accrual Basis

	Apr 30, 22
ASSETS	
Current Assets	
Checking/Savings	
1004 · Broadway Bank	
1005 · Broadway Checking (8040)	-1,308,060.75
1010 · Broadway Savings (4415)	7,659,772.59
Total 1004 · Broadway Bank	6,351,711.84
1015 · TexStar	
1015-01 · TexStar (3310)	60,698,830.81
1015-02 · TexStar (0300)	62,086,036.12
Total 1015 · TexStar	122,784,866.93
1050 · Broadway Bank (Reserved)	
1051 · CRWA Debt Service (2785)	1,766,824.38
1052 · Kyle Debt Service (2787)	1,433,077.19
1055 · San Marcos Debt Service (6390)	1,345,066.93
1056 · Buda Debt Service (6391)	210,082.92
Total 1050 · Broadway Bank (Reserved)	4,755,051.42
1100 · Escrow Accounts	
1105 · BOKF, Escrow, CRWA Series 2015A	335,111.27
1106 · BOKF, Escrow, Kyle Series 2015B	221,975.85
1111 · BOKF, Escrow, CRWA Series 2019A	1,780,722.37
1112 · BOKF, Escrow, Kyle Series 2019B	1,623,922.66
1113 · BOKF, Escrow, SM Series 2019C	2,067,359.20
1114 · BOKF, Escrow, Buda Series 2019D	292,572.53
1115 · BOKF, Escrow, CRWA Series 2020A	24,056,277.85
1116 · BOKF, Escrow, CRWA 2020A-LM67	8,347,300.74
1117 · BOKF, Escrow, Kyle Series 2020B	21,936,806.34
1118 · BOKF, Escrow, Kyle 2020B-LM68	7,607,025.36
1119 · BOKF, Escrow, SM Series 2020C	27,959,809.64
1120 · BOKF, Escrow, SM 2020C-LM69	9,687,579.34
1121 · BOKF, Escrow, BUDA Series 2020D	3,862,544.71
1122 · BOKF, Escrow, Buda 2020D-LM70	1,365,363.56
Total 1100 · Escrow Accounts	111,144,371.42
Total Checking/Savings	245,036,001.61
Total Current Assets	245,036,001.61
Fixed Assets	
1405 · Engineering & Construction Cost	2,402,294.20
1420 · Projects in Progress (Cash)	
1420-01 · Legal Support	64,673.27
1420-02 · Hydrogeologic Support	191,499.58
1420-03 · PCCD Permitting	105,095.16
1420-04 · Kyle Water Model	25,000.00
1420-11 · Legal Support, GBRA	45,251.01
Total 1420 · Projects in Progress (Cash)	431,519.02

Alliance Regional Water Authority
Balance Sheet
As of April 30, 2022

	Apr 30, 22
1430 · Projects in Progress Eng (Cash)	
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
Total 1430 · Projects in Progress Eng (Cash)	843,370.39
1440 · Projects in Prog Eng. (Finance)	
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	983,015.56
1440-05 · Phase 1A-Construction Trailer	66,195.32
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	25,552,373.26
1440-16 · Phase 1B-Owners Rep	10,340,453.29
1440-17 · Phase 1B Environmental	3,209,671.81
1440-18 · Phase 1B Segment A Design	2,855,808.36
1440-19 · Phase 1B Segment B Design	2,754,882.70
1440-20 · Phase 1B Segment C Design	3,496,625.80
1440-21 · Phase 1B Segment D Design	2,454,332.53
1440-22 · Phase 1B Segment E Design	1,929,501.12
1440-23 · Phase 1B Land Attorney	2,050,238.27
1440-24 · Phase 1B Hydrogeology	536,475.00
1440-25 · Phase 1B WTP Design	4,977,677.90
1440-26 · Raw Water Infr.	1,525,534.00
1440-27 · Phase 1B Program Survey	3,210,109.00
1440-28 · Phase 1B BPS Design	2,628,848.76
1440-29 · GVEC Construction-in-Aid	1,740,143.30
1440-30 · Phase 1B Inline Tanks	440,344.06
1440-31 · Construction Mgmt & Inspection	2,168,705.42
1440-32 · Phase 1B Construction ARWA Only	3,980,500.95
1440-33 · SCADA Programming	324,544.60
1440-34 · Materials Testing	63,890.00
1440-35 · Shared Construction	11,357,343.45
Total 1440 · Projects in Prog Eng. (Finance)	101,459,316.38
1447 · Land & Easements	938,215.70
1448 · Capitalized Interest	
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
Total 1448 · Capitalized Interest	693,363.55
Total Fixed Assets	106,768,079.24

Alliance Regional Water Authority

Balance Sheet

As of April 30, 2022

05/18/22

Accrual Basis

	Apr 30, 22
Other Assets	
1900 · Deferred Outflow	42,509.25
Total Other Assets	42,509.25
TOTAL ASSETS	351,846,590.10
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	855,022.91
Total Accounts Payable	855,022.91
Credit Cards	
2006 · Chase Bank VISA Card	4,987.86
Total Credit Cards	4,987.86
Other Current Liabilities	
2102 · 401(a) Liability	3,560.75
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	12,303.75
2352 · Accrued Int Payable, Kyle 2015B	17,693.45
2353 · Accrued Int Payable, CRWA 2017A	48,128.65
2354 · Accrued Int Payable, Kyle 2017B	43,894.05
2355 · Accrued Int Payable, SM 2017C	35,256.65
2356 · Accrued Int Payable, Buda 2017D	5,011.25
2357 · Accrued Int Payable, CRWA 2019A	112,485.50
2358 · Accrued Int Payable, Kyle 2019B	102,634.70
2359 · Accrued Int Payable, SM 2019C	83,298.15
2360 · Accrued Int Payable, Buda 2019D	11,816.05
2361 · Accrued Int Payable, CRWA 2020A	128,827.00
2362 · Accrued Int Payable, Kyle 2020B	117,477.20
2363 · Accrued Int Payable, SM 2020C	82,148.00
2364 · Accrued Int Payable, Buda 2020D	11,633.75
Total 2350 · Accrued Interest Payable	812,608.15
Total Other Current Liabilities	1,200,503.57
Total Current Liabilities	2,060,514.34
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	242,090,514.34

Alliance Regional Water Authority
Balance Sheet
As of April 30, 2022

	<u>Apr 30, 22</u>
Equity	
2925 · Net Investment in Capital Asset	7,521,343.98
2950 · Retained Earnings	26,983,652.90
Net Income	75,251,078.88
	<hr/>
Total Equity	109,756,075.76
	<hr/>
TOTAL LIABILITIES & EQUITY	351,846,590.10
	<hr/> <hr/>

**Alliance Regional Water Authority
Profit Loss / Budget vs. Actual
For the One Month and Seven Months Ended
April 30, 2022**

	April 2022	October 2021 April 2022	Annual Budget	Over/Under Budget	% of Annual Budget
Ordinary Income/Expense					
Income					
4010 - Project Contribution					
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	1,089,679.27	2,057,288.54	4,114,580.00	-2,057,291.46	50.0%
4013 - City of Buda	36,359.00	243,775.58	873,690.00	-629,914.42	27.9%
4014 - Canyon Regional Water Authority	1,209,807.22	2,285,757.78	4,571,520.00	-2,285,762.22	50.0%
4015 - GBRA	0.00	72,734,987.68	0.00	72,734,987.68	100.0%
Total 4010 - Project Contribution	2,335,845.49	78,778,046.29	15,695,520.00	63,082,526.29	501.91%
4200 - Shared Water					
4210 - Shared Water, City of Buda	0.00	181,273.00	0.00	181,273.00	100.0%
4211 - Shared Water, County Line SUD	7,745.00	38,725.00	0.00	38,725.00	100.0%
Total 4200 - Shared Water	7,745.00	219,998.00	0.00	219,998.00	100.0%
4250 - Non Potable Water Sales					
	3,228.53	22,184.62	31,600.00	-9,415.38	70.2%
4300 - Broadway Interest Income					
4311 - City of San Marcos	111.93	1,011.09	550.00	461.09	183.84%
4312 - City of Kyle	87.76	766.22	425.00	341.22	180.29%
4313 - City of Buda	9.34	122.00	75.00	47.00	162.67%
4314 - Canyon Regional Water Authority	104.03	888.02	450.00	438.02	197.34%
Total 4300 - Broadway Interest Income	313.06	2,787.33	1,500.00	1,287.33	185.82%
4350 - Escrow Accounts Income					
4351 - BOKF, CRWA Series 2015A	12.44	42.54	0.00	42.54	100.0%
4352 - BOKF, Kyle Series 2015B	8.24	28.18	0.00	28.18	100.0%
4353 - BOKF, CRWA Series 2017A	0.00	25.08	0.00	25.08	100.0%
4354 - BOKF, Kyle Series 2017B	0.00	22.86	0.00	22.86	100.0%
4355 - BOKF, SM Series 2017C	0.00	31.46	0.00	31.46	100.0%
4356 - BOKF, Buda Series 2017D	0.00	4.06	0.00	4.06	100.0%
4357 - BOKF, CRWA Series 2019A	79.13	971.31	0.00	971.31	100.0%
4358 - BOKF, Kyle Series 2019B	72.16	885.80	0.00	885.80	100.0%
4359 - BOKF, SM Series 2019C	92.02	1,130.85	0.00	1,130.85	100.0%
4360 - BOKF, Buda Series 2019D	12.68	152.84	0.00	152.84	100.0%
4361 - BOKF, CRWA Series 2020A	934.41	3,545.43	0.00	3,545.43	100.0%
4362 - BOKF, CRWA Series 2020A-LM67	309.96	1,059.63	0.00	1,059.63	100.0%
4363 - BOKF, Kyle Series 2020B	852.09	3,233.08	0.00	3,233.08	100.0%
4364 - BOKF, Kyle Series 2020B-LM68	282.47	965.64	0.00	965.64	100.0%
4365 - BOKF, SM Series 2020C	1,085.98	4,120.05	0.00	4,120.05	100.0%
4366 - BOKF, SM Series 2020C-LM69	359.73	1,229.76	0.00	1,229.76	100.0%
4367 - BOKF, Buda Series 2020D	150.19	571.17	0.00	571.17	100.0%
4368 - BOKF, Buda Series 2020D-LM70	50.70	173.33	0.00	173.33	100.0%
Total 4350 - Escrow Accounts Income	4,302.20	18,193.07	0.00	6,094.31	100.0%
4370 - TexStar Interest Income					
4371 - City of San Marcos	12,157.88	16,730.76	4,300.00	12,430.76	389.09%
4372 - City of Kyle	9,550.68	13,142.92	3,400.00	9,742.92	386.56%
4373 - City of Buda	1,722.31	2,370.11	600.00	1,770.11	395.02%
4374 - Canyon Regional Water Authority	10,472.86	14,411.95	3,700.00	10,711.95	389.51%
Total 4370 - TexStar Interest Income	33,903.73	46,655.74	12,000.00	34,655.74	388.8%
4901 - Miscellaneous Income	0.00	5,542.84	0.00	5,542.84	100.0%
Total Income	2,385,338.01	79,093,407.89	15,740,620.00	63,335,146.29	502.48%
Expenses					
6000 - Groundwater Reservation Costs					
	93,577.95	821,457.47	1,437,600.00	-616,142.53	57.14%
6010 - Shared Water Costs					
6015 - Shared Water, City of Kyle	22,561.27	133,455.59	0.00	133,455.59	100.0%
6020 - Shared Water, City of San Marcos	21,989.00	131,934.00	0.00	131,934.00	100.0%
Total 6010 - Shared Water Costs	44,550.27	265,389.59	0.00	265,389.59	100.0%
6200 - Plant Operations & Maintenance					
6201 - O&M, General	2,558.63	5,282.65	9,000.00	-3,717.35	58.7%
6240 - O&M, Buda BPS	22.73	1,643.33	19,510.00	-17,866.67	8.42%
Total 6200 - Plant Operations & Maintenance	2,581.36	6,925.98	28,510.00	-21,584.02	24.29%
7125 - Auditing fees	0.00	10,930.00	13,000.00	-2,070.00	84.08%
7210 - Bank Fees	642.18	2,630.42	2,500.00	130.42	105.22%
7220 - Escrow and Paying Agent Fees	0.00	2,450.00			
7250 - Interest Expense					
7250-51 - Interest Expense - CRWA 2015A	4,921.50	34,450.50	59,058.00	-24,607.50	58.33%
7250-52 - Interest Expense - Kyle 2015B	7,077.38	49,541.63	84,928.50	-35,386.87	58.33%
7250-53 - Interest Expense - CRWA 2017A	19,251.46	134,760.21	231,017.50	-96,257.29	58.33%
7250-54 - Interest Expense - Kyle 2017B	17,557.62	122,903.37	210,691.50	-87,788.13	58.33%
7250-55 - Interest Expense - SM 2017C	14,102.66	98,718.66	169,232.00	-70,513.34	58.33%
7250-56 - Interest Expense - Buda 2017D	2,004.50	14,031.50	24,054.00	-10,022.50	58.33%
7250-57 - Interest Expense - CRWA 2019A	44,994.20	314,959.45	539,930.50	-224,971.05	58.33%
7250-58 - Interest Expense - Kyle 2019B	41,053.88	287,377.13	492,646.50	-205,269.37	58.33%
7250-59 - Interest Expense - SM 2019C	33,319.26	233,234.76	399,831.00	-166,596.24	58.33%
7250-60 - Interest Expense - Buda 2019D	4,726.42	33,084.92	56,717.00	-23,632.08	58.33%
7250-61 - Interest Expense - CRWA 2020A	51,530.80	360,715.55	618,369.50	-257,653.95	58.33%
7250-62 - Interest Expense - Kyle 2020B	46,990.88	328,936.13	563,890.50	-234,954.37	58.33%
7250-63 - Interest Expense - SM 2020C	32,859.20	230,014.45	394,310.50	-164,296.05	58.33%
7250-64 - Interest Expense - Buda 2020D	4,653.50	32,574.50	55,842.00	-23,267.50	58.33%
Total 7250 - Interest Expense	325,043.26	2,275,302.76	3,900,519.00	-1,625,216.24	58.33%

**Alliance Regional Water Authority
Profit Loss / Budget vs. Actual
For the One Month and Seven Months Ended
April 30, 2022**

	April 2022	October 2021 April 2022	Annual Budget	Over/Under Budget	% of Annual Budget
7325 · Dues	0.00	6,680.00	7,500.00	-820.00	89.07%
7350 · Insurance - Liability, E&O	0.00	3,073.28	7,000.00	-3,926.72	43.9%
7400 · Legal Fees	15,461.11	44,220.88	115,000.00	-70,779.12	38.45%
7410 · Newspaper Public Notices	0.00	0.00	3,500.00	-3,500.00	0.0%
7425 · Contract Services-Lobbyist	5,000.00	20,000.00	72,000.00	-52,000.00	27.78%
7430 · Agency Mgmt Public Relations	3,410.25	27,588.11	50,000.00	-22,411.89	55.18%
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	785.94	19,548.30	19,500.00	48.30	100.25%
7600 · Telephone, Telecommunications	165.00	1,049.18	3,800.00	-2,750.82	27.61%
7700 · Travel, Conferences & Meetings	62.82	1,651.51	5,000.00	-3,348.49	33.03%
7800 · Employee Expenses					
7810 · Salaries and wages	25,396.46	194,828.81	389,225.19	-194,396.38	50.06%
7820 · Auto Allowance	969.24	7,269.30	12,600.00	-5,330.70	57.69%
7821 · Phone Allowance	207.70	1,557.75	2,700.00	-1,142.25	57.69%
7830 · Payroll taxes	1,997.66	13,398.55	27,760.61	-14,362.06	48.27%
7840 · Employee Insurance	2,663.59	18,115.03	47,637.50	-29,522.47	38.03%
7850 · Retirement	2,232.18	15,811.22	33,267.70	-17,456.48	47.53%
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%
Total 7800 · Employee Expenses	33,466.83	251,531.66	525,041.00	-273,509.34	47.91%
Total Expenses	524,746.97	3,842,329.01	6,192,970.00	-2,353,090.99	62.04%
Net Ordinary Income	1,860,591.04	75,251,078.88	9,547,650.00	65,688,237.28	788.16%
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%
Total 8550 · Bond Principal	0.00	0.00	9,195,000.00	-9,195,000.00	0.0%
Total Other Expense	0.00	0.00	9,195,000.00	-9,195,000.00	0.0%
Net Other Income	0.00	0.00	-9,195,000.00	9,195,000.00	0.0%
Net Income	1,860,591.04	75,251,078.88	352,650.00	1,507,941.04	21,338.74%

Alliance Regional Water Authority
Chase VISA Credit Card Transactions
April 30, 2022

Type	Date	Name	Split	Amount	Balance
2006 · Chase Bank VISA Card					8,028.67
Credit Card Charge	03/25/2022	Adobo Acropro	7500 · Supplies	16.99	8,045.66
Credit Card Charge	03/26/2022	Squarespace Inc	7500 · Supplies	28.15	8,073.81
Credit Card Charge	03/26/2022	Solve Networks	7500 · Supplies	205.00	8,278.81
Credit Card Charge	03/29/2022	Fedex	7500 · Supplies	5.40	8,284.21
Credit Card Charge	03/30/2022	Fedex	7500 · Supplies	31.07	8,315.28
Credit Card Charge	03/30/2022	UPS Store	7500 · Supplies	18.00	8,333.28
Credit Card Charge	03/30/2022	USPS	7500 · Supplies	12.45	8,345.73
Credit Card Charge	03/30/2022	Verizon	7600 · Telephone, Telecom...	126.28	8,472.01
Credit Card Charge	04/01/2022	Industry	7700 · Travel, Conferences ...	35.90	8,507.91
Credit Card Charge	04/01/2022	Stamps Com	7500 · Supplies	18.17	8,526.08
Credit Card Charge	04/04/2022	Pedernales Electric	6201 · O&M, General	102.52	8,628.60
Credit Card Charge	04/05/2022	UPS Store	7500 · Supplies	18.00	8,646.60
Credit Card Charge	04/05/2022	Wingstop	7700 · Travel, Conferences ...	26.92	8,673.52
Credit Card Charge	04/06/2022	Innovation Event Management	7600 · Telephone, Telecom...	165.00	8,838.52
Credit Card Charge	04/07/2022	Texas Disposal Systems	1440-05 · Phase 1A-Constr...	297.70	9,136.22
Credit Card Charge	04/08/2022	UPS Store	7500 · Supplies	6.00	9,142.22
Credit Card Charge	04/09/2022	Zoom.US	7500 · Supplies	29.98	9,172.20
Credit Card Charge	04/10/2022	Rackspace	7500 · Supplies	223.72	9,395.92
Credit Card Charge	04/11/2022	UPS Store	7500 · Supplies	6.00	9,401.92
Credit Card Charge	04/12/2022	Fluid Meter Service	6201 · O&M, General	2,350.00	11,751.92
Credit Card Charge	04/13/2022	Fedex	7500 · Supplies	31.92	11,783.84
Credit Card Charge	04/14/2022	Willscot Mobile Mini	1440-05 · Phase 1A-Constr...	651.70	12,435.54
Credit Card Charge	04/14/2022	UPS Store	7500 · Supplies	24.00	12,459.54
Credit Card Charge	04/15/2022	Fedex	7500 · Supplies	28.10	12,487.64
Check	04/15/2022	Chase	1005 · Broadway Checking ...	-8,028.67	4,458.97
Credit Card Charge	04/16/2022	Adobo Acropro	7500 · Supplies	16.23	4,475.20
Credit Card Charge	04/16/2022	Rackspace	7500 · Supplies	116.90	4,592.10
Credit Card Charge	04/17/2022	Fedex	7500 · Supplies	31.92	4,624.02
Credit Card Charge	04/19/2022	Grainger	6240 · O&M, Buda BPS	22.73	4,646.75
Credit Card Charge	04/19/2022	A-Line Outdoor Power	6201 · O&M, General	26.97	4,673.72
Credit Card Charge	04/19/2022	Home Depot	6201 · O&M, General	48.44	4,722.16
Credit Card Charge	04/21/2022	UPS Store	7500 · Supplies	30.00	4,752.16
Credit Card Charge	04/22/2022	HEB	6201 · O&M, General	30.70	4,782.86
Credit Card Charge	04/24/2022	Solve Networks	7500 · Supplies	205.00	4,987.86
Total 2006 · Chase Bank VISA Card				-3,040.81	4,987.86
TOTAL				-3,040.81	4,987.86

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, May 25, 2022 at 3:00 PM

Pauline Espinosa Community Hall – 170 Charles Austin Drive, San Marcos, TX 78666

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

Background/Information

The following items were discussed by the Committee at its 5/11 meeting:

- Received a construction update on the Phase 1B projects (Item I.1.).
- Received an update on the Phase 1B program (Item I.2).
- Recommended approval of Supplemental Amendment #1 to Work Order #6 with Pape-Dawson Engineers, Inc. for for a Commissioning and Startup Plan and System Test Packages for the Phase 1B Water Treatment Plant and Raw Water Infrastructure Project. (Item I.3)
- Recommended approval of Work Order #4 with HVJ South Central Texas – M&J, Inc. for material testing on the Segment B Pipeline project. (Item I.4)
- Received a brief update on the Authority's budgeting status.
- Received an update on area water meetings (Item G.2).

Board Decision(s) Needed:

- None.

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, May 25, 2022 at 3:00 PM

Pauline Espinosa Community Hall – 170 Charles Austin Drive, San Marcos, TX 78666

- 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.

Gonzales County Underground Water Conservation District (GCUWCD)

The GCUWCD met on May 10th. Nothing affecting the Authority was discussed.

Plum Creek Conservation District (PCCD)

The PCCD met on May 17th. No items affecting the Authority were on the PCCD agenda.

Groundwater Management Area 13

GMA-13 is in the process of adopting the current round of DFCs. Each groundwater district is scheduling public hearings on the DFCs.

