



Board of Directors Meeting

March 20, 2024

GUADALUPE-BLANCO RIVER AUTHORITY

March 20, 2024 Meeting Schedule

Audit Committee Meeting

Wednesday, March 20, 2024

9:30 a.m.

GBRA, River Annex Board Room
905 Nolan St., Seguin, Texas 78155

Board of Directors Meeting

Wednesday, March 20, 2024

10:00 a.m.

GBRA, River Annex Board Room
905 Nolan St., Seguin, Texas 78155

Retirement and Benefit Meeting

Wednesday, March 20, 2024

12:15 p.m.

GBRA, River Annex Board Room
905 Nolan St., Seguin, Texas 78155

NOTICE OF MEETING GUADALUPE-BLANCO RIVER AUTHORITY BOARD OF DIRECTORS

In accordance with the provisions of the Texas Open Meetings Act, Chapter 551, Texas Government Code, the Guadalupe-Blanco River Authority (GBRA), whose principal office is in the City of New Braunfels, Comal County, Texas, hereby gives notice of a meeting of its **BOARD OF DIRECTORS** to be held at the **Guadalupe-Blanco River Authority, Annex Building, 905 Nolan, Seguin, Guadalupe County, Texas, at 10:00 a.m., on Wednesday, March 20, 2024.**

CALL TO ORDER

- Chair's consideration of posted notices
- Pledge of Allegiance
- Welcome guests

PUBLIC COMMENTS

1. Comments from the public. **NOTE:** This portion of the meeting is intended for comments from the public on non-agenda item related topics. Please limit comments to **3 MINUTES**. To address the Board please sign and completely fill out the Attendance Sheet maintained at the entrance to the building where meeting is being held. **NO RESPONSE MAY BE MADE OR ACTION TAKEN BY THE BOARD DURING PUBLIC COMMENTS.** To address the Board related to an item posted on the agenda for action or discussion, please indicate the Item number you wish to comment on using the Attendance Sheet. The Board will call individuals to make comments at the appropriate time.

CONSENT ITEMS

2. Consideration of and possible action approving the minutes of the February 21, 2024 Board Meeting.

Attachment

3. Consideration of and possible action approving the monthly financial report for February 2024.

Attachment

4. Consideration of and possible action approving the monthly operations report for February 2024.

Attachment

5. Consideration of and possible action approving Directors' expense vouchers for February 2024.

Attachment

6. Consideration of and possible action approving the minutes of the February 21, 2024 Board Workshop Meeting.

Attachment

GENERAL MANAGER/CEO ITEMS

7. The General Manager/CEO and staff may report on, and the Board may discuss, executive reports and/or issues relating to GBRA activities including without limitation, the following: Safety Update, GBRA water and sewer utility operations, hydroelectric operations, GBRA facilities management including plants and dams, water resources planning and operation, construction management, economic and community development, project development, accounting and finance, records management, grants and financial assistance, human resources, information technology, communications, social media, education programs, resource protection, weather and climate, river flows and other scientific issues, public and private entities partnering with GBRA, water quality services, community affairs, environmental programs, stewardship, and update on GBRA Safety Work Plan. **(Amanda Buchanan, David Harris, Charlie Hickman, Nathan Pence, Randy Staats, Vanessa Guerrero, Adeline Fox)**

Attachment

ACTION ITEMS

8. Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a contract with the highest ranked bidder based on a competitive sealed proposal process, which provides the best value for the Guadalupe-Blanco River Authority, for selection of a general contractor for the Stein Falls Wastewater System Expansion project. **(Nathan Virdell)**

Attachment

9. Consideration of and possible action approving a resolution authorizing the prepayment of a tax-exempt loan entered into in 2012 for the Stein Falls Wastewater System, with principal due on and after September 15, 2024, and approving other related matters. **(Randy Staats)**

Attachment

10. Consideration of and possible action authorizing Guadalupe-Blanco River Authority staff to open bank and investment accounts for management of proceeds from bonds issued by the Lake McQueeney and Lake Placid Water Control and Improvement Districts. **(Randy Staats)**

Attachment

11. Consideration of and possible action approving a Resolution by the Guadalupe-Blanco River Authority declaring a public necessity for the acquisition of certain water pipeline easements and temporary construction easements for the GBRA Carrizo Groundwater Supply Expansion Project (TX-130 Project) in connection therewith, over, across, upon and under certain privately-owned real properties; authorizing all appropriate action by the General Manager/CEO, staff, retained attorneys and engineering and technical consultants in the institution and prosecution of condemnation proceedings to acquire any such needed permanent easements and temporary construction easements 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 GBRA to acquire such property interests; 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; said properties to be identified to wit:

Parcel ER-04 – Nina Schmidt Sells, Trustee of the Nina Schmidt Sells Separate Property Trust, dated December 8, 2008, being a 0.8599 of one acre (37,459 square foot) permanent easement, and 0.57 acre (24,829 square foot) temporary construction easement, out of the James George Survey No. 7, Abstract No. 9, Caldwell County, Texas, being a portion that tract described as 31.282 acres conveyed to Nina Schmidt Sells, Trustee of the Nina Schmidt Sells Separate Property Trust dated December 8, 2008 by Special Warranty Deed dated January 29, 2009, as recorded in Volume 559, Page 836, Official Public Records of Real Property, Caldwell County, Texas; said 0.8599 of one acre (37,459 square foot) easement and 0.57 acre (24,829 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit “A” attached hereto;

