

**Alliance Regional Water Authority
Board of Directors**

REGULAR MEETING



ALLIANCE WATER

BOARD MEMBER PACKETS

San Marcos Public Service Center
2217 E. McCarty Lane, San Marcos, TX 78666

Wednesday, June 22, 2022 at 3:00 P.M.

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, June 22, 2022 at 3:00 PM
San Marcos Public Service Center – 2217 E. McCarty Lane, San Marcos, TX 78666

Wednesday, June 22, 2022 at 3:00 PM

San Marcos Public Service Center
2217 E. McCarty Lane, San Marcos, TX 78666

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, June 22, 2022, at the San Marcos Public Service Center, 2217 E. McCarty Lane, San Marcos, Texas. Additional information can be obtained by calling Graham Moore at (512) 294-3214.

A. CALL TO ORDER

B. ROLL CALL

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

D. CONSENT AGENDA

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

D.1 Consider approval of minutes of the Regular Meeting held May 25, 2022. ~
Graham Moore, P.E., Executive Director

E. PUBLIC HEARINGS / PRESENTATIONS - None

F. ITEMS FOR DISCUSSION NOT REQUIRING ACTION

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

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

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

H. ITEMS FOR ACTION OR DISCUSSION/DIRECTION

H.1 Discussion and possible direction to Staff regarding Considerations for Operations of the Authority's Water System. ~ *James Earp, Secretary*

H.2 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.*

H.3 Update and possible direction to Staff regarding construction of the Authority's Phase 1B program. ~ *Chris Noe, P.E., Pape-Dawson Engineers*

H.4 Update and discussion regarding the status of the Authority's Phase 1B program, and direction to staff and consultants. ~ *Ryan Sowa, P.E., Kimley-Horn & Associates*

H.5 Consider adoption of Resolution 2022-06-22-001 adopting revised weighted scoring values for the selection criteria associated with the Authority's Competitive Sealed Proposals for the Phase 1B Program projects. ~ *Graham Moore, P.E., Executive Director*

H.6 Discussion of the draft Authority budget for FY 2022-23; and possible direction to staff. ~ *Graham Moore, P.E., Executive Director*

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

J. EXECUTIVE SESSION

J.1 *Executive Session pursuant to the Government Code, Section 551.071 (Consultation with Attorney) and/or Section 551.072 (Real Property Deliberations) regarding:*

- A. *Water supply partnership options*
- B. *Groundwater leases*

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C. *Acquisition of real property for water supply project purposes*

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

A. *Water supply partnership options*

B. *Groundwater leases*

C. *Acquisition of real property for water supply project purposes*

D. *Consideration of Resolution 2022-06-22-002 finding Public Convenience and Necessity for and authorizing the acquisition of certain water pipeline easements and temporary construction easements and certain fee estates for the Alliance Regional Water Authority, Phase 1B Water Line Project in connection therewith, over, across, upon and under certain privately owned real estate properties; authorizing all appropriate actions by the Board of Directors, staff, retained attorneys and engineering and technical consultants in the institution and prosecution of condemnation proceedings to acquire any such needed fee estates and easements and temporary construction easements and related rights of ingress and egress that cannot be acquired through negotiation; declaring further negotiations futile; ratifying and affirming all acts and proceedings heretofore done or initiated by employees, agents, and attorneys of ARWA to acquire such property interests including necessary acts for any applicable lienholders for such properties; authorizing all other lawful action necessary and incidental to such acquisitions or eminent domain proceedings to survey, specify, define, and secure the necessary interests in real property; declaring the sections of the resolution to be severable one from the other in the event any section of the resolution is determined to be invalid; establishing an effective date; and finding and determining that the meeting at which this resolution is passed was noticed and is open to the public as required by law.*

K. ADJOURNMENT

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 (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 – Assistant Director of Public Works)	April 2023	
Councilmember Mark Gleason (San Marcos)	April 2025	
Humberto Ramos – Vice Chair (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.** 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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D. CONSENT AGENDA

Item D.1 is presented as part of the consent agenda.

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D.1 Consider approval of minutes of the Regular Meeting held May 25, 2022. ~ *Graham Moore, P.E., Executive Director*

Attachment(s)

- 2022 05 25 Board Meeting Minutes

Board Decision(s) Needed:

- Approval of minutes.



Alliance Regional Water Authority

BOARD MEETING

MINUTES

Wednesday, May 25, 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, May 25, 2022 at the City of San Marcos Pauline Espinosa Community Hall.

- A. CALL TO ORDER.
The Alliance Water Board Meeting was called to order at 3:03 p.m. by Mr. Betz.
- B. ROLL CALL.
- **Present:** Hughson, Franke, Samford, Neffendorf, Gleason, Earp, Hjorth, Betz, Turley, Condor, Allen and Kite with Ramos joining in Item I.2. Ms. Hughson and Mr. Gleason left during the Executive Session conducted during Item I.6.
 - **Absent:** None.
- C. SEATING OF NEWLY APPOINTED DIRECTORS AND ELECTION OF OFFICERS
- C.1 Oath of Office and swearing in of Directors
- **The Oath of Office was taken by Directors Gleason, Betz, Condor and Kite.**
- C.2 Election of Officers for the May 20221 through April 2023 Board term
- **Motion to appoint Chris Betz as Board Chair was made by Ms. Hughson, seconded by Mr. Earp. Mr. Earp moved to close nominations, seconded by Ms. Hughson. Vote to appoint Mr. Betz as Chair passed on a 12-0 vote.**
 - **Motion to appoint Humberto Ramos as Board Vice-Chair was made by Mr. Earp, seconded by Ms. Franke and approved on a 12-0 vote.**

- **Motion to appoint Blake Neffendorf as Board Treasurer was made by Mr. Kite, seconded by Mr. Hjorth and approved on a 12-0 vote.**
- **Motion to appoint James Earp as Board Secretary was made by Mr. Samford, seconded by Ms. Franke and approved on a 12-0 vote.**

D. PUBLIC COMMENT PERIOD

- **None.**

E. CONSENT AGENDA

E.1 Consider approval of minutes of the Regular Meeting held April 27, 2022.

E.2 Consider approval of the financial reports for March and April 2022.

- **Motion to approve the consent agenda as presented was made by Ms. Hughson, seconded by Ms. Franke and approved on a 12-0 vote.**

F. PUBLIC HEARINGS / PRESENTATIONS

- **None.**

G. ITEMS FOR DISCUSSION NOT REQUIRING ACTION

G.1 Report on Technical Committee activities.

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.

- **No items opened.**

H. EXECUTIVE DIRECTOR AND LEGAL COUNSEL REPORTS

- **Mr. Moore noted that Staff is requesting updated water projections from the Sponsors so that future planning can continue.**
- **No action.**

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.

- **Ms. Gray with CD&P provided a presentation on the public relations activities for the last quarter.**

- I.2 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.**
 - **No Action.**
- I.3 Update and discussion regarding the status of the Authority's Phase 1B program, and direction to staff and consultants.
- **Mr. Sowa provided an update on the Phase 1B Program.**
 - **Mr. Neffendorf inquired if the valves can be procured by Alliance Water to help with the critical path.**
 - **Mr. Sowa responded that this will be reviewed, but that it may not be worth the risk.**
 - **No Action.**
- 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.
- **Mr. Moore provided an overview of the need for the supplemental amendment with Pape-Dawson.**
 - **Motion to adopt Resolution 2022-05-25-001 as presented was made by Ms. Hughson and seconded by Mr. Samford and approved on a 13-0 vote.**
- 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.
- **Mr. Moore provided an overview of the need for the agreement with HVJ Associates.**
 - **Motion to adopt Resolution 2022-05-25-002 as presented was made by Mr. Neffendorf and seconded by Mr. Hjorth and approved on a 13-0 vote.**
- 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.
- **Mr. Gershon provided a brief review of the basics of the Request for Proposal process and the proposals received.**
 - **The Directors who were part of the review committee entered into a discussion about their review of the proposals and their general thoughts, followed by additional discussion by all Directors.**

- **The Board of Directors recessed into Executive Session at 4:44 p.m. based on the motion by Mr. Earp, second by Mr. Ramos and approved 13-0, pursuant of the Government Code, Section 551.071, to seek the General Counsel's advice regarding matters involving attorney-client privilege. Ms. Hughson and Mr. Gleason left during the Executive Session. The Board of Directors reconvened from Executive Session at 5:38 p.m.**
- **Motion to postpone action on Item I.6 until the next Board meeting was made by Mr. Earp, seconded by Mr. Neffendorf and approved 11-0.**

J. BOARD MEMBER ITEMS OR FUTURE AGENDA ITEMS

- **Mr. Earp requested that an item be placed on the next agenda to allow the Board to discuss their vision for operation of the Carrizo Water System. The request was for the item to be separate from and before any discussion regarding the proposals that were received to operate the system.**

K.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.

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.
 - **No Action.**
- 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.

- **Motion to adopt Resolution 2022-05-25-003 finding Public Convenience and Necessity and authorizing Eminent Domain Proceedings, if necessary, for acquisitions as presented was made by Mr. Ramos, seconded by Mr. Earp and approved on an 11-0 vote.**

L. ADJOURNMENT

- **Meeting was adjourned at 5:42 p.m. based on the motion by Mr. Earp, seconded by Mr. Kite on an 11-0 vote.**

APPROVED: _____, 2022

ATTEST:

Chair, Board of Directors

Secretary, Board of Directors

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

Background/Information

The following items were discussed by the Committee at its 6/8 meeting:

- Received a construction update on the Phase 1B projects (Item I.3.).
- Received an update on the Phase 1B program (Item I.4).
- Received an update on the Authority's draft FY 2022-23 budget (Item I.5).
- Received an update on area water meetings (Item G.2).

Board Decision(s) Needed:

- None.

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

Gonzales County Underground Water Conservation District (GCUWCD)

The GCUWCD met on June 14th. Nothing affecting the Authority was discussed.

Plum Creek Conservation District (PCCD)

The PCCD is scheduled to meet on June 21st.

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

The next Region L meeting is scheduled for August 4th.

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

No update.

Board Decision(s) Needed:

- None.

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

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.

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- H.1** Discussion and possible direction to Staff regarding Considerations for Operations of the Authority's Water System. ~ *James Earp, Secretary*
-

Background/Information

This item was placed on the agenda at the request of Mr. Earp at the May Board meeting.

Attachment(s)

- None.

Board Decision(s) Needed:

- Possible direction to Staff.

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- H.2** 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.

No action was taken on this item at the May Board meeting, except that Staff was directed to place the item on the June Board Meeting agenda.

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.

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- H.3** 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 – June 22, 2022

Board Decision(s) Needed:

- None.



PHASE 1B CONSTRUCTION UPDATE BOARD MEETING

CMI Progress

June 22nd 2022

Water Resources | Transportation | Land Development | Surveying | Environmental



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



Construction Status

- Completed placing roof, wall panels, pouring wall slots, and dome rings on Clearwell Tank and Raw Water Tanks
- Began removal of the shoring from the Clearwell and Raw Water Tanks
- Began wire winding and shotcrete at Clearwell
- Completed placing concrete for piping trenches, grade beams, and backfill at Filter Complex
- Stripped wall forms at Plate Settler Basin and began backfilling
- Continued concrete encasement of Pump Cans
- Continued backfill at High Service and Recycle Pump Stations
- Completed installing WL-B beginning at Well #9 and began installing WL-A beginning at Well #8
- Continued 8" Recycle Line installation
- Placed Chemical Storage Area slab on grade
- Completed 8" Recycle Line installation
- Began installation of electrical duct banks at Well Sites 7, 8 and 9



Placing shotcrete at Raw Water Storage Tank

Booster Pump Station (MWH / Friese and Nichols)

Construction Status

- Completed north wall at HSPS
- Completed installation of leveling base at GST
- Continued Water Line installation at CRWA DP #4
- Set Pump Cans at HSPS and began installing reinforcement steel and formwork for encasement
- Preload mobilized to begin GST construction and began placement of pre-cast panels and reinforcing steel installation for the GST slab
- Conducted vertical turbine pump warranty meeting
- Continued installation of electrical duct banks at CRWA#4
- Began structural backfill installation for the electrical building



Reinforced steel for pump cans

Segment A (Garney Construction / LAN)

Construction Status

- Conducted confined space entry training
- Continued mulching and hauling offsite
- Continued installation of silt fencing
- Continued receiving and pipe and embedment material
- Completed tunneling, casing installation, and grouting at SH-304 crossing
- Continued tunneling operations at Waters Crossing (Crossing #2)
- Completed MBTA survey of route



Seg A – Crossing #2

Segment A (Garney Construction / LAN)

Construction Status

- █ Not Started
- █ ROW Cleared
- █ Pipe Delivered
- █ Pipe Installed
- █ Complete



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Segment B (Garney Construction / K Friese)

Construction Status

- Continued Installing construction access gates and locks
- Continued Survey and Staking of ROW
- Conducted Bird Surveys to clear work area each week
- Continued installation of silt fencing
- Continued Clearing ROW
- Continued Stripping of Topsoil
- Mobilized tunneling crew to FM-1984



Seg B2 – Bore Pit Sta 148+37

Segment B (Garney Construction / K Friese)

Construction Status

- █ Not Started
- █ ROW Cleared
- █ Pipe Delivered
- █ Pipe Installed
- █ Complete



OVERSIGHT RECAP

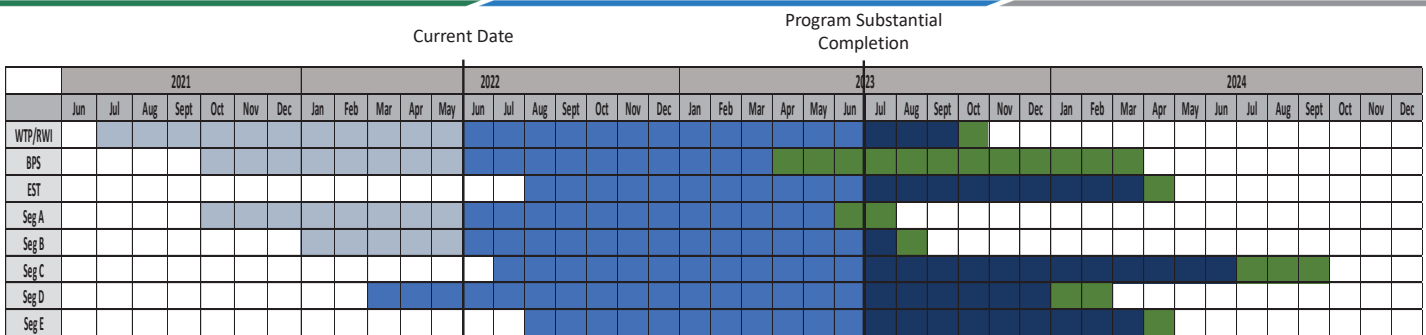
Project	RFIs		Submittals		Test Reports	
	This Period	To Date	This Period	To Date	This Period	To Date
WTP/RWI	2	49	5	179	39	237
BPS	5	25	8	67	17	111
Seg A	3	22	7	32	11	11
Seg B	2	2	10	24	0	0

CONTRACT VALUES

PROJECT	CURRENT CONTRACT VALUE	BILLED TO DATE	REMAINING	% COMPLETE
WTP/RWI	\$ 54,754,937.00	\$13,750,097.05	\$41,004,839.95	25.11%
BPS	\$19,706,258.71	\$2,931,855.09	\$16,774,403.62	14.88%
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%

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SCHEDULE DURATIONS



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

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PROGRESS PHOTOS



WTP – Cable install on top dome ring at Clearwell



WTP– HSPS Pump Can encasement



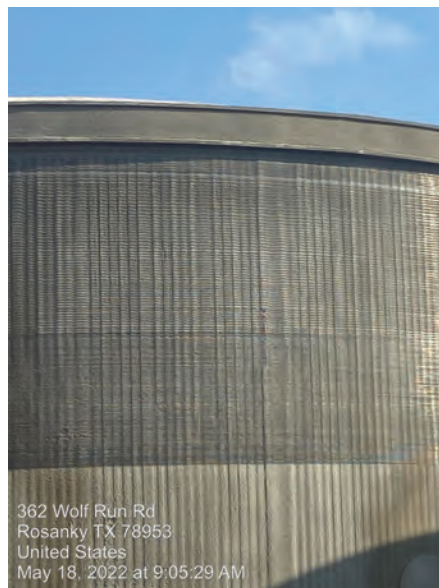
WTP – Placing shotcrete at Raw Water Storage Tank

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PROGRESS PHOTOS



WTP – Placing concrete at grade beams at filter complex



WTP– Stretched wire over Raw Water Storage Tank



WTP – Raw Water Pipeline WL-A

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PROGRESS PHOTOS



May 10, 2022 at 11:29:03 AM
866 Lakeside Pass
New Braunfels, TX 78130
United States

BPS – Embedment compaction for 36”
DI at CRWA #4



May 19, 2022 at 9:27:26 AM
850 Lakeside Pass
New Braunfels, TX 78130
United States

BPS – Electrical duct bank installation
at CRWA #4



May 26, 2022 at 5:05:31 PM
9675 SH-142
Maxwell, TX 78656
United States

BPS – Wall section concrete placement
for GST

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PROGRESS PHOTOS



May 26, 2022 at 2:39:32 PM
9675 SH-142
Maxwell, TX 78656
United States

BPS – Reinforcement steel for GST



May 31, 2022 at 3:46:07 PM
9675 SH-142
Maxwell, TX 78656
United States

BPS – Generator pad subgrade
preparation



May 31, 2022 at 12:32:31 PM
820 Lakeside Pass
New Braunfels, TX 78130
United States

BPS – Concrete placement for electrical
duct bank at CRWA #4

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PROGRESS PHOTOS



Seg A – Boring operations at Bore #2 (Wetlands Crossing)



Seg A – Cleared ROW and pipe staging



Seg A – Embedment material delivery to site

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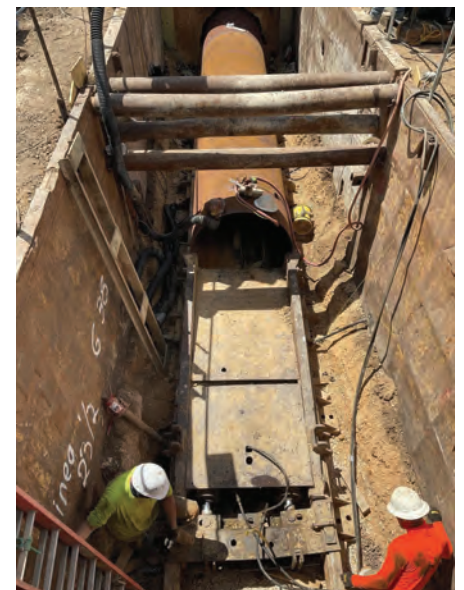
PROGRESS PHOTOS



Seg B – Fence gap installation



Seg B – Bore Pit Sta. 148+37 Seg B1



Seg B – Casing installation

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QUESTIONS?

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- H.4** 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 – June 22, 2022
- Kimley-Horn Monthly Summary of Activities for May 2022

Board Decision(s) Needed:

- None.



Phase 1B Program Update

Board of Directors Meeting
June 22, 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 July
- TWDB Reviews
 - Segment B
 - Easement Acquisition Funding Released
 - Segment D
 - Environmental Data Report Reviewed
 - Engineering Feasibility Report under Review
 - Segment E
 - Environmental Data Report under Review
 - Engineering Feasibility Report under Review



Ongoing Progress

► Segment D Procurement Schedule

- June 14th – Advertisement
- July 19th – Proposals Received/Opened
- August – Contract Award
- September – Notice to Proceed



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	0	0	6	6	51
C	78	6	14	5	25	28	53	25
E	38	3	5	4	12	16	28	10
Well Field	17	0	0	3	3	0	3	14
Total	281						90	191



COST UPDATES BASED ON MAY 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

JUNE 2022 UPDATE

**NO CHANGE FROM
MAY 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

Federal Tax Id: 56-0885615

Invoice No: 068706605-0522
 Invoice Date: May 31, 2022
 Invoice Amount: \$ 175,820.79
 Project No: 068706605
 Project Name: ARWA PROGRAM YEAR 5
 Project Manager: SOWA, RYAN

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

Invoice Duration: May 1, 2022 to May 31, 2022

COST PLUS MAX

KHA Ref # 068706605.3-21679264

Description	Contract Value	Amount Billed to Date	Previous Amount Billed	Current Amount Due
PROGRAM MANAGEMENT PLAN UPDATES	9,550.00	1,034.00	517.00	517.00
STAKEHOLDER COORDINATION	219,391.00	42,723.65	21,361.48	21,362.17
BUDGETING	91,175.00	3,421.00	242.00	3,179.00
SCHEDULE	38,828.00	10,714.00	3,014.00	7,700.00
REPORTING	44,890.00	11,255.00	8,740.00	2,515.00
DATA MANAGEMENT	87,965.00	23,727.47	16,169.01	7,558.46
ENVIRONMENTAL MANAGEMENT	62,796.00	13,147.75	9,051.63	4,096.13
LAND ACQUISITION MANAGEMENT	459,289.00	140,903.48	99,104.50	41,798.98
TWDB MANAGEMENT	70,355.00	13,521.75	5,227.75	8,294.00
DESIGN STANDARDS	41,994.40	835.00	742.50	92.50
ENGINEERING DESIGN MANAGEMENT	209,034.00	51,836.50	28,290.00	23,546.50
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	6,457.00	2,420.00	4,037.00
PROCUREMENT AND CONSTRUCTION PHASE SERVICES	300,483.00	50,511.00	26,440.50	24,070.50
PROJECT ADMINISTRATION	38,165.50	7,254.63	5,756.88	1,497.75
OTHER SERVICES	16,200.00	47.50	47.50	0.00
ENVIRONMENTAL CONSTRUCTION PHASE SERVICES	212,142.00	39,919.69	14,363.89	25,555.81
Subtotal	1,989,091.00	417,584.42	241,763.63	175,820.79
Total COST PLUS MAX				175,820.79

Total Invoice: \$ 175,820.79

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

June 17, 2022

Project Monthly Summary

May 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
 - 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 integrate construction data collected on the 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 fieldwork for Segments C.
 - Continued coordination with Program Environmental Consultant regarding the burial relocation proceedings.
 - Coordinated with Program Environmental Consultant to submit the Segment E EDF to the TWDB.
 - 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 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.
 - Segment C
 - Continued coordination with Design Consultant for final design.
 - Continued coordination with Design Consultant regarding ongoing field work and pipeline alignment considerations.
 - Segment D
 - Continued coordination with Design Consultant for final design and preparation for procurement.
 - Segment E
 - Continued coordination with Design Consultant for final design.

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

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

- Task 18 – Environmental Construction Services
 - Continued efforts to complete Migratory Bird nest surveys and associated memos for reporting.
 - Continued coordination with Garney and archeology subconsultant to handle blown bore on Sandy Creek
 - Attended construction status meetings

June 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 integrate 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 outstanding fieldwork for Segment C.
 - 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.

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

- 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 10 – Design Standards
 - Update and release the revised Construction Standards to the Design Consultants given a question from construction activities.
- 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.
 - Segment E
 - Begin review of Segment E 100% Design submittal prepared by the Design Consultant.

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

- Continue coordination with Design Consultant for final design.
 - Raw Water Infrastructure:
 - Continue coordination with Design Consultant for construction phase services.
 - Water Treatment Plant:
 - Continue coordination with Design Consultant concerning Hydraulics/Surge development.
 - Continue 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 GVEC regarding electric service to the WTP and wellfield.
- Task 14 – Permit Coordination/Tracking
 - Continue Permit coordination with Pipeline consultants
 - Coordinate with Hays County concerning the Site Development Permit.
 - General Coordination with TxDOT.
 - Coordinate with Caldwell, Guadalupe, and Hays County TxDOT offices concerning roadway crossings.
 - 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.
- Task 16 – Other Services
 - Finalize and submit the City of San Marcos Watershed Protection Plan for the Booster Pump Station Plat.
- Task 18 – Environmental Construction Services
 - Continue efforts to complete Migratory Bird nest surveys and associated memos for reporting.

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

- Continue coordination with Garney and archeology subconsultant to handle blown bore on Sandy Creek
- Attend construction status meetings

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)

33.1% 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	16.7%	\$19,640.00	\$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	29.7%	\$118,601.57	\$84,435.00
V&A Consulting Engineers, Inc.	SBE; HABE; MBE	Cathodic Protection Standards	\$18,999.00	0.0%	\$-	\$-
		Subtotal	\$561,919.00	24.6%	\$138,241.57	\$89,655.00

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, June 22, 2022 at 3:00 PM

San Marcos Public Service Center – 2217 E. McCarty Lane, San Marcos, TX 78666

- H.5** Consider adoption of Resolution 2022-06-22-001 adopting revised weighted scoring values for the selection criteria associated with the Authority’s Competitive Sealed Proposals for the Phase 1B Program projects. ~ *Graham Moore, P.E., Executive Director*
-

Background/Information

The Alliance Water Board of Directors previously directed Staff to utilize the Competitive Sealed Proposal method for selection of construction contractors on the Phase 1B Program as it allows the Authority to select the firm that provides the best overall value to the Authority for a given project. The Board adopted the weighted scoring values and selection criteria in September 2021 through the adoption of Resolution 2021-09-22-007.