Region L Planning Group

Region L held a meeting on May 5th. The planning process is still in the early stages with more pertinent information to begin coming in 2023 starting with water demand projections.

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, May 25, 2022 at 3:00 PM

Pauline Espinosa Community Hall – 170 Charles Austin Drive, San Marcos, TX 78666

- 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.*

EXECUTIVE DIRECTOR

Water Projections

- Staff has sent out requests to all Sponsors to update their water projects. Staff will utilize these updated projects in order to consider the timing of future expansions and to evaluate possible water sharing opportunities. Once all information is received, a presentation on the results will be made to the Technical Committee and Board of Directors.

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, May 25, 2022 at 3:00 PM

Pauline Espinosa Community Hall – 170 Charles Austin Drive, San Marcos, TX 78666

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

Background/Information

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

Attachment(s)

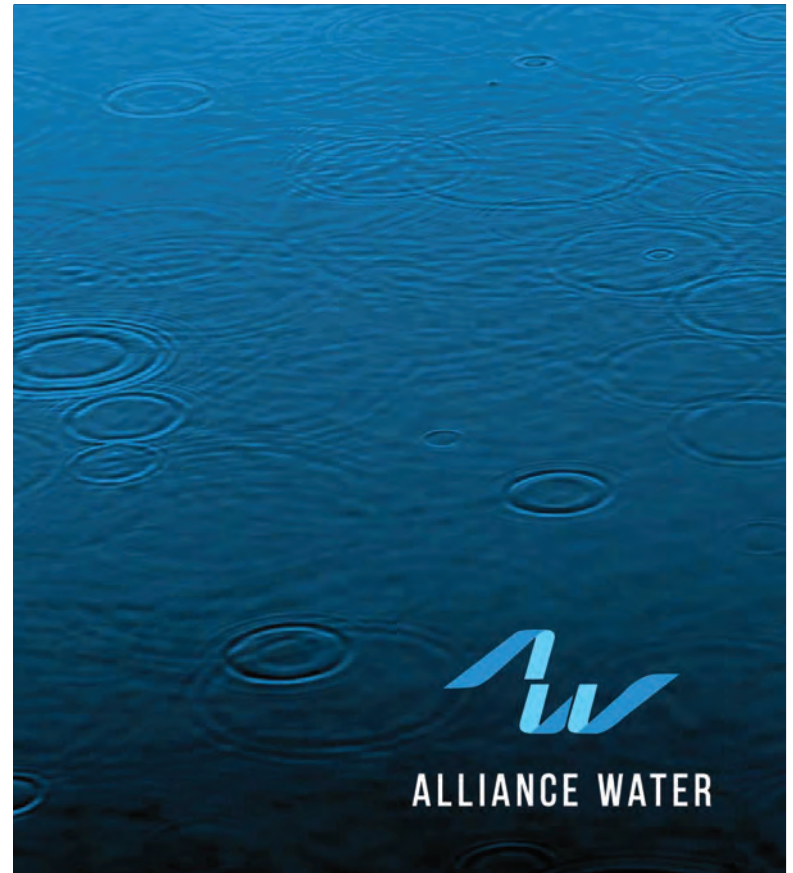
- Public Relations Highlights – February to April 2022

Board Decision(s) Needed:

- None.

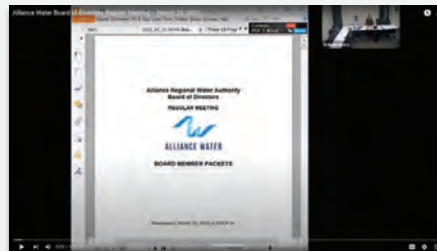
Public Relations Highlights

February – April 2022

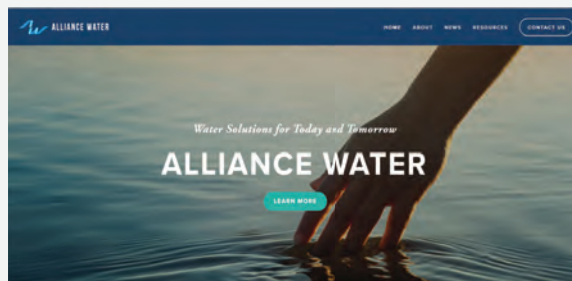


Website Updates

- Board Meeting Recordings
- Home Page Banner
- Construction Photo Gallery
- Leaseholder Page Progress Updates



Board Meeting Recordings



Home Page Banner

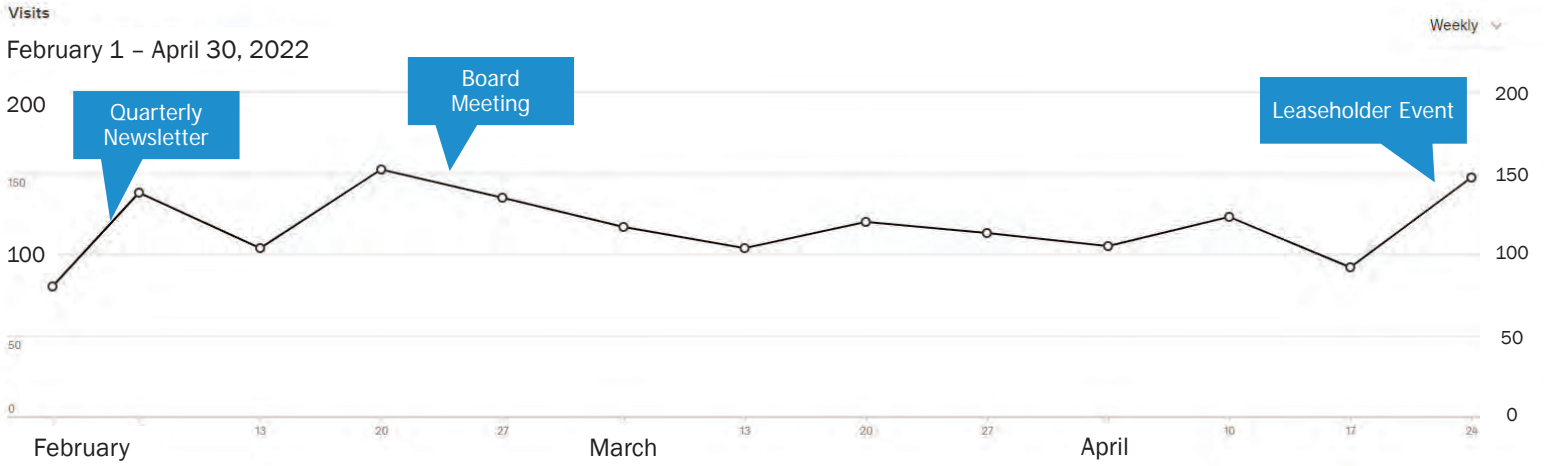


Construction Photo Gallery

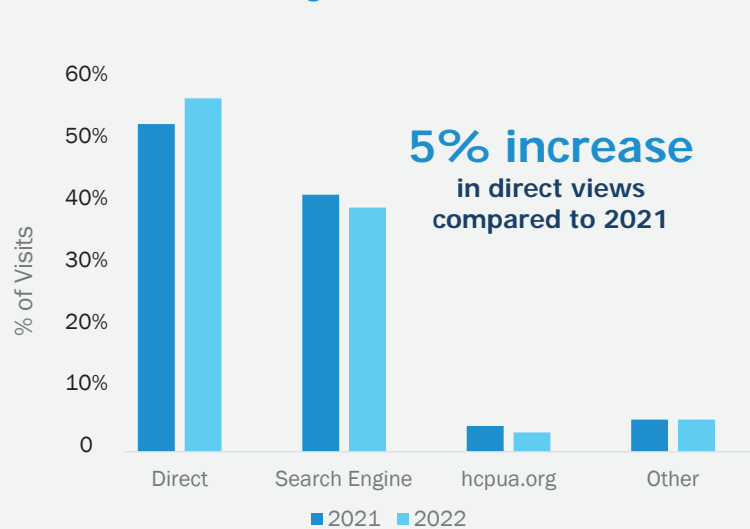
Website Analytics

February – April 2022

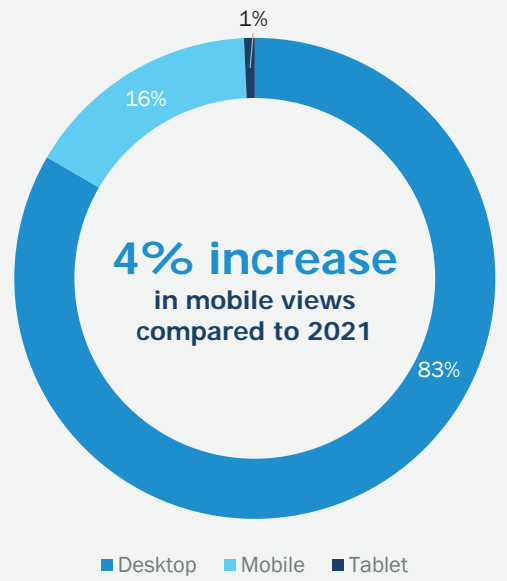
1.3K VISITS	895 UNIQUE VISITORS	2.5K PAGEVIEWS
-----------------------	-------------------------------	--------------------------



Website Analytics



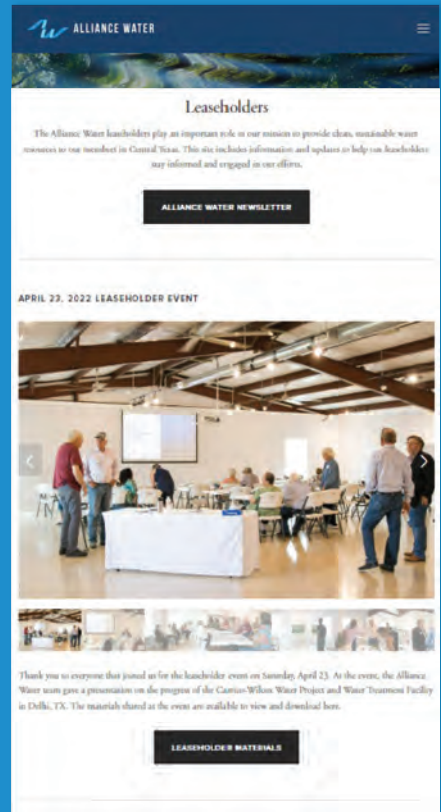
Visits by Source



Visits by Device

Leaseholder Page Activity

- 124** total unique views since January 2022
- 20+** page visits following leaseholder event
- 6.5 min** avg. time spent on page, second highest after Meeting Agendas page



Social Media Post Highlights

f
FACEBOOK

342
Reach

31
Reactions

2
Comments

59
Clicks

INSTAGRAM

1,734
Impressions

32
Engagements

10
Followers Gained

TWITTER

1.7K
Impressions

32
Engagements

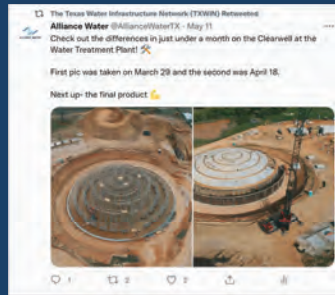
7
Media Engagements

2
Retweets

Online Community

Increase in engagements, retweets, and reshares, from organizations and community groups in the Water Industry including:

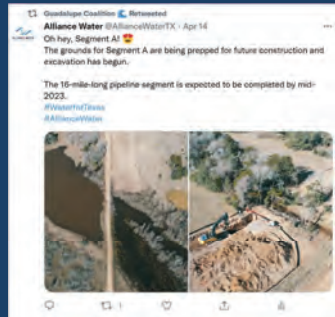
- The Texas Water Infrastructure Network
- Texas + Water
- Texas Water Development Board
- Guadalupe Basin Coalition



Texas Water Infrastructure Network
May 2022



Texas Water Development Board
May 2022



Guadalupe Basin Coalition
April 2022

Email Campaigns

March – April 2022

Leaseholder Update Event

- ✉ 3 emails
- ✈ 99 recipients
- ✉ 66% open rate

April 2022

Leaseholder Thank You Email

- ✈ 99 recipients
- ✉ 66% open rate

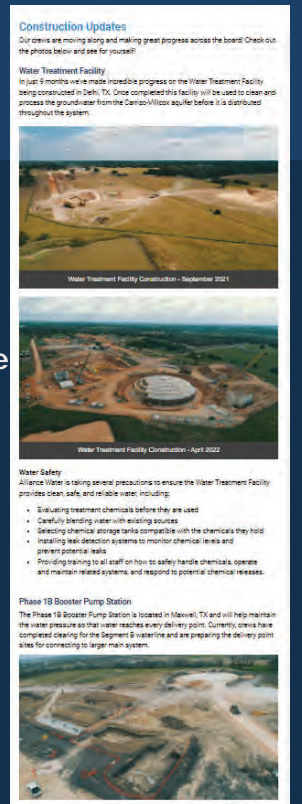


Leaseholder Thank You Email
April 2022

May 2022

Quarterly Newsletter

- ✈ 147 recipients
- ✉ 55% open rate



Quarterly Update
May 2022

Another Successful Event

Leaseholder Update

During the meeting, Alliance shared information related to:

- Phase 1A and 1B construction progress and photos
- Water quality testing and chemical processes at the Water Treatment Facility
- Leaseholder rates and reminders



April 2022

HIGHLIGHTS



Delhi Volunteer Fire Department



45 attendees



35 properties represented

Next Steps

- Engage with organizations and community groups that are sharing or reacting to our social media content
- Develop content for newsletter and social media to spotlight current and new board members and Alliance staff
- Targeted media outreach in Kyle, San Marcos, New Braunfels and Maxwell as construction begins on segments C, D, and E



Thank You



REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, May 25, 2022 at 3:00 PM

Pauline Espinosa Community Hall – 170 Charles Austin Drive, San Marcos, TX 78666

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

Background/Information

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

Attachment(s)

- Phase 1B Construction Update – February 23, 2022

Board Decision(s) Needed:

- None.



PHASE 1B CONSTRUCTION UPDATE

BOARD MEETING

CMI Progress

May 2022

Water Resources | Transportation | Land Development | Surveying | Environmental



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



Construction Status

- Archer Western removed shoring for the roof deck at the Recycle Pump Station this period.
- Archer Western continued concrete formwork and concrete placement for the Filter Complex piping trenches.
- Archer Western began the installation of WL-B beginning at well #9.
- The Plate Settler Basin inside wall forms were placed, reinforcing steel installed, followed by the outside wall forms, and concrete placement.
- The pump can footings for the six high service pumps were placed, anchored and plumbed.
- DN Tanks completed the casting of all precast panels this period, as well as completed the erection of panels for the Clearwell.
- Wall slots and dome ring concrete placement for the Clearwell began this period.



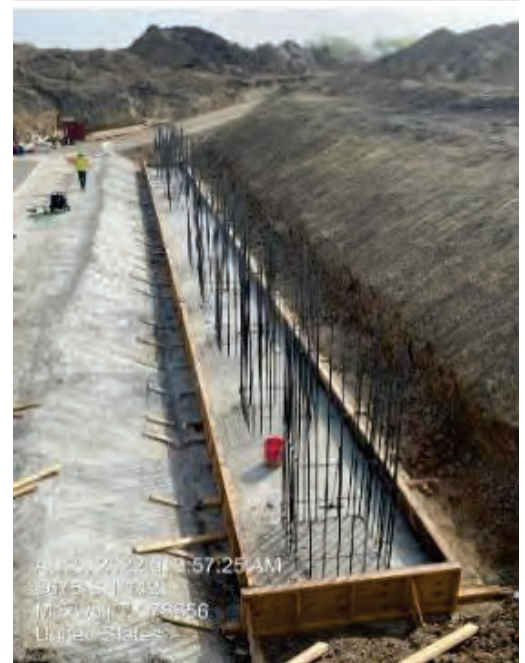
362 Wolf Run Rd
Rosanky TX 78953
United States
Apr 19, 2022 at 9:07:26 AM

Basin Wall Forms East Side

Booster Pump Station (MWH / Friese and Nichols)

Construction Status

- MWH continued with the installation leveling base around the perimeter of the GST for the thickened footing.
- MWH placed the footing for the pump can bases at the pump station.
- MWH placed the pump station wall footing, as well as the first two sections of the pump station walls. The remaining wall section is schedule to be placed next period.



Pump Can Footing

Segment A (Garney Construction / LAN)

Construction Status

- Completed installation of access drives.
- Continued installation of LOC/SWPPP fencing.
- Continued clearing of easement.
- Continued conducting MTBA surveys to clear work areas starting on March 15th.
- Completed Tunneling at Sandy Fork Creek crossing.
- Began receiving and staging pipe onsite.
- Began tunneling operations to SH-304 crossing.



Seg A – Pipe Delivery

Segment B (Garney Construction / K Friese)

Construction Status

- Continued processing Submittals and RFIs
- Continued landowner notifications
- Continued installing construction access entrances and fence gaps
- Continued Survey and Staking of ROW
- Conducted Bird Survey to clear work area for the week(s)
- Continued installation of silt fencing
- Continued Clearing ROW
- Continued Stripping of Topsoil



Seg B – Topsoil Stripping

OVERSIGHT RECAP

Project	RFIs		Submittals		Test Reports	
	This Period	To Date	This Period	To Date	This Period	To Date
WTP/RWI	3	47	29	177	57	198
BPS	3	20	16	63	20	94
Seg A	3	19	8	26	0	0
Seg B	0	0	9	20	0	0

CONTRACT VALUES

PROJECT	CURRENT CONTRACT VALUE	BILLED TO DATE	REMAINING	% COMPLETE
WTP/RWI	\$54,670,671.00	\$13,989,937.97	\$40,680,733.03	25.59%
BPS	\$19,706,258.71	\$2,908,251.09	\$16,798,007.62	14.76%
EST	\$0.00	\$0.00	\$0.00	0.00%
Seg A	\$49,471,384.71	\$2,195,631.27	\$47,275,753.44	4.44%
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%

7

SCHEDULE DURATIONS

	Current Date												Program Substantial Completion																				
	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec		
WTP/RWI																																	
BPS																																	
EST																																	
Seg A																																	
Seg B																																	
Seg C																																	
Seg D																																	
Seg E																																	

Project	Contract Dates				Program Sub Completion Status (June 2023)
	Notice to Proceed	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		10/7/2023	On Time
Seg B	2/15/2022	8/9/2023		10/8/2023	Behind 5 wks

8

PROGRESS PHOTOS



WTP – Placing Clearwell Roof Panels



WTP– HSPS Pump Can Installation



WTP – Raw Water Tank Wall Panel Joint Installation

9

PROGRESS PHOTOS



BPS – Steel Reinforcement for Pump Station



BPS – Forms for Pump Station



BPS – GST Leveling Base

10

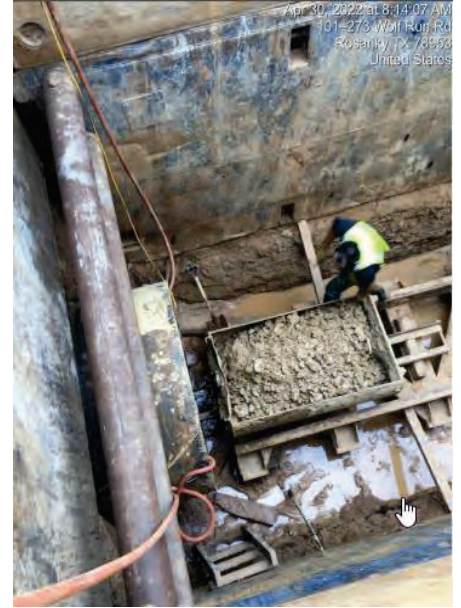
PROGRESS PHOTOS



Seg A – Pipe Stringing



Seg A – Unloading Pipe



Seg A –Highway 304 Crossing

11

Progress Photos



Seg B – Fence Gap Installation



Seg B – Construction Entrance Installation



Seg B –Topsoil Removal

12

QUESTIONS?

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, May 25, 2022 at 3:00 PM

Pauline Espinosa Community Hall – 170 Charles Austin Drive, San Marcos, TX 78666

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

Background/Information

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

Attachment(s)

- Phase 1B Program Update – May 25, 2022
- Kimley-Horn Monthly Summary of Activities for April 2022

Board Decision(s) Needed:

- None.



Phase 1B Program Update

Board of Directors Meeting
May 25, 2022



ALLIANCE WATER

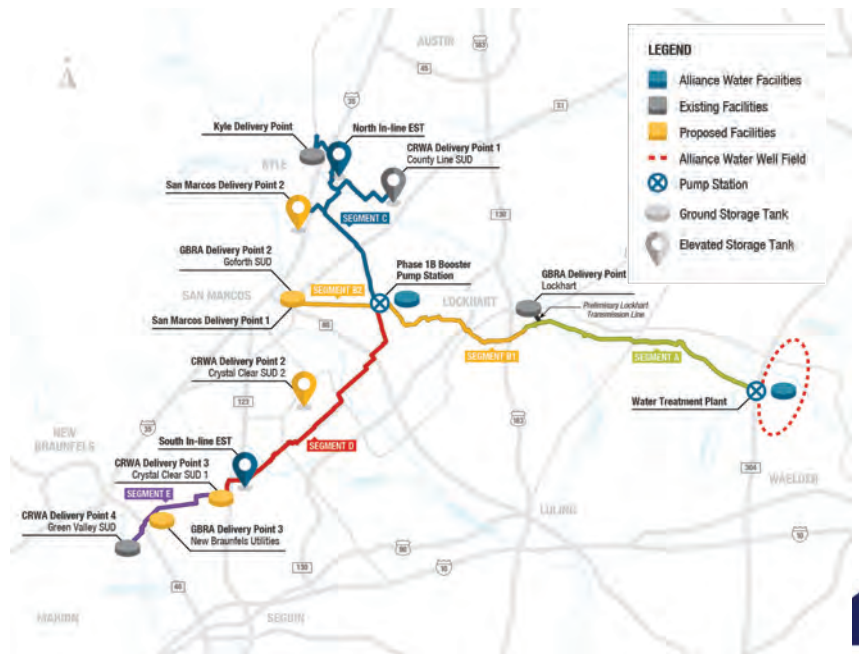
Kimley»Horn
Expect More. Experience Better.