Parcel ER-07 – 2401 CR 219, LLC, a Texas limited liability company, being a 2.000 acre (87,124 square foot) permanent easement, and 1.30 acre (56,628 square foot) temporary construction easement, out of the Byrd Lockhart Survey No. 8, Abstract No. 17, and the James George Survey No. 7, Abstract No. 9, Caldwell County, Texas, being a portion that tract described as 19.367 acres conveyed to 2401 CR 219, LLC by Warranty Deed with Vendor's Lien dated February 18, 2022, as recorded in Document No. 2022-001401, Official Public Records, Caldwell County, Texas, also being a portion of Lot 2, Block 1, Reyna Acres, a subdivision of Record in Document No. 2016-004886, Official Public Records, Caldwell County, Texas (Cabinet C, Slide 48, Plat Records, Caldwell County, Texas), said Lot 2 (Tract 2) conveyed to 2401 CR 219, LLC by Special Warranty Deed with Vendor's Lien dated February 18, 2022, as recorded in Document No. 2022-001400, Official Public Records, Caldwell County, Texas, and also being a portion of that tract described as 10.124 acres (Tract 1) conveyed to 2401 CR 219, LLC by said Special Warranty Deed with Vendor's Lien, as recorded in said Document No. 2022-01400; said 2.000 acre (87,124 square foot) easement and 1.30 acre (56,628 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit “B” attached hereto;

Parcel ER-11 – Joan Marie MacCoy, being a 2.911 acre (126,796 square foot) permanent easement, and 1.90 acre (82,764 square foot) temporary construction easement, out of the Byrd Lockhart Survey No. 8, Abstract No. 17, Caldwell County, Texas, being a portion that tract described as 105.569 acres conveyed to Joan Marie MacCoy by General Warranty Deed with Vendor's Lien dated August 5, 2016, as recorded in Document No. 2016-004017, Official Public Records, Caldwell County, Texas; said 2.911-acre (126,796 square foot) easement and 1.90 acre (82,764 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit “C” attached hereto;

Parcel ER-13 – 183 Lockhart, LLC, being a 0.9344 of one acre (40,701 square foot) permanent easement, and 0.62 acre (27,007 square foot) temporary construction easement, out of the Byrd Lockhart Survey No. 8, Abstract No. 17, Caldwell County, Texas, being a portion that tract described as 83.879 acres conveyed to 183 Lockhart, LLC by General Warranty Deed dated August 8, 2022, as recorded in Document No. 2022-006425, Official Public Records, Caldwell County, Texas; also being a portion of that tract described as 43.719 acres conveyed to 183 Lockhart, LLC by General Warranty Deed dated August 8, 2022, as recorded in Document No. 2022- 006424, Official Public Records, Caldwell County, Texas; said 0.9344 of one acre (40,701 square foot) easement and 0.62 acre (27,007 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit “D” attached hereto;

Parcel ER-14 – La Familia Partnership, Ltd., being a 2.174 acre (94,698 square foot) permanent easement, and 1.47 acre (64,033 square foot) temporary construction easement, out of the Byrd Lockhart Survey No. 8, Abstract No. 17, Caldwell County, Texas, being a portion of that tract 204.145 acres of land conveyed to La Familia Partnership, Ltd. by Special Warranty Deed dated January 1, 2000 recorded in Volume 228, Page 493, Official Public Records of Real Property, Caldwell County, Texas; said 2.174 acre (94,698 square foot) easement and 1.47 acre (64,033 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit “E” attached hereto; and

Parcel ER-15 – SSPC Development, LLC, being a 0.1570 of one acre (6,840 square foot) permanent easement, and 0.10 acre (4,356 square foot) temporary construction easement, out of the Byrd Lockhart Survey No. 8, Abstract No. 17, Caldwell County, Texas, being a portion that tract described as 8.827 acres conveyed to SSPC Development, LLC by Special Warranty Deed dated March 16, 2017, as recorded in Document No. 2017-001412, Official Public Records, Caldwell County, Texas; said 0.1570 of one acre (6,840 square foot) easement and 0.10 acre (4,356 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit “F” attached hereto.

(Courtney Kerr-Moore)
Attachment

12. Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a Wholesale Wastewater Service Agreement between Guadalupe-Blanco River Authority and NexMetro Homestead, LP for the Western Duelm Tract.
(Justin Adkins)

Attachment

13. Consideration of and possible action to award a contract between the Guadalupe-Blanco River Authority and a management consulting firm to provide services to conduct an annual evaluation of the performance of the General Manager/CEO.

(Vanessa Guerrero)

Attachment

DISCUSSION ITEMS

14. Discussion regarding the 2024 Update to the Wholesale Drought Contingency Plan for Guadalupe-Blanco River Authority. **(Brian Perkins)**

15. Discussion regarding Base Flow Report, Water Quality Index, long term weather pattern, and condition of the Guadalupe Basin. **(Daniel Worley)**

Attachment

ITEMS FOR EXECUTIVE SESSION

16. The Board may meet in Executive Session as authorized by Chapter 551, Texas Government Code, to discuss one or more of the following matters:

- a. Any items listed on this agenda;
- b. Advice from legal counsel about pending or threatened litigation, including litigation options, representation, settlements, settlement-related agreements and memoranda of understanding and, if applicable, the impact of pending or contemplated litigation on GBRA projects and proposed projects;
- c. The following matters: (i) GBRA's Mid-Basin Water User Permit Application in Gonzales County (98th District Court of Travis County); (ii) San Antonio Water System's application to TCEQ for a bed and banks permit on the San Antonio River (TCEQ); (iii) Cibolo Creek Municipal Authority's application to TCEQ for a bed and banks permit on the San Antonio River (TCEQ); (iv) other pending applications for TCEQ water use or water quality permits on which GBRA is the permittee or co-permittee; (v) pending applications for TCEQ water use or water quality permits in the Guadalupe or adjacent river basins; and (vi) pending or threatened litigation to which GBRA is a party or potential party;
- d. Advice from legal counsel about pending litigation or threatened litigation relating to right of way acquisition; deliberation on matters relating to the purchase, exchange, lease, or value of real property interests and advice from legal counsel on those matters, including without limitation, issues relating to (i) right-of-way acquisitions for GBRA-related projects within or adjacent to the boundaries of GBRA's district; (ii) exchange, sale, or transfer of real property interests within or adjacent to the boundaries of GBRA's district; and (iii) sale, acquisition, and/or transfer of GBRA water treatment and distribution assets in Calhoun County;
- e. Briefing and advice from legal counsel relating to matters covered by legal counsel's duty of confidentiality, including without limitation: (i) issues relating to agreements under negotiation; (ii) issues relating to potential litigation and representation in that litigation, including without limitation, issues or disputes arising from existing contracts to which GBRA is a party and bid protests, (iii) legal

and regulatory issues relating to GBRA's groundwater and/or surface water rights and permits throughout the Guadalupe River Basin; (iv) issues relating to GBRA easement rights, enforcement of same, and other property rights; and (v) issues relating to agricultural water sales;

f. Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of public officers or employees; and to receive and obtain legal advice regarding same from legal counsel.