The ability for the contractors to complete the projects within the scheduled timelines set by the design engineers is of increasing importance. Therefore Staff is recommending that the criteria be altered to include a stand-alone “Schedule” line item and require the contractor to demonstrate how they will complete the project within the identified timeline. The proposed changes in criteria and weighted values are shown in **bold** text below.

- Proposal Price – 40 points
- Quality, Reputation and Ability to Complete Similar Projects on Schedule and Within Budget – **10 points (previously 20 points)**
- Key Personnel – 15 points
- Project Approach – 15 points
- **Schedule – 10 points**
- Safety Record – 5 points
- Historically Underutilized Business (HUB) Program Compliance Plan – 5 points

Staff is requested the Board to adopt the attached resolution so that the current scoring matrix can continue to be utilized for the Authority’s Phase 1B Program projects.

Attachment(s)

- Resolution 2022-06-22-001

Board Decision(s) Needed:

- Adoption of Resolution 2022-06-22-001 adopting revised weighted scoring values for the selection criteria associated with the Authority’s Competitive Sealed Proposals for the Phase 1B Program projects.



ALLIANCE WATER

RESOLUTION NO. 20220622-001

A RESOLUTION OF THE ALLIANCE REGIONAL WATER AUTHORITY BOARD OF DIRECTORS APPROVING THE REVISED WEIGHTED VALUES FOR SELECTION CRITERIA TO BE UTILIZED WITH COMPETITIVE SEALED PROPOSALS ON THE AUTHORITY'S PHASE 1B PROJECTS; AND DECLARING AN EFFECTIVE DATE

RECITALS:

1. The Alliance Regional Water Authority (the "Authority") is in the process of developing a new water supply that includes multiple individual projects that collectively comprise the Phase 1B Program.

2. The Authority has chosen to utilize the Competitive Sealed Proposal ("CSP") method for selection of construction contractors for its Phase 1B Program.

3. In the 87th Regular Texas Legislative Session, House Bill 2581 (the "Bill") was passed and signed by Governor Abbott, with an effective date of September 1, 2021. Among other changes, the Bill amended Section 2269.153 of the Texas Government Code to modify how government entities such as the Authority may assign a weighted value to bidders' proposed prices for "civil works projects" (as that term is defined by Section 2269.351 of the Texas Government Code) when using the CSP method. Specifically, if the price criteria is assigned a weighted value less than 50 percent of the total weighted value of all selection criteria, then the governing body of the governmental entity must make a determination that assigning the lower value is in the public interest, provided that the weighted value to price may not be less than 36.9 percent of the total weighted value of all selection criteria.

4. Through the adoption of Resolution 20210922-007 in September 2021 the Authority set the desired selection criteria and weighted values. The Board recognizes the importance of evaluating the ability of contractors to complete projects on schedule and desires to include a stand-alone criteria for schedule. Therefore the Authority will utilize the following desired selection criteria and weighted values for future projects related to the Phase 1B Program:

- Proposal Price – 40 points
- Quality, Reputation and Ability to Complete Similar Projects on Schedule and Within Budget – 10 points
- Key Personnel – 15 points
- Project Approach – 15 points
- Schedule – 10 points
- Safety Record – 5 points
- Historically Underutilized Business (HUB) Program Compliance Plan – 5 points

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

SECTION 1. The above recitals are true and correct.

SECTION 2. The Authority adopts the revised selection criteria and weighted values noted above for all future Phase 1B Program projects as they result in the best overall value to the Authority and are therefore in the public interest.

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

ADOPTED: June 22, 2022

ATTEST:

Chris Betz
Chair, Board of Directors

James Earp
Secretary, Board of Directors

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, June 22, 2022 at 3:00 PM

San Marcos Public Service Center – 2217 E. McCarty Lane, San Marcos, TX 78666

- H.6** Discussion of the draft Authority budget for FY 2022-23; and possible direction to staff. ~ *Graham Moore, P.E., Executive Director*
-

Status of FY 21-22 Budget

Prior to discussing some items related to next year's budget, below is a brief status on the current year's budget:

- Operations & Maintenance Expenditures are projected to be about \$2.3 million which is \$35,000 (1.6%) over budget, driven primarily by possible additional groundwater royalty costs.
- Capital Expenditures are projected to be about \$40,000 or 33% below the budgeted amount.
- Debt service payments will total \$13,095,520 in FY 2021.
- Operating Revenue is projected to be approximately \$18 million which is about \$54,000 over the budgeted amount due to higher-than-expected interest income.

FY 22-23 Budget

Attached is the draft budget for FY 2022-23. Staff is scheduling a meeting with the Administrative Committee to discuss the employee costs and to get their recommendation for ultimate incorporation into the budget.

The FY 22-23 budget has the following significant changes from the current year's budget:

- Increased expenditures for Groundwater Royalties associated with possible additional leases and commencing production of the Carrizo project.
- Slight increase to Legal Fees.
- As noted above – the employee expenditures are being discussed with the Administrative Committee.
- Includes interest only payments for the SWIFT debt financing that is expected to occur in November of this year.
- Payments from Sponsors are 4-6% higher than anticipated in previous years due to the additional loan payments.

Attachment(s)

- FY 2022-23 Draft Budget

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, June 22, 2022 at 3:00 PM

San Marcos Public Service Center – 2217 E. McCarty Lane, San Marcos, TX 78666

Board Decision(s) Needed:

- Possible direction to Staff.

Alliance Regional Water Authority
APPENDIX A: FY 2021-22 GENERAL OPERATIONS BUDGET

DRAFT 2022-06-04

Expense	Actual FY 2020/21	Approved (as Amended) FY 2021/22	Estimated FY 2021/22	Proposed FY 2022/23
Operations Expenditures				
Royalties & Permit Fees				
Groundwater Royalties	1,239,073.15	1,355,600.00	1,498,100.00	1,520,470.50
Permit Fees	74,454.43	82,000.00	82,000.00	91,000.00
Total Royalties & Permit Fees	1,313,527.58	1,437,600.00	1,580,100.00	1,611,470.50
Contract Services				
Agency Mgmt Public Relations	37,883.30	50,000.00	50,000.00	60,000.00
Contract Services-Lobbyist	72,000.00	72,000.00	45,000.00	60,000.00
Auditing fees	10,930.00	13,000.00	10,930.00	13,000.00
Legal Fees	86,307.99	115,000.00	115,000.00	125,000.00
Total Contract Services	207,121.29	250,000.00	220,930.00	258,000.00
Regional Water Planning Contribution	484.53	2,500.00	1,500.00	1,500.00
Admin Operations				
Dues	7,655.00	7,500.00	7,500.00	9,000.00
Bank Fees	3,723.08	2,500.00	4,500.00	4,000.00
Insurance - Liability, E&O	2,422.98	7,000.00	3,075.00	7,000.00
Non-Project Newspaper Public Notices	3,556.37	3,500.00	0.00	2,000.00
Telephone, Telecommunications	1,209.68	3,800.00	2,400.00	3,800.00
Supplies	18,330.34	18,000.00	33,500.00	27,500.00
Admin Operations - Other	0.00	1,500.00	0.00	1,500.00
Total Admin Operations	36,897.45	43,800.00	50,975.00	54,800.00
Travel, Conferences & Meetings	1,175.83	5,000.00	3,000.00	5,000.00
Employee Expenses				
Salaries and wages	328,983.05	389,225.19	340,000.00	552,875.50
Merit Bonus	0.00	0.00	0.00	0.00
Auto Allowance	13,084.74	12,600.00	12,600.00	12,600.00
Phone Allowance	2,803.95	2,700.00	2,700.00	2,700.00
Payroll taxes	24,497.37	27,759.89	25,000.00	40,954.67
Employee Insurance	29,351.46	47,637.50	32,000.00	62,582.28
Retirement	23,571.27	33,267.70	28,000.00	48,294.92
Licenses & Permits	1,123.75	2,700.00	1,250.00	3,700.00
Mileage Reimbursement	0.00	3,150.00	500.00	2,500.00
Employee Expenses - Other	0.00	6,000.00	1,000.00	7,000.00
Total Employee Expenses	423,416.00	525,040.00	443,050.00	733,210.00
Total Operations Expenditures	1,982,620.00	2,263,940.00	2,299,560.00	2,663,980.00
Facility O&M Expenditures				
General - O&M Expenditures	35,767.24	9,000.00	9,000.00	9,000.00
Well Field - O&M Expenditures	0.00	0.00	0.00	0.00
WTP - O&M Expenditures	0.00	0.00	0.00	0.00
Maxwell BPS - O&M Expenditures	0.00	0.00	0.00	0.00
Buda BPS - O&M Expenditures	0.00	19,510.00	5,000.00	23,750.00
Kyle EST - O&M Expenditures	0.00	0.00	0.00	0.00
SH-123 EST - O&M Expenditures	0.00	0.00	0.00	0.00
Total O&M Expenditures	35,767.24	28,510.00	14,000.00	32,750.00

Alliance Regional Water Authority
APPENDIX A: FY 2021-22 GENERAL OPERATIONS BUDGET

DRAFT 2022-06-04

	Actual FY 2020/21	Approved (as Amended) FY 2021/22	Estimated FY 2021/22	Proposed FY 2022/23
Capital Expenditures				
Projects-in-Progress (Cash)				
Legal Support	2,715.30	25,000.00	10,000.00	25,000.00
Hydrogeologic Support	12,782.31	20,000.00	20,000.00	20,000.00
Total Projects-in-Progress (Cash)	15,497.61	45,000.00	30,000.00	45,000.00
Projects-in-Progress Eng. (Cash)				
Engineering - General	16,125.00	75,000.00	50,000.00	100,000.00
GIS Development	15,102.75	0.00	0.00	0.00
Total Projects-in-Progress Eng. (Cash)	31,227.75	75,000.00	50,000.00	100,000.00
Debt Service Payment				
Series 2015a (CRWA)	250,977.00	249,058.00	249,058.00	251,854.00
Series 2015b (Kyle)	181,087.50	179,928.50	179,928.50	178,608.00
Series 2017a (CRWA)	498,561.50	501,017.50	501,017.50	498,047.50
Series 2017b (Kyle)	452,995.50	455,691.50	455,691.50	452,996.50
Series 2017c (San Marcos)	723,522.00	719,232.00	719,232.00	719,282.00
Series 2017d (Buda)	104,678.00	104,054.00	104,054.00	103,334.00
Series 2019a (CRWA)	1,287,478.50	1,289,930.50	1,289,930.50	1,287,130.50
Series 2019b (Kyle)	1,174,531.50	1,172,646.50	1,172,646.50	1,175,574.50
Series 2019c (San Marcos)	1,897,305.00	1,899,831.00	1,899,831.00	1,897,081.00
Series 2019d (Buda)	268,481.00	271,717.00	271,717.00	269,889.50
Series 2020a (CRWA)	640,000.00	1,728,369.50	1,728,369.50	1,726,815.50
Series 2020b (Kyle)	585,000.00	1,573,890.50	1,573,890.50	1,577,476.50
Series 2020c (San Marcos)	500,000.00	2,584,310.50	2,584,310.50	2,581,682.50
Series 2020d (Buda)	75,000.00	365,842.00	365,842.00	365,470.00
Series 2022a (CRWA)	0.00	0.00	0.00	375,000.00
Series 2022b (Kyle)	0.00	0.00	0.00	340,000.00
Series 2022c (San Marcos)	0.00	0.00	0.00	340,000.00
Series 2022d (Buda)	0.00	0.00	0.00	50,000.00
Total Debt Service Payment	8,639,620.00	13,095,520.00	13,095,520.00	14,190,240.00
Total Capital Expenditures	8,686,350.00	13,215,520.00	13,175,520.00	14,335,240.00
Total Expense	10,704,740.00	15,507,970.00	15,489,080.00	17,031,970.00
Ordinary Income/Expense				
Beginning Unreserved Fund Balance	2,224,421.58	2,209,973.16	2,209,973.16	2,515,820.00
Revenue				
Project Contribution				
City of San Marcos	3,670,815.52	6,135,730.00	6,135,730.00	6,524,195.50
City of Kyle	3,076,737.53	4,114,580.00	4,114,580.00	4,499,330.50
City of Buda	514,654.87	873,690.00	873,690.00	928,393.50
Canyon Regional Water Authority	3,426,100.03	4,571,520.00	4,571,520.00	4,988,322.50
Project Contribution - Other	28,648.00	31,600.00	31,600.00	35,000.00
Total Project Contribution	10,716,955.95	15,727,120.00	15,727,120.00	16,975,242.00
TexStar Interest Revenue				
City of San Marcos	520.46	4,300.00	22,945.00	21,500.00
City of Kyle	408.87	3,400.00	18,025.00	16,900.00
City of Buda	73.71	600.00	3,250.00	3,050.00
Canyon Regional Water Authority	448.34	3,700.00	19,765.00	18,500.00
TexStar Interest Revenue - Other	0.00	0.00	0.00	0.00
Total TexStar Interest Revenue	1,451.38	12,000.00	63,985.00	59,950.00
Broadway Interest Revenue				
City of San Marcos	840.86	550.00	1,387.00	1,250.00
City of Kyle	700.83	425.00	1,051.00	980.00
City of Buda	87.43	75.00	167.00	175.00
Canyon Regional Water Authority	861.52	450.00	1,218.00	1,075.00
Broadway Interest Revenue - Other	0.00	0.00	0.00	0.00
Total Broadway Interest Income	2,490.64	1,500.00	3,823.00	3,480.00
Total Operating Revenue	10,720,900.00	15,740,620.00	15,794,930.00	17,038,670.00
Total Funds Available	12,945,321.58	17,950,593.16	18,004,903.16	19,554,490.00
Net Income	16,160.00	232,650.00	305,850.00	6,700.00
Ending Unreserved Balance	2,209,973.16	2,442,620.00	2,515,820.00	2,522,520.00
Fund Balance as Percentage of Operating	109.49%	106.55%	108.74%	93.54%

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, June 22, 2022 at 3:00 PM

San Marcos Public Service Center – 2217 E. McCarty Lane, San Marcos, TX 78666

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

Background/Information

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

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, June 22, 2022 at 3:00 PM

San Marcos Public Service Center – 2217 E. McCarty Lane, San Marcos, TX 78666

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

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, June 22, 2022 at 3:00 PM

San Marcos Public Service Center – 2217 E. McCarty Lane, San Marcos, TX 78666

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

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

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, June 22, 2022 at 3:00 PM

San Marcos Public Service Center – 2217 E. McCarty Lane, San Marcos, TX 78666

- D. *Consideration of Resolution 2022-06-22-002 finding Public Convenience and Necessity for and authorizing the acquisition of certain water pipeline easements and temporary construction easements and certain fee estates for the Alliance Regional Water Authority, Phase 1B Water Line Project in connection therewith, over, across, upon and under certain privately owned real estate properties; authorizing all appropriate actions by the Board of Directors, staff, retained attorneys and engineering and technical consultants in the institution and prosecution of condemnation proceedings to acquire any such needed fee estates and easements and temporary construction easements and related rights of ingress and egress that cannot be acquired through negotiation; declaring further negotiations futile; ratifying and affirming all acts and proceedings heretofore done or initiated by employees, agents, and attorneys of ARWA to acquire such property interests including necessary acts for any applicable lienholders for such properties; authorizing all other lawful action necessary and incidental to such acquisitions or eminent domain proceedings to survey, specify, define, and secure the necessary interests in real property; declaring the sections of the resolution to be severable one from the other in the event any section of the resolution is determined to be invalid; establishing an effective date; and finding and determining that the meeting at which this resolution is passed was noticed and is open to the public as required by law.*

Attachment(s)

- Resolution 2022-06-22-002

Board Decision(s) Needed:

- Adoption of Resolution 2022-06-22-002.



ALLIANCE WATER

RESOLUTION NO. 20220622-002

A RESOLUTION BY THE BOARD OF DIRECTORS OF THE ALLIANCE REGIONAL WATER AUTHORITY FINDING PUBLIC CONVENIENCE AND NECESSITY FOR AND AUTHORIZING THE ACQUISITION OF CERTAIN WATER PIPELINE EASEMENTS, TEMPORARY CONSTRUCTION, ACCESS, 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 22nd day of June 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>
C027H	Allauddin N. Maredia	Hays	James W. Williams	No. 473	85.1806	7.555 - PE
C044	WZ Investment, LLC	Hays	John Stewart	No. 14	116 – Tract A 1.513 – Tract B	TRACT A Tract 1 – 0.627 – PE Tract 2 – 1.481 – PE Tract 3 – 1.181 – PE 0.335 – DE C044H TRACT B 0.626 - PE
C045H	WZ Investment, LLC	Hays	John Stewart	No. 14	5.16	1.379 – PE
E005G	HDC HWY 46, LLC, a Texas Limited Liability Company	Guadalupe	A.M. Esnaurizar	No. 20	176.3	7.388 – PE 0.034 – TCE 0.231 - TCE
E033G	HKEK, LLC	Guadalupe	A.M. Esnaurizar	No. 20	60.36	0.368 - PE
E034G	Allen Schaefer and wife, Tamala L. Schaefer	Guadalupe	A.M. Esnaurizar	No. 20	1.470	0.200 - PE
E035G	Allen Schaefer and wife, Tamala L. Schaefer	Guadalupe	A.M. Esnaurizar	No. 20	12.5	1.42 - PE

Parcel C027H - PE

PARCEL C027H
 ALLAUDDIN N. MAREDA
 HAYS COUNTY, TEXAS
 ALLIANCE WATER PH 1B



LOCATION MAP
 NOT TO SCALE

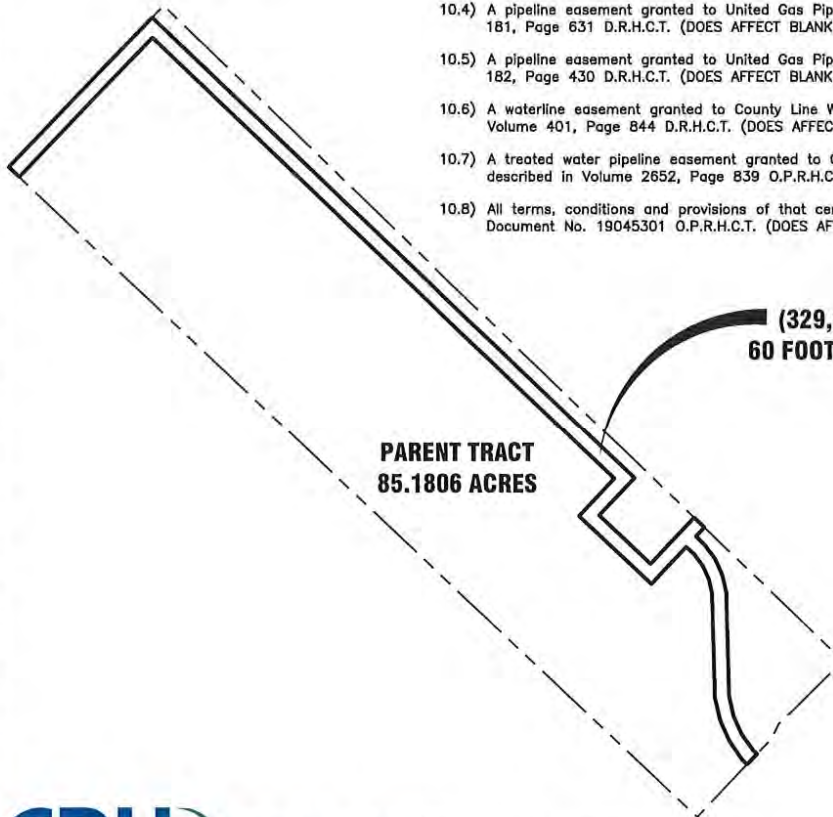
NOTES:

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

SCHEDULE B COMMENTS:

TITLE RESOURCES GUARANTY COMPANY
 GF# T-150498
 ISSUE DATE: SEPTEMBER 29, 2021

- 10.2) A pipeline easement granted to United Gas Public Service Co. as described in Volume 102, Page 480 D.R.H.C.T. (DOES AFFECT BLANKET BY NATURE)
- 10.3) An electric easement granted to Lower Colorado River Authority as described in Volume 150, Page 155 D.R.H.C.T. and as further affected/modified by First Easement Amendment recorded in Volume 1341, Page 1 of the O.P.R.H.C.T. (DOES AFFECT AS SHOWN)
- 10.4) A pipeline easement granted to United Gas Pipe Line Company as described in Volume 181, Page 631 D.R.H.C.T. (DOES AFFECT BLANKET BY NATURE)
- 10.5) A pipeline easement granted to United Gas Pipe Line Company as described in Volume 182, Page 430 D.R.H.C.T. (DOES AFFECT BLANKET BY NATURE)
- 10.6) A waterline easement granted to County Line Water Supply Corporation as described in Volume 401, Page 844 D.R.H.C.T. (DOES AFFECT BLANKET BY NATURE)
- 10.7) A treated water pipeline easement granted to Guadalupe-Blanca River Authority (GBRA) as described in Volume 2652, Page 839 O.P.R.H.C.T. (DOES AFFECT AS SHOWN)
- 10.8) All terms, conditions and provisions of that certain Development Agreement of record in Document No. 19045301 O.P.R.H.C.T. (DOES AFFECT)



7.555 ACRE
(329,096 SQ. FT. MORE OR LESS)
60 FOOT WIDE PERMANENT EASEMENT

PARENT TRACT
85.1806 ACRES



Date: Mar 24, 2022, 3:13pm User ID: tudy File: G:\Projects\ARWA1800532\Alliance\SURVEY\SEGMENT C TITLES - Hays County\C027H\EXHIBIT EASEMENT\C027H PE R03.dwg



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

**Legal Description
7.555 Acre (329,096 Square Foot, more or less)
60 Foot Wide Permanent Easement**

BEING A 7.555 ACRE, 60 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE JAMES W. WILLIAMS SURVEY, ABSTRACT NO. 473, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 85.1806 ACRE TRACT OF LAND DESCRIBED IN DEED TO ALLAUDDIN N. MAREDA, AS RECORDED IN COUNTY CLERKS FILE NUMBER 17039745 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.). SAID 7.555 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 "RPLS 4046" for the northwest corner hereof, being the northerly common corner of said 85.1806 acre tract and that called 179.278 acre tract of land, save and except called 11.946 acre, 5.895 acre, and 7.87 acre tracts, described in deed to Meritage Home of Texas, LLC, an Arizona limited liability company, as recorded in County Clerks File Number 21036270 of said O.P.R.H.C.T., also lying in the south Right of Way (ROW) line of County Road 140 (Variable width ROW) commonly known as East Post Road;

THENCE N 43° 55' 29" E, along the common line of said 85.1806 acre tract and East Post Road ROW, a distance of 878.15 feet, to a point for the northeast corner hereof, lying in the west line of that called 50 foot wide proposed gas line easement to Kinder Morgan Texas Pipeline, as recorded in Notice of Lis Pendens under County Clerks File Number 20005729 of said O.P.R.H.C.T. From which, a cotton spindle found, being the northeast corner of said 85.1806 acre tract and being the intersection of said East Post Road ROW and the west ROW line of County Road 158 (Variable width ROW) bears N 43° 55' 29" E, a distance of 70.78 feet;

THENCE S 46° 26' 06" E, leaving said common line, over and across said 85.1806 acre tract and along the west line of said 50 foot wide proposed easement, a distance of 2,828.41 feet, to a point for corner, lying in the northwest line of that called 2.07 acre surface site to Kinder Morgan Texas Pipeline, as recorded in Notice of Lis Pendens under County Clerks File Number 21038780 of said O.P.R.H.C.T. From which, a 5/8 inch iron stake found, being the north corner of said 2.07 acres, bears N 43° 12' 08" E, a distance of 82.07 feet;

THENCE leaving said 50 foot wide proposed easement, continuing over and across said 85.1806 acre tract and along the northwest, southwest, and southeast lines of said 2.07 acre tract, the following three (3) bearings and distances:

- 1) S 43° 12' 08" W, a distance of 217.93 feet, to a 60D nail found, being the west corner of said 2.07 acre tract, for an interior "ell" corner hereof;
- 2) S 46° 47' 52" E, a distance of 300.00 feet, to a 60D nail found, being the south corner of said 2.07 acre tract, for an interior "ell" corner hereof;
- 3) N 43° 12' 08" E, across said 50 foot wide proposed easement, a distance of 269.02 feet, to a point for corner, lying in the common line of said 85.1806 acre tract and County Road 158. From which, a 60D nail found, being the east corner of said 2.07 acre tract bears N 43° 12' 08" E, a distance of 30.98 feet;

THENCE S 46° 06' 32" E, along the common line of said 85.1806 acre tract and County Road 158, a distance of 60.00 feet, to a point for corner hereof;

THENCE S 43° 12' 08" W, leaving said common line, over and across said 85.1806 acre tract, a distance of 52.65 feet, to a point for an interior "ell" corner hereof, lying in the west line of said 50 foot wide proposed easement;



THENCE continuing over and across said 85.1806 acre tract and along the west line of said 50 foot wide proposed easement, the following nine (9) courses and distances:

- 1) S 46° 26' 06" E, a distance of 51.11 feet, to a point for corner;
- 2) S 36° 41' 40" E, a distance of 74.93 feet, to a point for corner;
- 3) S 24° 03' 19" E, a distance of 74.77 feet, to a point for corner;
- 4) S 12° 48' 18" E, a distance of 75.08 feet, to a point for corner;
- 5) S 01° 33' 19" E, a distance of 439.28 feet, to a point for corner;
- 6) S 12° 44' 20" E, a distance of 84.90 feet, to a point for corner;
- 7) S 23° 55' 22" E, a distance of 84.90 feet, to a point for corner;
- 8) S 35° 06' 24" E, a distance of 84.90 feet, to a point for corner;
- 9) S 46° 17' 25" E, a distance of 21.01 feet, to a point for the southeast corner hereof, lying in the common line of said 85.1806 acre tract and that called 236.1 acre tract of land described as "Tract 1" in deed to Tack Development, LTD., as recorded in County Clerks File Number 18007777 of said O.P.R.H.C.T. From which, a 1/2 inch iron rod found, being an angle point in the south line of said 85.1806 acre tract bears N 43° 26' 12" E, a distance of 89.78 feet;

THENCE S 43° 26' 12" W, leaving said 50 foot wide proposed easement, along the common line of said 85.1806 and 236.1 acre tracts, a distance of 60.00 feet, to a point for the southwest corner hereof;

THENCE leaving said common line, over and across said 85.1806 acre tract, the following fourteen (14) courses and distances:

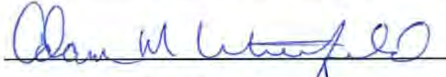
- 1) N 46° 17' 25" W, a distance of 27.18 feet, to a point for corner;
- 2) N 35° 06' 24" W, a distance of 96.64 feet, to a point for corner;
- 3) N 23° 55' 22" W, a distance of 96.64 feet, to a point for corner;
- 4) N 12° 44' 20" W, a distance of 96.64 feet, to a point for corner;
- 5) N 01° 33' 19" W, a distance of 439.24 feet, to a point for corner;
- 6) N 12° 48' 18" W, a distance of 63.26 feet, to a point for corner;
- 7) N 24° 03' 19" W, a distance of 62.21 feet, to a point for corner;
- 8) N 36° 41' 40" W, a distance of 63.17 feet, to a point for corner;
- 9) N 46° 26' 06" W, a distance of 45.61 feet, to a point for an interior "ell" corner hereof;
- 10) S 43° 12' 08" W, a distance of 215.65 feet, to a point for corner;
- 11) N 46° 47' 52" W, a distance of 420.00 feet, to a point for corner;
- 12) N 43° 12' 08" E, a distance of 218.31 feet, to a point for an interior "ell" corner hereof;
- 13) N 46° 26' 06" W, a distance of 2,709.19 feet, to a point for an interior "ell" corner hereof;



14) S 43° 55' 29" W, a distance of 817.82 feet, to a point for corner, lying in the common line of said 85.1806 and 179.278 acre tracts;

THENCE N 46° 44' 20" W, along the common line of said 85.1806 and 179.278 acre tracts, a distance of 60.00 feet, to the **POINT OF BEGINNING** and containing 7.555 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: 03-24-2022

October 22, 2020

Revised: January 19, 2021

Revised: February 05, 2021

Revised: March 24, 2022



- LEGEND**
- △ = Calculated Point
 - = Found 1/2" Iron Rod, unless noted
 - = Found 60D nail
 - = Proposed Permanent Easement
 - - - = Adjoining Boundary (approx.)
 - G --- = Gas Pipeline, paintmarks by others.
 - E --- = Power Line
 - W --- = Water Line
 - O.P.R.H.C.T. = Official Public Records
Hays County, Texas
 - D.R.H.C.T. = Deed Records Hays
County, Texas
 - () = Record Call
 - CM = Controlling Monument

LineID	Distance	Bearing
L-1	70.78'	N43°55'29"E
L-2	82.07'	N43°12'08"E
L-3	217.93'	S43°12'08"W
L-4	300.00'	S46°47'52"E
L-5	269.02'	N43°12'08"E
L-6	30.98'	N43°12'08"E
L-7	60.00'	S46°06'32"E
L-8	52.65'	S43°12'08"W
L-9	51.11'	S46°26'06"E
L-10	74.93'	S36°41'40"E
L-11	74.77'	S24°03'19"E
L-12	75.08'	S12°48'18"E
L-13	84.90'	S12°44'20"E
L-14	84.90'	S23°55'22"E
L-15	84.90'	S35°06'24"E
L-16	21.01'	S46°17'25"E
L-17	89.78'	N43°26'12"E
L-18	60.00'	S43°26'12"W
L-19	27.18'	N46°17'25"W
L-20	96.64'	N35°06'24"W
L-21	96.64'	N23°55'22"W
L-22	96.64'	N12°44'20"W
L-23	63.26'	N12°48'18"W
L-24	62.21'	N24°03'19"W
L-25	63.17'	N36°41'40"W
L-26	45.61'	N46°26'06"W
L-27	215.65'	S43°12'08"W
L-28	420.00'	N46°47'52"W
L-29	218.31'	N43°12'08"E
L-30	60.00'	N46°44'20"W

E. POST ROAD-CR 140
(VARIABLE WIDTH ROW)

POINT OF BEGINNING
N: 13901777.63
E: 2326918.78
SURFACE
CM 1/2" IRON ROD FOUND
"RPLS 4046"

(N 43°12'49" E)
CM N 43°55'29" E - 878.15'
S 43°55'29" W - 817.82'
CALLED 85.1806 ACRES
ALLAUDDIN N. MAREDIS
INST NO 17039745
O.P.R.H.C.T.

PARCEL C027H
HAYS COUNTY, TEXAS
ALLIANCE WATER PH 1B
EXHIBIT A

COTTON SPINDLE FOUND

NOTICE OF LIS PENDENS
PERMIAN HIGHWAY PIPELINE LLC
INST. 20005729
O.P.R.H.C.T.
PROPOSED 50' WIDE UNRECORDED
GAS LINE EASEMENT
KINDER MORGAN TEXAS PIPELINE

30' PIPELINE EASEMENT FOR TREATED WATER
GUADALUPE-BLANCO RIVER AUTHORITY
VOLUME 2652, PAGE 839 O.P.R.H.C.T.

100' ELECTRIC TRANSMISSION LINE EASEMENT
VOLUME 150, PAGE 155, D.R.H.C.T.
AMENDED TO INCLUDE TELECOMMUNICATION LINE
VOLUME 1341, PAGE 1 O.P.R.H.C.T.

CALLED 179.278 ACRES
S&E 11.946, 5.895, 7.87 ACRES
MERITAGE HOMES OF TEXAS, LLC,
AN ARIZONA LIMITED
LIABILITY COMPANY
INST. NO 21036270
O.P.R.H.C.T.

7.555 ACRES
(329,096 SQ FT, MORE OR LESS)
60' WIDE PERMANENT EASEMENT

50' RIGHT OF WAY AND EASEMENT
UNITED GAS PIPE LINE COMPANY
VOLUME 102, PAGE 480
VOLUME 182, PAGE 430
D.R.H.C.T.

JAMES W. WILLIAMS SURVEY
ABSTRACT NO. 473

CALLED 236.1 ACRES
TRACT 1
TACK DEVELOPMENT, LTD.
INST NO. 18007777
O.P.R.H.C.T.

SCALE: 1"=500'



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

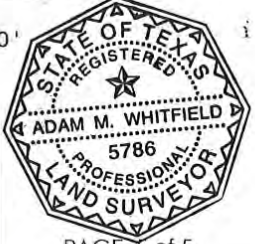


Date: Mar 24, 2022, 3:19pm User ID: tday
File: G:\Projects\ARWA1800532\01 Alliance\Survey\SEGMENT C TITLES - Hays County\C027H\EXHIBIT EASEMENT C027H PE R03.dwg

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

Revised Date: March 24, 2022

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



PAGE 5 of 5

WORK ORDER ARWA1800532 DIGITAL FILE C027H PE.dwg Revision # 03 DRAWN BY SOS

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C044H Tract A – Tracts 1, 2, and 3 – PE



LOCATION MAP
NOT TO SCALE

PARCEL C044H_A
WZ INVESTMENT, LLC
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:

TITLE RESOURCES GUARANTY COMPANY
GF# T-151268
ISSUE DATE: APRIL 13, 2022

- 10.1) Easement granted to Plum Creek Conservation District, as described in Volume 183, Page 285, Deed Records, Hays County, Texas. (DOES AFFECT BLANKET BY NATURE)
- 10.2) Water lines easement granted to Goforth Water Supply Corporation, as described in Volume 229, Page 215, Deed Records, Hays County, Texas. (DOES AFFECT BLANKET BY NATURE)
- 10.3) Water lines easement granted to County Line Water Supply Corporation, as described in Volume 268, Page 108, Deed Records, Hays County, Texas. (DOES AFFECT BLANKET BY NATURE)
- 10.4) Electric lines and related utilities easement granted to Lower Colorado River Authority, as described in Volume 254, Page 268, Deed Records, Hays County, Texas. (DOES NOT AFFECT SUBJECT TRACTS, BUT DOES AFFECT PARENT TRACT)
- 10.5) Water lines easement granted to Goforth Water Supply Corporation, as described in Volume 229, Page 135, Deed Records, Hays County, Texas. (DOES NOT AFFECT SUBJECT TRACTS, BUT DOES AFFECT PARENT TRACT, AS TO THAT CALLED 83.3 ACRES DESCRIBED IN VOLUME 46, PAGE 468, DEED RECORDS, HAYS COUNTY, TEXAS)(BLANKET BY NATURE)
- 10.6) Electric lines and related utilities easement granted to Lower Colorado River Authority, as described in Volume 254, Page 270, Deed Records, Hays County, Texas. (DOES NOT AFFECT SUBJECT TRACTS, BUT DOES AFFECT PARENT TRACT, AS TO THAT CALLED 83.3 ACRES DESCRIBED IN VOLUME 46, PAGE 468, DEED RECORDS, HAYS COUNTY, TEXAS)
- 10.7) A drainage easement granted to Plum Creek Conservation District, as described in Volume 4124, Page 777, Official Public Records, Hays County, Texas. (DOES NOT AFFECT SUBJECT TRACTS, BUT DOES AFFECT PARENT TRACT)

NOTE: ITEM IN VESTING DEED, NOT IN TITLE COMMITMENT:
60' WIDE INGRESS/EGRESS TO WZ INVESTMENTS, LLC VOLUME 4530, PAGE 637, O.P.R.H.C.T., INCLUDES A 20' WIDE ROAD EASEMENT DESCRIBED IN VOLUME 905, PAGE 481, O.P.R.H.C.T.



TRACT 3 - 1.181 ACRES
(51,444 SQ. FT. MORE OR LESS)
60 FOOT WIDE PERMANENT EASEMENT

TRACT 2 - 1.481 ACRES
(64,512 SQ. FT. MORE OR LESS)
60 FOOT WIDE PERMANENT EASEMENT

TRACT 1 - 0.627 ACRE
(27,312 SQ. FT. MORE OR LESS)
60 FOOT WIDE PERMANENT EASEMENT

PARENT TRACT
116.000 ACRES



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

Date: Apr 28, 2022, 4:32pm User: ID: smith File: G:\Projects\ARWA1800532.01 Alliance\SURVEY\SEGMENT C TITLES - Hays County\C044H\EXHIBIT EASEMENT\C044H_LA_LFE R03 Tracts 1-3.dwg



Partners for a Better Quality of Life

TRACT 1
Legal Description
0.627 Acre (27,312 Square Foot, more or less)
60 Foot Wide Permanent Easement

BEING A 0.627 ACRE, 60 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE JOHN STEWART LEAGUE, ABSTRACT NO. 14, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 116.000 ACRE TRACT OF LAND DESCRIBED IN CORRECTION AFFIDAVIT TO WZ INVESTMENT, LLC, AS RECORDED IN COUNTY CLERKS FILE NUMBER 20004559 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.). AND FURTHER DESCRIBED AS "TRACT 1" IN VOLUME 4530, PAGE 637, OF SAID O.P.R.H.C.T. SAID 0.627 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 116.0000 acre tract and that called 4.005 acre tract of land described in deed to East Cannon Partners, Inc, as recorded in County Clerks File Number 201515011377 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.).

THENCE N 46° 02' 57" W, along the common line of said 116.000 and 4.005 acre tracts, passing at a distance of 290.68 feet, a 1/2 inch iron rod found, being the northeasterly common corner of said 4.005 acre tract and that called 1.499 acre tract of land described in deed to Noel Campos and Maria Campos, as recorded in County Clerks File Number 18015662 of said O.P.R.H.C.T., continuing along the common line of said 116.000 and 1.499 acre tracts passing at an approximate distance of 399.48 feet, the easterly common corner of said 1.499 acre tract and that called 1.50 acre tract of land described in deed to Noel Campos and Maria Campos, as recorded in Volume 4129, Page 269 of said O.P.R.H.C.T. and continuing along the common line of said 116.000 and 1.50 acre tracts, for a total distance of 455.39 feet, to a point for the northwest corner hereof, also being the southwest corner of that called 1.513 acre tract of land described in correction affidavit to WZ Investment, LLC, as recorded in County Clerks File Number 20004559 of said O.P.R.H.C.T. and further described as "Tract 2" in Volume 4530, Page 637 of said O.P.R.H.C.T.;

THENCE N 43° 20' 39" E, along the common line of said 116.000 and 1.513 acre tracts, a distance of 60.00 feet, to a point for the northeast corner hereof. From which a 1/2 inch iron rod being the easterly common corner of said 116.000 and 1.513 acre tracts bears N 43° 20' 39" E, a distance of 182.69 feet;

THENCE S 46° 02' 57" E, leaving said common line, over and across said 116.000 acre tract, a distance of 455.40 feet, to a point for the southeast corner hereof, also lying in the common line of said 116.000 acre tract and Southlake Ranch. From which a 5/8 inch iron rod found lying in the common line of said 116.000 acre tract and Southlake Ranch bears N 43° 21' 24" E, a distance of 972.02 feet;

THENCE S 43° 21' 24" W, along the common line of said 116.000 and Southlake Ranch, a distance of 60.00 feet, to the **POINT OF BEGINNING** and containing 0.627 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: 04-28-22

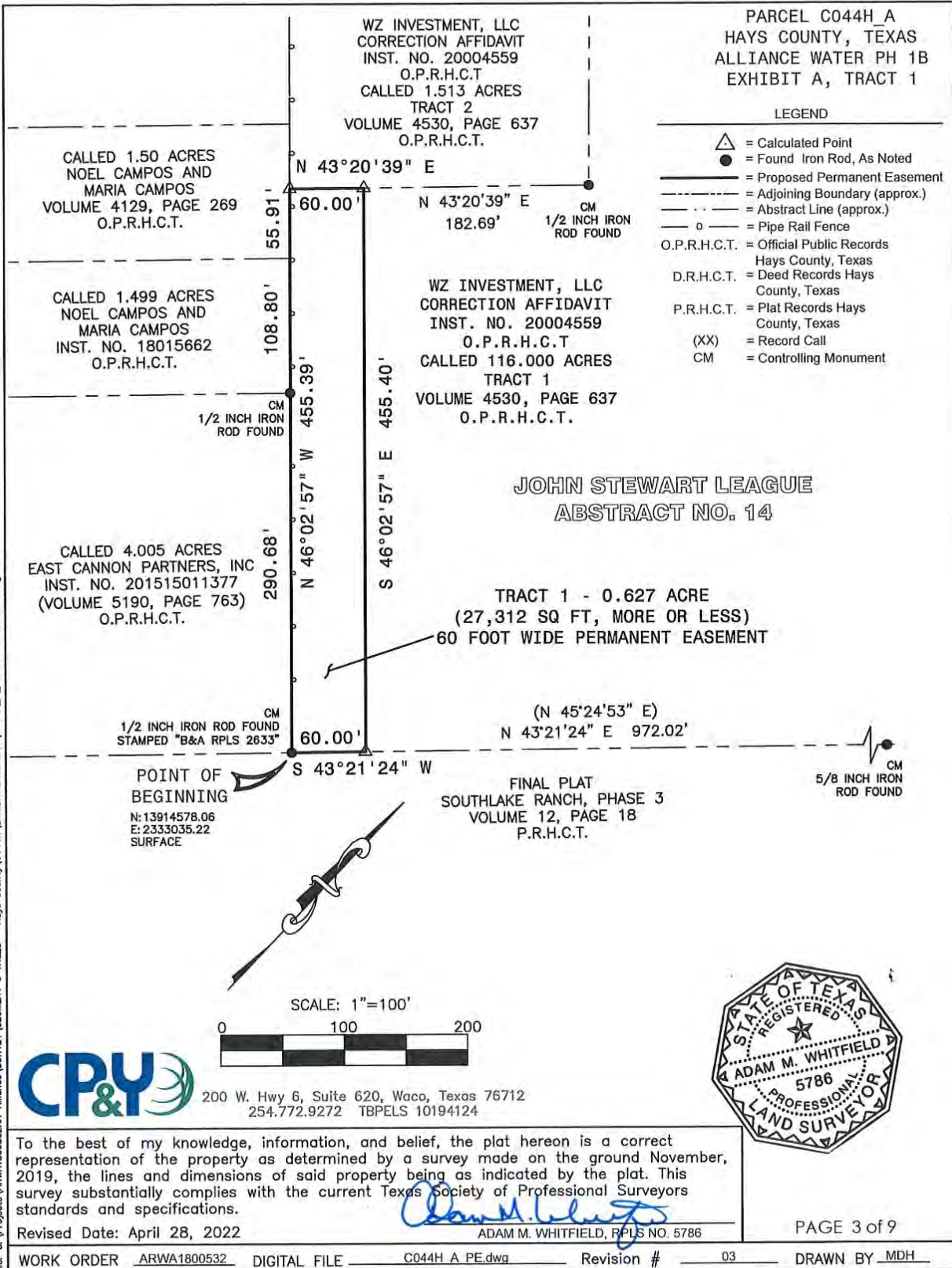
September 23, 2020

Revised Date: November 12, 2020

Revised Date: April 21, 2022

Revised Date: April 28, 2022





Date: Apr 28, 2022 4:32pm User ID: smthb
File: G:\Projects\ARWA1800532.01 Alliance\SURVEY\SEGMENT C TITLES - Hays County\C044H\EXHIBIT EASEMENT\C044H_LA_LPE R03 Tracts 1-3.dwg



To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground November, 2019, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

Revised Date: April 28, 2022

ADAM M. WHITFIELD, RPLS NO. 5786

PAGE 3 of 9



Partners for a Better Quality of Life

**TRACT 2
Legal Description
1.481 Acre (64,512 Square Foot, more or less)
60 Foot Wide Permanent Easement**

BEING A 1.481 ACRE, 60 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE JOHN STEWART LEAGUE, ABSTRACT NO. 14, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 116.000 ACRE TRACT OF LAND DESCRIBED IN CORRECTION AFFIDAVIT TO WZ INVESTMENT, LLC, AS RECORDED IN COUNTY CLERKS FILE NUMBER 20004559 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.) AND FURTHER DESCRIBED AS "TRACT 1" IN VOLUME 4530, PAGE 637, OF SAID O.P.R.H.C.T. SAID 1.481 ACRE, 60 FOOT WIDE 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 116.000 acres and that called 1.513 acre tract of land described in correction affidavit to WZ Investment, LLC, as recorded in County Clerks File Number 20004559 of said O.P.R.H.C.T. and further described as "Tract 2" in Volume 4530, Page 637 of said O.P.R.H.C.T.;

THENCE N 45° 43' 08" W, along the northerly common line of said Tracts 1 and 2, a distance of 210.24 feet, to a point for the **POINT OF BEGINNING** and the south corner of the tract herein described;

THENCE N 45° 43' 08" W, continuing along said common line a distance of 60.01 feet, to a found 3 inch steel post fence corner, being the northerly common corner of said Tracts 1 and 2 and the east corner of Lot 1 of the Midtown Pets Goforth Addition, according to the Final Plat thereof, as recorded in County Clerks File Number 17029327 of said O.P.R.H.C.T. and described in deed to 3700 Kyle Crossing, LLC, a Texas limited liability company, as recorded in County Clerks File Number 21064925 of said O.P.R.H.C.T. for an angle point hereof;

THENCE N 45° 45' 31" W, along the common line of said Tract 1 and Lot 1, a distance of 216.02 feet, to a PK nail found with washer stamped "PRO TECH" in a 6 inch treated wood fence post, being the northerly common corner of said Tract 1 and Lot 1, also being an angle point in the southeast line of Lot 21 of Kyle Heights, Section 2, according to the Final Plat thereof, as recorded in Volume 6, Page 395 of the Plat Records of Hays County, Texas (P.R.H.C.T.) for the west corner hereof;

THENCE along the common northwest line of said Tract 1 and the southeast line of said Kyle Heights Section 2, the following two (2) courses and distances:

- 1) N 43° 45' 53" E, along the common line of said Tract 1 and Lot 21, passing at a distance of 247.57 feet, a 1/2 inch capped iron rod found stamped "BYRN" being the easterly common corner of said Lot 21 and Lot 15 of said Section 2, and continuing along the common line of said Tract 1 and Lot 15 for a total distance of 778.17 feet, to a found 6 inch treated fence post for angle point hereof;
- 2) N 43° 30' 05" E, along the common line of said Tract 1 and Lot 15, a distance of 80.60 feet, to a 5/8 inch capped iron rod found stamped "CP&Y" being the west corner of a 1.467 acre tract of land to be dedicated by separate instrument and the north corner hereof. From which, a 1/2 inch capped iron rod found stamped "BYRN" being the easterly common corner of said Lot 15 and Lot 12 of said Section 2 bears N 43° 30' 05" E, a distance of 39.60 feet;

THENCE leaving the southeast line of said Kyle Heights, over and across said Tract 1, the following six (6) courses and distances:

- 1) S 46° 29' 55" E, along the southwest line of said 1.467 acre tract, a distance of 60.00 feet, to a point for corner. From which, a 5/8 inch capped iron rod found stamped "CP&Y" being the south corner of said 1.467 acre tract, bears S 46° 29' 55" E, a distance of 195.64 feet;



- 2) S 43° 30' 05" W, a distance of 80.74 feet, to a point for angle hereof;
- 3) S 43° 45' 53" W, a distance of 718.81 feet, to a point for an interior "ell" corner hereof;
- 4) S 45° 45' 31" E, a distance of 156.51 feet, to a point for angle hereof;
- 5) S 45° 43' 08" E, a distance of 59.12 feet, to a point for corner;
- 6) S 43° 23' 26" W, a distance of 60.01 feet, to the **POINT OF BEGINNING** and containing 1.481 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

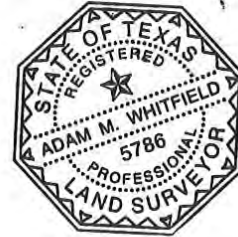
Date: 04.28.22

September 23, 2020

Revised Date: November 12, 2020

Revised Date: April 21, 2022

Revised Date: April 28, 2022



PARCEL C044H_A
HAYS COUNTY, TEXAS
ALLIANCE WATER PH 1B
EXHIBIT A, TRACT 2

LOT 12 KYLE HEIGHTS
SEC 2
PLAT VOL 6, PAGE 395
P.R.H.C.T.

JOHN STEWART LEAGUE
ABSTRACT NO. 14

LOT 15
KYLE HEIGHTS, SECTION 2
VOLUME 6, PAGE 395
P.R.H.C.T.

LOT 21
KYLE HEIGHTS, SECTION 2
VOLUME 6, PAGE 395
P.R.H.C.T.

PK NAIL FOUND WITH WASHER STAMPED
"PRO TECH" IN 6" TREATED FENCE POST
60' WIDE ROAD EASEMENT
TO WZ INVESTMENTS, LLC
VOL. 4530, PG. 637, O.P.R.H.C.T.
INCLUDES 20' WIDE ROAD
INGRESS/EGRESS
VOL. 905, PG. 481, O.P.R.H.C.T.

FINAL PLAT, LOT 1
MIDTOWN PETS GOFORTH
INST NO. 17029327
3700 KYLE CROSSING, LLC,
A TEXAS LIMITED LIABILITY COMPANY
INST NO. 21064925
O.P.R.H.C.T.

TRACT 2 - 1.481 ACRE
(64,512 SQ FT, MORE OR LESS)
60 FOOT WIDE PERMANENT EASEMENT

WZ INVESTMENT, LLC
CORRECTION AFFIDAVIT
INST. NO. 20004559
O.P.R.H.C.T.
CALLED 116.000 ACRES
TRACT 1
VOLUME 4530, PAGE 637
O.P.R.H.C.T.

POINT OF BEGINNING
N: 13915217.40
E: 2332723.42

WZ INVESTMENT, LLC
CORRECTION AFFIDAVIT
INST. NO. 20004559
O.P.R.H.C.T.
CALLED 1.513 ACRES
TRACT 2
VOLUME 4530, PAGE 637
O.P.R.H.C.T.