PRESENTED BY

Ongoing Progress

► Design Milestone Status

- Design Submittals
 - Segment E – 100% submittals anticipated in June
 - Segment C – 100% submittals anticipated in June
- TWDB Reviews
 - Segment B
 - Easement Acquisition Funding Release under Review
 - Segment D
 - Environmental Data Report under Review
 - Engineering Feasibility Report under Review



Ongoing Progress

► Additional Updates

- Segment D & E Environmental Status
- Market Volatility / Supply Chain Concerns



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	0	0	52
D	57	0	0	1	1	8	9	48
C	78	6	20	4	30	28	58	20
E	38	2	4	0	6	19	25	13
Well Field	17	0	2	5	7	0	7	10
Total	281						99	182



COST UPDATES BASED ON APRIL MILESTONE SUBMITTALS/RESULTS

		ORIGINAL (FEB. 2019)	REVISED	
	Construction Package	ARWA Total Projected Cost	ARWA Total Projected Cost	DIFFERENCE
Submittal (%) Combined Program Infrastructure				
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
	Subtotal	\$141,000,000	\$164,300,000	\$ 23,300,000
ARWA-Only Infrastructure				
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)
	Subtotal	\$ 99,400,000	\$110,600,000	\$ 11,200,000
Total		\$240,400,000	\$274,900,000	\$34,500,000

MAY 2022 UPDATE

**NO CHANGE FROM
APRIL UPDATE**



Questions?

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

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

Invoice No: 068706605-0422
 Invoice Date: Apr 30, 2022
 Invoice Amount: \$ 147,955.38
 Project No: 068706605
 Project Name: ARWA PROGRAM YEAR 5
 Project Manager: SOWA, RYAN

Work Order No. 6
 Duration: March 2022 - Feb. 2023

Invoice Duration: April 1, 2022 to April 30, 2022

Federal Tax Id: 56-0885615

COST PLUS MAX

KHA Ref # 068706605.3-21416874

Description	Contract Value	Amount Billed to Date	Previous Amount Billed	Current Amount Due
PROGRAM MANAGEMENT PLAN UPDATES	9,550.00	517.00	258.50	258.50
STAKEHOLDER COORDINATION	219,391.00	21,361.48	7,570.50	13,790.98
BUDGETING	91,175.00	242.00	0.00	242.00
SCHEDULE	38,828.00	3,014.00	275.00	2,739.00
REPORTING	44,890.00	8,740.00	3,000.00	5,740.00
DATA MANAGEMENT	87,965.00	16,169.01	10,515.00	5,654.01
ENVIRONMENTAL MANAGEMENT	62,796.00	9,051.63	1,925.00	7,126.63
LAND ACQUISITION MANAGEMENT	459,289.00	99,104.50	51,095.00	48,009.50
TWDB MANAGEMENT	70,355.00	5,227.75	0.00	5,227.75
DESIGN STANDARDS	41,994.40	742.50	65.00	677.50
ENGINEERING DESIGN MANAGEMENT	209,034.00	28,290.00	11,005.00	17,285.00
QUALITY ASSURANCE	8,140.00	0.00	0.00	0.00
ELECTRICAL POWER PLANNING	30,183.00	275.00	275.00	0.00
PERMIT COORDINATION/TRACKING	48,510.00	2,420.00	550.00	1,870.00
PROCUREMENT AND CONSTRUCTION PHASE SERVICES	300,483.00	26,440.50	3,697.50	22,743.00
PROJECT ADMINISTRATION	38,165.50	5,756.88	3,576.75	2,180.13
OTHER SERVICES	16,200.00	47.50	0.00	47.50
ENVIRONMENTAL CONSTRUCTION PHASE SERVICES	212,142.00	14,363.89	0.00	14,363.89
Subtotal	1,989,091.00	241,763.63	93,808.25	147,955.38
Total COST PLUS MAX				147,955.38

Total Invoice: \$ 147,955.38

If you have questions regarding this invoice, please call (703) 674-1300.

May 20, 2022

Project Monthly Summary

April 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 the 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
 - 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
 - Continued to coordinate with ARWA and Construction Management & Inspection Team to begin integrating construction data collected on the new GIS WebMap.
 - Ongoing maintenance of Microsoft SharePoint Online program.
 - Continued updating of web-based GIS for easement acquisition process and alignment changes.

- Task 7 – Environmental Management
 - Continued coordination with Program Environmental Consultant concerning the comment responses to the USACE.
 - 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.

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

- 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, 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 as well as preparation of funding release requests.

- Task 10 – Design Standards
 - Updated and released the revised Construction Standards to the Design Consultants given the questions arising from construction activities.

- 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
 - Continued coordination with Design Consultant for final design.
 - Continued coordination with Design Consultant regarding ongoing field work and pipeline alignment considerations.

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

- 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 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:
 - 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, BBEC, and LCRA.
 - On-going Permit Tracking Log Updates.
- Task 15 – Procurement and Construction Phase Services

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

- On-going coordination with the Construction Management & Inspection team.
- On-going coordination with WTP, RWI, BPS, Segment A, and Segment B Design Consultants during the construction phase.

May 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 Technical Committee Meeting Update.
 - Prepare and present Project Advisory Committee Meeting Update.
 - Prepare and present Board Meeting Update.
 - Prepare for and hold Monthly Status Meeting with Alliance Water.

- Task 3 – Budgeting
 - Prepare and present the monthly Budget Update for the Technical Committee and Board meetings.
 - 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
 - Continued coordination with ARWA and Construction Management & Inspection Team to begin integrating construction data collected on the new GIS WebMap.
 - 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 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 studies for Segment C and E.

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

- 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, 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 as well as preparation of funding release requests.

- 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 construction phase services.
 - 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.

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

- 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. Bi-weekly meetings will be occurring moving forward with GVEC.
- 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.
 - Continue General Coordination with GVEC, BBEC, and LCRA.
 - On-going Permit Tracking Log Updates.
- Task 15 – Procurement and Construction Phase Services
 - On-going coordination with the Construction Management & Inspection team.
 - On-going coordination with WTP, RWI, BPS, Segment A, and Segment B Design Consultants during the construction phase.

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

- 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:

28.3 % allotted by Contract (based on contract total fee)

37.1% to date of Billing

Design Consultant Certifications: N/A

Sub Consultant	Sub Consultant Certifications	Task Description	Contract Value (\$)	Percent Complete to Date (%)	Amount Billed to Date (\$)	Amount Paid to Date (\$)
Foster CM Croup, Inc.	DBE; AABE; MBE; SBE	Budgeting, Schedule, and Data Management	\$117,890.00	4.4%	\$5,220.00	\$-
Grubb Engineering, Inc.	ESBE; SBE; WBE	Electrical Power Planning	\$25,850.00	0.0%	\$-	\$-
Spitzer and Associates, Inc.	SBE; WBE	Land Acquisition Management	\$399,180.00	21.2%	\$84,435.00	\$42,432.50
V&A Consulting Engineers, Inc.	SBE; HABE; MBE	Cathodic Protection Standards	\$18,999.00	0.0%	\$-	\$-
		Subtotal	\$561,919.00	16.0%	\$89,655.00	\$42,432.50

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, May 25, 2022 at 3:00 PM

Pauline Espinosa Community Hall – 170 Charles Austin Drive, San Marcos, TX 78666

- I.4** Consider adoption of Resolution 2022-05-25-001 approving Supplemental Amendment #1 to Work Order #6 with Pape-Dawson Engineers, Inc. for a Commissioning and Startup Plan and System Test Packages for the Phase 1B Water Treatment Plant and Raw Water Infrastructure Project, as recommended by the Technical Committee. ~ *Graham Moore, P.E., Executive Director*
-

Background/Information

Part of the Water Treatment Plant and Raw Water Infrastructure construction contract with Archer-Western includes a \$500,000 allowance to develop and implement a commissioning and startup plan for the Water Treatment Plant. As the project has progressed Staff feels it would be better if the commissioning plan was developed by the Construction Management and Inspection team and jointly implemented by that team and the contractor. This method will allow the Alliance Water staff and design team to have more direct input into the plan so that we can ensure that it is comprehensive in nature.

The attached proposal from Pape-Dawson is their fee to prepare the Commissioning and Startup Plan. They are proposing to contract with Jeff Haasch with JH Engineering who specializes in developing commissioning plans for treatment plants. The total fee for the effort is \$229,505. It is expected that the Water Treatment Plant contractor, Archer-Western, will still have effort to implement the plan, but the combined cost for both development and implantation is expected to be well below the \$500,000 allowance currently provided for in the construction contract. The development of the plan is anticipated to take 9 months and will include a detailed and prioritized sequencing schedule.

Staff proposes that the effort be added as a Supplemental Amendment to Pape-Dawson's current work order for construction management and inspection services.

Attachment(s)

- Resolution 2022-05-25-001
- Commissioning and Startup Plan and System Test Packages proposal dated April 26, 2022

Recommendation(s)

- The Technical Committee unanimously recommended approval of the work order.

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, May 25, 2022 at 3:00 PM

Pauline Espinosa Community Hall – 170 Charles Austin Drive, San Marcos, TX 78666

Board Decision(s) Needed:

- Adoption of Resolution 2022-05-25-001 approving Supplemental #1 to Work Order #6 with Pape-Dawson Engineers, Inc. for a Commissioning and Startup Plan and System Test Packages for the Phase 1B Water Treatment Plant and Raw Water Infrastructure Project, as recommended by the Technical Committee.



ALLIANCE WATER

RESOLUTION NO. 20220525-001

A RESOLUTION OF THE ALLIANCE REGIONAL WATER AUTHORITY BOARD OF DIRECTORS APPROVING SUPPLEMENTAL AMENDMENT #1 TO WORK ORDER #6 BETWEEN THE AUTHORITY AND PAPE-DAWSON ENGINEERS, INC. FOR A COMMISSIONING AND STARTUP PLAN AND SYSTEM STARTUP TEST PACKAGES FOR THE PHASE 1B WATER TREATMENT PLANT AND RAW WATER INFRASTRUCTURE PROJECT AND RELATED MATTERS, AND DECLARING AN EFFECTIVE DATE

RECITALS:

1. Alliance Regional Water Authority (the "Authority") entered into Work Order #6 with Pape-Dawson Engineers, Inc. ("Pape Dawson") for professional construction management and inspection services and related matters in May 2020.

2. Supplemental Amendment #1 provides for the development of a Commissioning and Startup Plan and System Startup Test Packages for the Phase 1B Water Treatment Plant and Raw Water Infrastructure Project (the "Project").

3. Execution of the Supplemental Amendment will reduce the amount of the construction allowance to be utilized on the Project.

3. The scope of services and fee for the supplemental amendment was negotiated by the Executive Director 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 the development of a Commissioning and Startup Plan and System Startup Test Packages for the Phase 1B Water Treatment Plant and Raw Water Infrastructure Project between the Authority and Freese & Nichols is approved with a total fee not-to-exceed \$229,505.00.

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: May 25, 2022.

ATTEST:

Chris Betz
Chair, Board of Directors

James Earp
Secretary, Board of Directors

April 26, 2022

Mr. Graham Moore
Alliance Water
630 E. Hopkins St.
San Marcos, TX 78666

Via Email: gmoore@alliancewater.org

Re: ARWA Phase 1B CM&I – Work Order #6
Commissioning and Startup Plan and System Test Packages
Job No. 12214-06
Additional Services Request No. 1

Dear Mr. Moore:

This letter is to request funding for additional services for the above referenced site. Attached is our proposed scope and fee to develop the ARWA Commissioning and Startup Plan and the System Test Packages for the Water Treatment Plant and Raw Water Infrastructure Project. This work will be accomplished by JH Engineering, LLC (JHE) under the supervision of Jeff Haasch, PE, PMP and includes the following:

WTP/RWI Commissioning and Startup Planning

I. PROJECT MANAGEMENT (TASK 595)	\$3,975
<ul style="list-style-type: none">• Monthly reporting and project administration.	
II. FACILITY STARTUP AND PERFORMANCE DEMONSTRATION (TASK 595)	\$79,580
<ul style="list-style-type: none">• Establish system and system boundaries.• Develop equipment lists for all systems and conduct detailed review of equipment specifications.• Develop overall detailed schedule for commissioning and startup including sequencing of activities.• Prioritize test packages to be developed to support overall schedule.• Estimated duration of this activity is 2-3 months with full-time staffing.	
III. FUNCTIONAL AND PERFORMANCE TEST PACKAGES (TASK 595)	\$145,950
<ul style="list-style-type: none">• Develop detailed test packages including final review /QC using documents and equipment submittals before releasing to the Contractor.• Estimated duration of this activity is 6 months with full-time staffing.	

ASSUMPTIONS AND EXCEPTIONS

- *This scope of work does not include any effort for site management or execution of commissioning or startup activities.*

- *Work will be invoiced on an hourly basis using the attached rate schedule. Rates are valid through 2023.*
- *Direct expenses for reproduction, travel, express mail, and special deliveries will be invoiced at cost per the Master Agreement.*
- *Additional services requested by ARWA which may arise, and are not outlined above, to be compensated for on an hourly basis or negotiated to a lump sum fee.*

SUMMARY


I.	Project Management	Task 595	\$3,975
II.	Facility Startup and Performance Demonstration	Task 595	\$79,580
III.	Functional and Performance Test Packages	Task 595	\$145,950
		Total:	<u>\$229,505</u>

A budget increase of **\$229,505** is the estimated cost of Pape-Dawson's current understanding of the additional services identified above.

We appreciate the opportunity to work with you on this project. If you concur with this request, please acknowledge your approval by signing in the space provided below and returning this letter to our office. If you have any questions or need additional information, please do not hesitate to contact me at your earliest convenience.

Sincerely,
Pape-Dawson Engineers, Inc.

ACKNOWLEDGED & ACCEPTED


Chris Noe, P.E.
Vice President

Signature: _____
Print Name: _____
Title: _____
Date: _____

Attachment

- Detailed Breakdown of Fees
- Resume – Jeff Haasch, P.E., PMP

EXHIBIT A
Detailed Fee Breakdown

		Principal Engineer / Commissioning & Startup	Process / Commissioning Engineer II	Commissioning Specialist IV	Total Labor Hours	Subtotal / Task
		\$ 265.00	\$ 210.00	\$ 175.00		
Task 1 - Project Management and Administration						
1.1	Monthly Reporting and Project Administration	15	-	-	15	\$ 3,975.00
Task 1 Subtotal		15	0	0	15	\$ 3,975.00
Task 2 - Develop Facility Startup and Performance Demonstration						
2.1	Establish Systems & System Boundaries	4	10	40	54	\$ 10,160.00
2.2	Develop Equipment Lists for all Systems	4	10	40	54	\$ 10,160.00
2.3	Detailed Review of Equipment Specifications	20	20	40	80	\$ 16,500.00
2.4	Generate C&SU and Training Schedule	4	10	40	54	\$ 10,160.00
2.5	Generate C&SU Plan	20	30	120	170	\$ 32,600.00
Task 2 Subtotal		52	80	280	412	\$ 79,580.00
Task 3 - Develop Functional and Performance Test Packages using Contract Documents and Equipment Submittals						
3.1	Electrical Distribution (WTP)	5	10	40	55	\$ 10,425.00
3.2	HVAC (WTP)	3	6	24	33	\$ 6,255.00
3.3	Network Communications (WTP)	5	10	40	55	\$ 10,425.00
3.4	Security (WTP)	3	6	24	33	\$ 6,255.00
3.5	Raw Water Storage Tanks	1	2	8	11	\$ 2,085.00
3.6	Rapid Mix	2	4	16	22	\$ 4,170.00
3.7	Lime Slurry Storage and Feed	6	12	48	66	\$ 12,510.00
3.8	CO2 Storage and Feed	4	8	32	44	\$ 8,340.00
3.9	Filter 1	3	6	24	33	\$ 6,255.00
3.10	Filter 2	0.50	1	4	6	\$ 1,042.50
3.11	Filter 3	0.50	1	4	6	\$ 1,042.50
3.12	Filter 4	0.50	1	4	6	\$ 1,042.50
3.13	Filter 5	0.50	1	4	6	\$ 1,042.50
3.14	Filter 6	0.50	1	4	6	\$ 1,042.50
3.15	Ancillary Filter Equipment	1	2	8	11	\$ 2,085.00
3.16	Blowers	2	4	16	22	\$ 4,170.00
3.17	Sodium Hypochlorite Storage and Feed	7	14	56	77	\$ 14,595.00
3.18	Sodium Permanganate Storage and Feed	3	6	24	33	\$ 6,255.00
3.19	Clearwell	1	2	8	11	\$ 2,085.00
3.20	HSPS - Backwash Pumps	3	6	24	33	\$ 6,255.00
3.21	HSPS - Plant Water Pump System	2	4	16	22	\$ 4,170.00
3.22	HSPS - High Service Pumps	3	6	24	33	\$ 6,255.00
3.23	HSPS - Surge Suppression System	2	4	16	22	\$ 4,170.00
3.24	Flow Equalization Basin and Pumps	2	4	16	22	\$ 4,170.00
3.25	Plate Settler with Sludge Vacuum	2	4	16	22	\$ 4,170.00
3.26	Sludge Lobe Pumps and Drying Beds	2	4	16	22	\$ 4,170.00
3.27	Recycle Pump Station	2	4	16	22	\$ 4,170.00
3.28	Well No. 6	2	4	16	22	\$ 4,170.00
3.29	Well No. 7	0.50	1	4	6	\$ 1,042.50
3.30	Well No. 8	0.50	1	4	6	\$ 1,042.50
3.31	Well No. 9	0.50	1	4	6	\$ 1,042.50
Task 3 Subtotal		70	140	560	770	\$ 145,950.00
Total Hours / Labor Cost Total		137	220	840	1,197	\$ 229,505.00

JH Engineering, LLC

Startup and Commissioning Manager

Civil and Mechanical Engineering and Consulting

Jeff Haasch, PE, PMP

Commissioning and Start-up Engineer

Education

BS, Mechanical Engineering, University of Nevada Las Vega, 2003

Licenses/Registrations

Professional Engineer

Texas, #124113 (ME/CE)

Nevada, #019615 (ME/CE)

Arizona, #063407 (ME)

New Mexico, #023947 (CE)

Project Management Professional

Mr. Haasch has over 18 years of experience providing civil and mechanical engineering services for the water and wastewater industry. He specializes in commissioning and startup support services. Mr. Haasch also provides process mechanical and instrumentation design and review, process mechanical and plumbing pipe support design, seismic anchoring design, standard and special specification review and development, temporary pumping and conveyance systems, mechanical equipment performance testing, and more.

Project Experience

Southern Nevada Water Authority, Low Lake Level Pump Station, Lake Mead, NV [2017 – Present]. The Low Lake Level Pump Station (L3PS) is a \$650M, CMAR delivered, multi-phase project consisting of the planning, design and construction of a 1.02-bgd raw water conveyance system. The L3PS, once completed will supply up to 1.02-bgd to two water treatment facilities that provide drinking water to the City of Las Vegas and neighboring communities. The L3PS is being constructed to maintain sustainability of providing RW to SNWA's and the Las Vegas drinking water supply as Lake Mead's elevation continues to drop. This project includes the integration and the interconnection with approximately 2 miles of newly constructed 144" Aqueduct and will be tied into the existing 144" conveyance system. The project consists of thirty-two (32) 30 mgd, 15kV submersible vertical turbine pumps expandable to thirty-four (34), a supporting Electric Maintenance Building, an open top surge tank, a hydropneumatic tank, two 84" valve vaults, one 144" valve vault, and one 84" valve vault. The L3PS is expected to be online in Q1 2020. JHE is contracted to perform commissioning and startup of the L3PS

City of Houston, Northeast Water Purification Plant, Houston, Texas, [2017 – Present]. The Northeast Water Purification Plant (NEWPP) is an approx. \$1.6B, 320 mgd, Progressive Design Build delivered regional, conventional, water treatment plant that will be delivered in three sequential phases project consisting of 4 individual 80 mgd trains. The project consists of constructing a new elevated 450 mgd RW Intake Pump Station approx. 300 yards off the shoreline of Lake Houston with dual 108" RW conveyance lines routed to the new facility location. Each of the trains will include Rapid Mix, Flocc/Sed basins, pre and post chemical feed, ozonation, and filtration. Potable water will be stored in one of four 12 mgd clearwells and distributed to the surrounding regional communities via two high service pump stations. JHE is contracted to represent the City of Houston as the Commissioning and Startup Subject Matter Expert.

JH Engineering, LLC

Startup and Commissioning Manager

Civil and Mechanical Engineering and Consulting

Other Experience and Highlights

City of Austin, Texas – Supervising Engineer [2016 – 2018].

Mr. Haasch performed as Supervising Engineer for the City of Austin's water utility, Austin Water. Mr. Haasch was responsible for Facility Engineering related to Water Treatment Plants, Pump Stations, Reservoirs, and Longhorn Dam. Managed and responsible for a team of 7 Facility Engineers working together to deliver Capital Improvement Projects (CIP) Projects within Austin Water. Responsible for managing approximately \$200M of CIP budget over a typical 5 yr. cycle. Managed improvements for 5 Water Treatment Facilities, 40+/- Pump Stations and Reservoirs, and Longhorn Dam.