- General Manager/CEO, public officers, or employees

No action will be taken in executive session. The Board may take final action on any of the above-mentioned matters while convened in open session pursuant to Chapter 551 of the Texas Government Code.

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CONSENT ITEM

2. Consideration of and possible action approving the minutes of the February 21, 2024 Board Meeting.

Attachment

GUADALUPE-BLANCO RIVER AUTHORITY
Minutes of the Board of Directors
February 21, 2024

The Board of Directors of the Guadalupe-Blanco River Authority met in a regular meeting on February 21, 2024, at the GBRA Annex Building Board Room, 905 Nolan, Seguin, Guadalupe County, Texas. Directors present were Dennis Patillo, Sheila Old, Stephen B. Ehrig, Don B. Meador, Emanuel Valdez, William Carbonara, Patrick Cohoon, John Cyrier, and Robert Blaschke. Present in the Annex Building in Seguin, Texas were Darrell Nichols, General Manager/CEO; Jonathan Stinson, Deputy General Manager; Vanessa Guerrero, Executive Manager of Administration; Randy Staats, Executive Manager of Finance/CFO; Charles Hickman, Executive Manager of Engineering; Nathan Pence, Executive Manager of Environmental Science; David Harris, Executive Manager of Operations; Adeline Fox, Executive Manager of Communications and Outreach; and Joseph Cole, General Counsel.

Chairman Patillo called the meeting to order at 10:00 a.m. and took note of the certifications presented that notice of the meeting had been properly posted in the office of the Secretary of State and at the GBRA office in New Braunfels, Texas, pursuant to Title 5, Chapter 551 of the Texas Government Code. A quorum being present, the following proceedings were had:

Director Valdez led the Pledges of Allegiance to the United States flag and the Texas flag.

The Chairman then called for **Public Comments from the public**. The Chairman introduced and welcomed Kate Villanueva, representing herself, to formally request an expansion of the existing no-wake zone on Lake Dunlap near the boat launch near IH-35, citing public safety concerns and potential damage to private property. The Chairman then recognized John Blount, also representing his wife and himself, who made a formal request for an expansion of the existing

no-wake zone on Lake Dunlap near the boat launch area near IH-35, citing public safety concerns and potential damage to private property.

The Chairman called for **Consent Item 2 - Consideration of and possible action approving the minutes of the January 17, 2024 Board Meeting; Consent Item 3 - Consideration of and possible action approving the monthly financial report for January 2024; Consent Item 4 - Consideration of and possible action approving the monthly operations report for January 2024; and Consent Item 5 - Consideration of and possible action approving Directors' expense vouchers for January 2024.** Upon Motion by Director Ehrig, seconded by Director Blaschke, the Board unanimously approved Consent Items 2, 3, 4, and 5.

The Chairman then called for **General Manager/CEO Item 6 - The General Manager/CEO and staff may report on, and the Board may discuss, executive reports and/or issues relating to GBRA activities including without limitation, the following: Safety Update, GBRA water and sewer utility operations, hydroelectric operations, GBRA facilities management including plants and dams, water resources planning and operation, construction management, economic and community development, project development, accounting and finance, records management, grants and financial assistance, human resources, information technology, communications, social media, education programs, resource protection, weather and climate, river flows and other scientific issues, public and private entities partnering with GBRA, water quality services, community affairs, environmental programs, stewardship, and update on GBRA Safety Work Plan.** Adeline Fox, Executive Manager of Communication and Outreach, introduced and welcomed San'Tres Broussard, GBRA's new Media Specialist. Next, David Harris, Executive Manager of Operations, briefed the Board on new operator licenses, compliance, and ongoing activities. GBRA was

recently awarded a 10-year award from the Texas Commission on Environmental Quality's (TCEQ) Texas Optimization Program for the San Marcos WTP, acknowledging the plant for exceeding State of Texas requirements relating to water quality for public health. Mr. Harris also informed the Board about operator training including basic wastewater and water, pump and system hydraulics, utility safety, and resiliency training. GBRA's new in-house "Golden Weir Award" was recently presented to Buda WWTP for operational excellence. Mr. Harris also briefed the Board on the residential water and wastewater retail growth in the basin. There has been a 12% increase in residential retail connections from 2022 to 2023. GBRA received delivery of a new truck for the Western Canyon WWTP to assist with hydro excavations, sewer cleaning, valve maintenance, and tank cleanings. The Board was provided an update on the status of the Sunfield WWTP expansion project, winter operations, the Western Canyon Mussel Project, preparation for summer water demands, and progress on the Alliance WTP. Next, Amanda Buchanan, Safety and Risk Manager, stated there were two incidents and no lost time reported during this period. During February, training focused on fire extinguisher and fire cabinet safety, and hydrogen sulfide safety awareness. The Hazard Mitigation Action Plan (HMAP) is 60% complete, with two public engagements scheduled in February and completion of a draft HMAP for review in late April 2024. Site visits this month included a safety walk with the GBRA communication team for a WCID event, the annual fire marshal facility inspection at the Seguin Campus, and the Alliance WTP site walk. Next, Randy Staats, Executive Manager of Finance/CFO, briefed the Board on recent financial system updates, including investment management software upgrades. Additionally, GBRA staff has updated GBRA's website to include a presentation on "How to Do Business With GBRA" to assist vendors with navigating the purchasing process and provide contact information. The Government Treasurers' Organization of Texas awarded GBRA a Certificate of Investment Policy for the development of an investment policy that meets the requirements of the Public Funds

Investment Act and the standards for prudent public investing. Mr. Staats also discussed GBRA's future bond activity, including bond transactions and reimbursement resolutions.