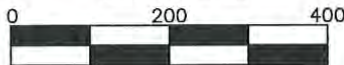
LEGEND

- △ = Calculated Point
- = Found 1/2" Iron Rod, Unless Otherwise Noted
- = Found 3" Steel Post, Unless Otherwise Noted
- = Found 5/8" Capped Iron Rod, Stamped "CP&Y"
- = Proposed Permanent Easement
- - - = Adjoining Boundary (approx.)
- X = Barbed Wire Fence
- o = Pipe Rail Fence
- O.P.R.H.C.T. = Official Public Records Hays County, Texas
- D.R.H.C.T. = Deed Records Hays County, Texas
- P.R.H.C.T. = Plat Records Hays County, Texas
- (XX) = Record Call
- CM = Controlling Monument
- IRF = Iron Rod Found

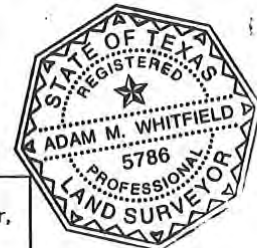
Line Table

LINE	BEARING	DISTANCE
L-1	N 45°43'08" W	210.24'
L-2	N 45°43'08" W	60.01'
L-3	N 43°30'05" E	80.60'
L-4	N 43°30'05" E	39.60'
L-5	S 46°29'55" E	60.00'
L-6	S 46°29'55" E	195.64'
L-7	S 43°30'05" W	80.74'
L-8	S 45°43'08" E	59.12'
L-9	S 43°23'26" W	60.01'

SCALE: 1"=200'



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 November, 2019, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

Revised Date: April 28, 2022

ADAM M. WHITFIELD, RPLS NO. 5786

PAGE 6 of 9

WORK ORDER ARWA1800532 DIGITAL FILE C044H A PE.dwg Revision # 03 DRAWN BY SOS

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Date: Apr 28, 2022 4:32pm User ID: smilth File: G:\Projects\ARWA1800532\01 Alliance\SURVEY\SEGMENT C TITLES - Hays County\C044H\EXHIBIT EASEMENT\C044H_A_PE_R03 Tracts 1-3.dwg



Partners for a Better Quality of Life

**TRACT 3
Legal Description
1.181 Acre (51,444 Square Foot, more or less)
60 Foot Wide Permanent Easement**

BEING A 1.181 ACRE, 60 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE JOHN STEWART LEAGUE, ABSTRACT NO. 14, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 116.000 ACRE TRACT OF LAND DESCRIBED IN CORRECTION AFFIDAVIT TO WZ INVESTMENT, LLC, AS RECORDED IN COUNTY CLERKS FILE NUMBER 20004559 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.) AND FURTHER DESCRIBED AS "TRACT 1" IN VOLUME 4530, PAGE 637, OF SAID O.P.R.H.C.T. SAID 1.181 ACRE, 60 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 60D nail found, lying in the northwest line of said Tract 1, also being the easterly common corner of Lot 7 of Kyle Heights, Section 2, according to the Final Plat thereof, as recorded in Volume 6, Page 395 of the Plat Records of Hays County, Texas (P.R.H.C.T.) and Lot 4 of Kyle Heights Section 1, according to the Final Plat thereof, as recorded in Volume 6, Page 351 of said P.R.H.C.T.;

THENCE S 42° 52' 04" W, along the common line of said Tract 1 and said Lot 7, a distance of 154.74 feet, to a point for the **POINT OF BEGINNING** and the north corner of the tract herein described;

THENCE leaving said common line, over and across said Tract 1, the following five (5) courses and distances:

- 1) S 46° 12' 05" E, a distance of 60.01 feet, to a point for the east corner hereof;
- 2) S 42° 52' 04" W, a distance of 760.72 feet, to a point for angle hereof;
- 3) S 40° 12' 18" W, a distance of 20.31 feet, to a point for angle hereof;
- 4) S 43° 30' 05" W, a distance of 76.41 feet, to a point for the south corner hereof, also lying in the northeast line of a 1.467 acre tract of land to be dedicated by separate instrument. From which, a 5/8 inch capped iron rod found stamped "CP&Y" being the east corner of said 1.467 acres bears S 46° 29' 55" E, a distance of 195.64 feet;
- 5) N 46° 29' 55" W, along the northeast line of said 1.467 acre tract, a distance of 60.00 feet, to a 5/8 inch capped iron rod found stamped "CP&Y" being the north corner of said 1.467 acres and the west corner hereof, also lying in the northwest line of said Tract 1 and the southeast line of Lot 12 of said Kyle Heights Section 2. From which, a 1/2 inch capped iron rod found stamped "BYRN" being the easterly common corner of said Lot 12 and Lot 15 of said Section 2 bears S 43° 30' 05" W, a distance of 210.40 feet;

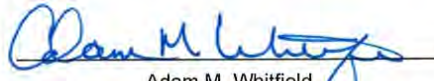
THENCE along the common northwest line of said Tract 1 and the southeast line of said Kyle Heights Section 2, the following three (3) courses and distances:

- 1) N 43° 30' 05" E, along the common line of said Tract 1 and Lot 12, a distance of 74.69 feet, to a found 3 inch steel post, being an angle point in said common line and the tract hereof;
- 2) N 40° 12' 18" E, continuing along said common line a distance of 19.98 feet, to a found 6 inch treated fence post being the easterly common corner of said Lot 12 and Lot 10 of said Section 2 and an angle point hereof;



- 3) N 42° 52' 04" E, along the common line of said Tract 1 and said Lot 10, passing at a distance of 243.06 feet, a 1/2 inch iron rod found, being the easterly common corner of said Lot 10 and Lot 9 of said Section 2, continuing along the common line of said Tract 1 and said Lot 9, passing at an additional distance of 225.27 feet, a 1/2 inch capped iron rod found stamped "BYRN" being the easterly common corner of said Lot 9 and Lot 8 of said Section 2, continuing along the common line of said Tract 1 and said Lot 8, passing at an additional approximate distance of 224.75 feet, the easterly common corner of said Lot 8 and Lot 7 of said Section 2, and continuing along the common line of said Tract 1 and Lot 7, for a total distance of 763.09 feet, to the **POINT OF BEGINNING** and containing 1.181 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: 04.28.22

September 23, 2020

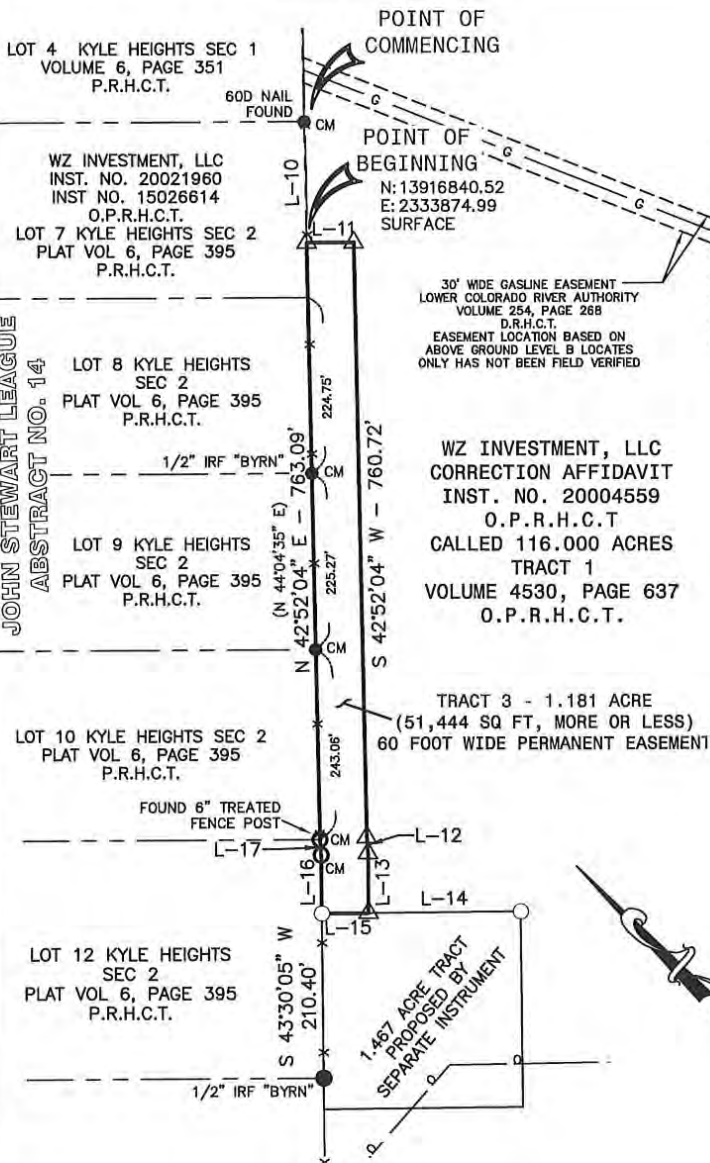
Revised Date: November 12, 2020

Revised Date: April 21, 2022

Revised Date: April 28, 2022



PARCEL C044H A
HAYS COUNTY, TEXAS
ALLIANCE WATER PH 1B
EXHIBIT A, TRACT 3



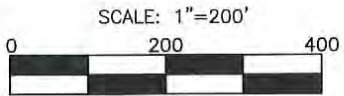
- LEGEND
- △ = Calculated Point
 - = Found 1/2" Iron Rod, Unless Otherwise Noted
 - = Found 3" Steel Post, Unless Otherwise Noted
 - = Found 5/8" Capped Iron Rod, Stamped "CP&Y"
 - = Proposed Permanent Easement
 - - - = Adjoining Boundary (approx.)
 - X = Barbed Wire Fence
 - G = Existing Gas Pipeline
 - O.P.R.H.C.T. = Official Public Records Hays County, Texas
 - D.R.H.C.T. = Deed Records Hays County, Texas
 - P.R.H.C.T. = Plat Records Hays County, Texas
 - (XX) = Record Call
 - CM = Controlling Monument
 - IRF = Iron Rod Found

Line Table		
LINE	BEARING	DISTANCE
L-10	S 42°52'04" W	154.74'
L-11	S 46°12'05" E	60.01'
L-12	S 40°12'18" W	20.31'
L-13	S 43°30'05" W	76.41'
L-14	S 46°29'55" E	195.64'
L-15	N 46°29'55" W	60.00'
L-16	N 43°30'05" E	74.69'
L-17	N 40°12'18" E	19.98'

Date: Apr 28, 2022, 4:32pm User: ID: ssm1th File: G:\Projects\ARWA1800532\01 Alliance (SURVEY)\SEGMENT C TITLES - Hays County\C044H\EXHIBIT EASEMENT\C044H_A_PE ROD Tracts 1-3.dwg



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



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

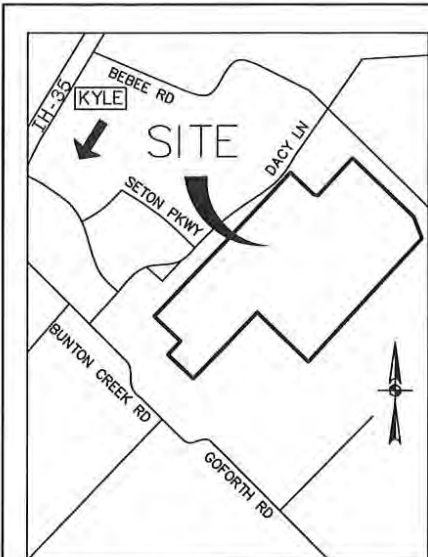
Adam M. Whitfield
ADAM M. WHITFIELD, RPLS NO. 5786

Revised Date: April 28, 2022
WORK ORDER ARWA1800532 DIGITAL FILE C044H A PE.dwg Revision # 03 DRAWN BY SOS

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C044H Tract A – DE

PARCEL C044H_A
 WZ INVESTMENT, LLC
 HAYS COUNTY, TEXAS
 ALLIANCE WATER PH 1B



LOCATION MAP
 NOT TO SCALE

NOTES:

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



**0.335 ACRE
 (14,593 SQ. FT. MORE OR LESS)
 25 FOOT WIDE DRAINAGE EASEMENT**

**PARENT TRACT
 116.000 ACRES**

60' WIDE PERMANENT EASEMENTS
 PROPOSED BY SEPARATE INSTRUMENT
 1.181 ACRE TRACT 3
 1.481 ACRES TRACT 2
 0.627 ACRE TRACT 1

1.467 ACRES
 PROPOSED BY
 SEPARATE INSTRUMENT

Date: Apr 28, 2022, 3:27pm User ID: smith File: G:\Projects\ARWA1800532.01 Alliance\Survey\SEGMENT C TITLES - Hays County\C044H\EXHIBIT EASEMENT\C044H_A_DE ROI.dwg



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

**Legal Description
0.335 Acre (14,593 Square Foot, more or less)
25 Foot Wide Drainage Easement**

BEING A 0.335 ACRE, 25 FOOT WIDE DRAINAGE EASEMENT, SITUATED IN THE JOHN STEWART LEAGUE, ABSTRACT NO. 14, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 116.000 ACRE TRACT OF LAND DESCRIBED IN CORRECTION AFFIDAVIT TO WZ INVESTMENT, LLC, AS RECORDED IN COUNTY CLERKS FILE NUMBER 20004559 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.), FURTHER DESCRIBED AS "TRACT 1" IN VOLUME 4530, PAGE 637 OF SAID O.P.R.H.C.T. SAID 0.335 ACRE, 25 FOOT WIDE DRAINAGE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8 inch capped iron rod found and stamped "CP&Y" lying in the northwest line of said Tract 1 and the southeast line of Lot 12 Kyle Heights, Section 2, according to the Final Plat thereof, as recorded in Volume 6, Page 395 of the Plat Records of Hays County, Texas (P.R.H.C.T.), also being the north corner of a 1.467 acre tract of land to be dedicated by separate instrument and the west corner of a 60 foot wide permanent easement (PE) described as "Tract 3" to be dedicated by separate instrument. From which, a 1/2 inch capped iron rod found and stamped "BYRN" lying in the northwest line of said Tract 1 being the easterly common corner of said Lot 12 and Lot 15 of said Plat bears S 43° 30' 05" W, a distance of 210.40 feet, and a 3 inch steel post found, also lying in the common line of said Tract 1 and Lot 12 bears N 43° 30' 05" E, a distance of 74.69 feet;

THENCE S 46° 29' 55" E, leaving said common line, over and across said Tract 1, along the common line of said PE and 1.467 acre tract, a distance of 60.00 feet, to a point for the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE leaving the northeast line of said 1.467 acre tract, continuing over and across said Tract 1, along the southeast lines of said PE, the following three (3) courses and distances:

- 1) N 43° 30' 05" E, a distance of 76.41 feet, to a point for corner hereof;
- 2) N 40° 12' 18" E, a distance of 20.31 feet, to a point for corner hereof;
- 3) N 42° 52' 04" E, a distance of 183.12 feet, to a point for corner hereof, from which a 1/2 inch iron rod found lying in the northeast line of said Tract 1, being the easterly common corner of Lot 9 and Lot 10 of said Plat bears N 02° 49' 59" W, a distance of 83.83 feet;

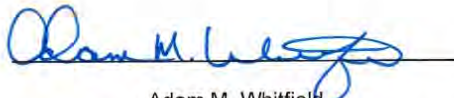
THENCE leaving said PE, continuing over and across said Tract 1, the following seven (7) courses and distances:

- 1) N 88° 48' 32" E, a distance of 314.31 feet, to a point for the northeast corner hereof. From which, a 1/2 inch capped iron rod found and stamped "BYRN" lying in the northeast line of said Tract 1, also being the easterly common corner of Lots 8 and 9 of said Plat bears N 34° 16' 32" W, a distance of 293.23 feet;
- 2) S 01° 11' 28" E, a distance of 25.00 feet, to a point for the southeast corner hereof;
- 3) S 88° 48' 32" W, a distance of 303.72 feet, to a point for corner hereof;
- 4) S 42° 52' 04" W, a distance of 171.94 feet, to a point for corner hereof;
- 5) S 40° 12' 18" W, a distance of 20.45 feet, to a point for corner hereof;



- 6) S 43° 30' 05" W, a distance of 77.13 feet, to a point for the southwest corner hereof, also lying in the northeast line of said 1.467 acre tract. From which, a 5/8 inch capped iron rod found and stamped "CP&Y" being the east corner of said 1.467 acre tract bears S 46° 29' 55" E, a distance of 170.64 feet;
- 7) N 46° 29' 55" W, along the northeast line of said 1.467 acre tract a distance of 25.00 feet, to the **POINT OF BEGINNING** and containing 0.335 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.

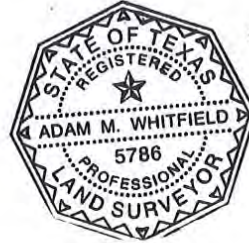


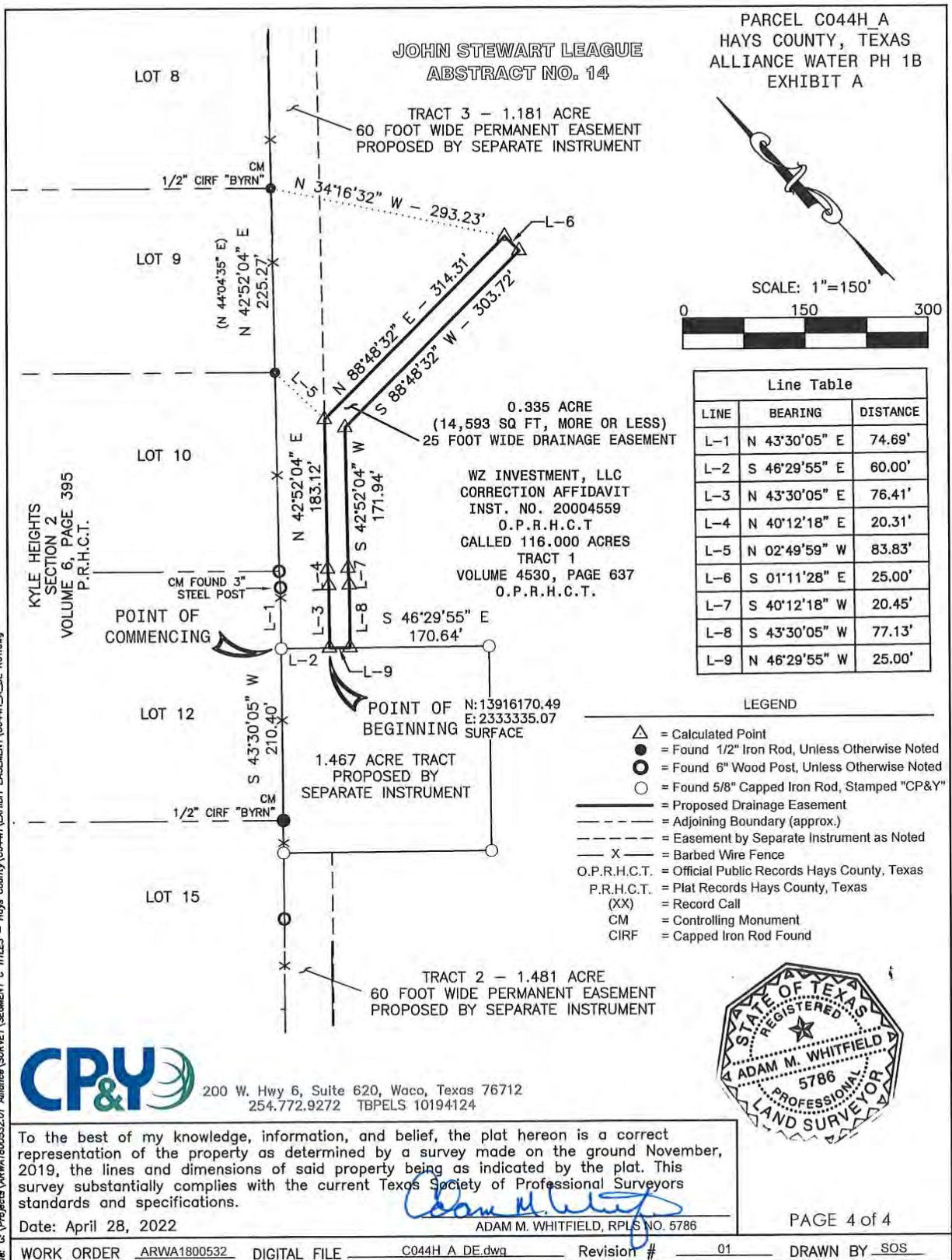
Adam M. Whitfield
Registered Professional Land Surveyor
Texas Registration Number 5786

Date: 04-28-22

May 06, 2021

Revised date: April 28, 2022





Date: Apr 28, 2022, 3:27pm User: J.D. Smith
File: G:\Projects\ARWA1800532.01 Alliance\SURVEY\SEGMENT C TITLES - Hays County\C044H\EXHIBIT EASEMENT\C044H_A_DE R01.dwg



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

To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground November, 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: April 28, 2022

ADAM M. WHITFIELD, RPLS NO. 5786

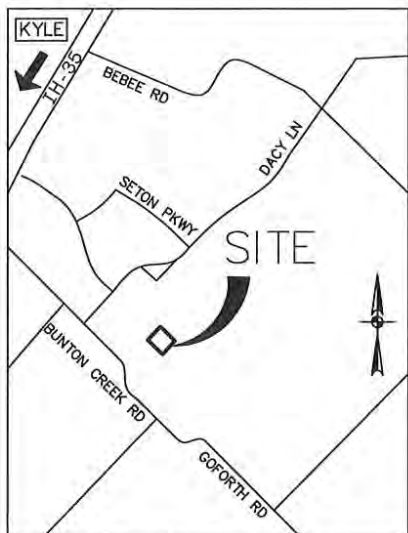
PAGE 4 of 4

WORK ORDER ARWA1800532 DIGITAL FILE C044H A DE.dwg Revision # 01 DRAWN BY SOS

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C044H Tract B – PE

PARCEL C044H_B
WZ INVESTMENT, LLC
HAYS COUNTY, TEXAS
ALLIANCE WATER PH 1B



LOCATION MAP
NOT TO SCALE

NOTES:

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

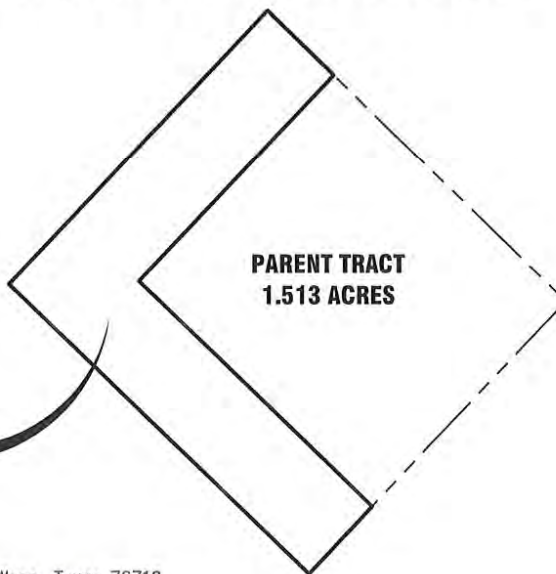
SCHEDULE B COMMENTS:

TITLE RESOURCES GUARANTY COMPANY
GF# T-151268
ISSUE DATE: APRIL 13, 2022

- 10.1) Easement granted to Plum Creek Conservation District, as described in Volume 183, Page 285, Deed Records, Hays County, Texas. (DOES AFFECT BLANKET BY NATURE)
- 10.2) Water lines easement granted to Goforth Water Supply Corporation, as described in Volume 229, Page 215, Deed Records, Hays County, Texas. (DOES AFFECT BLANKET BY NATURE)
- 10.3) Water lines easement granted to County Line Water Supply Corporation, as described in Volume 268, Page 106, Deed Records, Hays County, Texas. (DOES AFFECT BLANKET BY NATURE)
- 10.4) Electric lines and related utilities easement granted to Lower Colorado River Authority, as described in Volume 254, Page 268, Deed Records, Hays County, Texas. (DOES NOT AFFECT)
- 10.5) Water lines easement granted to Goforth Water Supply Corporation, as described in Volume 229, Page 135, Deed Records, Hays County, Texas. (DOES NOT AFFECT)
- 10.6) Electric lines and related utilities easement granted to Lower Colorado River Authority, as described in Volume 254, Page 270, Deed Records, Hays County, Texas. (DOES NOT AFFECT)
- 10.7) A drainage easement granted to Plum Creek Conservation District, as described in Volume 4124, Page 777, Official Public Records, Hays County, Texas. (DOES NOT AFFECT)

NOTE ITEM IN VESTING DEED, NOT IN TITLE COMMITMENT:

60' WIDE INGRESS/EGRESS TO WZ INVESTMENTS, LLC VOLUME 4530, PAGE 637, O.P.R.H.C.T., INCLUDES A 20' WIDE ROAD EASEMENT DESCRIBED IN VOLUME 905, PAGE 481, O.P.R.H.C.T.