MWH Constructors, Broomfield, CO – Director of Commissioning and Start-up [2011 – 2016]

Managed and directed all efforts related to Commissioning and Startup (C&SU) and O&M services including managing and directing a team of 6 to ensure the group is supporting our project management teams during the transition from construction to operating facilities. Developed project commissioning sequences and plans and integrated with the construction team for plan implementation. Developed budgets for the C&SU phase and for the estimating team when pursuing future work. Develop and review specifications for conducting C&SU services. Conducted performance reviews for direct reports. Coordinated and conducted weekly meetings both on site and remotely to ensure directives were being followed. Dynamic ability to "change hats" during discussions related to construction sequencing and how they are related to C&SU. Performed as Commissioning Manager at the project level on high profile projects experiencing significant construction related schedule/complexity challenges. Managed and directed the construction staff and commissioning team to complete the commissioning and startup of all systems and sub-systems working towards complete Plant startup. Extensively coordinated with the CM, EOR, Client and Plant O&M Staff. Coordinated with vendors and subcontractors to ensure their respective activities were conducted at the correct timing to coincide with the commissioning schedule and overall CPM schedule. Planned and conducted weekly C&SU coordination meetings with the construction staff, subcontractors, Engineer, and Owner. Developed and implemented Water Management plans to prevent adverse impacts to environmentally sensitive areas and accounted for water needs to complete required C&SU activities. Developed and implemented disinfection plans to meet project requirements complying with AWWA Standards. Responsible for managing commissioning documentation control such as O&M delivery, completion of testing packages, Asset Management, Warranty Management, Water Management, and Disinfection (when required). Responsible for operating the facility expansion during the Commissioning Phase of start-up. Capable of temporary system design, procurement, installation, management and optimization.

Key Projects Include:

Austin Water Utility; Water Treatment Plant 4 / Jollyville Transmission Main; Austin, TX - \$528.1M

Roy Hill Iron Mine; Ore Processing Facility; Perth, Australia - \$27M

Pima County Regional Water Reclamation District, Ina Rd Plant Upgrade (Tres Rios WRF); Tucson, AZ - \$243M

Central Weber Sewer Improvement District; Waste Water Treatment Plant Expansion; Weber, UT - \$130M

MMC, Inc., Las Vegas, NV – Start-Up Manager / Project Manager / Project Engineer [2004 – 2011]

General contractor for various water and waste water facility plants – greenfield, rehab and expansions. Provided full on-site construction management, project development, and problem resolution while in close communication and coordination with and between Client, EOR, CM Staff, Construction Inspectors, Subcontractors, and Suppliers. Responsible for the development, assembly, coordination, management, and implementation of commissioning procedures and start-up documentation for facility start-up. Projects in Utah and Nevada ranging from \$40M to \$120M.

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, May 25, 2022 at 3:00 PM

Pauline Espinosa Community Hall – 170 Charles Austin Drive, San Marcos, TX 78666

- I.5** Consider adoption of Resolution 2022-05-25-002 approving Work Order #4 with HVJ South Central Texas – M&J, Inc. for material testing on the Segment B Pipeline project, as recommended by the Technical Committee. ~ *Graham Moore, P.E., Executive Director*
-

Background/Information

The Authority entered into a Master Agreement with HVJ Associates for material testing on the Phase 1B Program after a Request for Qualifications process was followed. Work Order #1 was issued to HVJ in July 2021 for the Water Treatment Plant Project, Word Order #2 was for material testing at the Booster Pump Station and Delivery Points and Delivery Point #2 was for the Segment A pipeline.

The Executive Director negotiated the scope and fee for the materials testing for the Segment B project with HVJ. The effort was reviewed by the both the Owner's Representative and the Construction Management and Inspection teams to help ensure that all anticipated materials testing needs are included and largely follows the scope negotiated for Segment A. The Segment B proposal is less in fee than Segment A as it is assumed that many of the density tests collected for Segment B can be coordinated with those for Segment A – therefore redundant time and travel was not included.

Below are some of the key facts regarding the proposal:

Firm:	HVJ, Inc.
Project:	Segment B
Fee:	\$485,483
Work Order Type:	Hourly, Not-to-Exceed
Duration:	Thru 9/2023
Project Manager:	Jimmy Si

Attachment(s)

- Resolution 2022-05-25-002
- ARWA Segment B Proposal dated May 5, 2022

Recommendation(s)

- The Technical Committee unanimously recommended approval of the work order.

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, May 25, 2022 at 3:00 PM

Pauline Espinosa Community Hall – 170 Charles Austin Drive, San Marcos, TX 78666

Board Decision(s) Needed:

- Adoption of Resolution 2022-05-25-002 approving Work Order #4 with HVJ South Central Texas – M&J, Inc. for material testing on the Segment B Pipeline project, as recommended by the Technical Committee.



ALLIANCE WATER

RESOLUTION NO. 20220525-002

A RESOLUTION OF THE ALLIANCE REGIONAL WATER AUTHORITY BOARD OF DIRECTORS APPROVING WORK ORDER #4 BETWEEN THE AUTHORITY AND HVJ SOUTH CENTRAL TEXAS – M&J, INC. FOR MATERIAL TESTING SERVICES RELATED TO THE AUTHORITY’S PHASE 1B SEGMENT B PIPELINE PROJECT AND RELATED MATTERS, AND DECLARING AN EFFECTIVE DATE

RECITALS:

1. The Alliance Regional Water Authority (the “Authority”) entered into a Master Agreement with HVJ South Central Texas – M&J, Inc. (HVJ) in July 2021 for material testing services after having conducted a request for qualifications process.
2. The Authority is in need of material testing services for its Segment B Pipeline Project.
3. The Executive Director negotiated Work Order #4 with HVJ for the material testing necessary for the Segment B Pipeline Project.
4. The work order references terms and conditions in the Master Agreement.

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

SECTION 1. The attached Work Order #4 for Material Testing Services for the Phase 1B Segment B Project between the Authority and HVJ is approved.

SECTION 2. The Authority’s Executive Director, Graham Moore, is authorized to execute Work Order #4 on behalf of the Authority.

SECTION 4. This Resolution shall be in full force and effect immediately upon its passage.

ADOPTED: May 25, 2022.

ATTEST:

Chris Betz
Chair, Board of Directors

James Earp
Secretary, Board of Directors



4201 Freidrich Lane, Suite 110

Austin, Texas 78744

512.447.9081 Ph

512.443.3442 Fax

www.hvj.com

May 5, 2022

Mr. Graham Moore, PE
Executive Director
Alliance Regional Water Authority
630 E. Hopkins
San Marcos, Texas 78666

Re: ARWA Phase 1B – Pipeline Segment B
Construction Phase Materials Engineering and Testing Proposal
San Marcos, Texas
HVJ Project No. AC2110020.4

Dear Mr. Moore:

Pursuant to your request, HVJ South Central Texas – M&J, Inc. (HVJ) is pleased to submit this proposal to provide Owner quality assurance testing for the above referenced project. This proposal reflects brief scope and fee for construction phase materials engineering and testing services following a brief review of project documents.

Project Description

The Alliance Regional Water Authority Phase 1B Pipeline Segment B project consists of approximately 55,340 LF of 42-inch water and 28,550 LF of 36-inch water pipelines and associated appurtenances and connections. The pipelines are primarily constructed via open-cut methodology but feature trenchless/tunneled crossings of major creeks and roadways/highways, including a 775 LF tunneled crossing of State Highway 130.

Scope of Services

The general scope of material testing and inspection services anticipated for this project is as follows.

- Soils, Base, Concrete and Grout Lab/Field Testing
- Steel Pipe – Weld Inspection & Testing

It is understood that materials testing and observations services were estimated on a call-out basis, where personnel will not be present full time during performance of the work unless requested to be present. ***However, where possible, HVJ-SCTx will work with the CM team to combine testing and inspection activities in an attempt to reduce the number of site visits needed.***

Cost Estimate

ARWA Phase 1B – Pipeline Segment B

AC2110020.4

May 5, 2022

We recommend allocating a budget of **\$485,483** for construction materials testing and inspection for the proposed Phase 1B Pipeline Segment B. Summary of the materials testing and inspection budget fee is shown below.

ARWA - Phase 1B Treated Pipeline Segment B - Materials Testing (Field Services - soils, concrete/grout)				
<i>Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Rate</i>	<i>Total</i>
Tech Time - Soil Compaction, Concrete/Grout Testing	hour	1276	\$84	\$107,184
Overtime - Soil Compaction, Concrete/Grout Testing	hour	64	\$126	\$8,064
Nuclear Gauge	trip	319	\$55	\$17,545
Vehicle Charge	trip	319	\$80	\$25,520
			Subtotal	\$158,313
ARWA - Phase 1B Treated Pipeline Segment B - Materials Testing (Lab Services - soils, aggregates & concrete/grout)				
<i>Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Rate</i>	<i>Total</i>
Soil/Base Sample Preparation	each	10	\$75	\$750
Atterberg Limits	each	10	\$75	\$750
Sieve Analysis (soils)	each	10	\$72	\$720
Proctors	each	10	\$275	\$2,750
Relative Density (gravel)	each	2	\$550	\$1,100
Sieve Analysis (bedding & rip rap)	each	2	\$95	\$190
Resistivity Test (soils)	each	2	\$125	\$250
Concrete & Grout Cylinder Compressive Strength	each	300	\$24	\$7,200
			Subtotal	\$13,710
ARWA - Phase 1B Treated Pipeline Segment B - Weld Inspection				
<i>Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Rate</i>	<i>Total</i>
Pipeline Inspector (CWI)	hour	1280	115	\$147,200
Pipeline Inspector - Overtime	hour	320	172.5	\$55,200
Magnetic Particle Equipment	trip	160	\$125	\$20,000
Vehicle Charge	trip	160	\$80	\$12,800
Reporting - Welding Inspection	each	160	\$100	\$16,000
			Subtotal	\$251,200
ARWA - Phase 1B Treated Pipeline Segment B - Project Administration				
<i>Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Rate</i>	<i>Total</i>
Project Manager, PE	hour	140	\$179	\$25,060
Task Leader (Deputy Project Manager)	hour	180	\$125	\$22,500
Admin	hour	180	\$65	\$11,700
			Subtotal	\$59,260
ARWA - Phase 1B Treated Pipeline Segment B - Other Direct Expenses				
<i>Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Rate</i>	<i>Total</i>
Air Quality Meter	each	1	\$1,000	\$1,000
Ultrasonic Paint Thickness Gauge	each	1	\$2,000	\$2,000
Other Reimbursable Expenses (cost + 10%)	-	-	-	-
			Subtotal	\$3,000
			Total	\$485,483

Assumptions

The following assumptions were used in the preparation of this proposal:

- For soils and concrete/grout testing, 233 days for one tech and 86 days for second tech at 4 hrs/day are assumed.
- For welding inspections, 160 days at 10 hrs/day are assumed.
- Inspection of O Ring Connections will be performed by others.
- Field inspection of mortar lining and polyurethane coating is not included in this scope. The CWIs will be certified to measure polyurethane coating thickness of field repairs. When scheduled the previous day, the CWIs will perform thickness measurements of polyurethane coating and the only extra fees will be for equipment and reporting.
- 100% visual and 100% testing is assumed for field welds.
- All welds will be tested using the Magnetic Particle method.
- Retest and reinspection costs are not included in the estimate. We will reinspect/retest inside the daily fee as long as it doesn't cause the need to add more service days. As requested, reinspection/retest costs will be separated on invoices to ARWA.
- 1 business day advance notice will be required to schedule services.

This estimate was prepared based on a **11 month** pipe installation schedule with anticipated completion in April 2023. The cost estimate is based on our projections for both the construction schedule and the frequency of service requests from the Client. As the schedule and frequency of service requests are beyond our control, we cannot guarantee that the estimate provided herein will be adequate for the services needed through the entire duration of the construction of this project. We understand that advance authorization will be required if additional funds are needed to complete the testing per project specifications. HVJ will monitor the budget as the work proceeds and will keep you or your designated representative informed.

Scheduling of our personnel for this project will be at the request of you or your designated representatives. To ensure proper scheduling of the work, we require a minimum 24 hour notice (1 full business day, Monday-Friday) to provide on-call personnel.

Services will be invoiced on a unit fee basis in accordance with the attached Construction Phase Services Fee Schedule. Overtime rates of 1.5 times the regular hourly rates will be charged for time worked over 8 hours per day, hours worked before 6:00 AM or after 6:00 PM Monday through Friday, and all hours worked on Saturdays, Sundays and holidays.

Limitations

Our work will be performed in a manner consistent with that level of care and skill ordinarily exercised by other members of HVJ's profession practicing in the same locality, under similar conditions and on the date the services are provided. Our conclusions, opinions and recommendations will be based on a limited number of observations and data. It is possible that conditions could vary between or beyond the data evaluated. HVJ makes no guarantee or warranty, express or implied, regarding the services, communication (oral or written), report, opinion, or instrument of service provided.

This proposal was prepared specifically for the client and its designated representatives and may not be provided to others without HVJ's expressed permission.

ARWA Phase 1B – Pipeline Segment B
AC2110020.4
May 5, 2022

HVJ Associates® is pleased to submit this revised proposal for the proposed improvements. Should you have any questions regarding the contents of this proposal, please contact us at 512-447-9081.

Sincerely,

HVJ South Central Texas – M&J, Inc.
TBPE F-18091

A handwritten signature in blue ink, appearing to read "Syed Jafar", with a horizontal line extending to the right.

Syed Jafar, P.E.
Executive Vice President

Enclosures:

Attachment A: Standard Fee Schedule (4 pages)

**HVJ SOUTH CENTRAL TEXAS
CONSTRUCTION MATERIALS ENGINEERING AND TESTING SERVICES
STANDARD FEE SCHEDULE**

Attachment A

**ALLIANCE REGIONAL WATER AUTHORITY MASTER FEE
SCHEDULE**

CODE	DESCRIPTION	HOURLY RATES
1	Project Manager (PE)	\$ 179.00
2	Sr. Project Engineer(PE)	\$ 179.00
3	Project Engineer (PE)	\$ 150.00
4	Staff Engineer (EIT)	\$ 125.00
5	Certified Engineering Technician	\$ 84.00
6	Welding Inspector (CWI)	\$ 115.00
7	NDT Inspector (ASNT Level II)	\$ 125.00
8	NDT Inspector (ASNT Level III)	\$ 145.00
9	NACE Inspector Level I Coatings Inspector	\$ 115.00
10	Administrative	\$ 65.00
11	Vehicle Charge (per trip)	\$ 80.00
12	Nuclear Gauge (per trip)	\$ 55.00
13	Magnetic Particle Equipment (per trip)	\$ 125.00
14	Traffic Control	Cost + 10%

MATERIAL TESTING

UNIT PRICE

100 Concrete Aggregates:

101	Screen or Sieve Analysis (ASTM C-136 or Tex-110)	\$ 72.00
102	Specific Gravity (ASTM C-127 or C128)	\$ 51.00
103	Unit Weight (ASTM C-29)	\$ 45.00
104	Absorption (ASTM C-127 or C-128)	\$ 44.00
105	Finer than 200 Mesh (ASTM C-117)	\$ 49.00
106	Organic Impurities (ASTM C-40)	\$ 45.00
107	Scratch Hardness (ASTM C-851)	\$ 45.00
108	Abrasion Tests (ASTM C-131 or C-535)	\$ 215.00
109	Clay Lumps (ASTM C-142)	\$ 55.00
110	Light Weight Pieces (ASTM C-123)	\$ 61.00
111	Sand Equivalent (ASTM D-2419)	\$ 65.00
112	Sodium/Magnesium Sulfate Soundness (5 Cycles)	\$ 390.00
113	Sodium/Magnesium Sulfate Soundness Additional Cycles	\$ 175.00
114	Petrographic Examination of Concrete Aggregates (ASTM C-295)	By Quotation

200 Concrete Mix Design Inspection and Testing

201	Mix Design Review (using previously determined aggregate properties and other design factors) Excluding Test Costs	\$ 179.00
202	Trial Batch Tests (ASTM C-192) (Using aggregate admixtures and cement proposed for use in the project) each batch or each curve point	\$ 450.00
203	Cylinders (ASTM C-39) test or hold, each	\$ 24.00
204	Beam Test (ASTM C-78, C-293) or Hold, Each	\$ 55.00

**HVJ SOUTH CENTRAL TEXAS
CONSTRUCTION MATERIALS ENGINEERING AND TESTING SERVICES
STANDARD FEE SCHEDULE**

Attachment A

CODE	DESCRIPTION	UNIT PRICE
205	Concrete Coring (4" Dia Up to 6" Thickness) ASTM C-42 includes Personnel, Vehicle and Patching Holes	\$ 90.00
206	Measuring Thickness of Concrete Cores (ASTM C-174)	\$ 22.00
207	Additional Thickness (6" to 12")/ (Inch)	\$ 8.00
208	Additional Thickness (Over 12")/ (Inch)	\$ 10.00
209	Concrete Coring, Minimum Charge (Min. 3 Cores)/ (LS)	\$ 290.00
210	Preparation of Cores, Capping & Test (ASTM C42, C-39)	\$ 67.00
211	Cement Compressive Strength, one age (ASTM C-109)/(Set)	\$ 120.00
212	Cement Compressive Strength, two age (ASTM C-109)/ (Set)	\$ 127.00
213	Mortar/Grout Compressive Strength Cubes (ASTM C-109)	\$ 27.00
214	Mortar/Grout Compressive Strength 3" x 6" (ASTM C-495)	\$ 24.00
215	Mortar/Grout Compressive Strength Grout Prisms (ASTM C-1019)	\$ 55.00
216	Structural Coring	By Quotation
217	Windsor Probes (ASTM C-803)	\$ 79.00
218	Bar Linear Shrinkage/ (Set)	\$ 282.00
219	Unit Weight of Lightweight Cylinders/ (Set)	\$ 70.00
220	Split Tensile Strength including preparation (ASTM C-496)	\$ 94.00
221	Petrographic Examination of Hardened Concrete (ASTM C-856)	By Quotation
222	Concrete Shrinkage Test (ASTM C-157, C-490)/ (Test)	\$ 138.00

800 Asphalt Concrete Mix Design & Inspection

801	Mix Design Review (using previously determined aggregates properties and other design factors) Excluding Test Costs	\$ 187.00
802	Trial Batch Test (up to 5 curve points)	\$ 1,403.00
803	Additional Curve Points for item 802, Per Point	\$ 202.00
804	Extraction & Gradation Test (ASTM D-2172, ASTM C-136 or TEX - 210F)	\$ 174.00
805	Specific Gravity (ASTM D-2041 TEX 201F)	\$ 75.00
806	Stability: Hveem (3 Per Set) (ASTM D-1559)	\$ 125.00
807	Bulk Density of Lab Molded or Field Specimen (Core), (TEX - 207F)/(Set)	\$ 75.00
808	Molding Specimens (3 Per Set) for 806 & 807 (ASTM D-1560, TEX-208F)/(Set)	\$ 125.00
809	Penetration (ASTM D-5)	\$ 74.00
810	Ductility (ASTM D-113)	\$ 99.00
811	Viscosity (ASTM D-2170)	\$ 82.00
812	Asphalt Coring (4" Dia Up to 6" Thickness) includes Personnel, Vehicles and Patching Holes	\$ 80.00
813	Asphalt Coring Minimum Charge/ (LS)	\$ 290.00
814	Additional Thickness over 6"/ (Inch)	\$ 7.00

**HVJ SOUTH CENTRAL TEXAS
CONSTRUCTION MATERIALS ENGINEERING AND TESTING SERVICES
STANDARD FEE SCHEDULE**

Attachment A

CODE	DESCRIPTION	UNIT PRICE
815	Abson Recovery (TEX-211F)	\$ 281.00
816	Measuring Thickness of Asphalt Cores	\$ 8.00
817	Maximum Theoretical Specific Gravity (TEX 227F)	\$ 115.00
818	Hot Mix In-Place Asphalt Design	\$ 1,870.00
819	Apparent Specific Gravity (TEX 227F)	\$ 58.00
820	Moisture Susceptibility Test (TEX 531C)	\$ 409.00
821	PMA Extraction/Gradation (ASTM D-2172)	\$ 234.00
822	PMA Extraction/Gradation by Ignition (ASTM D-2928)	\$ 145.00

1000 Soils Tests:

	Liquid and Plastic Limits: (Atterberg Limits) (ASTM D-4318, Tex 104E, 105E, 106E)	
1001		\$ 75.00
1002	Moisture Content Only (ASTM D-2216)	\$ 15.00
1003	Mechanical Sieve Analysis, Through #200 Sieve (ASTM D-422)	\$ 72.00
1004	Percent Passing #200 Sieve (ASTM D-1120)	\$ 65.00
1005	Specific Gravity (ASTM D-854 & D-204)	\$ 51.00
1006	OMD Standard Compaction (ASTM D-698, Tex-114E)	\$ 275.00
1007	OMD Modified Compaction (ASTM D-1557, Tex-113E)	\$ 275.00
1008	OMD Lime or Cement Stabilized Soil (ASTM D-698, D-558, D-1557, Tex121E)	\$ 275.00
1009	California Bearing Ratio (ASTM D-1883)	\$ 185.00
1010	Percent Solids in Lime Slurry /(Test)	\$ 37.00
1011	Four Point Lime Content Recommendation Series (Pl)/(Set)	\$ 250.00
1012	Cement Content of Freshly Mixed CSS Mixture (ASTM D-806)	\$ 269.00
1014	Comp. Strength of CSS Sample, Including Molding (ASTM D-1632 & D-1633)	\$ 61.00
1015	Maximum & Minimum Density (Sands) (ASTM D-4254)/ (Test)	\$ 275.00
1016	Density and Moisture of Soil Sample	\$ 19.00
1017	Unconfined Compression (ASTM D-2166)	\$ 39.00
1018	Unconsolidated Undrained (ASTM D-2850)	\$ 54.00
1019	Consolidation (One cycle) (ASTM D-2435)	\$ 310.00
1020	Consolidation - Additional Increments	\$ 44.00
1021	Ph of Soil (ASTM D-4972)	\$ 45.00
1022	Optimum Lime Content Ph Method	\$ 225.00
1023	Sieve Analysis - Base Materials (ASTM C-136)	\$ 85.00
1024	Compressive Strength of Cement Stabilized Base Materials, (TEX-120E, ASTM D-2166)	\$ 275.00
1025	Soil Shrinkage Factor (ASTM D-427)	\$ 54.00
1026	One Dimensional Swell Cohesive Soils	\$ 251.00
1027	Triaxial Testing	By Quotation

**HVJ SOUTH CENTRAL TEXAS
CONSTRUCTION MATERIALS ENGINEERING AND TESTING SERVICES
STANDARD FEE SCHEDULE**

Attachment A

1028	Permeability Test, Constant Head Method (ASTM D-2434)	\$	225.00
1029	Pinhole Test	\$	246.00
1030	Crumb Test (ASTM D-4647)	\$	33.00
1031	Double Hydrometer (ASTM D-4221)	\$	152.00
1032	Free Swell (FHA)	\$	75.00
1033	Soil Suction - Filter Paper Method	\$	49.00

1300 Reimbursable Expenses:

1301	Reimb Expenses Including Outside Testing, Equipment and Supplies		Cost + 10%
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General Notes

*Services on an hourly basis will be invoiced based on unit rates presented above. Overtime rates of 1.5 times the regular hourly rates will be charged for time worked over 8 hours or before 6:00 AM or after 6:00 PM on Monday through Friday, and all hours worked on Saturdays, Sundays, or holidays.