Next, the Chairman called for **Action Item 7 - Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a Wholesale Wastewater Service Agreement between Guadalupe-Blanco River Authority and WB WT West End Estates, LLC for the Grier Tract.** Justin Adkins, Assistant General Counsel, is seeking authorization to negotiate and execute a wholesale wastewater service agreement with WB WT West End Estates, LLC ("West End") for the Grier Tract, which lies within the GBRA Stein Falls Wastewater System service area. West End is requesting that GBRA provide wholesale wastewater service to the tract. To provide the requested wastewater service, GBRA and West End will need to execute an agreement requiring West End to provide construction plans for review by GBRA, construct the system within the tract, connect the infrastructure to GBRA's existing facilities, and pay a connection fee per LUE. Upon Motion by Director Ehrig, seconded by Director Old, the Board unanimously approved Action Item 7 authorizing the General Manager/CEO to negotiate and execute a Wholesale Wastewater Service Agreement between Guadalupe-Blanco River Authority and WB WT West End Estates, LLC for the Grier Tract.

The Chairman called for **Action Item 8 - Declaration by the Board of Directors that such property is surplus and not needed by GBRA and consideration of and possible action authorizing the General Manager/CEO to negotiate and execute any such agreements necessary to effectuate the easement sale of approximately 1,214 square feet of real property that is a part of the Extension of Lakeside Subdivision, recorded in Plat Cabinet Slide No. 44-A of the Gonzales County Plat Records.** Courtney Kerr-Moore, Deputy General Counsel, is seeking the Board's declaration that certain property is surplus and such interest in real property that is to be conveyed is not needed by GBRA and to authorize the General Manager/CEO to

negotiate and execute any such agreements necessary to effectuate the easement sale of approximately 1,214 square feet of real property that is a part of the Extension of Lakeside Subdivision, recorded in Plat Cabinet Slide No. 44-A of the Gonzales County Plat Records, as required by Texas Water Code § 49.226. The asset manager of the River Acres RV Park approached GBRA to request an easement to install a new septic line across a road owned by GBRA in Gonzales County, Texas. Ms. Kerr-Moore is also seeking approval for the General Manager/CEO to negotiate any such agreements necessary to effectuate sale of the easement. Upon Motion by Director Cyrier, seconded by Director Blaschke, the Board unanimously approved Action Item 8, declaring that that certain portions of the Property are surplus and such interest in real property that is to be conveyed is not needed by GBRA and authorized the General Manager/CEO to negotiate and execute any such agreements necessary to effectuate the easement sale of approximately 1,214 square feet of real property that is a part of the Extension of Lakeside Subdivision, recorded in Plat Cabinet Slide No. 44-A of the Gonzales County Plat Records. A copy of the Resolution is attached and made a part of these minutes.

The Chairman then called for **Action Item 9 - Consideration of and possible action approving a Resolution by the Guadalupe-Blanco River Authority declaring a public necessity for the acquisition of certain water pipeline easements and temporary construction easements for the GBRA Carrizo Groundwater Supply Expansion Project (TX-130 Project) in connection therewith, over, across, upon and under certain privately owned real properties; authorizing all appropriate action by the General Manager/CEO, staff, retained attorneys and engineering and technical consultants in the institution and prosecution of condemnation proceedings to acquire any such needed permanent easements and temporary construction easements 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 GBRA to acquire such property interests; 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; said properties to be identified to wit:

Parcel ER-03 – Nina S. Sells, being a 0.6077 of one acre (26,472 square foot) easement, out of the James George Survey No. 7, Abstract No. 9, Caldwell County, Texas, being a portion that tract described as 9.297 acres conveyed to Nina S. Sells by General Warranty Deed Dated April 7, 2022, as Recorded in Document No. 2022-002702, Official Public Records, Caldwell County, Texas; said 0.6077 of one acre (26,472 square foot) easement being more particularly described by metes and bounds in Exhibit “A” attached hereto;

Parcel ER-05 – Philip Boghosian, as Trustee of the Philip Boghosian Living Trust, under Declaration of Trust dated May 28, 2013, being a 0.1184 of one acre (5,159 square foot) easement, out of the James George Survey No. 7, Abstract No. 9, Caldwell County, Texas, being a portion that tract described as 74.189 acres conveyed to Philip Boghosian, as Trustee of the Philip Boghosian Living Trust, Under Declaration of Trust dated May 28, 2013 by Special Warranty Deed dated December 31, 2021, as recorded in Document No. 2022-000089, Official Public Records, Caldwell County, Texas, said 0.1184 of one acre (5,159 square foot) easement being more particularly described in metes and bounds in Exhibit “B” attached hereto; and

Parcel ER-06 – David O. Marquez and Denise T. Marquez, husband and wife, being a 0.1366 of one acre (5,592 square foot) easement, out of the James George Survey No. 7, Abstract No. 9, Caldwell County, Texas, being a portion that tract described as 6.920 acres conveyed to David O. Marquez and Denise T. Marquez by Warranty Deed with Vendor’s Lien dated May 30, 2014, as recorded in Document No. 142168, Official Public Records of Real Property, Caldwell County, Texas; said 0.1366 of one acre (5,592 square foot) easement being more particularly described by metes and bounds in Exhibit “C” attached hereto.

Courtney Kerr-Moore, Deputy General Counsel, is seeking approval of a Resolution declaring a public necessity for the acquisition of certain water pipeline easement and temporary construction easement for the TX-130 Project. GBRA is expanding the Carrizo Groundwater Supply Project via the TX-130 Project in, over, under, through, and across certain real properties located in Caldwell, Hays, and Guadalupe counties, Texas. Efforts to negotiate for the acquisition

of these necessary properties have been unsuccessful, making proceedings in eminent domain necessary to acquire such needed permanent easements and temporary construction easements. Upon Motion by Director Old, seconded by Director Meador, by a record vote, the Board unanimously approved Action Item 9 approving the proposed Resolution

A copy of the Resolution is attached and made a part of these minutes.