0.626 ACRE
(27,269 SQ. FT. MORE OR LESS)
60 FOOT WIDE PERMANENT EASEMENT



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

Date: Apr 26, 2022, 4:43pm User ID: sasmith File: G:\Projects\ARWA1800532\01 Alliance\SURVEY\SEGMENT C TITLES - Hays County\0044H\EXHIBIT EASEMENT\C044H_B_PE_R02.dwg



**Legal Description
0.626 Acre (27,269 Square Foot, more or less)
60 Foot Wide Permanent Easement**

BEING A 0.626 ACRE, 60 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE JOHN STEWART LEAGUE, ABSTRACT NO. 14, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 1.513 ACRE TRACT OF LAND DESCRIBED IN CORRECTION AFFIDAVIT TO WZ INVESTMENT, LLC, AS RECORDED IN COUNTY CLERKS FILE NUMBER 20004559 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.) AND FURTHER DESCRIBED AS "TRACT 2" IN VOLUME 4530, PAGE 637, OF SAID O.P.R.H.C.T. SAID 0.626 ACRE, 60 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch capped iron rod found and stamped "B&A RPLS 2633" being the southeasterly common corner of that called 116.000 acre tract of land described in correction affidavit to WZ Investment, LLC, as recorded in County Clerks File Number 20004559 of said O.P.R.H.C.T. and further described as "Tract 1" in Volume 4530, Page 637 of said O.P.R.H.C.T. and that called 4.005 acre tract of land described in deed to East Cannon Partners, Inc, as recorded in County Clerks File Number 201515011377 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.);

THENCE N 46° 02' 57" W, along the common line of said Tract 1 and 4.005 acre tract, passing at a distance of 290.68 feet a 1/2 inch iron rod found being the northeasterly common corner of said 4.005 acre tract and that called 1.499 acre tract of land described in deed to Noel Campos and Maria Campos, as recorded in County Clerks File Number 18015662 of said O.P.R.H.C.T., continuing along the common line of said Tract 1 and 1.499 acre tract passing at a distance of 399.48 feet, the approximate easterly common corner of said 1.499 acre tract and that called 1.50 acre tract of land described in deed to Noel Campos and Maria Campos, as recorded in Volume 4129, Page 269 of said O.P.R.H.C.T. and continuing along the common line of said Tract 1 and 1.50 acre tract, for a total distance of 455.39 feet, to a point being the southerly common corner of said Tract 1 and Tract 2 and the **POINT OF BEGINNING** and south corner of the tract herein described;

THENCE N 46° 02' 57" W, continuing along the common line of said Tract 2 and said 1.50 acre tract, passing at a distance of 52.63 feet, the approximate easterly common corner of said 1.50 acres and that called 3.00 acre tract of land described in deed to Richard M. Haverda as recorded in Volume 2759, Page 474 of said O.P.R.H.C.T., and continuing along the common line of said Tract 2 and 3.00 acre tract, for a total distance of 270.43 feet, to a point being the easterly common corner of said 3.00 acres and Lot 1 of the Midtown Pets Goforth Addition, according to the Final Plat thereof, as recorded in County Clerks File Number 17029327 of said O.P.R.H.C.T. and described in deed to 3700 Kyle Crossing, LLC, a Texas limited liability company, as recorded in County Clerks File Number 21064925 of said O.P.R.H.C.T. for the west corner hereof;

THENCE N 43° 23' 26" E, along the common line of said Tract 2 and Lot 1, a distance of 244.25 feet, to a found 3 inch steel post fence corner, being the northerly common corner of said Tract 2 and Lot 1 and lying in the west line of said Tract 1, for the north corner hereof. From which, a found 60D nail, being the westerly common corner of said Tract 1 and Lot 1, and lying in the southeast line of Lot 21 of Kyle Heights, Section 2, according to the Plat of Kyle Heights Section 2, recorded in Volume 6, Page 395 of the Plat Records of Hays County, Texas (P.R.H.C.T.) bears N 45° 45' 31" W, a distance of 216.02 feet;

THENCE S 45° 43' 08" E, along the common line of said Tract 1 and 2, a distance of 60.01 feet, to a point for the northerly east corner hereof. From which a 1/2 inch iron rod being the easterly common corner of said Tracts 1 and 2 bears S 45° 43' 08" E, a distance of 210.24 feet;

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

- 1) S 43° 23' 26" W, a distance of 183.90 feet, to a point for an interior "ell" corner hereof;
- 2) S 46° 02' 57" E, a distance of 210.38 feet, to a point lying in the common line of said Tracts 1 and 2 for the southerly east corner hereof;

THENCE S 43° 20' 39" W, along the common line of said Tracts 1 and 2, a distance of 60.00 feet, to the **POINT OF BEGINNING** and containing 0.626 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.



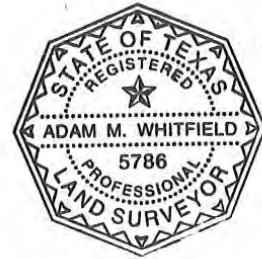
Adam M. Whitfield
Registered Professional Land Surveyor
Texas Registration Number 5786

Date: 04.28.22

September 23, 2020

Revised Date: April 21, 2022

Revised Date: April 28, 2022



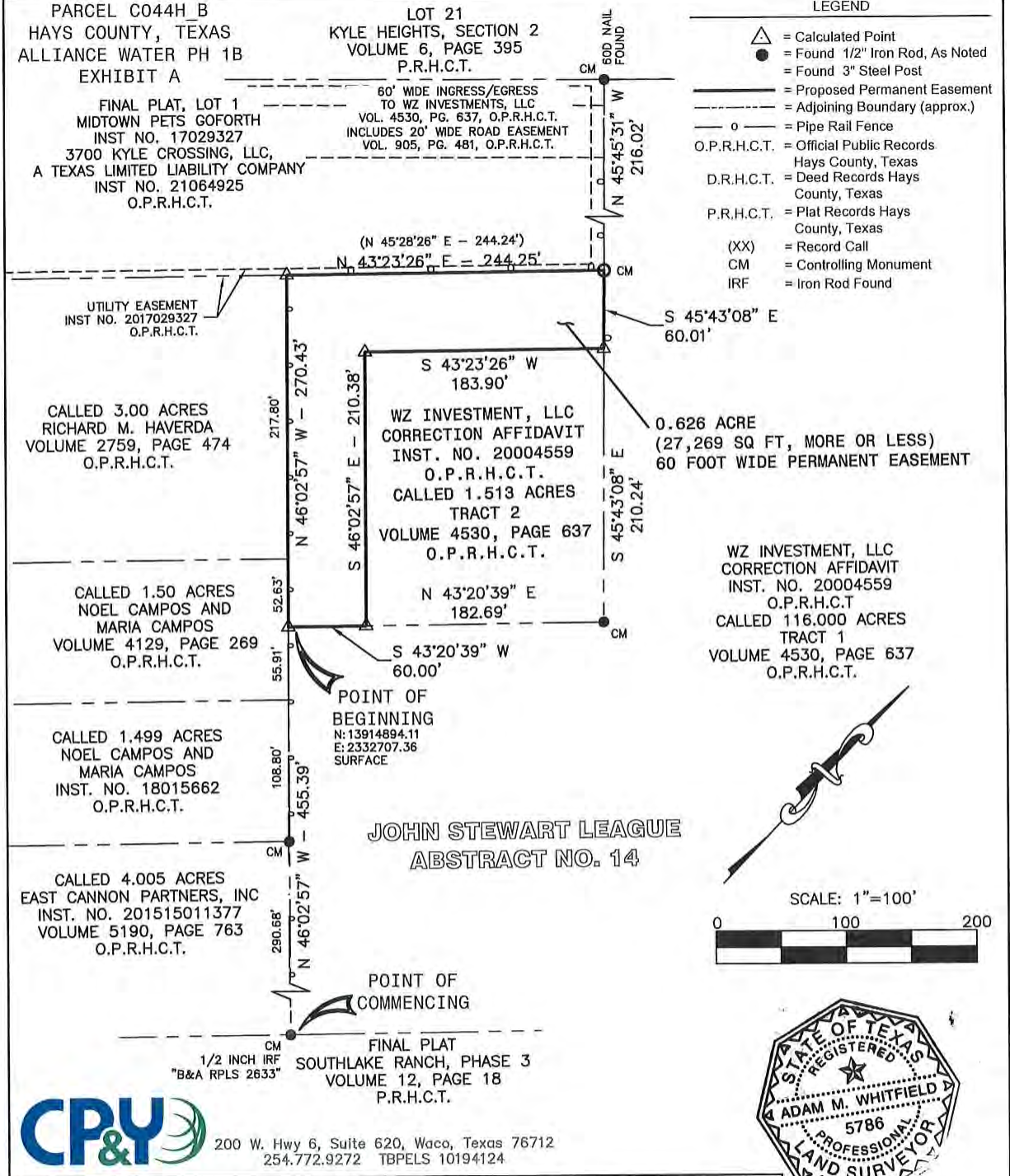
PARCEL C044H B
HAYS COUNTY, TEXAS
ALLIANCE WATER PH 1B
EXHIBIT A

LOT 21
KYLE HEIGHTS, SECTION 2
VOLUME 6, PAGE 395
P.R.H.C.T.

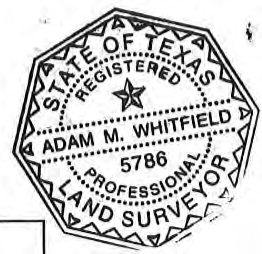
FINAL PLAT, LOT 1
MIDTOWN PETS GOFORTH
INST NO. 17029327
3700 KYLE CROSSING, LLC,
A TEXAS LIMITED LIABILITY COMPANY
INST NO. 21064925
O.P.R.H.C.T.

60' WIDE INGRESS/EGRESS
TO WZ INVESTMENTS, LLC
VOL. 4530, PG. 637, O.P.R.H.C.T.
INCLUDES 20' WIDE ROAD EASEMENT
VOL. 905, PG. 481, O.P.R.H.C.T.

- LEGEND**
- = Calculated Point
 - = Found 1/2" Iron Rod, As Noted
 - = Found 3" Steel Post
 - = Proposed Permanent Easement
 - = Adjoining Boundary (approx.)
 - = Pipe Rail Fence
 - O.P.R.H.C.T. = Official Public Records
Hays County, Texas
 - D.R.H.C.T. = Deed Records Hays
County, Texas
 - P.R.H.C.T. = Plat Records Hays
County, Texas
 - (XX) = Record Call
 - CM = Controlling Monument
 - IRF = Iron Rod Found



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 November, 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

Revised Date: April 28, 2022

PAGE 4 of 4

WORK ORDER ARWA1800532 DIGITAL FILE C044H B PE.dwg Revision # 02 DRAWN BY SOS

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C045H – PE

PARCEL C045H
WZ INVESTMENT LLC
HAYS COUNTY, TEXAS
ALLIANCE WATER PH 1B



LOCATION MAP
NOT TO SCALE

NOTES:

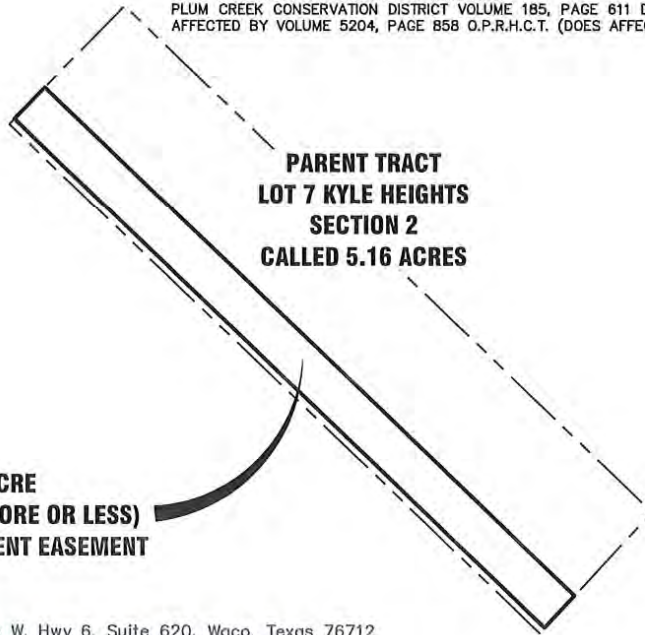
1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S.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

SCHEDULE B COMMENTS:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
GF# T-151289
ISSUE DATE: APRIL 18, 2022

- 1.) The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):
Volume 6, Page 395, Plat Records (DOES AFFECT)
Volume 1175, Page 187, Official Public Records, Hays County, Texas (DOES AFFECT)
- 10.1) Building setback line(s) as provided in restrictions of record in Volume 1175, Page 187 of the Real Property Records of Hays County, Texas. (DOES AFFECT AS SHOWN)
- 10.2) A water pipeline easement granted to County Line Water Supply Corporation as described in Volume 26B, Page 75 of the Deed Records of Hays County, Texas. (DOES AFFECT, BLANKET BY NATURE)
- 10.3) A water lines easement granted to County Line Water Supply Corp. as described in Volume 505, Page 715 of the Real Property Records of Hays County, Texas. (DOES AFFECT, BLANKET BY NATURE)
- 10.4) A water lines easement granted to County Line Water Supply Corp. as described in Volume 1174, Page 421 of the Real Property Records of Hays County, Texas. (DOES AFFECT AS SHOWN)

NOTE ITEM FOUND NOT IN TITLE COMMITMENT:
PLUM CREEK CONSERVATION DISTRICT VOLUME 185, PAGE 611 D.R.H.C.T. BEING FURTHER AFFECTED BY VOLUME 5204, PAGE 858 O.P.R.H.C.T. (DOES AFFECT BLANKET BY NATURE)



Date: Apr 28, 2022, 3:33pm User ID: ssmith
File: G:\Projects\Alliance\00003201 Alliance\SURVEY\SEGMENT C TITLES - Hays County\C045H\EXHIBIT EASEMENT\C045H_PE_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
1.379 Acre (60,069 Square Foot, more or less)
60 Foot Wide Permanent Easement

BEING A 1.379 ACRE, 60 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE JOHN STEWART SURVEY, ABSTRACT NO. 14, HAYS COUNTY, TEXAS, BEING A PORTION OF LOT 7 OF KYLE HEIGHTS SECTION 2, FURTHER DESCRIBED AS A 5.16 ACRE TRACT OF LAND, AS RECORDED IN VOLUME 6, PAGE 395 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS (P.R.H.C.T.), AND DESCRIBED IN CORRECTION AFFIDAVIT TO WZ INVESTMENT LLC, AS RECORDED IN COUNTY CLERKS FILE NUMBER 20021960 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.), AND FURTHER DESCRIBED IN COUNTY CLERKS FILE NUMBER 15026614 OF SAID O.P.R.H.C.T. SAID 1.379 ACRE, 60 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 60D nail found, being the southerly common corner of said Lot 7 and Lot 4 of Kyle Heights Section 1, as recorded in Volume 6, Page 351 of said P.R.H.C.T., and lying in the northwest line of that called 116.000 acre tract of land described in correction affidavit to WZ Investment, LLC, as recorded in County Clerks File Number 20004559 of said O.P.R.H.C.T. and further described as "Tract 1" in Volume 4530, Page 637, of said O.P.R.H.C.T.;

THENCE S 42° 52' 04" W, along the common line of said Lot 7 and 116.000 acre tract, a distance of 154.74 feet, to a point for the **POINT OF BEGINNING** and the northeast corner of the tract herein described.

THENCE S 42° 52' 04" W, continuing along said common line, a distance of 60.01 feet, to a point for the southeast corner hereof, and being an extension of a 10 foot wide building setback line as recorded in Volume 1175, Page 187 of said O.P.R.H.C.T. From which a 1/2 inch capped iron rod found stamped "Byrn" being the southerly common corner of Lots 8 and 9 of said Kyle Heights Section 2, and lying in the northwest line of said 116.000 acre tract bears S 42° 52' 04" W, a distance of 234.74 feet;

THENCE N 46° 12' 05" W, leaving said common line, over and across said Lot 7 and along said 10 foot wide building setback line and an extension thereof, a distance of 1,002.06 feet, to a point lying in the south Right of Way (ROW) of County Road 205 (Dacy Lane, a variable width ROW) and the northwest line of a 20 foot wide waterline easement to County Line Water Supply as recorded in Volume 1174, Page 421 of said O.P.R.H.C.T. for the southwest corner hereof. From which a 1/2 inch iron rod found being the northerly common corner of said Lots 8 and 9 and lying in said south ROW line bears S 44° 20' 31" W, a distance of 235.00 feet;

THENCE N 44° 23' 12" E, along the common northwest line of said Lot 7 and said 20 foot wide waterline easement and said south ROW line, a distance of 60.00 feet, to a point for the northwest corner hereof. From which a 1/2 inch capped iron rod found stamped "B&G" being the northerly common corner of said Lot 7 and Lot 6 of said Kyle Heights Section 1 bears N 44° 23' 12" E, a distance of 155.23 feet;

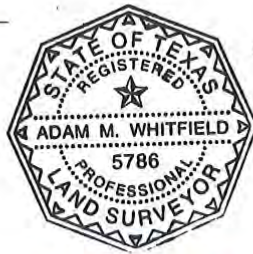
THENCE S 46° 12' 05" E, leaving said common line, over and across said Lot 7, a distance of 1,000.47 feet, to the **POINT OF BEGINNING** and containing 1.379 acres, more or less.

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: 04-28-22

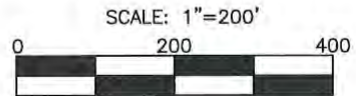
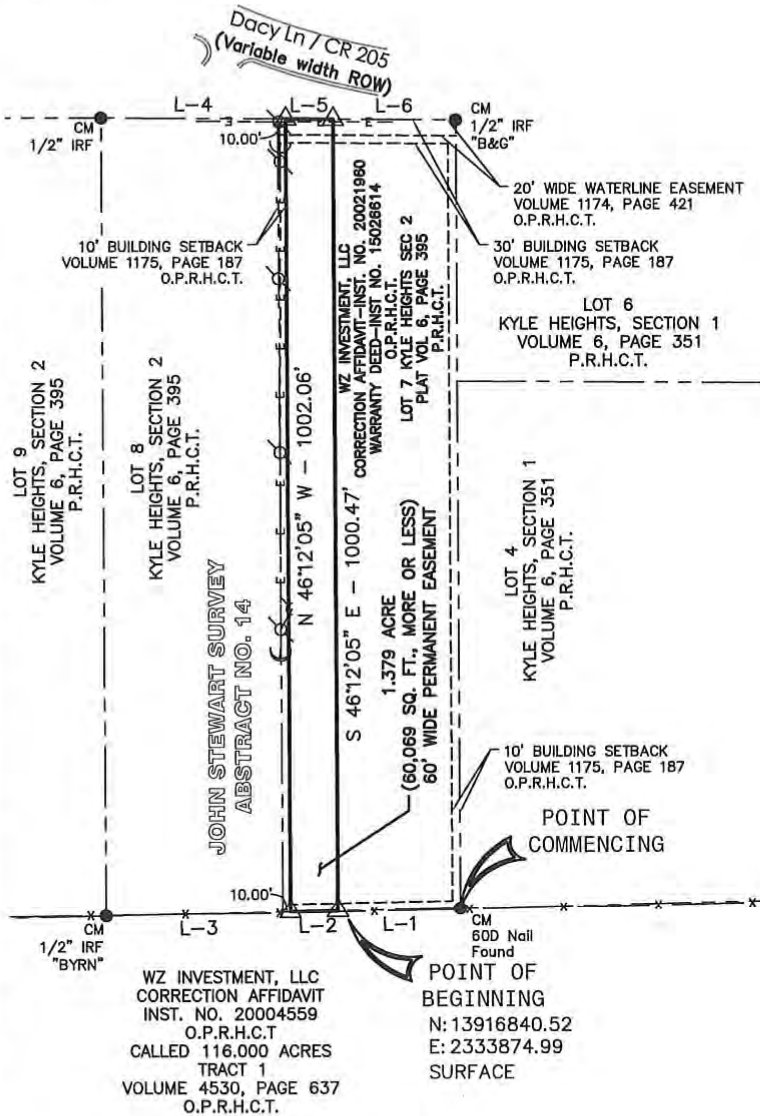
September 23, 2020
Revised Date: April 22, 2022
Revised Date: April 28, 2022



200 West Highway 6, Suite 620
Waco, Texas 76712
TBPE # F-1741
TBPLS # 10194124
(p) 254.772.9272 (f) 254.776.2924
www.cpyl.com



PARCEL C045H
 HAYS COUNTY, TEXAS
 ALLIANCE WATER PH 1B
 EXHIBIT A



Line Table		
LINE	BEARING	DISTANCE
L-1	S 42°52'04" W	154.74'
L-2	S 42°52'04" W	60.01'
L-3	S 42°52'04" W	234.75'
L-4	S 44°20'31" W	235.00'
L-5	N 44°23'12" E	60.00'
L-6	N 44°23'12" E	155.23'

- LEGEND**
- = Calculated Point
 - = Found 1/2 Inch Iron Rod, Unless Otherwise Noted
 - = Proposed Permanent Easement
 - = Adjoining Boundary (approx.)
 - = Barbed Wire Fence
 - = Existing Easement or Building Setback Line, as noted
 - O.P.R.H.C.T. = Official Public Records Hays County, Texas
 - P.R.H.C.T. = Plat Records Hays County, Texas
 - (XX) = Record Call
 - CM = Controlling Monument
 - IRF = Iron Rod Found
 - = Power Pole
 - = Guy Wire
 - = Water Valve
 - = Fire Hydrant

Date: Apr 28, 2022, 3:30pm, User ID: asmith, File: G:\Projects\ARWA\1800532\01 Alliance Survey\SEGMENT C TITLES - Hays County\C045H\EXHIBIT EASEMENT\C045H_PE_R02.dwg

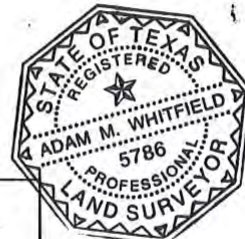


200 W. Hwy 6, Suite 620, Waco, Texas 76712
 254.772.9272 TBPELS 10194124

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

Revised Date: April 28, 2022

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

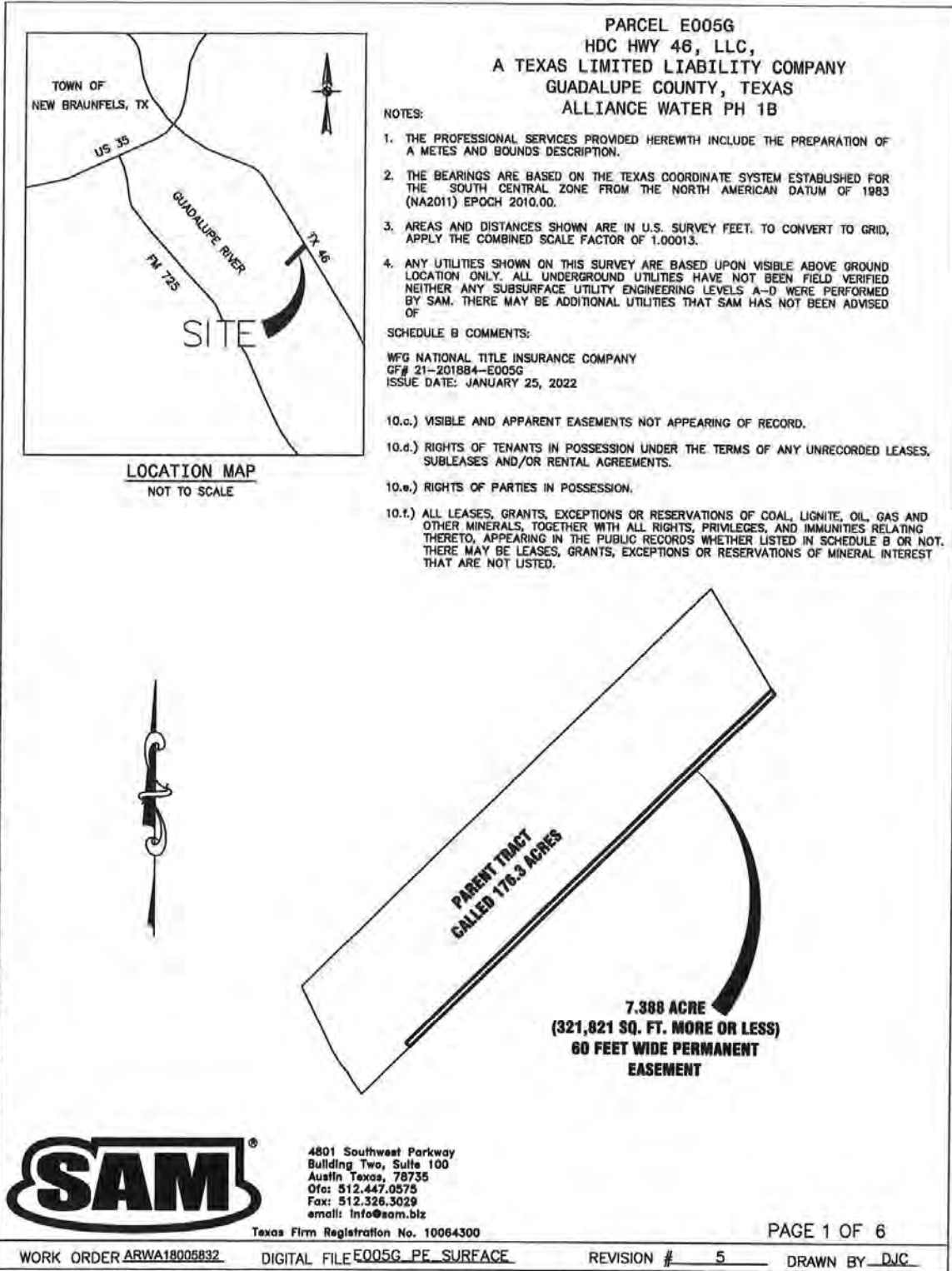


PAGE 3 of 3

WORK ORDER ARWA1800532 DIGITAL FILE C045H_PE.dwg Revision # 02 DRAWN BY SOS

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E005G – PE



Date: Feb 28, 2022 10:31am User: djc Mod: djc
File: \\samba\US\PROJECTS\101864300E\1001\Survey\08\Plat\001\E005G_PE_SURFACE_08.dwg



SAM, LLC
4801 Southwest Parkway, Bldg. Two, Suite 100, Austin, TX 78735
Ofc 512.447.0575 Fax 512.326.3029
info@sam.biz www.sam.biz TBPLS# 10064300



Legal Description
7.388 Acres (321,821 Square Foot)
60 Feet Wide Permanent Easement

BEING A 7.388 ACRE, 60 FEET WIDE PERMANENT EASEMENT, SITUATED IN THE A.M. ESNAURIZAR SURVEY, ABSTRACT NO. 20, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 176.3 ACRE TRACT OF LAND DESCRIBED IN A DEED TO HDC HWY 46, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND RECORDED IN DOCUMENT NO. 202299000163, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, (O.P.R.G.C.T.); SAID 7.388 ACRE 60 FEET WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod stamped "HMT" found for an angle corner of a called 33.51 acre tract, described as Tract I in a deed to Keith A. Vogel, and recorded in Document No. 2017-007626, O.P.R.G.C.T., same being an angle corner of a called 27.50 acre tract, described as Tract II in a deed to Ashley Diane Collier, and recorded in Volume 2017, Page 10402, Document No. 2017-007626, OP.P.R.G.C.T.;

THENCE N 44° 28' 12" W, with the common line of said Tract I, and said Tract II, a distance of 700.90 feet, to a 1/2-inch iron rod stamped "HMT" found on the common line of said remainder of a called 89.9 acre tract, and said Tract I, for the north corner of said Tract I, same being the west corner of said Tract II and the **POINT OF BEGINNING** of this 60 feet wide permanent easement;

THENCE S 45° 32' 03" W, departing said common line of said Tract I and said Tract II, with the common line of said 176.3 acre tract and said Tract I, a distance of 787.74 feet, to a point, for this south easement corner;

THENCE departing said common line of said Tract I and said 176.3 acre tract, over and across said 176.3 acre tract, the following three (3) courses and distances:

- 1) N 43° 45' 17" W, a distance of 60.00 feet, to a point, for this west easement corner,
- 2) N 45° 32' 03" E, a distance of 5,363.66 feet, to a point, for this easement corner, and
- 3) N 58°58'31" E, a distance of 7.07 feet, to a point on the common line of said 176.3 acre tract and State Highway 46, for this northeast easement corner;



THENCE S 31° 01' 29" E, with said common line, a distance of 60.00 feet, to a 1/2-inch iron rod, at the east corner of said 176.3 acre tract, same being the north corner of a remainder of a called 156.716 acre tract, recorded in Volume 513, Page 126 of the Deed Records of Guadalupe County, Texas (D.R.G.C.T.);

THENCE S 45° 32' 03" W, departing the common line of said 176.3 acre tract and State Highway 46, with the common line of said 176.3 acre tract and said remainder of a called 156.716 acre tract, a distance of 3,546.77 feet, to a 1/2-inch iron rod stamped "HMT" found, for the northwest corner of said remainder of a called 156.716 acre tract, same being the north corner of said Tract II;

THENCE S 45° 32' 03" W, departing the common line of said 176.3 acre tract and said remainder of a called 156.716 acre tract, with the common line of said 176.3 acre tract and said Tract I, a distance of 1,022.82 feet, to the **POINT OF BEGINNING** and containing 7.388 acres, more or less.