*A minimum charge of four (4) hours applies to time worked less than four hours in any service call. HVJ, when possible will combine inspection and testing activities to minimize trip charges and labor expenses.

*Services will be invoiced from portal to portal including on-site time.

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, May 25, 2022 at 3:00 PM

Pauline Espinosa Community Hall – 170 Charles Austin Drive, San Marcos, TX 78666

- I.6** Update, discussion and possible action regarding the selection of a Proponent to provide Operations and Maintenance Services for the Authority's Carrizo Water Supply Project; including possible direction to Staff regarding next steps. ~ *Mike Gershon, Lloyd Gosselink Rochelle & Townsend, P.C.*
-

Background/Information

The Authority issued RF9 2021-002 on December 17, 2021 for Operations and Maintenance Services of the Carrizo Water Supply Project. Responses were received by the due date of February 24, 2022.

The Board of Directors appointed a sub-committee to review the responses at their January meeting. The committee will make a report on their findings at the meeting.

As required by the Water Treatment and Transmission Agreement between Alliance Water and the Guadalupe-Blanco River Authority, the Project Advisory Committee also reviewed the proposals submitted in response to the RFP. The PAC will make a report on their findings at the meeting.

Board Decision(s) Needed:

- Possible action to select a Proponent to provide Operations and Maintenance Services for the Authority's Carrizo Water Supply Project and possible direction to Staff regarding next steps.

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, May 25, 2022 at 3:00 PM

Pauline Espinosa Community Hall – 170 Charles Austin Drive, San Marcos, TX 78666

- 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, May 25, 2022 at 3:00 PM

Pauline Espinosa Community Hall – 170 Charles Austin Drive, San Marcos, TX 78666

- 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, May 25, 2022 at 3:00 PM

Pauline Espinosa Community Hall – 170 Charles Austin Drive, San Marcos, TX 78666

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, May 25, 2022 at 3:00 PM

Pauline Espinosa Community Hall – 170 Charles Austin Drive, San Marcos, TX 78666

- D. *Consideration of Resolution 2022-05-25-003 finding Public Convenience and Necessity for and authorizing the acquisition of certain water pipeline easements and temporary construction easements and certain fee estates for the Alliance Regional Water Authority, Phase 1B Water Line Project in connection therewith, over, across, upon and under certain privately owned real estate properties; authorizing all appropriate actions by the Board of Directors, staff, retained attorneys and engineering and technical consultants in the institution and prosecution of condemnation proceedings to acquire any such needed fee estates and easements and temporary construction easements and related rights of ingress and egress that cannot be acquired through negotiation; declaring further negotiations futile; ratifying and affirming all acts and proceedings heretofore done or initiated by employees, agents, and attorneys of ARWA to acquire such property interests including necessary acts for any applicable lienholders for such properties; authorizing all other lawful action necessary and incidental to such acquisitions or eminent domain proceedings to survey, specify, define, and secure the necessary interests in real property; declaring the sections of the resolution to be severable one from the other in the event any section of the resolution is determined to be invalid; establishing an effective date; and finding and determining that the meeting at which this resolution is passed was noticed and is open to the public as required by law.*

Attachment(s)

- Resolution 2022-05-25-003

Board Decision(s) Needed:

- Adoption of Resolution 2022-05-25-003.



ALLIANCE WATER

RESOLUTION NO. 20220525-003

A RESOLUTION BY THE BOARD OF DIRECTORS OF THE ALLIANCE REGIONAL WATER AUTHORITY FINDING PUBLIC CONVENIENCE AND NECESSITY FOR AND AUTHORIZING THE ACQUISITION OF CERTAIN WATER PIPELINE EASEMENTS, TEMPORARY CONSTRUCTION, ACCESS, SANITARY CONTROL, AND ASSOCIATED EASEMENTS AND CERTAIN FEE ESTATES FOR SEGMENT “W” OF THE ALLIANCE REGIONAL WATER AUTHORITY, 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, SANITARY CONTROL, 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, access, sanitary control, and associated electric 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 within Segment “W” 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, it may be necessary to hire engineers, surveyors, appraisers, attorneys, title companies, architects, or other persons or companies to effect the laying out, establishment, and acquisition of land rights necessary to effectuate said Project; and

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

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

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

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

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

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

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

SECTION 1.

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

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

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

across each of the Easements and execute all documents necessary to acquire such necessary land rights;

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

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

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

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

PASSED AND APPROVED this the ____ day of May 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>
C042/43H	East Cannon Partners, Inc.	Hays	John Jones	No. 263	1.00 and 4.005	0.274 – PE 0.807 – PE 0.010 AC
W003C	Mary Seline Bransom Rabel, Life Estate Only, and Carroll H. Rabel, Jr., and Deborah Marie Rabel	Caldwell	Bailey Hardeman Samuel Hayslett	No. 120 No. 11	182.202	5.638 – PE 1.504 – AC 1.569 – SC T1 1.632 – SC T2

Parcel C042/43H

Exhibit "A"



LOCATION MAP
NOT TO SCALE

Tract 1: 0.274 acre, 60 foot wide permanent easement

PARCEL C042H
EAST CANNON PARTNERS, INC.
HAYS COUNTY, TEXAS
ALLIANCE WATER PH 1B

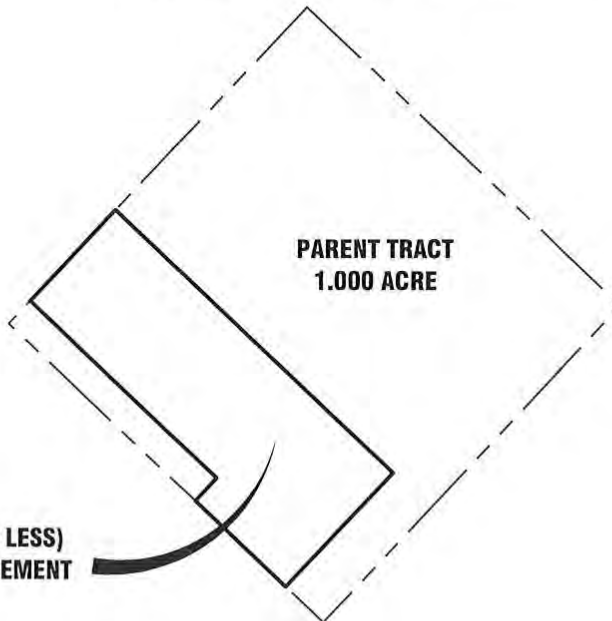
NOTES:

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

SCHEDULE B COMMENTS:

CHICAGO TITLE INSURANCE COMPANY
GF# CTA-21-CTA1900682G
ISSUE DATE: MARCH 04, 2019

- 10f.) PLUM CREEK CONSERVATION DISTRICT VOLUME 183, PAGE 285 D.R.H.C.T. (DOES NOT AFFECT)
- 10g.) 30' WIDE PIPELINE EASEMENT TO LOWER COLORADO RIVER AUTHORITY VOLUME 254, PAGE 270 D.R.H.C.T. (DOES NOT AFFECT)
- 10h.) 15' WIDE WATERLINE EASEMENT TO COUNTY LINE WATER SUPPLY CORPORATION VOLUME 602, PAGE 10 R.P.R.H.C.T. (DOES AFFECT AS SHOWN)
- 10i.) 15' WIDE PUBLIC UTILITY EASEMENT AND RIGHT OF WAY FOR WATERLINE AND/OR STORM DRAIN LINE TO THE CITY OF KYLE VOLUME 2290, PAGE 130 O.P.R.H.C.T. (DOES AFFECT AS SHOWN)
- 10j.) 25' WIDE TEMPORARY CONSTRUCTION EASEMENT TO THE CITY OF KYLE VOLUME 2470, PAGE 157 O.P.R.H.C.T. (DOES NOT AFFECT)



0.274 ACRE
(11,935 SQ. FT. MORE OR LESS)
60' WIDE PERMANENT EASEMENT



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

Date: Sep 16, 2020, 12:00pm User ID: ssmith
File: G:\Projects\ARWA1800532-Alliance Water Survey\SEGMENT C TITLES - Hays County\C042H\EXHIBIT EASEMENT\C042H_PE.dwg



Partners for a Better Quality of Life

**Legal Description
0.274 Acre (11,935 Square Foot, more or less)
60 Foot Wide Permanent Easement**

BEING A 0.274 ACRE, 60 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE JOHN JONES SURVEY, ABSTRACT NO. 263, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 1.000 ACRE TRACT OF LAND DESCRIBED IN DEED TO EAST CANNON PARTNERS, INC., AS RECORDED IN DOCUMENT 2011-11018843, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.) SAID 0.274 ACRE, 60 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8 inch iron rod capped "HAYES" found being the westerly common corner of said 1.000 acre tract, that called 4.005 acre tract of land described in deed to East Cannon Partners, Inc., as recorded in Document 2015-15011377 of said O.P.R.H.C.T., and that called 0.07 acre 15 foot wide public utility easement (PUE) and Right of Way (ROW) described in deed to the City of Kyle as recorded in Volume 2290, Page 130, of said O.P.R.H.C.T., also lying in the northeast ROW line of County Road 157 / Goforth Road (variable width ROW), and the southwest line of that 15 foot wide water line easement described in deed to County Line Water Supply as recorded in Volume 602, Page 10 of the Real Property Records of Hays County Texas (R.P.R.H.C.T.);

THENCE N 43° 19' 28" E, leaving said ROW and along the common line of said 1.000 and 4.005 acre tracts and said 0.07 acre PUE, a distance of 15.00 feet, to a point lying in the northeast line of said 15' water line easement for the **POINT OF BEGINNING** and the northerly west corner of the herein described tract;

THENCE N 43° 19' 28" E, continuing along the common line of said 1.000 and 4.005 acre tracts and said PUE, a distance of 60.00 feet, to a point for the north corner hereof. From which a 1/2 inch capped iron rod found (cap illegible) being the northerly common corner of said 1.000 and 4.005 acre tracts and said 0.07 acre PUE, and the Final Plat of Southlake Ranch, Phase 3, as recorded in Volume 12, Page 18, of the Plat Records of Hays County, Texas (P.R.H.C.T.) bears N 43° 19' 28" E, a distance of 133.85 feet;

THENCE leaving said common line, over and across said 1.000 acre tract, the following two (2) courses and distances:

- 1) S 46° 41' 51" E, crossing said 0.07 acre PUE, a distance of 183.92 feet, to a point for the east corner hereof;
- 2) S 43° 18' 09" W, a distance of 75.00 feet, to a point lying in the common southwest line of said 1.000 acre tract and said 15' water line easement, and the northeast ROW line of said road and that called 1.038 acre tract of land described in deed to the County of Hays as recorded in Document 2001-01022340 of said O.P.R.H.C.T., for the south corner hereof. From which a 1/2 inch capped iron rod found (cap illegible), lying in the southeast line of said 1.000 acres and being the west corner of Lot 1A of the Government Employees Federal Credit Union Replat of Lot 1 recorded in Volume 15, Page 374 of said P.R.H.C.T., bears S 57° 39' 20" E, a distance of 25.33 feet;

THENCE N 46° 41' 51" W, along the common line of said 1.000 and 1.038 acres and said 15' water line easement, with said ROW line, a distance of 60.00 feet, to a point for the southerly west corner hereof;

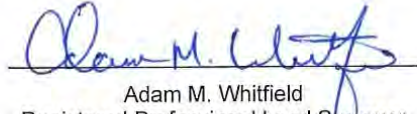
THENCE leaving said common line, over and across said 1.000 acre tract, the following two (2) courses and distances:

- 1) N 43° 18' 11" E, a distance of 15.00 feet, to a point lying in the northeast line of said water line easement for an interior "ell" corner hereof;



- 2) N 46° 41' 51" W, a distance of 123.94 feet, along the northeast line of said water line easement, to the **POINT OF BEGINNING** and containing 0.274 acre, more or less.

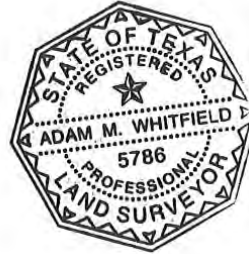
The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

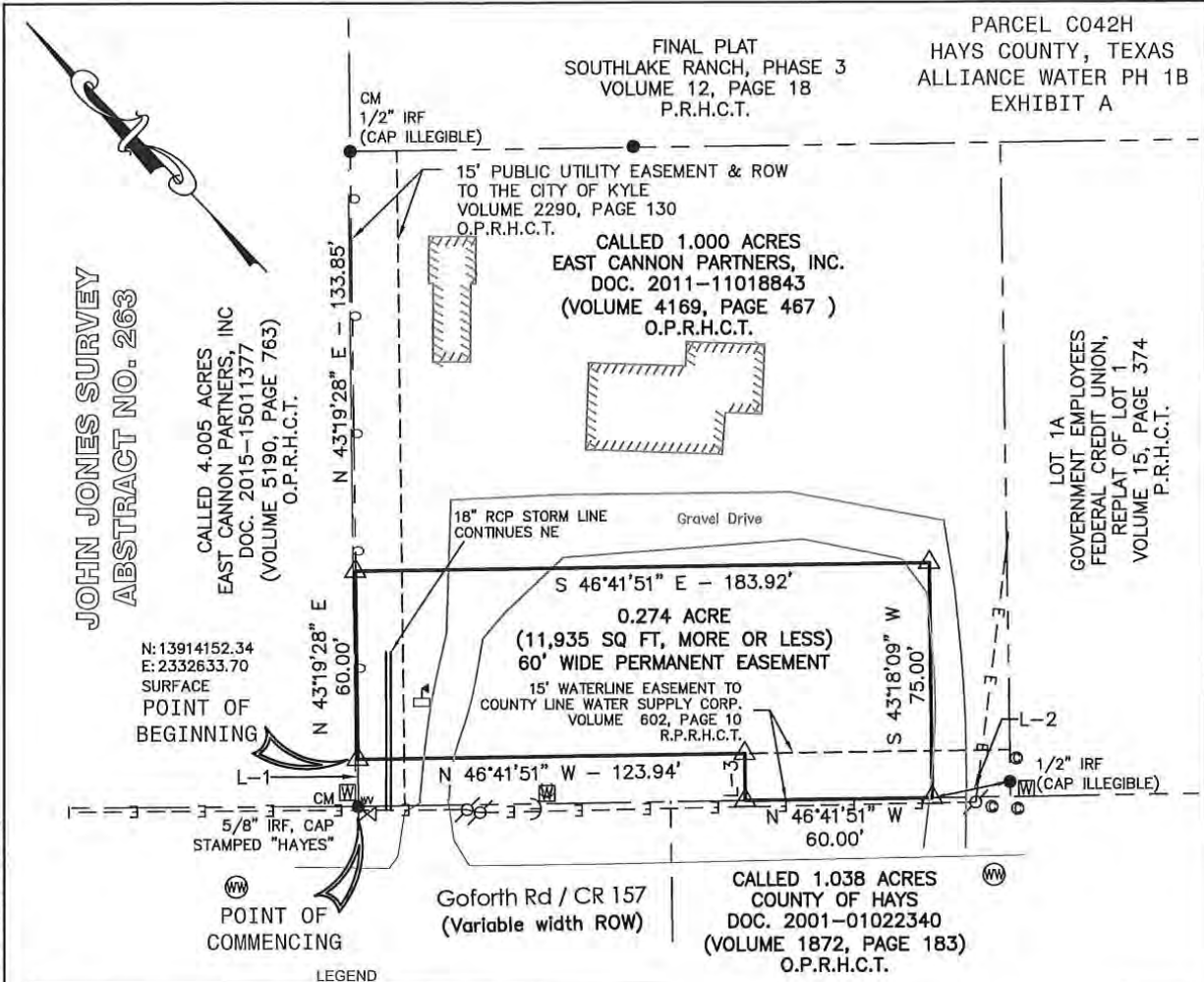


Adam M. Whitfield
Registered Professional Land Surveyor
Texas Registration Number 5786

Date: 9-18-2020

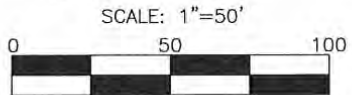
September 18, 2020



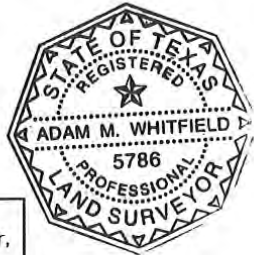


- LEGEND**
- = Calculated Point
 - = Found 1/2 Inch Iron Rod, Unless Otherwise Noted
 - = Proposed Permanent Easement
 - = Adjoining Boundary (approx.)
 - = Abstract Line (approx.)
 - = Overhead Electric Line
 - = Chain Link Fence
 - = Official Public Records Hays County, Texas
 - = Real Property Records Hays County, Texas
 - = Plat Records Hays County, Texas
 - = Record Call
 - = Controlling Monument
 - = Iron Rod Found
 - = Power Pole
 - = Guy Wire
 - = Water Valve
 - = Water Meter
 - = Irrigation Control Valve
 - = Cleanout
 - = Sanitary Sewer Manhole
 - = Mailbox
 - = Existing Structure

Line Table		
LINE	BEARING	DISTANCE
L-1	N 43°19'28" E	15.00'
L-2	S 57°39'20" E	25.33'
L-3	N 43°18'11" E	15.00'



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



To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground October, 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

Date: September 18, 2020

PAGE 4 of 4

WORK ORDER ARWA1800532 DIGITAL FILE C042H PE.dwg Revision # XX DRAWN BY SOS

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Date: Sep 18, 2020, 12:05pm User ID: ssmith File: G:\Projects\ARWA1800532-Alliance Water\SURVEY\SEGMENT C TITLES - Hays County\C042H\EXHIBIT EASEMENT\C042H_LF.dwg

Exhibit "B"



LOCATION MAP
NOT TO SCALE

Tract 3: 0.807 acre, 60 foot wide
Permanent Easement

PARCEL C043H
EAST CANNON PARTNERS, INC
HAYS COUNTY, TEXAS
ALLIANCE WATER PH 1B

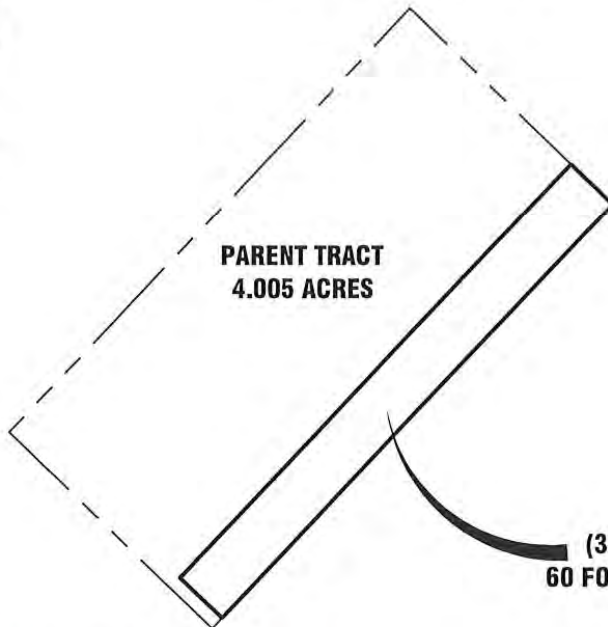
NOTES:

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

SCHEDULE B COMMENTS:

CHICAGO TITLE INSURANCE COMPANY
CF# CTA-07-CTA1900683G
ISSUE DATE: MARCH 6, 2019

- 10f.) PLUM CREEK CONSERVATION DISTRICT VOLUME 183, PAGE 285 D.R.H.C.T. (DOES NOT AFFECT)
- 10g.) 10' WIDE WATERLINE EASEMENT TO GOFORTH WATER SUPPLY CORPORATION VOLUME 229, PAGE 215 D.R.H.C.T. (DOES NOT AFFECT)
- 10h.) 10' WIDE WATERLINE EASEMENT TO GOFORTH WATER SUPPLY CORPORATION VOLUME 246, PAGE 684 D.R.H.C.T. (DOES AFFECT BLANKET BY NATURE)
- 10i.) 30' WIDE WATERLINE EASEMENT TO LOWER COLORADO WATER AUTHORITY VOLUME 254, PAGE 268 D.R.H.C.T. (DOES NOT AFFECT)
- 10j.) 15' WIDE WATERLINE EASEMENT TO COUNTY LINE WATER SUPPLY CORPORATION VOLUME 268, PAGE 106 D.R.H.C.T. (DOES NOT AFFECT)
- 10k.) 15' WIDE WATERLINE EASEMENT TO COUNTY LINE WATER SUPPLY CORPORATION VOLUME 602, PAGE 13 O.P.R.H.C.T. (DOES AFFECT AS SHOWN)



0.807 ACRE
(35,153 SQ. FT. MORE OR LESS)
60 FOOT WIDE PERMANENT EASEMENT



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

Date: Sep 17, 2020, 12:12pm User ID: esmith File G:\Projects\ARWA1800532-Alliance Water\SURVEY\SEGMENT C TITLES - Hays County\C043H\EXHIBIT EASEMENT\C043H PE.dwg