The Chairman called for **Action Item 10 - Consideration of and possible action approving a Resolution by the Guadalupe-Blanco River Authority declaring a public necessity for the acquisition of court orders to obtain right of entry onto a certain property for the purpose of making boundary, topographic, environmental, archeological and geotechnical surveys, and appraisals in connection with the expansion of Western Canyon water pipeline system to an additional delivery point for the City of Boerne and City of Fair Oaks Ranch Project in Kendall County, Texas onto said property to be identified to wit:**

Kendall County Appraisal District ID No. 11782, Boerne Ranch Estates, LLS, Kendall County, Texas, and identified on map attached as Exhibit "A".

Courtney Kerr-Moore, Deputy General Counsel, is seeking the Board's approval of a Resolution declaring a public necessity for the acquisition of court orders to obtain right of entry that cannot be acquired through negotiations onto property identified as Kendall County Appraisal District No. 11782, Boerne Ranch Estate, LLC, Kendall County, Texas. This right of entry is a necessary component of adding an additional delivery point for the Cities of Boerne and City of Fair Oaks Ranch Project in Kendall County, Texas, relating to GBRA's expansion of the Western Canyon water pipeline system. Upon Motion by Director Valdez, seconded by Director Meador, the Board unanimously approved Action Item 10 approving the proposed Resolution

A copy of the Resolution is attached and made a part of these minutes.

The Chairman called for **Action Item 11 - Consideration of and possible action approving an amendment to the GBRA Fiscal Year 2024 Work Plan and Budget to adopt an RV Park Usage Charge for the Stein Falls Wastewater System.** Randy Staats, Deputy Executive Manager of Finance/CFO, is seeking approval of an amendment to the GBRA Fiscal Year 2024 Work Plan and Budget to designate an RV Park Usage Charge for the Stein Falls Wastewater System pursuant to Senate Bill 594, passed during the 88th Texas Legislative Session, requiring RV parks to be charged for wastewater services based on actual water usage.

Upon Motion by Director Blaschke, seconded by Director Ehrig, the Board unanimously approved Action Item 11 approving an amendment to the GBRA Fiscal Year 2024 Work Plan and Budget to adopt an RV Park Usage Charge for the Stein Falls Wastewater System.

Next, the Chairman called for **Action Item 12 - Consideration of and possible action approving a Resolution of the Board of Directors of Guadalupe-Blanco River Authority adopting Board Policy – 403 Investment Policy and the investment strategy contained therein.** Randy Staats, Deputy Executive Manager of Finance/CFO, is seeking approval of a Resolution adopting GBRA Board Policy – 403 Investment Policy and the investment strategy contained therein. Chapter 2256 of the Texas Government Code and GBRA's Board Policy 403 require GBRA's Board of Directors to annually review and adopt the investment policy and the contained investment strategy. The proposed revision includes only one minor update related to a change in title for one of the designated investment officers. Upon Motion by Director Old, seconded by Director Carbonara, the Board unanimously approved Action Item 12 approving a Resolution of the Board of Directors of Guadalupe-Blanco River Authority adopting Board Policy – 403 Investment Policy and the investment strategy contained therein. A copy of the Resolution is attached and made a part of these minutes.

Next, the Chairman called for **Action Item 13 - Consideration of and possible action approving the adoption of Board Policy – 510 Relationships with Environmental and Water Resource Nonprofit Organizations.** Joe Cole, General Counsel, is seeking the adoption of Board Policy – 510 Relationships with Environmental and Water Resource Nonprofit organizations. The GBRA Ad-Hoc Committee was charged to consider the Texas Sunset Advisory Commission’s recommendation to review GBRA’s activities with nonprofit organizations every five years and to consider other recommendations of the Sunset Commission. The GBRA Ad-Hoc Committee is proposing adoption of Board Policy – 510 to create guiding principles governing GBRA’s relationships with environmental and water resource nonprofit organizations. Director Meador did not participate in the proposed item. Upon Motion by Director Cyrier, seconded by Director Cohoon, the remaining members of the Board unanimously approved Action Item 13 approving the adoption of Board Policy – 510 Relationships with Environmental and Water Resource Nonprofit Organizations.

Next, the Chairman called for **Action Item 14 - Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a contract to repair Western Canyon raw water pumping system components.** David Harris, Executive Manager of Operations, is seeking authorization to contract for the repair of Pump #4 at the Western Canyon raw water pump station that is not performing at the level required to meet the needs of the plant. The estimate for repairs to the pump and motor and reinstallation of the pump is approximately \$125,000. Upon Motion by Director Cohoon, seconded by Director Carbonara, the Board unanimously approved Action Item 14 authorizing the General Manager/CEO to negotiate and execute a contract to repair Western Canyon raw water pumping system components.

Next, the Chairman called for **Action Item 15 - Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a reimbursement agreement**

with Hays County related to the Hillside Terrace Pipeline Relocation Project. Mikk Griffin, Project Engineer, is seeking authorization to negotiate a reimbursement agreement with Hays County. Hays County is currently designing the widening of Hillside Terrace Road, which will require the relocation of GBRA's pipeline. The Reimbursement Agreement specifies that Hays County will be responsible for 100% of the project cost, and GBRA will be responsible for managing the relocation construction. Upon Motion by Director Ehrig, seconded by Director Carbonara, the Board unanimously approved Action Item 15 authorizing the General Manager/CEO to negotiate and execute a reimbursement agreement with Hays County related to the Hillside Terrace Pipeline Relocation Project.

Next, the Chairman called for **Action Item 16 - Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a contract with the highest ranked bidder based on a Competitive Sealed Proposal process, which provides the best value for the Guadalupe-Blanco River Authority, for selection of a general contractor for the Hillside Terrace Pipeline Relocation Project.** Mikk Griffin, Project Engineer, is seeking authorization to negotiate for the selection of a general contractor by means of a Competitive Sealed Proposal process and execute a contract with the highest ranked bidder for the Hillside Terrace Pipeline Relocation Project. Upon Motion by Director Blaschke, seconded by Director Meador, the Board unanimously approved Action Item 16 authorizing the General Manager/CEO to negotiate and execute a contract with the highest ranked bidder based on a Competitive Sealed Proposal process, which provides the best value for the Guadalupe-Blanco River Authority, for selection of a general contractor for the Hillside Terrace Pipeline Relocation Project.