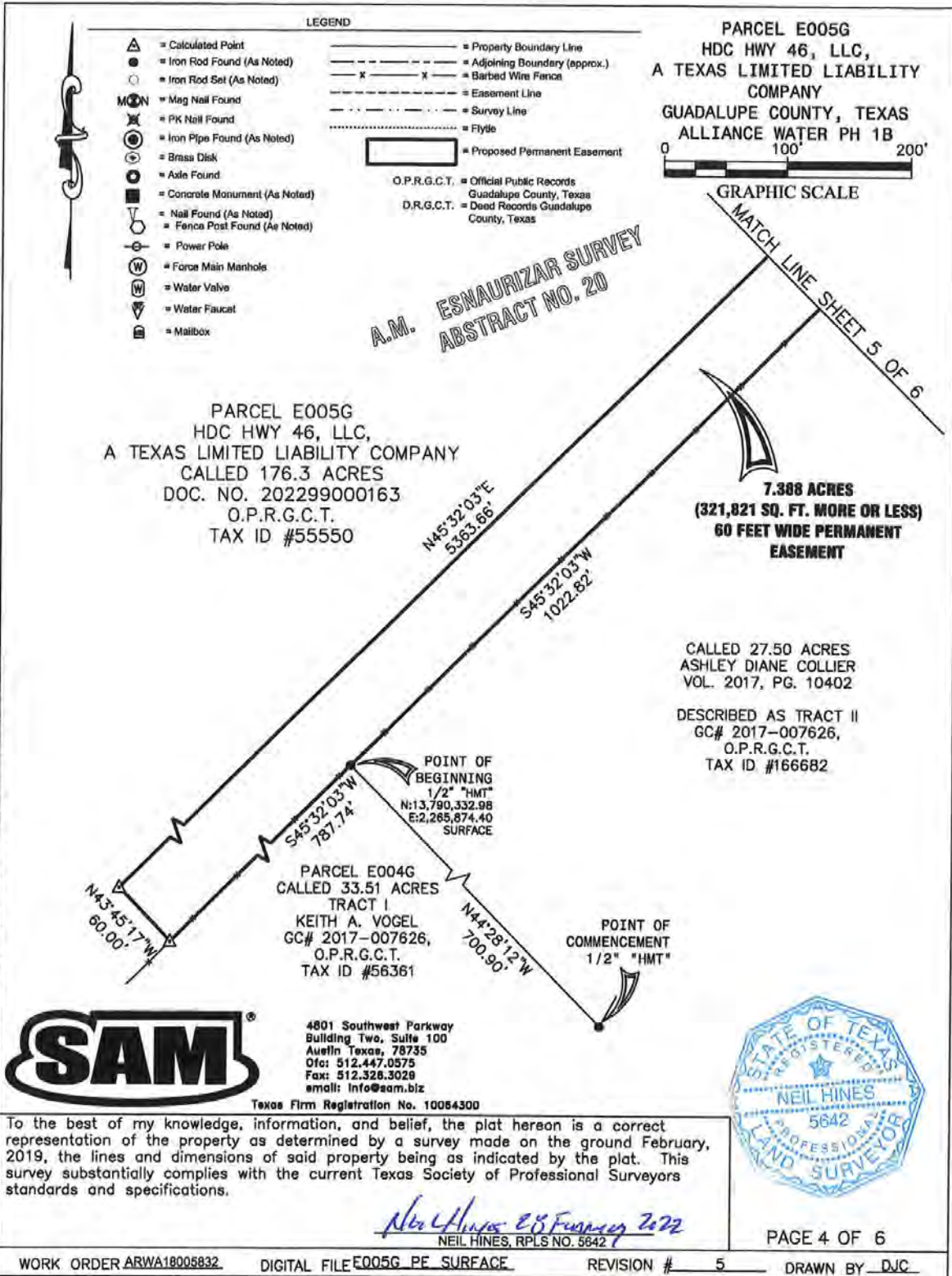
The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

Neil Hines

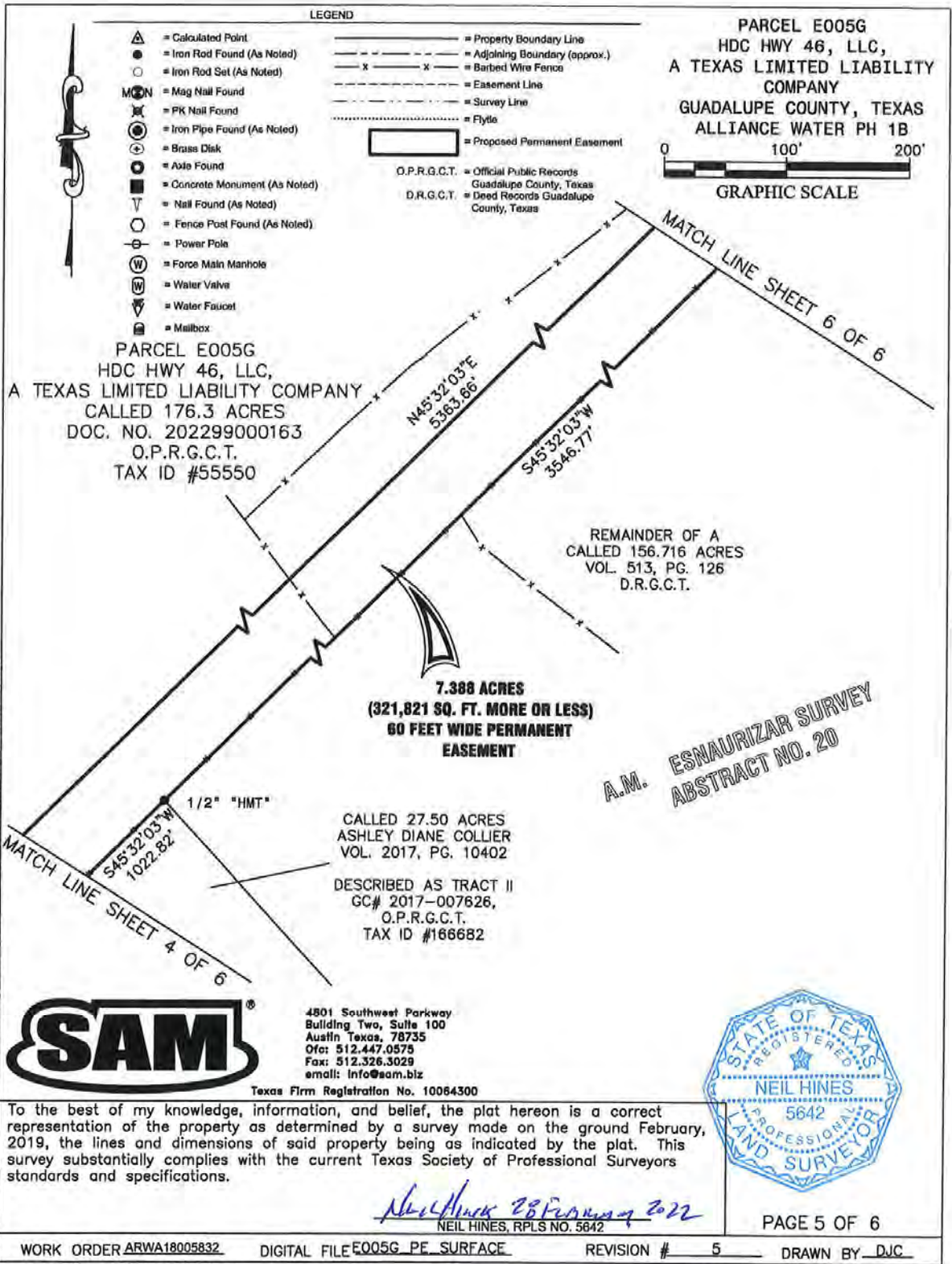


Neil Hines
Registered Professional Land Surveyor
Texas Registration Number 5642

Date: 25 February 2022



Date: Feb. 28, 2022, 10:31am User: DJC Neil Hines
 File: \\srm\m\GIS\PROJECTS\1018043600E\1001\Survey\ORPlots\Segment_L_Parcel\E005G\PLAT\00\E005G_PF_SURFACE_03.dwg



Date: Feb 28, 2022, 10:52am User: JD - Neil Hines
 File: \\Laminar\AUS\PROJECTS\1018043608E\1001\Survey\08Punch\Segment_E_Parcel E005G_VLA1\01\E005G_PE_SURFACE_85.dwg



4801 Southwest Parkway
 Building Two, Suite 100
 Austin Texas, 78735
 Ofc: 512.447.0575
 Fax: 512.326.3029
 email: info@sam.biz
 Texas Firm Registration No. 10064300

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

Neil Hines 28 February 2022
 NEIL HINES, RPLS NO. 5642

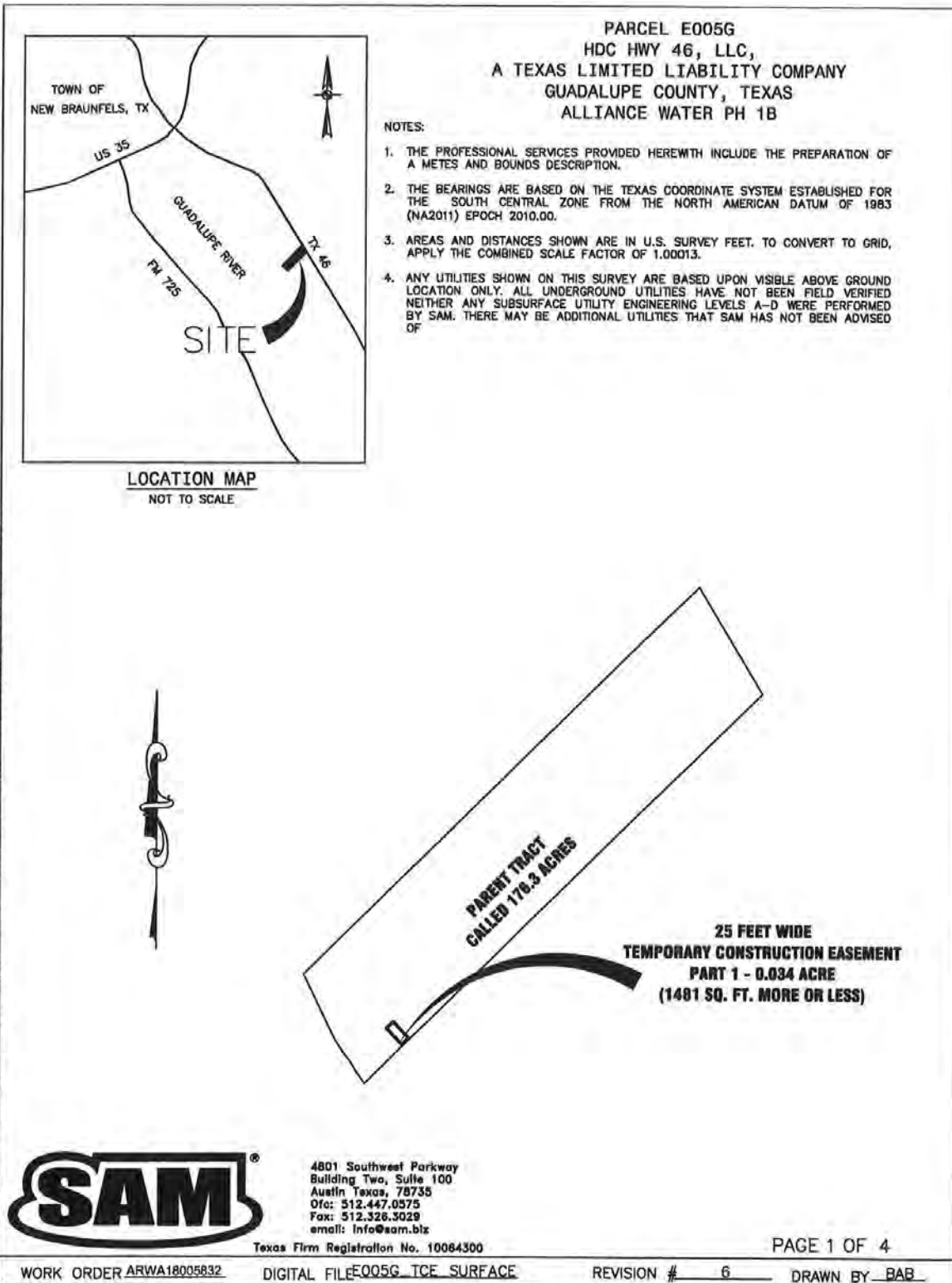


PAGE 5 OF 6

WORK ORDER ARWA18005832 DIGITAL FILE E005G_PE_SURFACE REVISION # 5 DRAWN BY DJC

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E005G – Tract 1 – TCE





SAM, LLC
 4801 Southwest Parkway, Bldg. Two, Suite 100, Austin, TX 78735
 Ofc 512.447.0575 Fax 512.326.3029
 info@sam.biz www.sam.biz TBPLS # 10064300



**Legal Description
 25 Feet Wide Temporary Construction Easement
 0.034 Acres (1481 Square Foot)**

PART ONE:

BEING A 0.034 ACRE, 25 FEET WIDE TEMPORARY CONSTRUCTION EASEMENT, SITUATED IN THE A.M. ESNAURIZAR SURVEY, ABSTRACT NO. 20, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 176.3 ACRE TRACT OF LAND DESCRIBED TO HDC HWY 46, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND RECORDED IN DOCUMENT NO. 202299000163, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, (O.P.R.G.C.T.); SAID 0.034 ACRE 25 FEET WIDE TEMPORARY CONSTRUCTION EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod stamped "HMT" found on the common line of said 176.3 acre tract, and said Tract I, for the north corner of said Tract I, same being an angle corner of a called 27.50 acre tract described as Tract II in a deed to Ashley Diane Collier, and recorded in Document No. 2017010402, O.P.R.G.C.T.; from which a 1/2-inch iron rod stamped "HMT" found for an angle corner of said Tract I, same being an angle corner of a called 27.50 acre tract described as Tract II in a deed to Ashley Diane Collier, recorded in Document No. 2017010402, O.P.R.G.C.T., bears S 44°28'12" E, a distance of 700.90 feet;

THENCE S 45° 32' 03" W, with said common line, a distance of 787.74 feet, to a point, on the common line of said Tract I and said 176.3 acre tract, for the **POINT OF BEGINNING** and southeast corner of this 25 feet wide temporary construction easement;

THENCE S 45° 32' 03" W, with the common line of said 176.3 acre tract and said Tract I, a distance of 25.00 feet,

THENCE departing said common line of said 176.3 acre tract and said Tract I, over and across said 176.3 acre tract, the following three (3) courses and distances:

- 1) N 43° 45' 17" W, a distance of 60.00 feet, to a point, for this southwest easement corner.
- 2) N 45° 32' 03" E, a distance of 25.00 feet, to a point, for this northwest easement corner,
and

INTENTIONALLY LEFT BLANK



- 3) S 43° 45' 17" E, a distance of 60.00 feet, to the **POINT OF BEGINNING** and containing 0.034 acres, more or less.

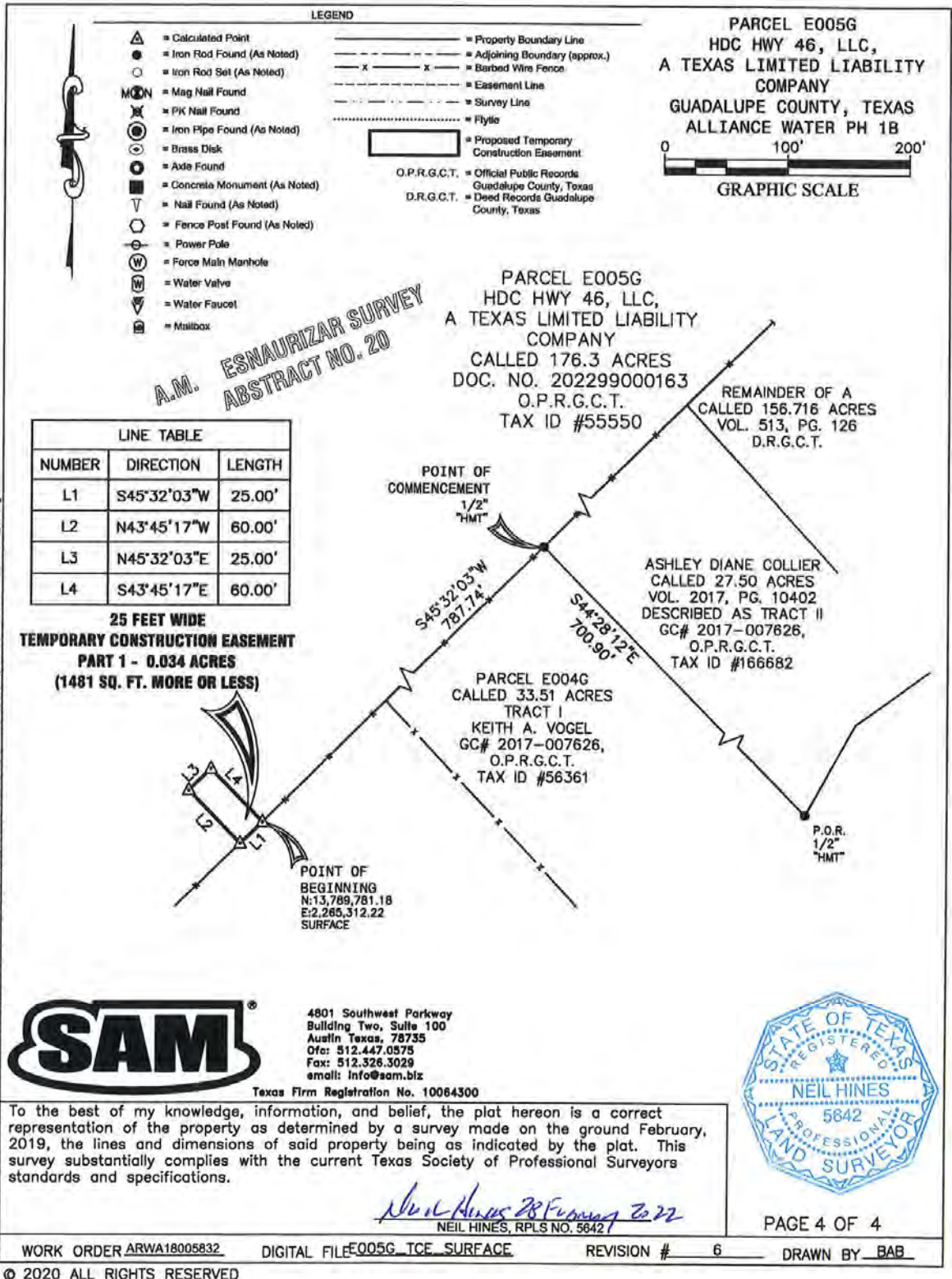
The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.



Neil Hines
Registered Professional Land Surveyor
Texas Registration Number 5642



Date: 28 February 2022



LEGEND

- ▲ = Calculated Point
- = Iron Rod Found (As Noted)
- = Iron Rod Set (As Noted)
- ⊙ = Mag Nail Found
- ⊗ = PK Nail Found
- ⊕ = Iron Pipe Found (As Noted)
- ⊖ = Brass Disk
- ⊙ = Axle Found
- = Concrete Monument (As Noted)
- ▽ = Nail Found (As Noted)
- ⊕ = Fence Post Found (As Noted)
- ⊖ = Power Pole
- ⊙ = Force Main Manhole
- ⊗ = Water Valve
- ⊕ = Water Faucet
- ⊖ = Mailbox
- = Property Boundary Line
- - - = Adjoining Boundary (approx.)
- x - x - = Barbed Wire Fence
- - - = Easement Line
- - - = Survey Line
- ⋯ = Flyline
- ▭ = Proposed Temporary Construction Easement
- O.P.R.G.C.T. = Official Public Records Guadalupe County, Texas
- D.R.G.C.T. = Deed Records Guadalupe County, Texas

PARCEL E005G
 HDC HWY 46, LLC,
 A TEXAS LIMITED LIABILITY
 COMPANY
 GUADALUPE COUNTY, TEXAS
 ALLIANCE WATER PH 1B

0 100' 200'

GRAPHIC SCALE

A.M. ESNOURIZAR SURVEY
 ABSTRACT NO. 20

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S45°32'03"W	25.00'
L2	N43°45'17"W	60.00'
L3	N45°32'03"E	25.00'
L4	S43°45'17"E	60.00'

**25 FEET WIDE
 TEMPORARY CONSTRUCTION EASEMENT
 PART 1 - 0.034 ACRES
 (1481 SQ. FT. MORE OR LESS)**

PARCEL E005G
 HDC HWY 46, LLC,
 A TEXAS LIMITED LIABILITY
 COMPANY
 CALLED 176.3 ACRES
 DOC. NO. 202299000163
 O.P.R.G.C.T.
 TAX ID #55550

REMAINDER OF A
 CALLED 156.716 ACRES
 VOL. 513, PG. 126
 D.R.G.C.T.