Partners for a Better Quality of Life

**Legal Description
0.807 Acre (35,153 Square Foot, more or less)
60 Foot Wide Permanent Easement**

BEING A 0.807 ACRE, 60 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE JOHN STEWART LEAGUE, ABSTRACT NO. 14 AND THE JOHN JONES SURVEY ABSTRACT NO. 263, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 4.005 ACRE TRACT OF LAND DESCRIBED IN DEED TO EAST CANNON PARTNERS, INC, AS RECORDED IN COUNTY CLEKS FILE NUMBER 201515011377 OF THE OFFICAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.). SAID 0.807 ACRE, 60 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch capped iron rod found and stamped "B&A RPLS 2633" being the southeasterly common corner of said 4.005 acre tract and that called 116.000 acre tract of land described as "Tract 1" in deed to WZ Investments, LLC, as recorded in Volume 4530, Page 637 of said O.P.R.H.C.T., also lying in the northwest line of Southlake Ranch, Phase 3 according to the Final Plat thereof, as recorded in Volume 12, Page 18 of the Plat Records of Hays County, Texas (P.R.H.C.T.). From which a 5/8 inch iron rod found lying in the common line of said 116.00 acre tract and Southlake Ranch bears N 43° 21' 24" E, a distance of 1,032.02 feet;

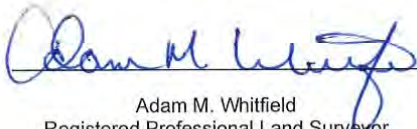
THENCE S 43° 19' 28" W, along the common line of said 4.005 acre tract and Southlake Ranch, passing at a distance of 391.34 feet, a 1/2 inch iron rod found with damaged cap being the northwestern common corner of said Southlake Ranch and that called 1.00 acre tract of land described in deed to East Cannon Partners, Inc, as recorded in County Clerks File Number 201111018843 of said O.P.R.H.C.T., and continuing along the common line of said 4.005 and 1.00 acre tracts, for a total distance of 585.19 feet, to a point for the southeast corner hereof. From which a 5/8 inch capped iron rod found and stamped "Hays" being the westerly common corner of said 4.005 and 1.00 acre tracts also lying in the northeast Right of Way (ROW) line of Bunton Creek Road (variable width ROW) bears S 43° 19' 28" W, a distance of 15.00 feet;

THENCE leaving said common line, over and across said 4.005 acre tract, the following two (2) courses and distances:

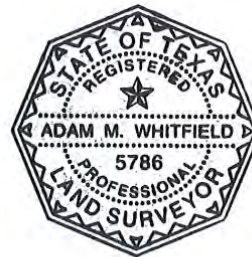
1. N 46° 41' 54" W, a distance of 60.00 feet, to a point for the southwest corner hereof;
2. N 43° 19' 28" E, a distance of 585.87 feet, to a point for the northwest corner hereof lying in the common line of said 4.005 and 116.00 acre tracts. From which a 1/2 inch iron rod found being the northerly common corner of said 4.005 and 116.00 acre tracts bears N 46° 02' 57" W, a distance of 230.67 feet;

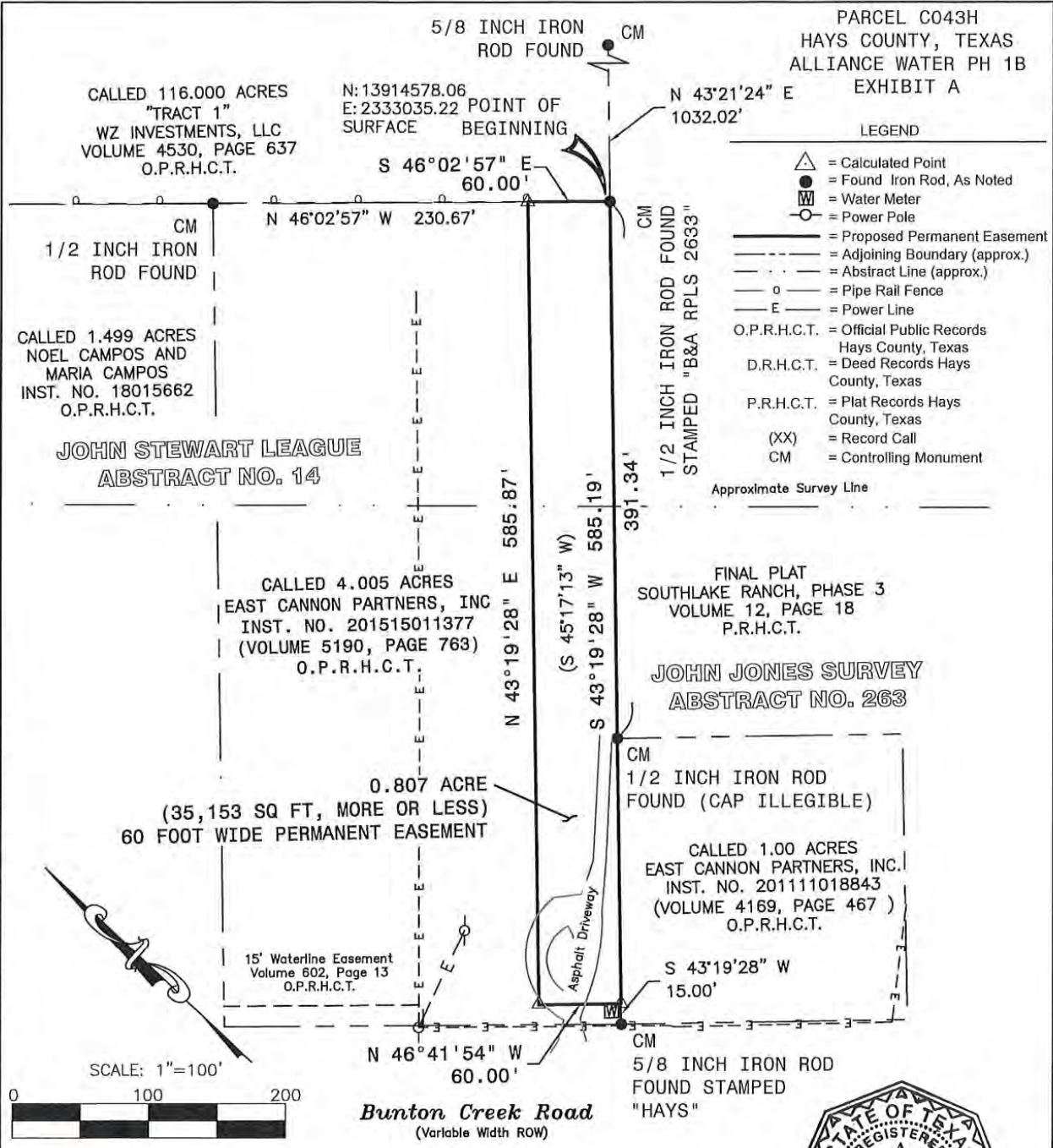
THENCE S 46° 02' 57" E, along the common line of said 4.005 and 116.00 acre tracts, a distance of 60.00 feet, to the **POINT OF BEGINNING** and containing 0.807 acre, more or less.

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: 9-18-2020
September 18, 2020





Date: Sep 18, 2020, 11:25:09 AM User ID: amwhitf
 File: G:\Projects\ARWA1800532-Alliance Water Survey\SEGMENT C TITLES - Hays County\C043H\EXHIBIT EASEMENT\C043H PE.dwg



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

To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground October, 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: September 18, 2020

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

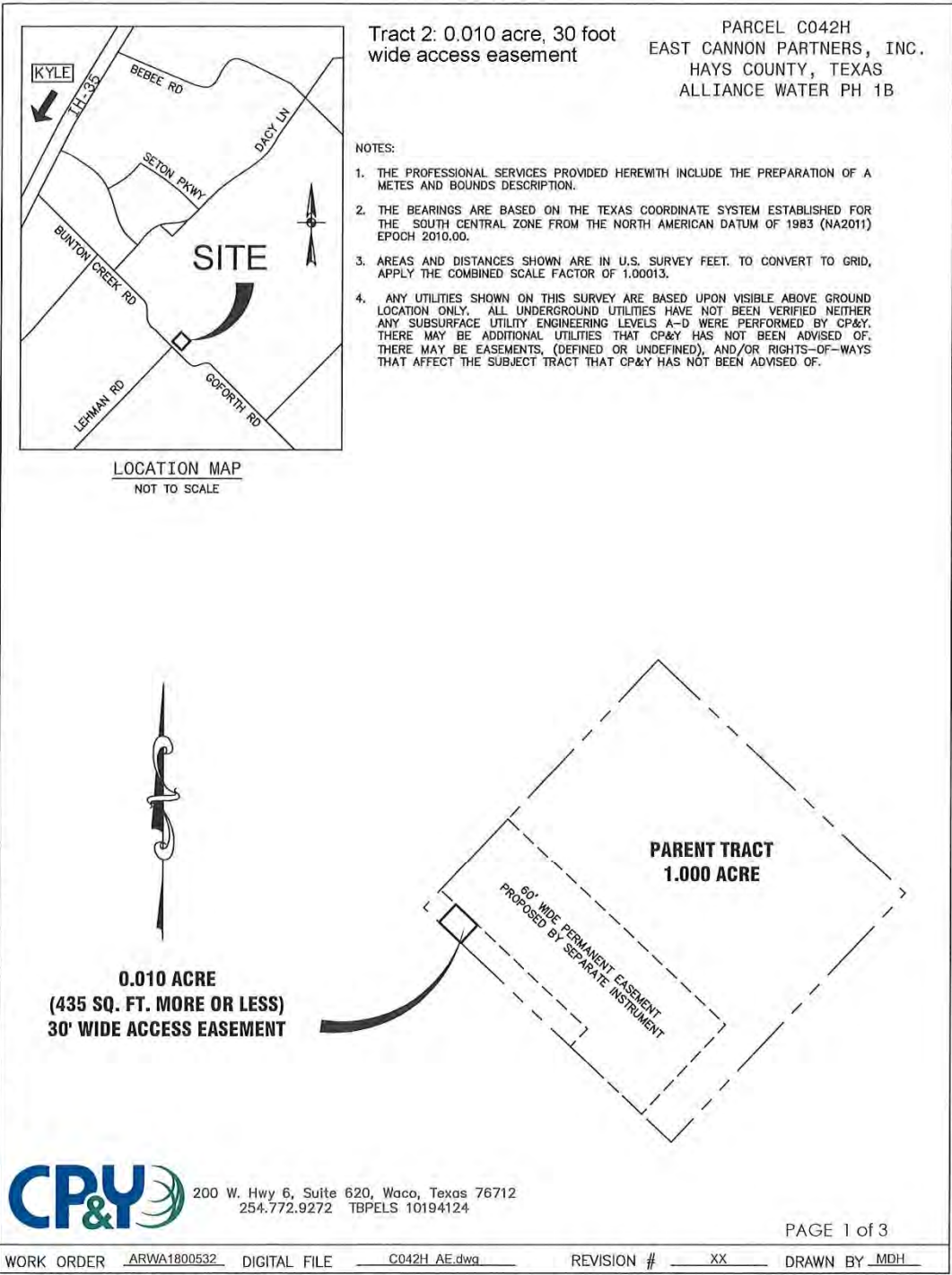


PAGE 3 of 3

WORK ORDER ARWA1800532 DIGITAL FILE C043H PE.dwg Revision # XX DRAWN BY MDH

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Parcel C042/43H Access



Date: Jul 06, 2021, 4:21pm User ID: rnhalling Survey Segment C TITLES - Hays County\CO42H\EASEMENT\CO42H_AE.dwg

Legal Description
0.010 Acre (435 Square Foot, more or less)
30 Foot Wide Access Easement

BEING A 0.010 ACRE, 30 FOOT WIDE ACCESS EASEMENT, SITUATED IN THE JOHN JONES SURVEY, ABSTRACT NO. 263, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 1.000 ACRE TRACT OF LAND DESCRIBED IN DEED TO EAST CANNON PARTNERS, INC., AS RECORDED IN DOCUMENT 2011-11018843, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.) SAID 0.010 ACRE, 30 FOOT WIDE ACCESS EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8 inch capped iron rod found and stamped "HAYES" being the westerly common corner of said 1.000 acre tract and that called 4.005 acre tract of land described in deed to East Cannon Partners, Inc., as recorded in Document 2015-15011377 of said O.P.R.H.C.T., also lying in the northeast ROW line of County Road 157 / Goforth Road (variable width ROW). From which a 1/2 inch iron rod found with a damaged cap, being the northerly common corner of said 1.000 and 4.005 acre tracts and the southwest corner of the Final Plat of Southlake Ranch, Phase 3, as recorded in Volume 12, Page 18, of the Plat Records of Hays County, Texas (P.R.H.C.T.) bears N 43° 19' 28" E, a distance of 208.85 feet;

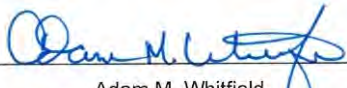
THENCE S 46° 41' 51" E, along the common line of said 1.000 acre tract and Goforth Road ROW, a distance of 5.33 feet, to a point for the southwest corner and **POINT OF BEGINNING** of the herein described tract;

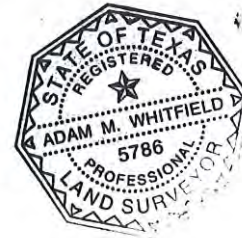
THENCE leaving said common line, over and across said 1.000 acre tract, the following three (3) courses and distances:

1. N 43° 18' 09" E, a distance of 15.00 feet, to a point for the northwest corner hereof, lying in the south line of a 60 foot wide Permanent Easement (PE) to be proposed by separate instrument;
2. S 46° 41' 51" E, along the south line of said PE, a distance of 30.00 feet, to a point for the northeast corner hereof;
3. S 43° 18' 09" W, leaving the south line of said PE, a distance of 15.00 feet, to a point for the southeast corner hereof, lying in the common line of said 1.000 acre tract and Goforth Road ROW;

THENCE N 46° 41' 51" W, along the common line of said 1.000 acre tract and Goforth Road ROW, a distance of 30.00 feet, to the **POINT OF BEGINNING** and containing 0.010 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: 7.6.21
July 6, 2021



PARCEL C042H
HAYS COUNTY, TEXAS
ALLIANCE WATER PH 1B
EXHIBIT A

FINAL PLAT
SOUTHLAKE RANCH, PHASE 3
VOLUME 12, PAGE 18
P.R.H.C.T.

CM 1/2" CIRF,
DAMAGED CAP

60' WIDE PERMANENT EASEMENT
PROPOSED BY SEPARATE INSTRUMENT

CALLED 1.000 ACRES
EAST CANNON PARTNERS, INC.
DOC. 2011-11018843
(VOLUME 4169, PAGE 467)
O.P.R.H.C.T.

0.010 ACRE
(435 SQ FT, MORE OF LESS)
30 FOOT WIDE ACCESS EASEMENT

15' WATERLINE EASEMENT TO
COUNTY LINE WATER SUPPLY CORP.
VOLUME 602, PAGE 10
R.P.R.H.C.T.

Goforth Rd / CR 157
(Variable width ROW)

JOHN JONES SURVEY
ABSTRACT NO. 263

CALLED 4.005 ACRES
EAST CANNON PARTNERS, INC.
DOC. 2015-15011377
(VOLUME 5190, PAGE 763)
O.P.R.H.C.T.

(N 45°15'17" E)
N 43°19'28" E 208.85'

15' PUBLIC UTILITY EASEMENT & ROW
TO THE CITY OF KYLE
VOLUME 2290, PAGE 130
O.P.R.H.C.T.

18" RCP STORM LINE

S 46°41'51" E
30.00'

N 46°41'51" W
30.00'

POINT OF
COMMENCING
CM 5/8" CIRF,
STAMPED "HAYES"

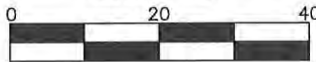
POINT OF
BEGINNING
N: 13914137.78
E: 2332627.28
SURFACE

LEGEND

- △ = Calculated Point
- = Found 1/2 Inch Iron Rod, Unless Otherwise Noted
- = Proposed Access Easement
- - - = Adjoining Boundary (approx.)
- · · = Abstract Line (approx.)
- - - E = Overhead Electric Line
- ⊕ = Chain Link Fence
- 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
- (XX) = Record Call
- CM = Controlling Monument
- CIRF = Capped Iron Rod Found
- ⊙ = Power Pole

LINE	BEARING	DISTANCE
L1	S 46°41'51" E	5.33'
L2	N 43°18'09" E	15.00'
L3	S 43°18'09" W	15.00'

SCALE: 1"=20'



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 October, 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

Date: July 6, 2021

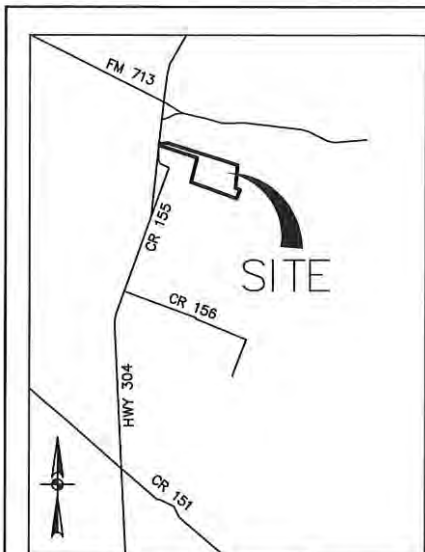
PAGE 3 of 3

WORK ORDER ARWA1800532 DIGITAL FILE C042H AE.dwg Revision # XX DRAWN BY MDH

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Date: Jul 06, 2021, 4:21pm User: ID: mholing File: G:\Projects\ARWA1800532-Alliance Water\SURVEY\SEGMENT C TITLES - Hays County\C042H EXHIBIT EASEMENT\C042H_LA.dwg

Parcel W003C PE



LOCATION MAP
NOT TO SCALE

PARCEL W003C
MARY SELINE BRANSOM RABEL,
LIFE ESTATE ONLY, AND
CARROLL H. RABEL, JR. AND
DEBORAH MARIE RABEL
CALDWELL COUNTY, TEXAS
ALLIANCE WATER PH 1

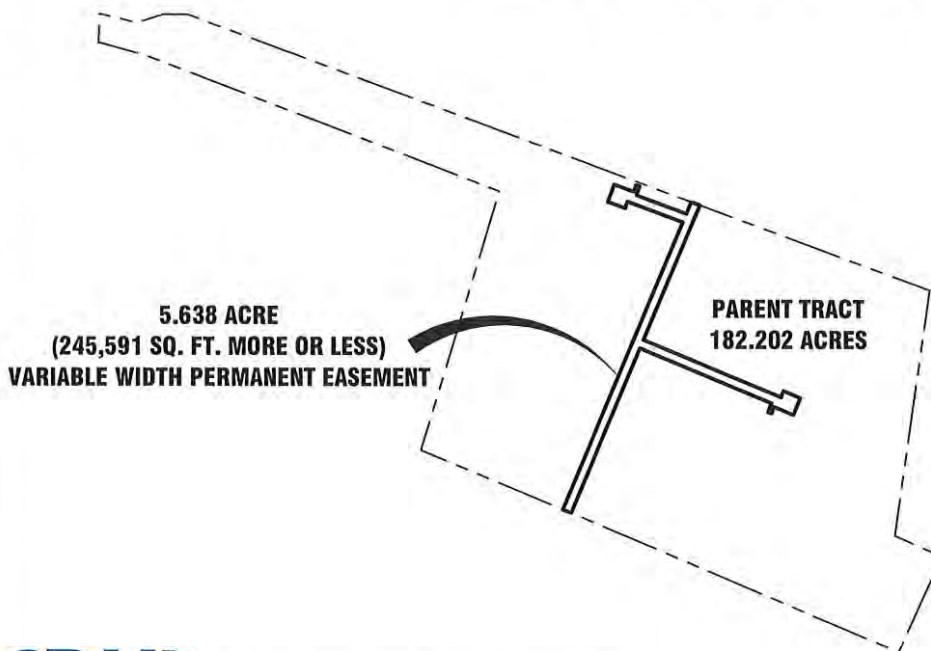
NOTES:

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

SCHEDULE B COMMENTS:

WFG NATIONAL TITLE INSURANCE COMPANY
GF# 21-200532-W003C
ISSUE DATE: JANUARY 25, 2022

- 10a.) An easement for ingress and egress executed by W.P. Holloway to J.W. Bransom and Mary Bransom, filed April 27, 1959, recorded as Volume 279, Page 419, D.R.C.C.T. (DOES AFFECT AS SHOWN)
- 10b.) An easement for a pipeline executed by J.W. Bransom and Mary Bransom to Matador Pipelines, Inc., filed July 13, 1982, recorded as Volume 446, Page 771, D.R.C.C.T. (DOES NOT AFFECT SUBJECT TRACT BUT DOES AFFECT PARENT TRACT)
- 10c.) Memorandum of Groundwater Development Agreement between the Hays Caldwell Public Utility Agency and Mary S. Rabel, Carroll H. Rabel, Jr. and Terrell J. Rabel, recorded as Instrument No. 10038 (Volume 590, Page 375), O.P.R.C.C.T. (DOES AFFECT)



Date: Feb 02, 2022, 2:07pm User ID: smith File G: Projects\ARWA1800532-Alliance Water\SURVEY\SEGMENT Well Fields - Caldwell County\W003C-Prop ID 53377-Well 2 and 3\EXHIBIT EASEMENT\W003C_PE R02.dwg