The Chairman then called for **Discussion Item 17 - Discussion regarding consideration of award of an agreement between the Guadalupe-Blanco River Authority and a management consulting firm to provide services to conduct an annual evaluation of the**

performance of the General Manager/CEO. Vanessa Guerrero, Executive Manager of Administration, briefed the Board on contracting with a management consulting firm to conduct an annual evaluation of the performance of the General Manager/CEO. The Administration department obtained proposals from three qualified firms to perform such an evaluation.

The Chairman then called for **Discussion Item 18 - Discussion regarding Base Flow Report, Water Quality Index, long-term weather pattern, and condition of the Guadalupe Basin.** Charles Hickman, Executive Manager of Engineering, briefed the Board on the Guadalupe River basin hydrologic conditions, including rainfall percentages, events, and totals; the Base Flow Report; the U.S. Drought Monitor Seasonal Outlook; Edwards Aquifer level; Comal Springs level; Guadalupe River stream flows; El Niño modeled forecast; and elevation of Canyon Reservoir. Canyon Reservoir elevation was at 887.73 feet as of February 18, 2024. The J-17 Index Well level was at 644.1 feet as of February 18, 2024. Comal Springs was flowing around 177 cfs as of February 19, 2024.

There being no further business to be brought before the Board, the open meeting was recessed at 11:18 a.m. subject to call by the Chairman and convened the meeting in executive session at 11:36 a.m. pursuant to Chapter 551, Texas Government Code.

The open meeting reconvened at 11:53 a.m.

Chairman Patillo appointed Director Cohoon as Chairman, and Directors Old and Ehrig as members, of an ad-hoc committee to evaluate and make a recommendation to the Board for the hiring of a consultant to conduct an annual evaluation of the performance of the General Manager/CEO. The three proposals discussed in Discussion Item 17 will be available to each Director regardless of whether they serve on the ad-hoc committee.

There being no further business to be brought before the Board, the meeting was adjourned at 11:54 a.m. subject to a call by the Chairman.

Chairman

Secretary/Treasurer

CONSENT ITEM

3. Consideration of and possible action approving the monthly financial report February 2024.

Attachment



Guadalupe-Blanco River Authority

FINANCIAL REPORT
TO THE
BOARD OF DIRECTORS

Month Ending February 2024

Financial Report To The
BOARD OF DIRECTORS
Month Ending February 2024

Board of Directors

COUNTY		
NAME	POSITION	REPRESENTING
Dennis L. Patillo	Chair	Victoria
Sheila L. Old	Vice Chair	Guadalupe
Stephen B. “Steve” Ehrig	Sec/Treasurer	Gonzales
John P. Cyrier	Director	Caldwell
Emanuel Valdez, Jr.	Director	Comal
William R. Carbonara	Director	Dewitt
Don B. Meador	Director	Hays
James P. Cohoon	Director	Kendall
Robert E. Blaschke	Director	Refugio

Executive Team

POSITION	
NAME	
Darrell Nichols	General Manager/CEO
Jonathan Stinson	Deputy General Manager
Joe Cole	General Counsel
Adeline Fox	Executive Manager of Communications and Outreach
Vanessa Guerrero	Executive Manager of Administration
David Harris	Executive Manager of Operations
Charlie Hickman	Executive Manager of Engineering
Nathan Pence	Executive Manager of Environmental Science
Randy Staats	Executive Manager of Finance/CFO

Guadalupe-Blanco River Authority

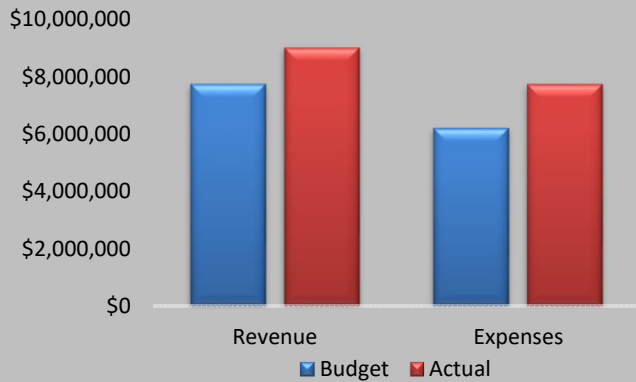
Financial Statements Executive Summary

For the Period Ending February 29, 2024

FINANCIAL RESULTS - MONTH

	Budget	Actual	% of Budget
Revenue	\$7,713,274	\$8,975,585	116.4%
Expenses	\$6,209,744	\$7,730,232	124.5%
Net Revenue	\$1,503,530	\$1,245,353	

Note> Budget figures represent 1/12th of the Fiscal Year budget.



COMMENTS FOR MONTH

REVENUE:

Monthly total revenue was greater than budget by \$1.3 M.

Water Sales were less than budget by \$114 K due to reduced water use by retail customers during cooler months.

Wastewater Services were more than budget by \$68 K due to higher level of connection fees received.

Power Sales were less than budget by \$43 K due to no electrical generation at the Canyon Hydroelectric facility.

Recreation was less than budget by \$11 K due to seasonality.

Administrative & General was less than budget by \$51 K. Revenue is offset by the same amount in A & G expense.

EXPENSES:

Overall, expenses were more than budget by \$1.5 M, due to the annual payment to Carrizo leaseholders.

Operating expenses were more than budget by \$717 K, as described above.

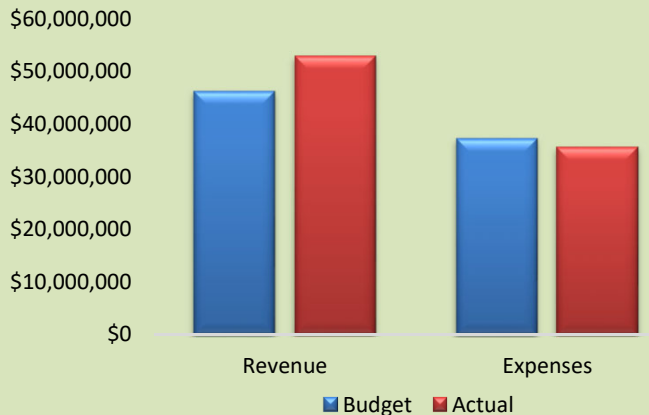
Utility costs were less than budget by \$33 K and chemical costs were less than budget by \$53 K.