ASHLEY DIANE COLLIER
 CALLED 27.50 ACRES
 VOL. 2017, PG. 10402
 DESCRIBED AS TRACT II
 GC# 2017-007626,
 O.P.R.G.C.T.
 TAX ID #166682

PARCEL E004G
 CALLED 33.51 ACRES
 TRACT I
 KEITH A. VOGEL
 GC# 2017-007626,
 O.P.R.G.C.T.
 TAX ID #56361

P.O.R.
 1/2"
 "HMT"

POINT OF
 COMMENCEMENT
 1/2"
 "HMT"

S45°32'03"W
 787.74'

S44°28'12"E
 700.90'

POINT OF
 BEGINNING
 N: 13,789,781.18
 E: 2,285,512.22
 SURFACE



4801 Southwest Parkway
 Building Two, Suite 100
 Austin Texas, 78735
 Ofc: 512.447.0575
 Fax: 512.326.3029
 email: info@sam.biz
 Texas Firm Registration No. 10064300



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

Neil Hines
 NEIL HINES, RPLS NO. 5842

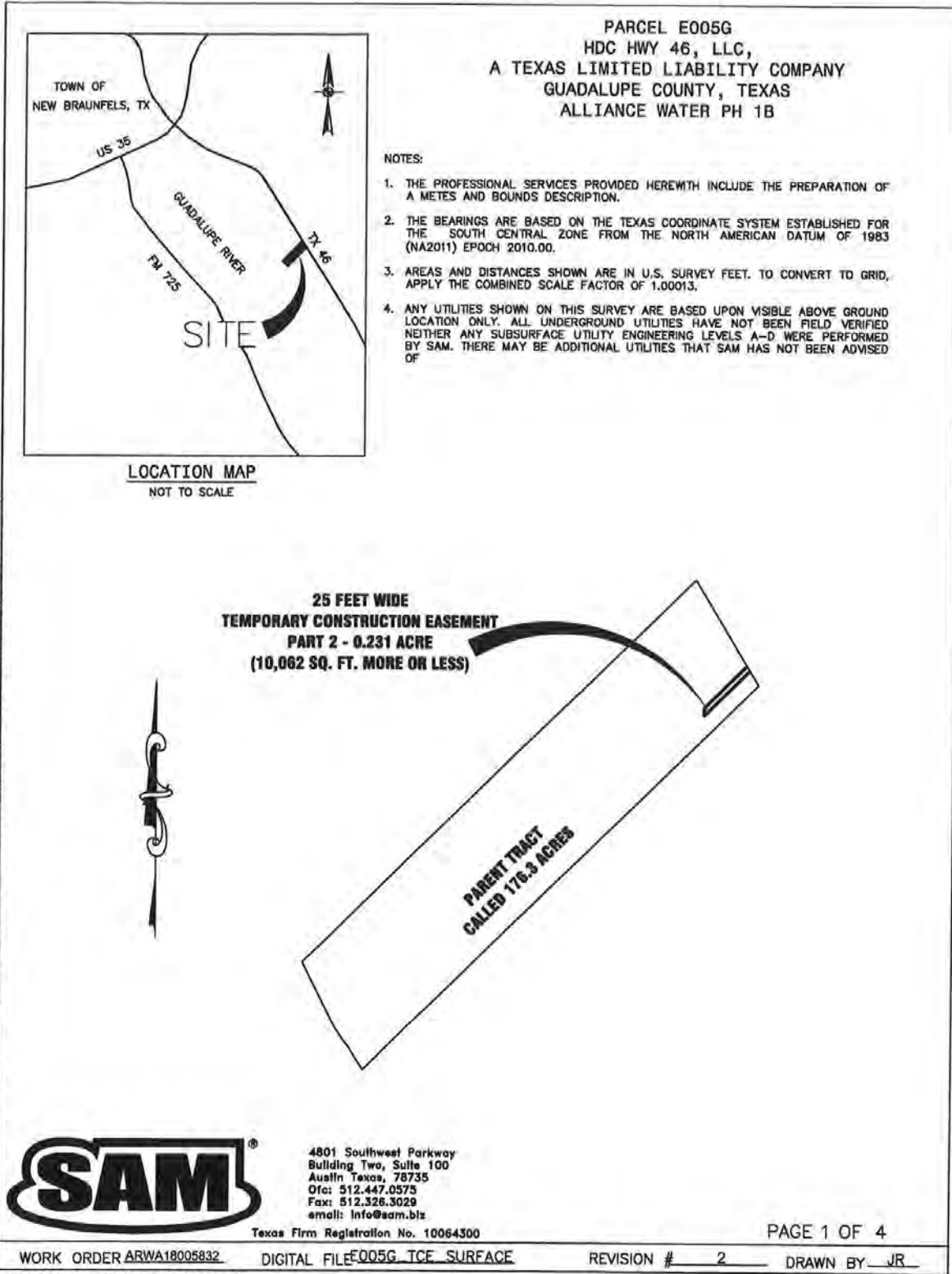
PAGE 4 OF 4

Date: Feb 28, 2022, 10:44am User: ID: Neil.Hines
 File: \\sammie\NAS\PROJECTS\18005832\1001\Survey\AsPhotos\Segment_L_Parcel\E005G_TCE_SURFACE_PART_1.dwg

WORK ORDER ARWA18005832 DIGITAL FILE E005G_TCE_SURFACE REVISION # 6 DRAWN BY BAB

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E005G – Tract 2 – TCE



PARCEL E005G
 HDC HWY 46, LLC,
 A TEXAS LIMITED LIABILITY COMPANY
 GUADALUPE 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 FIELD VERIFIED NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY SAM. THERE MAY BE ADDITIONAL UTILITIES THAT SAM HAS NOT BEEN ADVISED OF

LOCATION MAP
 NOT TO SCALE

25 FEET WIDE
 TEMPORARY CONSTRUCTION EASEMENT
 PART 2 - 0.231 ACRE
 (10,062 SQ. FT. MORE OR LESS)

PARENT TRACT
 CALLED 176.3 ACRES



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 email: info@sam.biz

Texas Firm Registration No. 10064300

PAGE 1 OF 4

WORK ORDER ARWA18005832

DIGITAL FILE E005G_TCE_SURFACE

REVISION # 2 DRAWN BY JR

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SAM, LLC
 4801 Southwest Parkway, Bldg. Two, Suite 100, Austin, TX 78735
 Ofc 512.447.0575 Fax 512.326.3029
 info@sam.biz www.sam.biz TBPLS # 10064300



**Legal Description
 25 Feet Wide Temporary Construction Easement
 0.231 Acres (10,062 Square Foot)**

PART TWO:

BEING A 0.231 ACRE, 25 FEET WIDE TEMPORARY CONSTRUCTION EASEMENT, SITUATED IN THE A.M. ESNAURIZAR SURVEY, ABSTRACT NO. 20, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 176.3 ACRE TRACT OF LAND DESCRIBED TO HDC HWY 46, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND RECORDED IN DOCUMENT NO. 202299000163, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, (O.P.R.G.C.T.); SAID 0.231 ACRE 25 FEET WIDE TEMPORARY CONSTRUCTION EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod stamped "HMT" found at the east corner of said 176.3 acre tract, same being the north corner of the remainder of a called 156.716 acre tract, as described in Volume 513, Page 126, of the Deed Records, Guadalupe County, Texas, (D.R.G.C.T.), on the southwest Right-of-Way line of State Highway 46; from which a 1/2-inch iron rod stamped "HMT" found on the southeast line of said 176.3 acre tract, at the north corner of a called 33.51 acre tract, Tract I, to Keith A. Vogel, described in GC# 2017-007626, O.P.R.G.C.T., same being the west corner of a called 27.50 acre tract described as Tract II in a deed to Ashley Diane Collier, recorded in Document No. 2017010402, O.P.R.G.C.T., bears S 45°32'03" E, a distance of 4,569.60 feet;

THENCE N 31°01'29" W, with the common line of said 176.3 acre tract and State Highway 46, a distance of 60.00 feet, to a point, on the common line of said 176.3 acre tract and State Highway 46, for the **POINT OF BEGINNING** and east corner of this 25 feet wide temporary construction easement;

THENCE departing said common line of said 176.3 acre tract and State Highway 46, over and across said 176.3 acre tract, the following five (5) courses and distances:

- 1) S 58° 58' 31" W, a distance of 7.07 feet, to a point, for this angle easement corner.
- 2) S 45° 32' 03" W, a distance of 339.22 feet, to a point, for this south easement corner,
- 3) N 00° 32' 03" E, a distance of 42.43 feet, to a point, for this southerly northwest easement corner,
- 4) N 45° 32' 03" E, a distance of 312.76 feet, to a point, for this northerly northwest easement corner, and



5) N 58° 58' 31" E, a distance of 10.61 feet, to a point on the common line of said 176.3 acre tract and State Highway 46;

THENCE S 31°01'29" E, with said common line, a distance of 30.00 feet to the **POINT OF BEGINNING** and containing 0.231 acres, more or less.

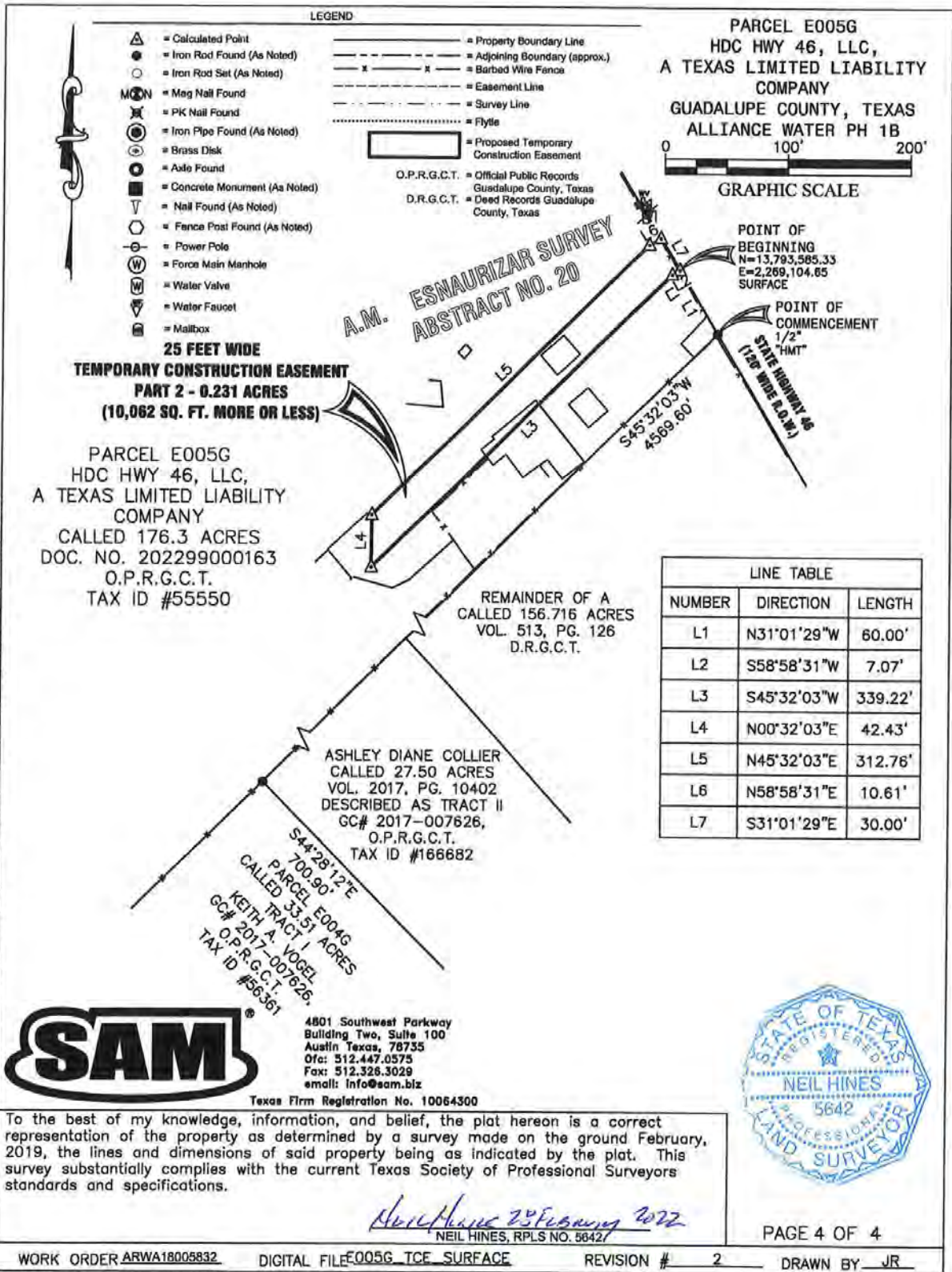
The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

Neil Hines



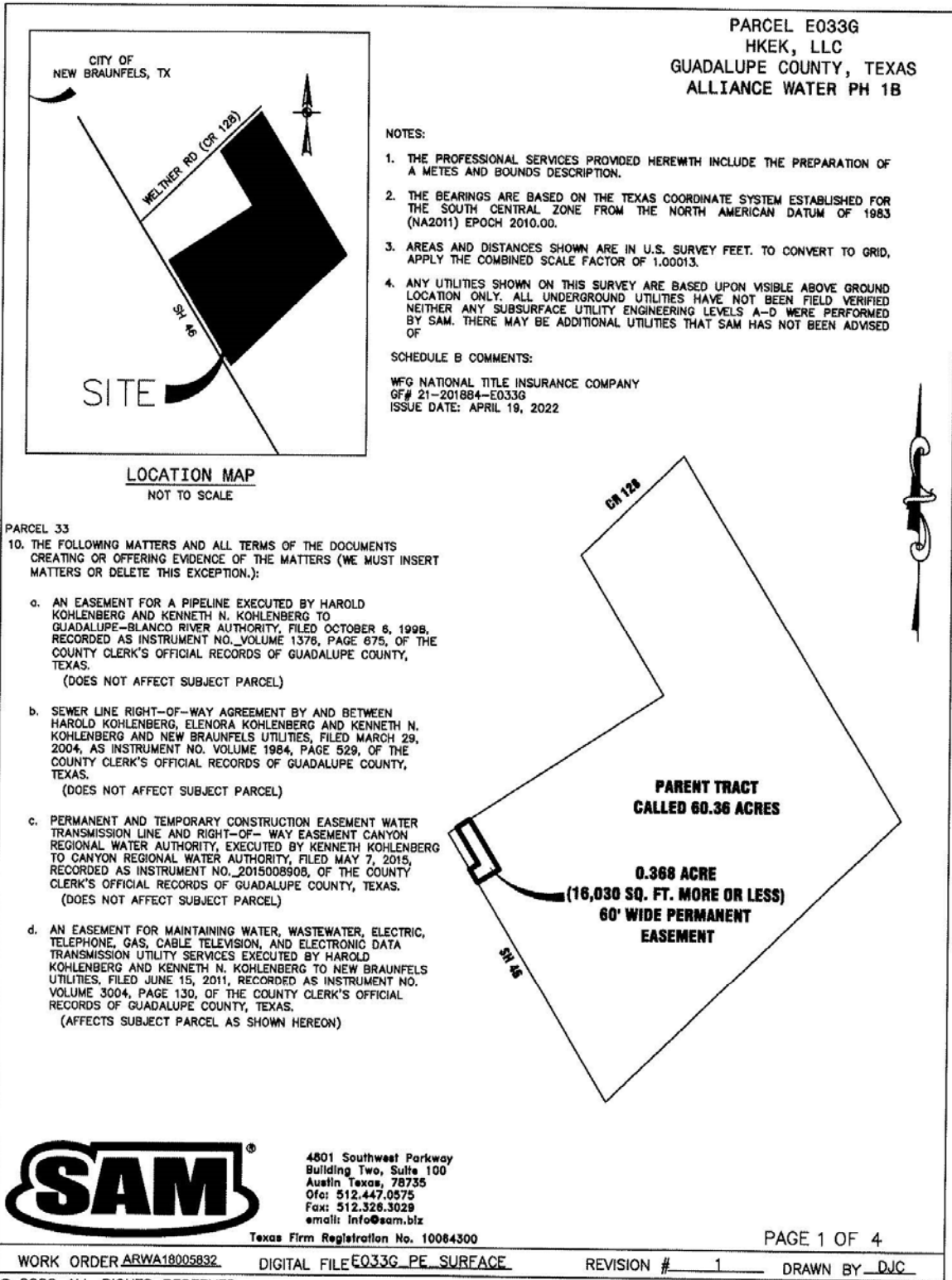
Neil Hines
Registered Professional Land Surveyor
Texas Registration Number 5642

Date: 28 February 2022



Date: Feb 26, 2022, 10:50am User ID: Neil.Hines
File: \\vmls\mvs\p02725\10180300E\100\Survey\Outputs\Segment_L_E_Parcel\E005G\PLAT\Temporary Easement\Part_2\E005G_TCE_SURFACE_PART_2_JR.dwg

E033G – PE





SAM, LLC
4801 Southwest Parkway, Bldg. Two, Suite 100, Austin, TX 78735
Ofc 512.447.0575 Fax 512.326.3029
info@sam.biz www.sam.biz TBPLS # 10064300



Legal Description
0.368 Acre (16,030 Square Foot)
60 Foot Wide Permanent Easement

BEING A 0.368 ACRE, 60 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE A.M. ESNAURIZAR SURVEY, ABSTRACT NO. 20, GUADALUPE COUNTY, TEXAS, AND BEING THE REMAINDER OF A CALLED 60.36 ACRE TRACT OF LAND AND DESCRIBED IN A DEED TO HKEK, LLC, RECORDED IN VOLUME 593, PAGE 840, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.); SAID 0.368 ACRE 60 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-inch iron rod found at an interior corner of the remainder of said 60.36 acre tract, same being at the east corner of an Allen Schaeter and Tamala L. Schaefer called 12.500 acre tract, described in Volume 1783, Page 833, O.P.R.G.C.T.;

THENCE S 56° 49' 38" W, with the common line of the remainder of said 60.36 acre tract and said 12.500 acre tract, and the southeast line of an Allen Schaeter and Tamala L. Schaefer called 1.470 acre tract, described in Volume 2922, Page 129, O.P.R.G.C.T., a distance of 907.95 feet, to a point on the common line of the remainder of said 60.36 acre tract and said 1.470 acre tract, for the **POINT OF BEGINNING** and the north corner of this 60 foot wide permanent easement;

THENCE departing the common line of the remainder of said 60.36 acre tract and said 1.470 acre tract, over and across the remainder of said 60.36 acre tract, the following two (2) courses and distances:

- 1) S 31° 01' 29" E, a distance of 228.39 feet, to a point, for the east corner of this easement, and
- 2) S 58° 58' 31" W, a distance of 100.00 feet, to a point on the common line of the existing east ROW of State Highway 46 (a 120 foot wide ROW) and the remainder of said 60.36 acre tract, for the south corner of this easement;

THENCE N 31° 01' 29" W, with the common line of said ROW of State Highway 46 and the remainder of said 60.36 acre tract, a distance of 60.00 feet, to a point, for a west corner of this easement. From which a 5/8-inch iron rod found at the west corner of the remainder of said 60.36 acre tract, and the south corner of said 1.470 acre tract, bears N 31° 01' 29" W, a distance of 164.64 feet;

THENCE departing the common line of the existing east ROW of State Highway 46 (a 120 foot wide ROW) and the remainder of said 60.36 acre tract, over and across the remainder of said 60.36 acre tract, the following two (2) courses and distances:

- 3) N 58° 58' 31" E, a distance of 40.00 feet, to a point, for an interior corner of this easement, and



- 4) N 31° 01' 29" W, a distance of 166.14 feet, to a point on the common line of the remainder of said 60.36 acre tract and said 1.470 acre tract, for a west corner of this easement;

THENCE N 56° 49' 38" E, with the common line of the remainder of said 60.36 acre tract and said 1.470 acre tract, a distance of 60.04 feet, to the **POINT OF BEGINNING** and containing 0.368 acre, more or less.

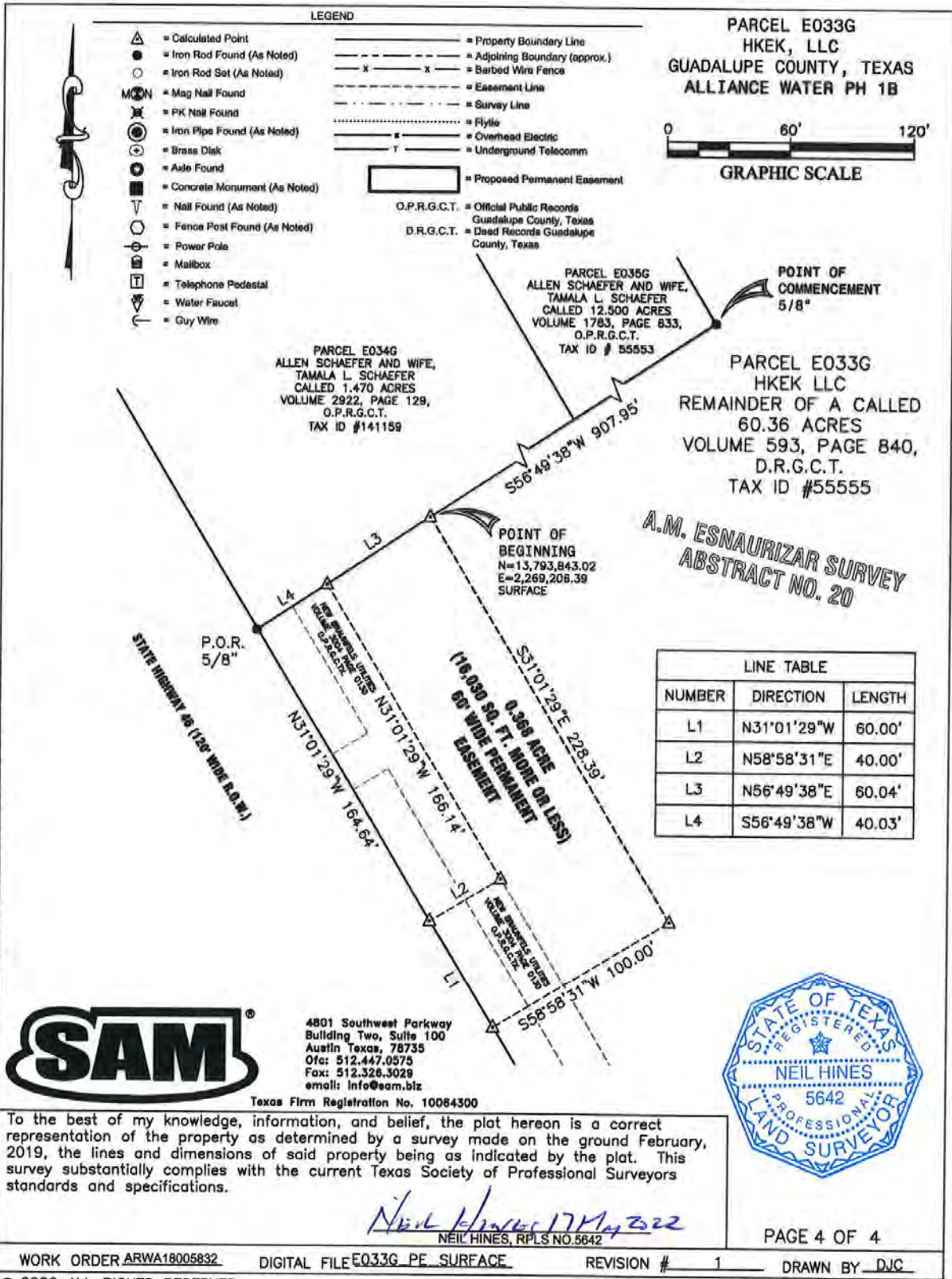
The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

Neil Hines

Neil Hines
Registered Professional Land Surveyor
Texas Registration Number 5642



Date: *17 May 2022*



Date: May 17, 2022, 6:07pm User: ID: Neil Hines
 File: \\sennett\NAS\PROJECTS\10180\300E\100\Survey\08Plan\Segment_L_Parcel\033G\PE_SURFACE_REV-1.dwg

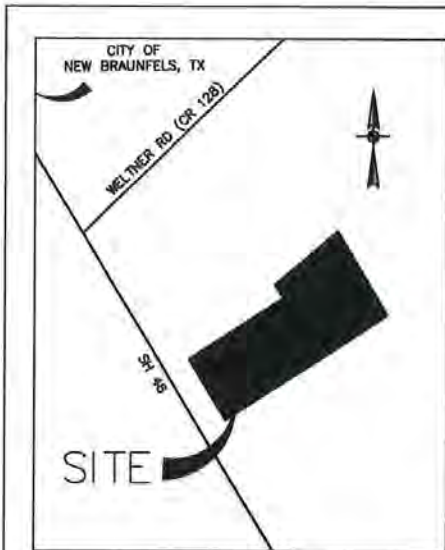


To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground February, 2019, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

Neil Hines
NEIL HINES, RPLS NO.5642



E034G – PE



LOCATION MAP
NOT TO SCALE

PARCEL E034G
ALLEN SCHAEFER AND WIFE,
TAMALA L. SCHAEFER
GUADALUPE COUNTY, TEXAS
ALLIANCE WATER PH 1B

NOTES:

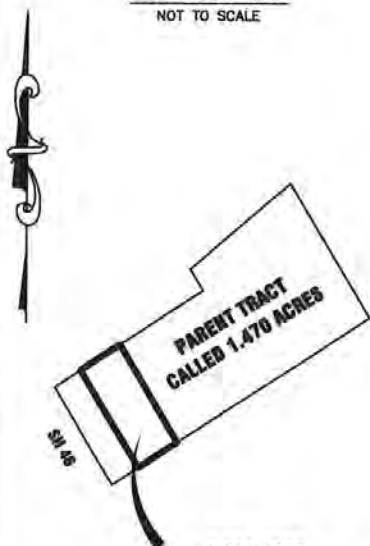
1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. 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 FIELD VERIFIED NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY SAM. THERE MAY BE ADDITIONAL UTILITIES THAT SAM HAS NOT BEEN ADVISED OF.