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



**Legal Description
5.638 Acre (245,591 Square Foot, more or less)
Variable Width Permanent Easement**

BEING A 5.638 ACRE, VARIABLE WIDTH PERMANENT EASEMENT, SITUATED IN THE BAILEY HARDEMAN SURVEY, ABSTRACT NO. 120, AND THE SAMUEL HAYSLETT SURVEY, ABSTRACT NO. 11, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 182.202 ACRE TRACT OF LAND DESCRIBED IN DEED TO MARY SELINE BRANSOM RABEL, A LIFE ESTATE ONLY, AND CARROLL H. RABEL, JR., AND TERRELL J. RABEL AS RECORDED IN VOLUME 473, PAGE 165 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.), FURTHERMORE JUDGMENT DECLARING HEIRSHIP AS RECORDED IN CAUSE NO. P-35,931 OF THE PROBATE COURT RECORDS OF HIDALGO COUNTY, TEXAS. SAID 5.638 ACRE, VARIABLE WIDTH PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod found being the easterly common corner of said 182.202 acre tract and that called 104.056 acre tract of land described in deed to Maurice Gerard Bransom, a life estate only, and Anthony B. Bransom and Sabrina Bransom as recorded in Volume 474, Page 531 of said O.P.R.C.C.T., also lying in the northwest line of that called 197.32 acre tract of land described in deed to Harold Vagtberg Jr. and Phyllis Vagtberg Keith as recorded in Volume 346, Page 722 of the Deed Records of Caldwell County, Texas (D.R.C.C.T.);

THENCE N 69° 43' 25" W, along the common line of said 182.202 and 104.056 acre tracts, a distance of 1,607.56 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 182.202 acre tract the following eleven (11) courses and distances:

- 1) S 22° 38' 57" W, a distance of 956.68 feet, to a point for an interior "ell" corner hereof;
- 2) S 67° 21' 03" E, a distance of 976.60 feet, to a point for an interior "ell" corner hereof;
- 3) N 22° 38' 57" E, a distance of 45.00 feet, to a point for corner hereof;
- 4) S 67° 21' 03" E, a distance of 120.00 feet, to a point for corner hereof;
- 5) S 22° 38' 57" W, a distance of 120.00 feet, to a point for corner hereof;
- 6) N 67° 21' 03" W, a distance of 135.00 feet, to a point for an interior "ell" corner hereof;
- 7) S 22° 38' 57" W, a distance of 47.00 feet, to a point for corner hereof;
- 8) N 67° 21' 03" W, a distance of 25.00 feet, to a point for corner hereof;
- 9) N 22° 38' 57" E, a distance of 62.00 feet, to a point for an interior "ell" corner hereof;
- 10) N 67° 21' 03" W, a distance of 936.60 feet, to a point for an interior "ell" corner hereof;
- 11) S 22° 38' 57" W, a distance of 1,172.94 feet, to a point lying in the common southwest line of said 182.202 acre tract and a 30 foot wide ingress and egress easement as recorded in Volume 279, Page 419 of said D.R.C.C.T. and the northeast line of that called 40.00 acre tract of land described in deed to Vera Holcomb and Everette W. Holcomb, a life estate only, and Pamela G. Bentz as recorded in County Clerks File Number 2018-002968 of said O.P.R.C.C.T., for the southeast corner hereof. From which, a 1/2 inch iron rod found near the easterly common corner of said 182.202 and 40.00 acre tracts and the northwest corner of that called 51.67 acre tract of land described in deed to Edna L. Hay as recorded in Volume 64, Page 296 of said O.P.R.C.C.T. bears S 68° 07' 07" E, a distance of 149.41 feet;

THENCE N 67° 26' 06" W, along the common line of said 182.202 and 40.00 acre tracts and 30 foot wide easement, a distance of 60.00 feet, to a point for the southwest corner hereof. From which, a 1/2 inch iron rod found being the westerly common corner of said 182.202 and 40.00 acre tracts bears N 67° 26' 06" W, a distance of 1,014.07 feet;

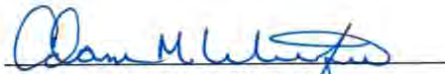


THENCE leaving said common line, over and across said 182.202 acre tract the following eleven (11) courses and distances:

- 1) N 22° 38' 57" E, a distance of 2,044.07 feet, to a point for an interior "ell" corner hereof;
- 2) N 69° 43' 25" W, a distance of 387.57 feet, to a point for an interior "ell" corner hereof;
- 3) S 20° 16' 35" W, a distance of 45.00 feet, to a point for corner hereof;
- 4) N 69° 43' 25" W, a distance of 120.00 feet, to a point for corner hereof;
- 5) N 20° 16' 35" E, a distance of 120.00 feet, to a point for corner hereof;
- 6) S 69° 43' 25" E, a distance of 135.00 feet, to a point for an interior "ell" corner hereof;
- 7) N 20° 16' 35" E, a distance of 47.00 feet, to a point for corner hereof;
- 8) S 69° 43' 25" E, a distance of 25.00 feet, to a point for corner hereof;
- 9) S 20° 16' 35" W, a distance of 62.00 feet, to a point for an interior "ell" corner hereof;
- 10) S 69° 43' 25" E, a distance of 350.05 feet, to a point for corner hereof;
- 11) N 22° 38' 57" E, a distance of 83.10 feet, to a point lying in the common line of said 182.202 and 104.056 acre tracts for the northwest corner hereof;

THENCE S 69° 43' 25" E, along the common line of said 182.202 and 104.056 acre tracts, a distance of 60.05 feet, to the **POINT OF BEGINNING** and containing 5.638 acres, more or less.

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



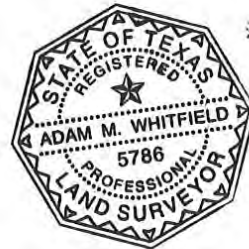
Adam M. Whitfield
Registered Professional Land Surveyor
Texas Registration Number 5786

Date: 02.02.2022

November 12, 2021

Revised: January 07, 2022

Revised: February 02, 2022

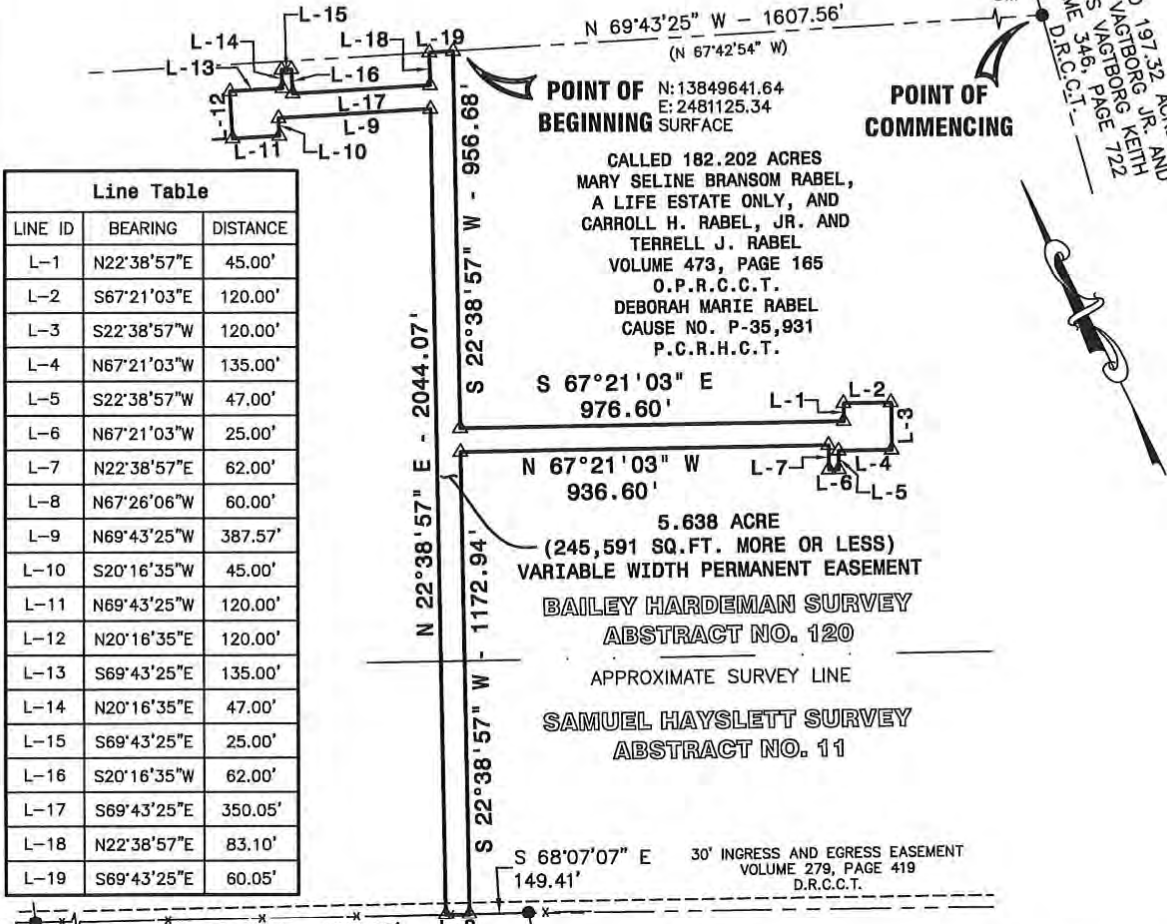


PARCEL W003C
CALDWELL COUNTY, TEXAS
ALLIANCE WATER PH 1
EXHIBIT A

CALLED 104.056 ACRES
MAURICE GERARD BRANSOM, A LIFE ESTATE ONLY, AND
ANTHONY B. BRANSOM AND SABRINA BRANSOM
VOLUME 474, PAGE 531
O.P.R.C.C.T.

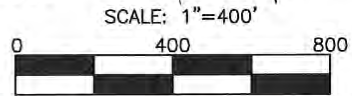
CALLLED 197.32 ACRES
AND
HAROLD VAGTBORG JR. AND
KEITH VAGTBORG
PHILLIS VAGTBORG
VOLUME 346, PAGE 722
D.R.C.C.T.

Line Table		
LINE ID	BEARING	DISTANCE
L-1	N22°38'57"E	45.00'
L-2	S67°21'03"E	120.00'
L-3	S22°38'57"W	120.00'
L-4	N67°21'03"W	135.00'
L-5	S22°38'57"W	47.00'
L-6	N67°21'03"W	25.00'
L-7	N22°38'57"E	62.00'
L-8	N67°26'06"W	60.00'
L-9	N69°43'25"W	387.57'
L-10	S20°16'35"W	45.00'
L-11	N69°43'25"W	120.00'
L-12	N20°16'35"E	120.00'
L-13	S69°43'25"E	135.00'
L-14	N20°16'35"E	47.00'
L-15	S69°43'25"E	25.00'
L-16	S20°16'35"W	62.00'
L-17	S69°43'25"E	350.05'
L-18	N22°38'57"E	83.10'
L-19	S69°43'25"E	60.05'



CM
CALLED 40.00 ACRES
VERA HOLCOMB AND EVERETTE W.
HOLCOMB, A LIFE ESTATE ONLY, AND
PAMELA G. BENTZ
INST. 2018-002968
O.P.R.C.C.T.

CALLLED 51.67 ACRES
EDNA L. HAY
VOLUME 64, PAGE 296
O.P.R.C.C.T.



- LEGEND
- = Calculated Point
 - = Found 1/2 inch Iron Rod
 - = Proposed Permanent Easement
 - = Adjoining Boundary (approx.)
 - = Barbed Wire Fence
 - = Abstract Line (approx.)
 - = Easement Line (approx.)
 - O.P.R.C.C.T. = Official Public Records Caldwell County, Texas
 - D.R.C.C.T. = Deed Records Caldwell County, Texas
 - P.C.R.H.C.T. = Probate Court Records Hidalgo County, Texas
 - (XX) = Record Call
 - CM = Controlling Monument



200 W. Hwy 6, Suite 620, Waco, Texas 76712
254.772.9272 TPPELS 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 April 2020, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

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



Revised Date: February 02, 2022

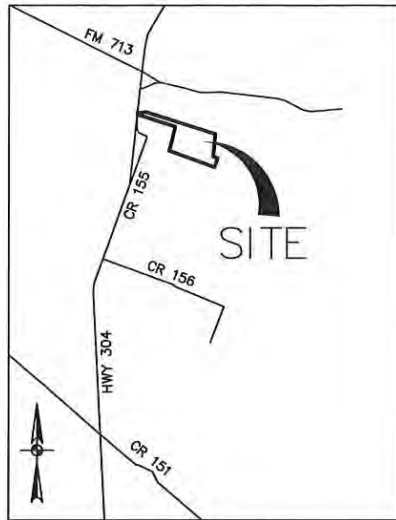
WORK ORDER ARWA1800532 DIGITAL FILE W003C PE.dwg Revision # 02 DRAWN BY SOS

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Date: Feb 02, 2022, 2:07pm User: ID: smr11th File: G:\Projects\ARWA1800532-Alliance Water\SURVEY\SEGMENT Well Fields - Caldwell County\W003C-Prop ID 55377-Well 2 and 3\EXHIBIT EASEMENT\W003C_PE_R02.dwg

Parcel W003C AC

PARCEL W003C
 MARY SELINE BRANSOM RABEL,
 LIFE ESTATE ONLY, AND
 CARROLL H. RABEL, JR. AND
 DEBORAH MARIE RABEL
 CALDWELL COUNTY, TEXAS
 ALLIANCE WATER PH 1



LOCATION MAP
 NOT TO SCALE

NOTES:

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

**1.054 ACRES
 (45,912 SQ. FT. MORE OR LESS)
 40 FOOT WIDE ACCESS EASEMENT**

5.638 ACRE
 VARIABLE WIDTH PERMANENT EASEMENT
 PROPOSED BY SEPARATE INSTRUMENT

**PARENT TRACT
 182.202 ACRES**

Date: Feb 02, 2022, 2:08pm User: ID: ssm1bh File: G:\Projects\ARWA1800532-Alliance Water\SURVEY\SEGMENT Well Fields - Caldwell County\W003C-Prop ID 55377-Well 2 and 3\EXHIBIT EASEMENT\W003C_AE R02.dwg



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

Legal Description
1.054 Acre (45,912 Square Foot, more or less)
40 Foot Wide Access Easement

BEING A 1.054 ACRE, 40 FOOT WIDE ACCESS EASEMENT, SITUATED IN THE BAILEY HARDEMAN SURVEY, ABSTRACT NO. 120, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 182.202 ACRE TRACT OF LAND DESCRIBED IN DEED TO MARY SELINE BRANSOM RABEL, A LIFE ESTATE ONLY, AND CARROLL H. RABEL, JR., AND TERRELL J. RABEL AS RECORDED IN VOLUME 473, PAGE 165 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.), FURTHERMORE JUDGMENT DECLARING HEIRSHIP AS RECORDED IN CAUSE NO. P-35,931 OF THE PROBATE COURT RECORDS OF HIDALGO COUNTY, TEXAS. SAID 1.054 ACRE, 40 FOOT WIDE ACCESS EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod found being the easterly common corner of said 182.202 acre tract and that called 104.056 acre tract of land described in deed to Maurice Gerard Bransom, a life estate only, and Anthony B. Bransom and Sabrina Bransom as recorded in Volume 474, Page 531 of said O.P.R.C.C.T., also lying in the northwest line of that called 197.32 acre tract of land described in deed to Harold Vagtborg Jr. and Phyllis Vagtborg Keith as recorded in Volume 346, Page 722 of the Deed Records of Caldwell County, Texas (D.R.C.C.T.);

THENCE S 82° 33' 37" W, over and across said 182.202 acre tract, a distance of 1,925.68 feet, to a point for the **POINT OF BEGINNING** and northeast corner of the herein described tract, also lying in the west line of a variable width permanent easement (PE) to be dedicated by separate instrument;

THENCE continuing over and across said 182.202 acre tract, the following two (2) courses and distances:

- 1) S 22° 38' 57" W, along the west line of said PE, a distance of 40.01 feet, to a point for the southeast corner hereof;
- 2) N 66° 04' 02" W, leaving said PE, a distance of 1,145.94 feet, to a point lying in the common line of said 182.202 acre tract and that called 47.763 acre tract of land described in deed to James William Bransom, Jr., a life estate only, and James William Bransom, III, Jennifer Bransom, and Jonathan Eugene Bransom as recorded in Volume 473, Page 169 of said O.P.R.C.C.T. and also to Jennell Pruett Bransom, a life estate only, as recorded in Volume 473, Page 172 of said O.P.R.C.C.T., for the southwest corner hereof. From which, a 1/2 inch iron rod found being the southerly common corner of said 182.202 and 47.763 acre tracts and lying in the northeast line of that called 40.00 acre tract of land described in deed to Vera Holcomb and Everette W. Holcomb, a life estate only, and Pamela G. Bentz as recorded in County Clerks File Number 2018-002968 of said O.P.R.C.C.T., bears S 16° 46' 16" W, a distance of 1,284.74 feet;

THENCE N 16° 46' 16" E, along the common line of said 182.202 and 47.763 acre tracts, a distance of 40.31 feet, to a point for the northwest corner hereof. From which, a 1/2 inch iron rod found, being the easterly common corner of said 182.202 and 47.763 acre tracts bears N 16° 46' 16" E, a distance of 448.81 feet;

THENCE S 66° 04' 02" E, leaving said common line, over and across said 182.202 acre tract a distance of 1,150.07 feet, to the **POINT OF BEGINNING** and containing 1.054 acres, more or less.

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



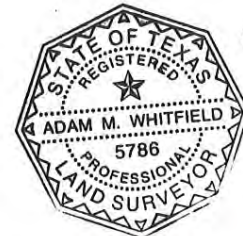
Adam M. Whitfield
Registered Professional Land Surveyor
Texas Registration Number 5786

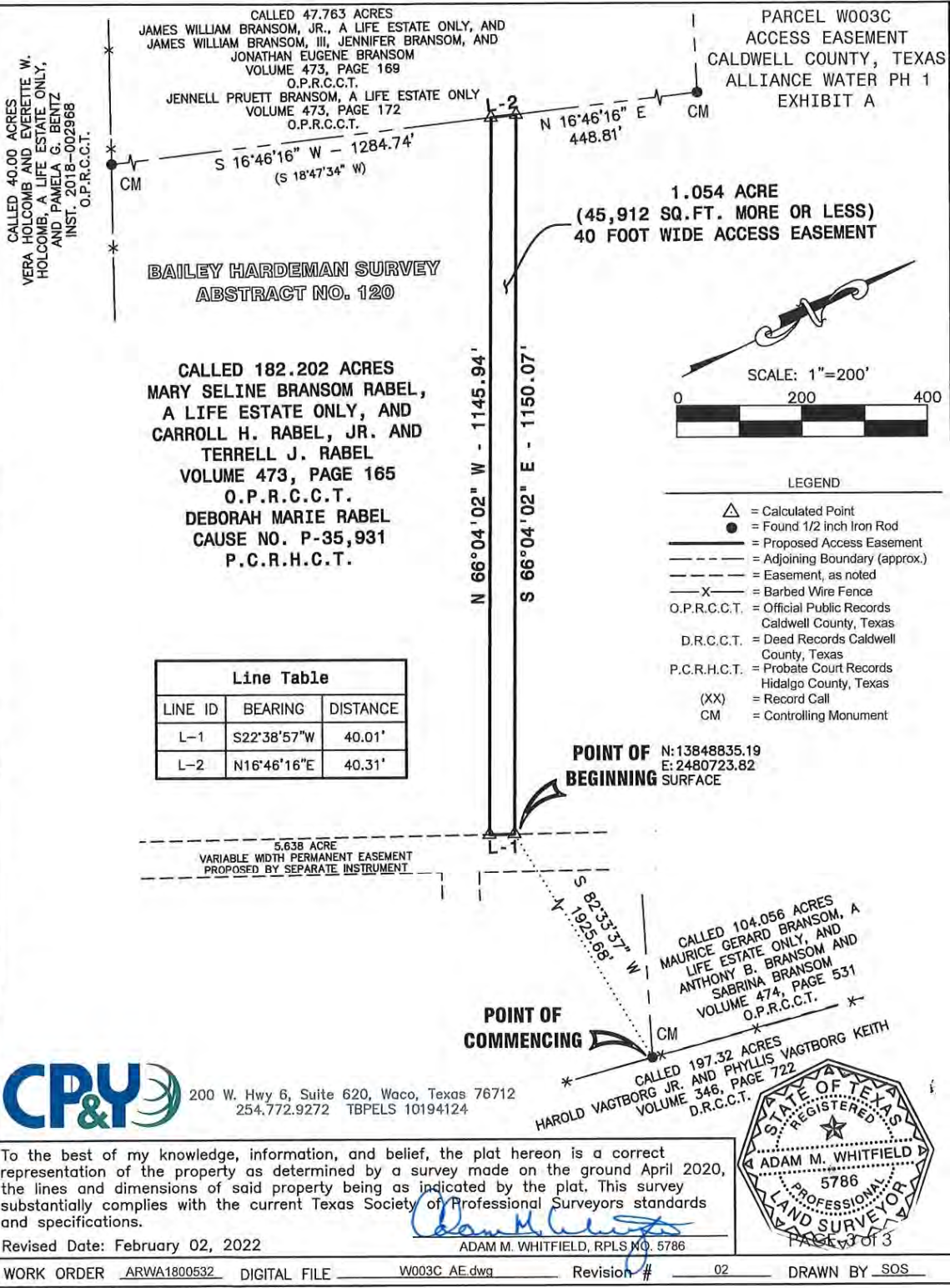
Date: 02-02-2022

November 12, 2021

Revised: January 07, 2022

Revised: February 02, 2022

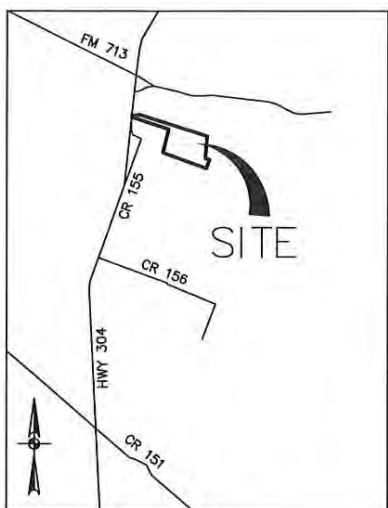




Path: Feb 02, 2022, 2:08pm User ID: asw/14 File G:\Projects\ARWA1800532-Alliance Water\SURVEY\SEGMENT Well Fields - Caldwell County\W003C-Prop ID 55377-Well 2 and 3\EXHIBIT EASEMENT\W003C-AE R02.dwg