Maintenance expenses were more than budget by \$72 K.

FINANCIAL RESULTS - FISCAL YEAR

	Budget	Actual	% of Budget
Revenue	\$46,279,644	\$52,965,232	114.4%
Expenses	\$37,258,464	\$35,673,963	95.7%
Net Revenue	\$9,021,180	\$17,291,269	

Note> Budget figures represent the portion of the Fiscal Year completed.



COMMENTS FOR FISCAL YEAR

REVENUE:

Annual revenue year-to-date is greater than budget by \$6.7 M, driven by higher retail water sales, wastewater connection fees, and interest earnings.

Water Sales - over by \$1.2 M

Wastewater Services - over by \$887 K

Power Sales - under by \$368 K

Recreation - under by \$144 K

A & G - under by \$331 K, offset by the same amount in A & G expense

Investment Income - over by \$4.8 M

(interest generated from restricted funds is not budgeted)

Miscellaneous Income - over by \$1.2 M

EXPENSES:

Year-to-Date expenses are less than budget by \$1.5 M.

Operating Expenses were under budget by \$2.8 M, largely due to personnel expenses and professional services. **Maintenance & Repair** expenses were under budget by \$364 K due to the timing of project starts.

GENERAL COMMENTS:

1. There have been no financial concerns during FY 2024.
2. Arbitrage Liability in the amount of \$1,861,267 was recorded per the report received from Hilltop Securities.
3. GBRA's Financial Practices & Strategies target reserve level is 90 days or 25% of budgeted operations & maintenance expenses. At month's end, unrestricted cash & investments totaled **\$58.9 million**, which equates to **341 days** or **93%** of budgeted operations & maintenance expenses.

**Guadalupe-Blanco River Authority
Combining Income and Expense**

February 29, 2024

	CURRENT		YEAR TO DATE	ANNUAL	%
	ACTUAL	BUDGET	ACTUAL	BUDGET	of BDGT
REVENUE					
Power Sales	\$ 48,688	\$ 92,051	\$ 183,343	\$ 1,104,613	16.60%
Water Sales and Lake Operations	3,490,034	3,604,089	22,886,019	43,249,070	52.92%
Recreation and Land Use	85,908	97,121	438,816	1,165,455	37.65%
Wastewater Services	1,230,742	1,162,371	7,861,850	13,948,455	56.36%
Laboratory Services	77,555	81,667	492,956	980,000	50.30%
Administrative and General	340,510	391,484	2,017,492	4,697,807	42.95%
Interest Income	1,580,465	100,322	5,481,811	1,203,864	455.35%
Transfer to Project Fund Rev	4,800	4,800	28,800	57,600	50.00%
Gain (Loss) on Cap. Assets	-	-	-	-	-
Miscellaneous	333,478	241,979	2,636,560	2,903,745	90.80%
Grants & Local Contributions	18,260	126,926	154,065	1,523,106	10.12%
Total Revenue	\$ 7,210,439	\$ 5,902,810	\$ 42,181,712	\$ 70,833,715	59.55%
EXPENSES					
Operating Expenses	\$ 5,134,848	\$ 4,417,141	\$ 23,666,292	\$ 53,005,686	44.65%
Maintenance and Repairs	450,938	378,060	1,904,341	4,536,725	41.98%
Administrative and General	340,510	391,484	2,017,657	4,697,807	42.95%
Interest Expense	1,688,037	836,064	7,969,773	10,032,762	79.44%
Transfer to Project Fund Exp	-	151,213	-	1,814,552	0.00%
Transfers-Restricted/Bond Covenant Fund Exp	-	-	-	-	-
Transfers-Reserve Fund Exp	-	9,590	-	115,076	0.00%
Customer-owned Capital Exp	115,899	26,192	115,899	314,300	36.88%
Total Expenses	\$ 7,730,232	\$ 6,209,742	\$ 35,673,963	\$ 74,516,908	47.87%
Net Operating Revenues	\$ (519,793)	\$ (306,933)	\$ 6,507,750	\$ (3,683,193)	-176.69%
Depreciation and Amortization	\$ (451,166)	\$ -	(2,861,800)	-	-
Capacity Charge Revenue	1,765,146	1,810,464	10,783,520	21,725,568	49.64%
Total Long-Term Assets	\$ 1,313,980	\$ 1,810,464	\$ 7,921,720	\$ 21,725,568	36.46%
Net Income	794,186	1,503,531	14,429,469	18,042,375	79.98%
Deferred Revenues	\$ (192,196)	\$ -	\$ (1,153,177)	\$ -	-
NET INCOME TRANSFERRED TO NET POSITION	\$ 601,990	\$ 1,503,531	\$ 13,276,293	\$ 18,042,375	73.58%

Guadalupe-Blanco River Authority
Combined Balance Sheet
February 29, 2024

CURRENT ASSETS

Cash	\$ 8,268,440
Operating Investments	50,672,138
Interest Receivable	202,946
A/R-Operating	6,086,053
Other Current Assets	1,271,696
Total Current Assets	66,501,273

RESTRICTED ASSETS

Cash	108,265,894
Investments	93,817,593
Interest Receivable	304,189
Total Restricted Assets	202,387,675

LONG-TERM ASSETS

Interfund Loans Receivable	10,058,093
Long-term Loan Receivable	4,268,885
Deferred Revenue	-
Total Long-Term Assets	14,326,978

FIXED ASSETS

Land and Land Rights	18,972,511
Water and Storage Rights	59,047,185
Dams, Plants and Equip.	216,805,485
Work in Progress	323,408,966
Capital Improvement Projects	2,208,809
Less Accum. Depreciation	(111,978,006)
Total Fixed Assets	508,464,950