SCHEDULE B COMMENTS:

WFG NATIONAL TITLE INSURANCE COMPANY
GF# 21-201884-E034G
ISSUE DATE: APRIL 19, 2022

PARCEL E034G

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):
 - a. AN EASEMENT FOR TELEPHONE AND TELEGRAPH LINES EXECUTED BY ERWIN LEHMANN AND VALESKA LEHMANN TO SOUTHWESTERN BELL TELEPHONE COMPANY, FILED AUGUST 7, 1958, RECORDED AS INSTRUMENT NO. VOLUME 300, PAGE 607, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS.
 - b. ELECTRIC LINE EASEMENT AGREEMENT AGREEMENT BY AND BETWEEN ALLEN SCHAEFER AND WIFE, TAMALA L. SCHAEFER AND NEW BRAUNFELS UTILITIES BOARD OF TRUSTEES, FILED APRIL 25, 2006, AS INSTRUMENT NO. VOLUME 2302, PAGE 981, OF THE COUNTY CLERK'S PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.
(AFFECTS SUBJECT PARCEL AS SHOWN HEREON)



0.200 ACRE
(8,712 SQ. FT. MORE OR LESS)
60' WIDE PERMANENT
EASEMENT

Date: May 11, 2022, 12:29pm User ID: Mel.Hines
File: \\sams\GIS\PROJECTS\101804308E\100\Survey\06\Plat\00\E034G_PE_SURFACE_PLT.dwg



4801 Southwest Parkway
Building Two, Suite 100
Austin Texas, 78735
Ofc: 512.447.0575
Fax: 512.326.3029
email: info@sam.biz

Texas Firm Registration No. 10064300

PAGE 1 OF 4

WORK ORDER ARWA18005832

DIGITAL FILE E034G PE SURFACE

REVISION # 1 DRAWN BY DJC

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SAM, LLC
4801 Southwest Parkway, Bldg. Two, Suite 100, Austin, TX 78735
Ofc 512.447.0575 Fax 512.326.3029
info@sam.biz www.sam.biz TBPLS # 10064300



Legal Description
0.200 Acre (8,712 Square Foot)
60 Foot Wide Permanent Easement

BEING A 0.200 ACRE, 60 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE A.M. ESNAURIZAR SURVEY, ABSTRACT NO. 20, GUADALUPE COUNTY, TEXAS, AND BEING A CALLED 1.470 ACRE TRACT OF LAND AND DESCRIBED IN A DEED TO ALLEN SCHAEFER AND WIFE, TAMALA L. SCHAEFER, RECORDED IN VOLUME 2922, PAGE 129, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.); SAID 0.200 ACRE 60 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-inch iron rod found at an interior corner of HKEK, LLC. remainder of a called 60.36 acre tract, described in Volume 593, Page 840, Deed Records of Guadalupe County, Texas (D.R.G.C.T.), same being at the east corner of the Allen Schaefer and Tamala L. Schaefer a called 12.500 acre tract, described in Volume 1783, Page 833, O.P.R.G.C.T.;

THENCE S 56° 49' 38" W, with the common line of the remainder of said 60.36 acre tract and said 12.500 acre tract, and the southeast line of said 1.470 acre tract, a distance of 907.95 feet, to a point on the common line of the remainder of said 60.36 acre tract and said 1.470 acre tract, for the **POINT OF BEGINNING** and the east corner of this 60 foot wide permanent easement;

THENCE S 56° 49' 38" W with the said common line of the remainder of said 60.36 acre tract and said 1.470 acre tract, a distance of 60.04 feet, to a point on said common line, for the south corner of this easement. From which a 5/8-inch iron rod found at the west corner of the remainder of said 60.36 acre tract, and the south corner of said 1.470 acre tract, bears S 56° 49' 38" W, a distance of 40.03 feet;

THENCE N 31° 01' 29" W departing the common line of said 1.470 acre tract and the remainder of said 60.36 acre tract, over and across the said 1.470 acre tract, a distance of 145.11 feet, to a point on the common line of said 1.470 acre tract and said 12.500 acre tract, for the west corner of this easement;

THENCE N 56° 49' 38" W, with the common line of said 1.470 acre tract and said 12.500 acre tract, a distance of 60.04 feet, to a point on said common line, for the north corner of this easement;

INTENTIONALLY LEFT BLANK



THENCE S 31° 01' 29" E, departing the common line of said 1.470 acre tract and said 12.500 acre tract, a distance of 145.11 feet, to the **POINT OF BEGINNING** and containing 0.200 acres, more or less.

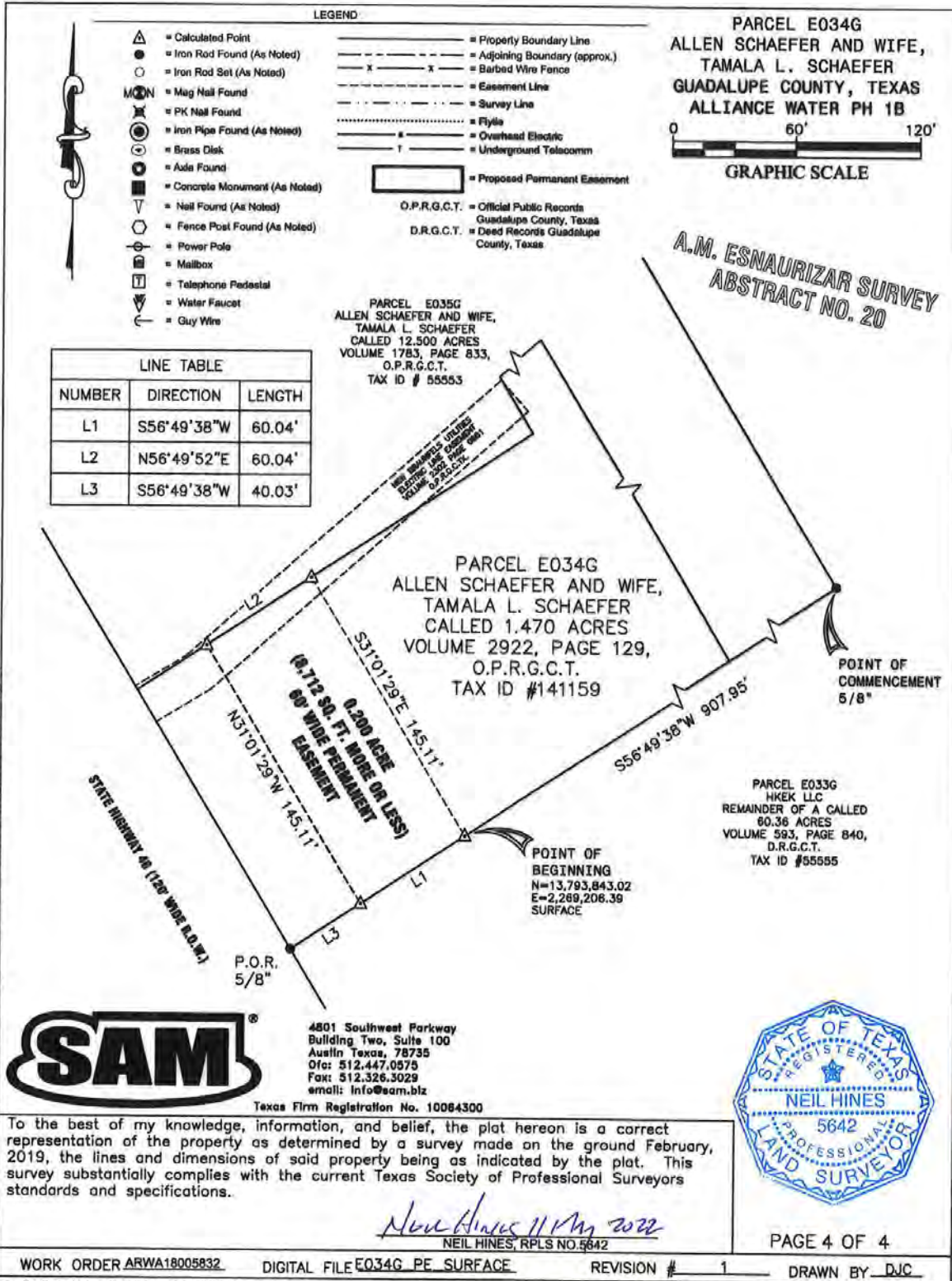
The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

Neil Hines

Neil Hines
Registered Professional Land Surveyor
Texas Registration Number 5642

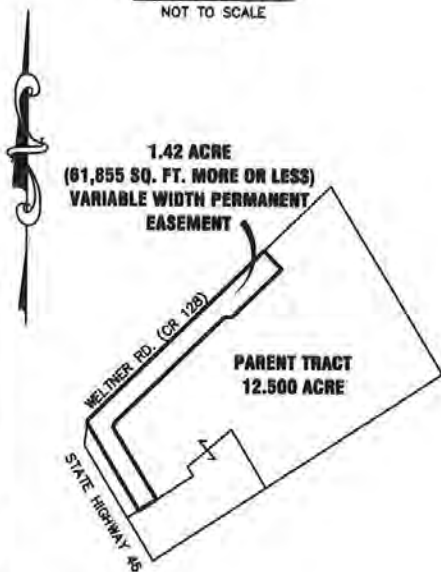


Date: *11 May 2022*





LOCATION MAP
NOT TO SCALE



PARCEL E035G
ALLEN SCHAEFER AND WIFE,
TAMALA L. SCHAEFER
GUADALUPE 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 FIELD VERIFIED NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY SAM. THERE MAY BE ADDITIONAL UTILITIES THAT SAM HAS NOT BEEN ADVISED OF.

SCHEDULE B COMMENTS:

WFG NATIONAL TITLE INSURANCE COMPANY
GF# 21-201884-E035G
ISSUE DATE: APRIL 19, 2022

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):
 - a. AN EASEMENT FOR LINES OF TELEPHONE AND TELEGRAPH EXECUTED BY ERWIN LEHMANN AND VALESKA LEHMANN TO SOUTHWESTERN BELL TELEPHONE COMPANY, FILED AUGUST 7, 1956, RECORDED AS INSTRUMENT NO. VOLUME 300, PAGE 607, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS.
 - b. SEWER LINE RIGHT-OF-WAY AGREEMENT BY AND BETWEEN TAMALA L. SCHAEFER AND NEW BRAUNFELS UTILITIES, FILED MARCH 29, 2004, AS INSTRUMENT NO. VOLUME 1984, PAGE 521, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS. (AFFECTS SUBJECT PARCEL AS SHOWN HEREON)
 - c. ELECTRIC LINE EASEMENT AGREEMENT BY AND BETWEEN ALLEN SCHAEFER AND WIFE, TAMALA L. SCHAEFER AND NEW BRAUNFELS UTILITIES, FILED APRIL 25, 2006, AS INSTRUMENT NO. VOLUME 2302, PAGE 981, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS. (AFFECTS SUBJECT PARCEL AS SHOWN HEREON)
 - d. AN EASEMENT FOR INSTALLING A WATERLINE EXECUTED BY ALLEN SCHAEFER AND TAMALA L. SCHAEFER TO NEW BRAUNFELS UTILITIES, FILED FEBRUARY 14, 2019, RECORDED AS INSTRUMENT NO. 201999003362, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS. (AFFECTS SUBJECT PARCEL AS SHOWN HEREON)

Date: May 11, 2022 7:25:58am User ID: Niall.Hines
File: \\lemhinc\VAUS\PROJECTS\171594\3006E\1700\Survey\08fields\Segment L.E. Parcel E035G\E035G_PE_SURFACE_R1.dwg



4801 Southwest Parkway
Building Two, Suite 100
Austin Texas, 78735
Of: 512.447.0575
Fax: 512.326.3029
email: info@sam.biz

Texas Firm Registration No. 10064300



SAM, LLC
4801 Southwest Parkway, Bldg. Two, Suite 100, Austin, TX 78735
Ofc 512.447.0575 Fax 512.326.3029
info@sam.biz www.sam.biz TBPLS # 10064300



Legal Description
1.42 Acre (61,855 Square Foot)
Variable Width Permanent Easement

BEING A 1.42 ACRE, VARIABLE WIDTH PERMANENT EASEMENT, SITUATED IN THE A.M. ESNAURIZAR SURVEY, ABSTRACT NO. 20, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 12.500 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ALLEN SCHAEFER AND WIFE, TAMALA L. SCHAEFER, AND RECORDED IN VOLUME 1783, PAGE 833, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.); SAID 1.42 ACRE VARIABLE WIDTH PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-inch iron rod stamped "KOLODZIE SURVEY" found in the existing east right-of-way line of Weltner Road a (variable width right-of-way) for the north corner of said 12.500 acre tract same being a northwesterly corner of the remainder of a called 60.36 acre tract described in a deed to HKEK LLC., and recorded in Volume 593, Page 840, of the Deed Records of Guadalupe County, Texas (D.R.G.C.T.);

THENCE S 45° 39' 15" W, along the existing east right-of-way line of said Weltner Road, with the west line of said 12.500 acre tract, a distance of 272.78 feet, to a calculated point on the existing east right-of-way line of said Weltner Road and the west line of said 12.500 acre tract, for the **POINT OF BEGINNING** and the north corner of this variable width permanent easement;

THENCE departing the existing east right-of-way line of said Weltner Road and the west line of said 12.500 acre tract, over and across said 12.500 acre tract the following six (6) courses and distances;

- 1) S 43° 34' 04" E, a distance of 75.01 feet, to a calculated point for an angle corner of the easement described herein,
- 2) S 45° 39' 15" W, a distance of 200.65 feet, to a calculated point for an angle corner of the easement described herein,
- 3) S 89° 47' 28" W, a distance of 21.54 feet, to a calculated point for and angle corner of the easement described herein,
- 4) S 45° 39' 15" W, a distance of 445.34 feet, to a calculated point for an angle corner of the easement described herein,
- 5) S 13° 58' 31" W, a distance of 14.99 feet, to a calculated point for an angle corner of the easement described herein, and
- 6) S 31° 01' 29" E, a distance of 246.13 feet to a calculated point on the common line of said 12.500 acre tract and a called 1.470 acre tract described in a deed to Allen Schaefer and wife, Tamala L. Schaefer, and recorded in Volume 2922, Page 129, O.P.R.G.C.T.;



THENCE S 56° 49' 52" W with the common line of said 12.500 acre tract and said 1.470 acre tract, a distance of 60.04 feet, to a calculated point on said common line, for the south corner of the easement described herein, from which a 5/8-inch iron rod stamped "KOLODZIE SURVEY" found for the south corner of said 1.470 acre tract same being the west corner of said remainder of a called 60.36 acre tract bears S 15° 36' 20" E, a distance of 152.10 feet;

THENCE N 31° 01' 29" W, departing said common line, over and across said 12.500 acre tract, a distance of 297.27 feet, to a calculated point in the existing east right-of-way line of said Weltner Road and the west line of said 12.500 acre tract, for an angle corner of the easement described herein;

THENCE N 07° 32' 08" E, along the existing east right-of-way line of said Weltner Road and west line of said 12.500 acre tract, a distance of 10.47 feet to a calculated point on the existing east right-of-way line of said Weltner Road and west line of said 12.500 acre tract for the west corner of the easement described herein;

THENCE N 45° 39' 15" E, along the existing east right-of-way line of said Weltner Road and west line of said 12.500 acre tract, a distance of 714.11 feet, to the **POINT OF BEGINNING** and containing 1.42 acres, more or less.

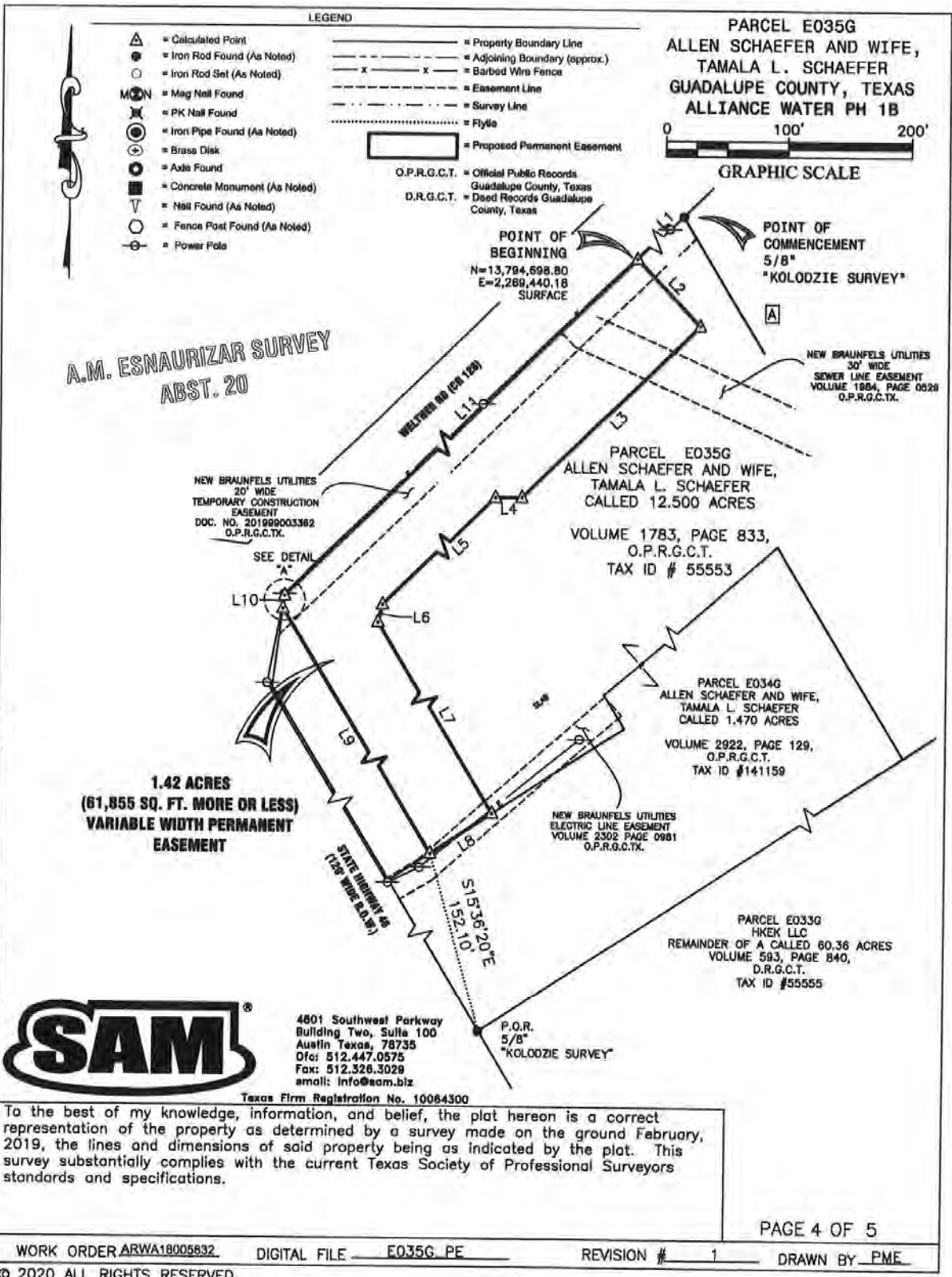
The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

Neil Hines



Neil Hines
Registered Professional Land Surveyor
Texas Registration Number 5642

Date: *11 May 2022*



- LEGEND**
- △ = Calculated Point
 - = Iron Rod Found (As Noted)
 - = Iron Rod Set (As Noted)
 - ⊙ = Mag Nail Found
 - ⊗ = PK Nail Found
 - ⊕ = Iron Pipe Found (As Noted)
 - ⊙ = Brass Disk
 - ⊙ = Axle Found
 - = Concrete Monument (As Noted)
 - ▽ = Nail Found (As Noted)
 - = Fence Post Found (As Noted)
 - ⊖ = Power Pole

- = Property Boundary Line
- - - = Adjoining Boundary (approx.)
- x - x - = Barbed Wire Fence
- - - = Easement Line
- - - = Survey Line
- ⋯ = Flyline
- ▭ = Proposed Permanent Easement

PARCEL E035G
ALLEN SCHAEFER AND WIFE,
TAMALA L. SCHAEFER
GUADALUPE COUNTY, TEXAS
ALLIANCE WATER PH 1B

0 100' 200'

GRAPHIC SCALE

O.P.R.G.C.T. = Official Public Records
 Guadalupe County, Texas
 D.R.G.C.T. = Deed Records Guadalupe
 County, Texas

POINT OF BEGINNING
 N=13,794,698.80
 E=2,289,440.18
 SURFACE

POINT OF COMMENCEMENT
 5/8"
 "KOLODZIE SURVEY"

A.M. ESNAURIZAR SURVEY
ABST. 20

NEW BRAUNFELS UTILITIES
 30' WIDE
 SEWER LINE EASEMENT
 VOLUME 1984, PAGE 0529
 O.P.R.G.C.T.X.

NEW BRAUNFELS UTILITIES
 20' WIDE
 TEMPORARY CONSTRUCTION
 EASEMENT
 DOC. NO. 201909003392
 O.P.R.G.C.T.X.

PARCEL E035G
ALLEN SCHAEFER AND WIFE,
TAMALA L. SCHAEFER
CALLED 12.500 ACRES
 VOLUME 1783, PAGE 833,
 O.P.R.G.C.T.
 TAX ID # 55553

PARCEL E034G
ALLEN SCHAEFER AND WIFE,
TAMALA L. SCHAEFER
CALLED 1.470 ACRES
 VOLUME 2922, PAGE 129,
 O.P.R.G.C.T.
 TAX ID #141159

1.42 ACRES
(61,855 SQ. FT. MORE OR LESS)
VARIABLE WIDTH PERMANENT
EASEMENT

NEW BRAUNFELS UTILITIES
 ELECTRIC LINE EASEMENT
 VOLUME 2302 PAGE 0981
 O.P.R.G.C.T.X.

PARCEL E033G
HKEK LLC
REMAINDER OF A CALLED 60.36 ACRES
 VOLUME 593, PAGE 840,
 D.R.G.C.T.
 TAX ID #55555

4801 Southwest Parkway
 Building Two, Suite 100
 Austin Texas, 78735
 Ofc: 512.447.0575
 Fax: 512.326.3029
 email: info@sam.biz



Texas Firm Registration No. 10064300

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

PAGE 4 OF 5

WORK ORDER ARWA18005832 DIGITAL FILE E035G_PE REVISION # 1 DRAWN BY PME

© 2020 ALL RIGHTS RESERVED

Date: May 11, 2022, 11:57am User: Ed_Hall
 File: \\vermic\AUST\PROJECTS\107804302E\107804302E\Survey\06\Plats\Segment_L_E_Parcel\E035G_PE_SURFACE_PLT.dwg

Date: May 11, 2022, 11:58am User: P. Neal (pneal) File: \\smbc\MS\PROJECTS\107604\90261\100\Survey\GP\Notes\Segment_L_Parcel\E035G\PE_SURFACE_PL.dwg
 Texas Firm Registration No. 10064300

LEGEND

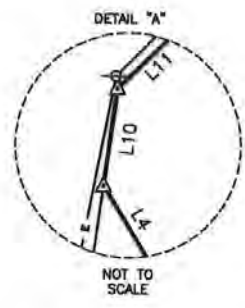
	= Calculated Point		= Property Boundary Line
	= Iron Rod Found (As Noted)		= Adjoining Boundary (approx.)
	= Iron Rod Set (As Noted)		= Barbed Wire Fence
	= Mag Nail Found		= Easement Line
	= PK Nail Found		= Survey Line
	= Iron Pipe Found (As Noted)		= Flyline
	= Brass Disk		= Proposed Permanent Easement
	= Axle Found		
	= Concrete Monument (As Noted)		
	= Nail Found (As Noted)		
	= Fence Post Found (As Noted)		
	= Power Pole		

O.P.R.G.C.T. = Official Public Records
 Guadalupe County, Texas
 D.R.G.C.T. = Deed Records Guadalupe
 County, Texas

PARCEL E035G
ALLEN SCHAEFER AND WIFE,
TAMALA L. SCHAEFER
GUADALUPE COUNTY, TEXAS
ALLIANCE WATER PH 1B

GRAPHIC SCALE

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S45°39'15"W	272.78'
L2	S43°34'04"E	75.01'
L3	S45°39'15"W	200.65'
L4	S89°47'28"W	21.54'
L5	S45°39'15"W	445.34'
L6	S13°58'31"W	14.99'
L7	S31°01'29"E	246.13'
L8	S56°49'52"W	60.04'
L9	N31°01'29"W	297.27'
L10	N07°32'08"E	10.47'
L11	N45°39'15"E	714.11'



A
 PARCEL E033G
 HKEK LLC
 REMAINDER OF A CALLED
 60.36 ACRES
 VOLUME 593, PAGE 840,
 D.R.G.C.T.
 TAX ID #55555



4801 Southwest Parkway
 Building Two, Suite 100
 Austin Texas, 78735
 Ofc: 512.447.0575
 Fax: 512.326.3029
 email: info@sam.biz

Texas Firm Registration No. 10064300

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

NEIL HINES, RPLS NO. 5642



PAGE 5 OF 5

WORK ORDER ARWA18005832 DIGITAL FILE E035G PE REVISION # 1 DRAWN BY PME

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, June 22, 2022 at 3:00 PM

San Marcos Public Service Center – 2217 E. McCarty Lane, San Marcos, TX 78666

K. ADJOURNMENT