W003C SC T1

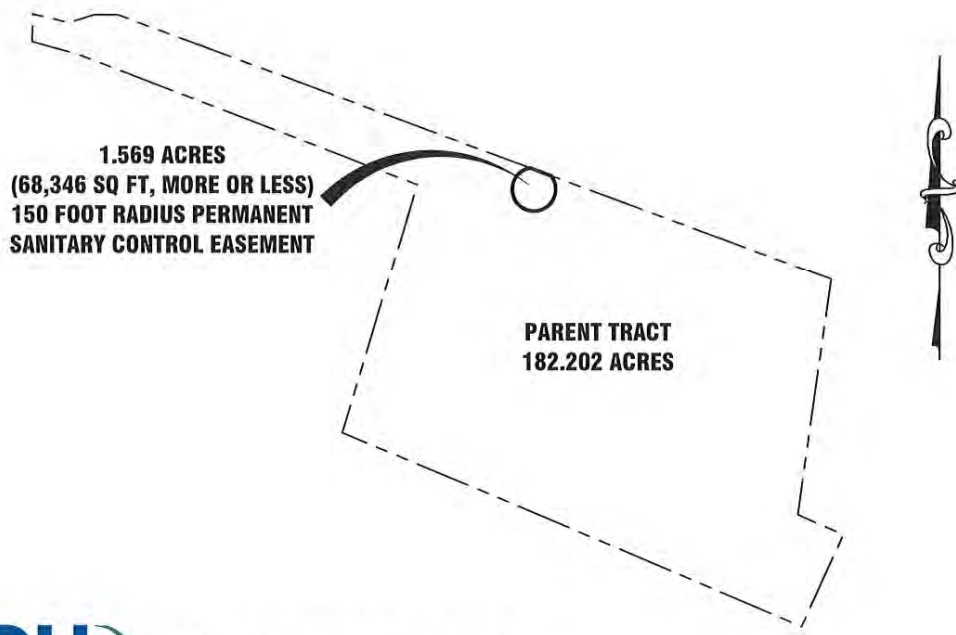
PARCEL W003C
 MARY SELINE BRANSOM RABEL,
 LIFE ESTATE ONLY, AND
 CARROLL H. RABEL, JR. AND
 DEBORAH MARIE RABEL
 CALDWELL COUNTY, TEXAS
 ALLIANCE WATER PH 1



LOCATION MAP
 NOT TO SCALE

NOTES:

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



Date: Feb 02, 2022, 2:06pm User ID: ssmith
 File: G:\Projects\ARWA1800532-Alliance Water\SURVEY\SEGMENT Well Fields - Caldwell County\W003C-Prop ID 55377-Well 2 and 3\EXHIBIT EASEMENT\W003C_SCE Tract 1 R02.dwg



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



Partners for a Better Quality of Life

Legal Description
1.569 Acre (68,346 Square Foot, more or less)
150 Foot Radius Permanent Sanitary Control Easement

BEING A 1.569 ACRE, 150 FOOT RADIUS PERMANENT SANITARY CONTROL EASEMENT, SITUATED IN THE BAILEY HARDEMAN SURVEY, ABSTRACT NO. 120, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 182.202 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MARY SELINE BRANSOM RABEL, A LIFE ESTATE ONLY, AND CARROLL H. RABEL, JR., AND TERRELL J. RABEL AS RECORDED IN VOLUME 473, PAGE 165 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.), FURTHERMORE JUDGMENT DECLARING HEIRSHIP AS RECORDED IN CAUSE NO. P-35,931 OF THE PROBATE COURT RECORDS OF HIDALGO COUNTY, TEXAS. SAID 1.569 ACRE, 150 FOOT RADIUS PERMANENT SANITARY CONTROL EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

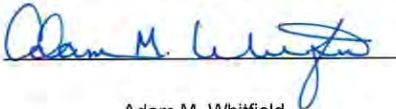
COMMENCING at a 1/2 inch iron rod found being the easterly common corner of said 182.202 acre tract and that called 104.056 acre tract of land described in deed to Maurice Gerard Bransom, a life estate only, and Anthony B. Bransom and Sabrina Bransom as recorded in Volume 474, Page 531 of said O.P.R.C.C.T., also lying in the northwest line of that called 197.32 acre tract of land described in deed to Harold Vagtborg Jr. and Phyllis Vagtborg Keith as recorded in Volume 346, Page 722 of the Deed Records of Caldwell County, Texas (D.R.C.C.T.). From which, a 1/2 inch iron rod found, being the southerly common corner of said 182.202 and 197.32 acre tracts bears S 07° 59' 13" W, a distance of 1,625.36 feet;

THENCE N 69° 43' 25" W, along the common line of said 182.202 and 104.056 acre tracts, a distance of 2,042.94 feet, to a point for the east corner and **POINT OF BEGINNING** of the herein described tract, also being at the beginning of a non-tangent curve to the right, having a central angle of 297° 11' 25", a radius of 150.00 feet and having a chord bearing N 69° 43' 25" W, a chord distance of 156.32 feet. From which, the **RADIUS POINT OF EASEMENT**, lying within said 182.202 acre tract, bears S 51° 40' 53" W, a distance of 150.00 feet;

THENCE leaving said common line, over and across said 182.202 acre tract and along said non-tangent curve to the right, in a westerly direction, an arc distance of 778.04 feet, to a point for the west corner hereof, from which, a 1/2 inch iron rod found, being the northeasterly common corner of said 182.202 acre tract and that called 47.763 acre tract of land described in deed to James William Bransom, Jr., a life estate only, and James William Bransom, III, Jennifer Bransom, and Jonathan Eugene Bransom as recorded in Volume 473, Page 169 of said O.P.R.C.C.T. and also to Jennell Pruett Bransom, a life estate only, as recorded in Volume 473, Page 172 of said O.P.R.C.C.T. bears S 81° 28' 05" W, a distance of 776.76 feet;

THENCE S 69° 43' 25" E, along the common line of said 182.202 and 104.056 acre tracts a distance of 156.32 feet, to the **POINT OF BEGINNING** and containing 1.569 acres, more or less.

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



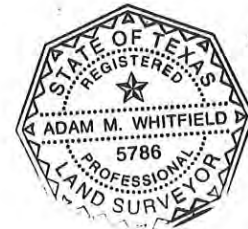
Adam M. Whitfield
Registered Professional Land Surveyor
Texas Registration Number 5786

Date: 02-02-2022

December 13, 2021

Revised: January 10, 2022

Revised: February 02, 2022



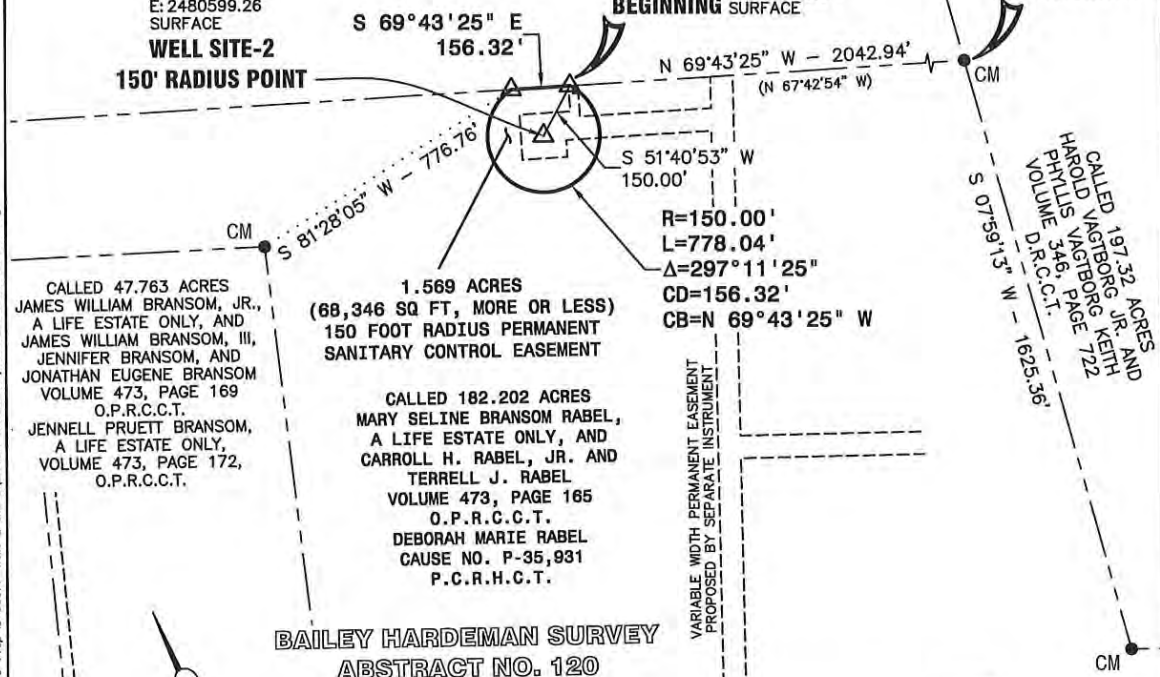
PARCEL W003C TRACT 1
SANITARY CONTROL EASEMENT
CALDWELL COUNTY, TEXAS
ALLIANCE WATER PH 1
EXHIBIT A

CALLED 104.056 ACRES
MAURICE GERARD BRANSOM, A LIFE ESTATE ONLY, AND
ANTHONY B. BRANSOM AND SABRINA BRANSOM
VOLUME 474, PAGE 531
O.P.R.C.C.T.

N: 13849699.52
E: 2480599.26
SURFACE
WELL SITE-2
150' RADIUS POINT

POINT OF BEGINNING
N: 13849792.52
E: 2480716.94
SURFACE

POINT OF COMMENCING



Date: Feb 02, 2022, 2:09pm User: ID: smith File: G:\Projects\ARWA1800532-Alliance Water\SEGMENT Well Fields - Caldwell County\W003C-Prop ID 58377-Well 2 and 3\EXHIBIT EASEMENT\W003C_SCE Tract 1 R02.dwg

CALLLED 47.763 ACRES
JAMES WILLIAM BRANSOM, JR.,
A LIFE ESTATE ONLY, AND
JAMES WILLIAM BRANSOM, III,
JENNIFER BRANSOM, AND
JONATHAN EUGENE BRANSOM
VOLUME 473, PAGE 169
O.P.R.C.C.T.
JENNEL PRUETT BRANSOM,
A LIFE ESTATE ONLY,
VOLUME 473, PAGE 172,
O.P.R.C.C.T.

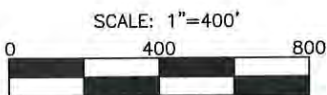
1.569 ACRES
(68,346 SQ FT, MORE OR LESS)
150 FOOT RADIUS PERMANENT
SANITARY CONTROL EASEMENT

CALLLED 182.202 ACRES
MARY SELINE BRANSOM RABEL,
A LIFE ESTATE ONLY, AND
CARROLL H. RABEL, JR. AND
TERRELL J. RABEL
VOLUME 473, PAGE 165
O.P.R.C.C.T.
DEBORAH MARIE RABEL
CAUSE NO. P-35,931
P.C.R.H.C.T.

CALLLED 197.32 ACRES
AND
HAROLD VAGTBORG JR. KEITH
PHILLIS VAGTBORG KEITH
VOLUME 346, PAGE 722
D.R.C.C.T.

BAILEY HARDEMAN SURVEY
ABSTRACT NO. 120

VARIABLE WIDTH PERMANENT EASEMENT
PROPOSED BY SEPARATE INSTRUMENT



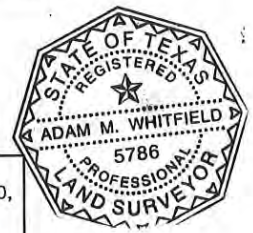
- LEGEND**
- △ = Calculated Point
 - = Found 1/2 Inch Iron Rod
 - = Proposed Permanent Easement
 - - - = Adjoining Boundary (approx.)
 - x-x- = Barbed Wire Fence
 - = Boundary Tie
 - - - - - = Easement, as noted
 - O.P.R.C.C.T. = Official Public Records Caldwell County, Texas
 - D.R.C.C.T. = Deed Records Caldwell County, Texas
 - P.C.R.H.C.T. = Probate Court Records Hidalgo County, Texas
 - (XX) = Record Call
 - CM = Controlling Monument



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 April 2020, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

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

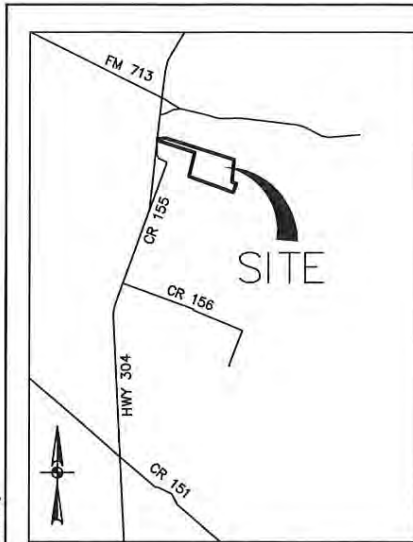


Revised Date: February 02, 2022
WORK ORDER ARWA1800532 DIGITAL FILE W003C SCE Tract 1.dwg Revision # 02 DRAWN BY SOS

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Parcel W003C SC T2

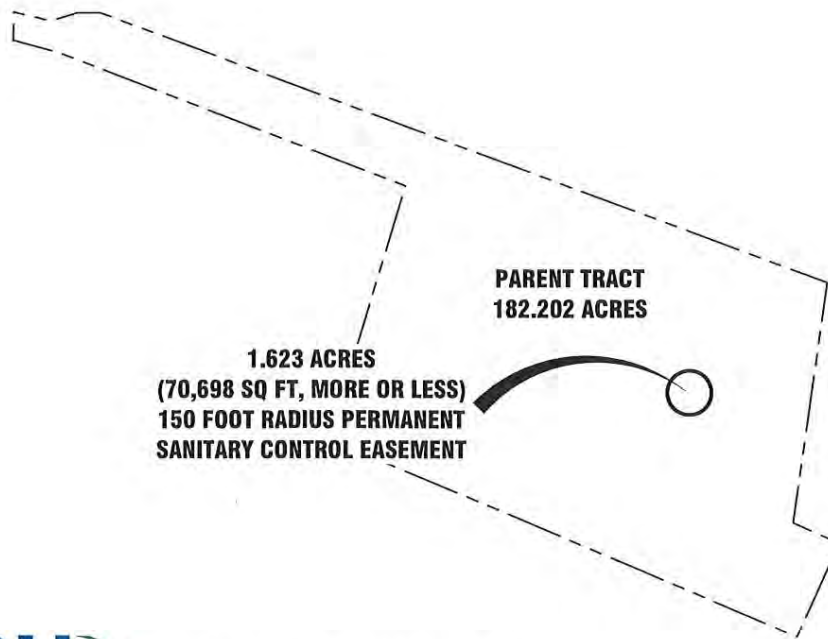
PARCEL W003C
 MARY SELINE BRANSOM RABEL,
 LIFE ESTATE ONLY, AND
 CARROLL H. RABEL, JR. AND
 DEBORAH MARIE RABEL
 CALDWELL COUNTY, TEXAS
 ALLIANCE WATER PH 1



LOCATION MAP
 NOT TO SCALE

NOTES:

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



Date: Feb 02, 2022, 2:09pm User ID: smith
 File: G:\Projects\ARWA1800532-Alliance Water\SURVEY\SEGMENT Well Fields - Caldwell County\W003C-Prop ID 50377- Wells 2 and 3\EXHIBIT EASEMENT\W003C_SCE Tract 2 R02.dwg



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

PAGE 1 of 3

WORK ORDER ARWA1800532 DIGITAL FILE W003C_SCE Tract 2.dwg REVISION # 02 DRAWN BY SOS

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Partners for a Better Quality of Life

Legal Description
1.623 Acre (70,698 Square Foot, more or less)
150 Foot Radius Permanent Sanitary Control Easement

BEING A 1.623 ACRE, 150 FOOT RADIUS PERMANENT SANITARY CONTROL EASEMENT, SITUATED IN THE BAILEY HARDEMAN SURVEY, ABSTRACT NO. 120, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 182.202 ACRE TRACT OF LAND DESCRIBED IN DEED TO MARY SELINE BRANSOM RABEL, A LIFE ESTATE ONLY, AND CARROLL H. RABEL, JR., AND TERRELL J. RABEL AS RECORDED IN VOLUME 473, PAGE 165 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.), FURTHERMORE JUDGMENT DECLARING HEIRSHIP AS RECORDED IN CAUSE NO. P-35,931 OF THE PROBATE COURT RECORDS OF HIDALGO COUNTY, TEXAS. SAID 1.623 ACRE, 150 FOOT RADIUS PERMANENT SANITARY CONTROL EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod found, being the easterly common corner of said 182.202 acre tract and that called 104.056 acre tract of land described in deed to Maurice Gerard Bransom, a life estate only, and Anthony B. Bransom and Sabrina Bransom as recorded in Volume 474, Page 531 of said O.P.R.C.C.T., also lying in the northwest line of that called 197.32 acre tract of land described in deed to Harold Vagtborg Jr. and Phyllis Vagtborg Keith as recorded in Volume 346, Page 722 of the Deed Records of Caldwell County, Texas (D.R.C.C.T.). From which, a 1/2 inch iron rod found, being the southerly common corner of said 182.202 and 197.32 acre tracts bears S 07° 59' 13" W, a distance of 1,625.36 feet;

THENCE S 51° 24' 08" W, over and across said 182.202 acre tract, a distance of 1,184.25 feet, to a point for the **RADIUS POINT OF EASEMENT**, having a 150 foot radius and containing a circular tract of 1.623 acres of land. From which, said 1/2 inch iron rod found bears S 38° 46' 56" E, a distance of 1,117.09 feet, and a 1/2 inch iron rod found, being the southerly common corner of said 182.202 acre tract and that called 47.763 acre tract of land described in deed to James William Bransom, Jr., a life estate only, and James William Bransom, III, Jennifer Bransom, and Jonathan Eugene Bransom as recorded in Volume 473, Page 169 of said O.P.R.C.C.T. and also to Jennell Pruett Bransom, a life estate only, as recorded in Volume 473, Page 172 of said O.P.R.C.C.T. bears S 82° 37' 47" W, a distance of 2,437.59 feet.

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

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

Date: 02-02-2022

December 13, 2021

Revised: January 10, 2022

Revised: February 02, 2022



PARCEL W003C TRACT 2
 SANITARY CONTROL EASEMENT
 CALDWELL COUNTY, TEXAS
 ALLIANCE WATER PH 1
 EXHIBIT A

CALLED 104.056 ACRES
 MAURICE GERARD BRANSOM, A LIFE ESTATE ONLY, AND
 ANTHONY B. BRANSOM AND SABRINA BRANSOM
 VOLUME 474, PAGE 531
 O.P.R.C.C.T.

BAILEY HARDEMAN SURVEY
 ABSTRACT NO. 120

CALLED 182.202 ACRES
 MARY SELINE BRANSOM RABEL, A LIFE ESTATE ONLY,
 AND CARROLL H. RABEL, JR. AND TERRELL J. RABEL
 VOLUME 473, PAGE 165
 O.P.R.C.C.T.
 DEBORAH MARIE RABEL
 CAUSE NO. P-35,931, P.C.R.H.C.T.

WELL SITE-3
 150' RADIUS POINT
 N: 13848345.75
 E: 2481707.75
 SURFACE

1.623 ACRES
 (70,698 SQ FT, MORE OR LESS)
 150 FOOT RADIUS PERMANENT
 SANITARY CONTROL EASEMENT

CALLLED 47.763 ACRES
 JAMES WILLIAM BRANSOM, JR.,
 A LIFE ESTATE ONLY, AND
 JAMES WILLIAM BRANSOM, III,
 JENNIFER BRANSOM, AND
 JONATHAN EUGENE BRANSOM
 VOLUME 473, PAGE 169
 O.P.R.C.C.T.
 JENNELL PRUETT BRANSOM,
 A LIFE ESTATE ONLY,
 VOLUME 473, PAGE 172,
 O.P.R.C.C.T.

CALLLED 40.00 ACRES
 VERA HOLCOMB AND EVERETTE W.
 HOLCOMB, A LIFE ESTATE ONLY,
 AND PAMELA G. BENTZ
 INST. 2018-002968
 O.P.R.C.C.T.

POINT OF
 COMMENCING

VARIABLE WIDTH PERMANENT EASEMENT
 PROPOSED BY SEPARATE INSTRUMENT

- LEGEND
- = Calculated Point
 - = Found 1/2 inch Iron Rod
 - = Proposed Permanent Easement
 - = Adjoining Boundary (approx.)
 - = Barbed Wire Fence
 - = Boundary Tie
 - = Easement, as noted
 - O.P.R.C.C.T. = Official Public Records Caldwell County, Texas
 - D.R.C.C.T. = Deed Records Caldwell County, Texas
 - P.C.R.H.C.T. = Probate Court Records Hidalgo County, Texas
 - (XX) = Record Call
 - CM = Controlling Monument

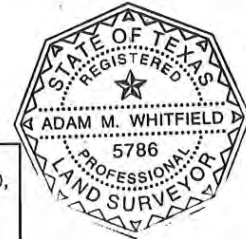
SCALE: 1"=400'



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 April 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



PAGE 3 of 3

Revised Date: February 02, 2022

WORK ORDER ARWA1800532 DIGITAL FILE W003C SCE Tract 2.dwg Revision # 02 DRAWN BY SOS

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Path: Feb_02_2022_2:09pm User: ID: asos\lth
 File: G:\Projects\ARWA1800532-Alliance Water\SURVEY\SEGMENT Well Fields - Caldwell County\W003C-SCE Tract 2 R02.dwg

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, May 25, 2022 at 3:00 PM

Pauline Espinosa Community Hall – 170 Charles Austin Drive, San Marcos, TX 78666

L. ADJOURNMENT