OTHER ASSETS

Debt Issuance Costs	-
FERC Permit	281,329
Deferred Outflows-DB Pension Plan	5,247,930
Deferred Outflows-TCDRS	2,903,472
Deferred Outflows-Bond Refunding	1,093,225
Deferred Outflows-Arbitrage Liability	1,861,267
Leased Assets	1,724,322
Less Accum. Amortization-Leases	(460,252)
Total Other Assets	12,651,292

TOTAL ASSETS	\$ 804,332,168
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CURRENT LIABILITIES (Unrestricted)

Curr. Portion, Long-term Loans	\$ 416,836
Loans, Interest Payable	2,481
A/P-Operating	1,401,883
A/P-Interfund	-
Total Current Liab. (Unrest.)	1,821,200

CURRENT LIABILITIES (Restricted)

Current Portion, Revenue Bonds	14,865,000
Current Portion, Interest Payable	2,095,181
A/P-Construction	-
Total Current Liab. (Restr.)	16,960,181

LONG-TERM LIABILITIES

Revenue Bonds Payable	599,299,294
Long-Term Loans Payable	1,980,363
Long-Term Interest Payable	10,964,844
Interfund Loans Payable	10,058,093
Less Current Portion	(15,281,836)
Total Long-Term Liabilities	607,020,757

OTHER LIABILITIES

Advances for Operations	130,047
Defined Benefit Pension Plan Liability	10,707,004
Deferred Inflows-Bonds	16,920,540
Deferred Inflows-Grants	1,671,316
Deferred Inflows-DB Pension Plan	292,262
Deferred Inflows-TCDRS	179,118
Arbitrage Liability	1,861,267
Leased Assets Liability	1,343,255
Total Other Liabilities	33,104,809

TOTAL LIABILITIES

	658,906,946
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NET POSITION

Reserved/Unreserved Net Position	132,148,929
Net Position	13,276,293
Total Net Position	145,425,222

TOTAL LIABILITIES & NET POSITION	\$ 804,332,168
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Guadalupe-Blanco River Authority
Combining Balance Sheet
02/29/2024

	GENERAL	G.V. HYDRO	RURAL UTILITIES	WATER SUPPLY	RURAL WATER	COLETO CREEK	LULING	CANYON HYDRO	LOCKHART	TOTAL
CURRENT ASSETS										
Cash	\$ (563,961)	\$ (720,478)	\$ 2,975,301	\$ 4,819,488	\$ 277,477	\$ 363,839	\$ 789,307	\$ 122,512	\$ 204,955	\$ 8,268,440
Designated Cash	-	-	-	-	-	-	-	-	-	-
Operating Investments	8,025,460	-	8,983,714	32,377,776	568,244	-	716,944	-	-	50,672,138
Designated Investments	-	-	-	-	-	-	-	-	-	-
Interest Receivable	36,817	-	31,138	129,828	2,242	-	2,921	-	-	202,946
A/R-Operating	4,239	2,460,566	683,430	2,789,993	-	111,128	-	-	36,696	6,086,053
Other Current Assets	10,974	62,744	17,979	1,150,789	-	3,269	4,512	7,284	14,145	1,271,696
Total Current Assets	7,513,530	1,802,833	12,691,561	41,267,875	847,963	478,235	1,513,684	129,796	255,796	66,501,273
RESTRICTED ASSETS										
Cash	-	6,969,495	320,237	100,976,162	-	-	-	-	-	108,265,894
Investments	-	49,994,773	14,036,010	29,719,664	-	-	67,146	-	-	93,817,593
Interest Receivable	95	159,547	47,163	96,797	-	-	587	-	-	304,189
Total Restricted Assets	95	57,123,814	14,403,410	130,792,623	-	-	67,733	-	-	202,387,675
LONG-TERM ASSETS										
Interfund Loans Receivable	10,058,093	-	-	-	-	-	-	-	-	10,058,093
Long-term Loan Receivable	(0)	-	-	4,268,885	-	-	-	-	-	4,268,885
Deferred Revenue	-	-	-	-	-	-	-	-	-	-
Total Long-Term Assets	10,058,093	-	-	4,268,885	-	-	-	-	-	14,326,978
FIXED ASSETS										
Land and Land Rights	1,035,561	5,835,231	1,180,974	9,974,579	51,396	-	869,584	12,187	13,000	18,972,511
Water and Storage Rights	-	1,239,504	-	57,801,973	-	-	5,708	-	-	59,047,185
Dams, Plants and Equip.	2,735,543	11,205,105	18,866,198	156,554,556	3,421,556	2,438,773	7,856,297	12,553,881	1,173,576	216,805,485
Work in Progress	-	65,678,604	44,518,430	213,211,932	-	-	-	-	-	323,408,966
Capital Improvement Projects	-	2,208,809	-	-	-	-	-	-	-	2,208,809
Less Accum. Depreciation	(2,378,693)	(9,171,442)	(7,649,086)	(74,020,214)	(2,108,250)	(1,949,520)	(4,396,037)	(9,353,839)	(950,923)	(111,978,006)
Total Fixed Assets	1,392,411	76,995,811	56,916,517	363,522,825	1,364,702	489,252	4,335,551	3,212,228	235,653	508,464,950
OTHER ASSETS										
Debt Issuance Cost	-	-	-	-	-	-	-	-	-	-
FERC Permit	-	-	-	-	-	-	-	281,329	-	281,329
Deferred Outflows-DB Pension Plan	5,247,930	-	-	-	-	-	-	-	-	5,247,930
Deferred Outflows-TCDRS	2,903,472	-	-	-	-	-	-	-	-	2,903,472
Deferred Outflows-Bond Refunding	-	-	-	1,093,225	-	-	-	-	-	1,093,225
Deferred Outflows-Arbitrage Liability	-	1,698,189	77,419	85,658	-	-	-	-	-	1,861,267
Leased Assets	289,579	77,032	143,590	1,214,122	-	-	-	-	-	1,724,322
Less Accum. Amort-Leased Assets	(59,557)	(11,969)	(58,587)	(330,139)	-	-	-	-	-	(460,252)
Total Other Assets	8,381,424	1,763,252	162,422	2,062,866	-	-	-	281,329	-	12,651,292
TOTAL ASSETS	\$ 27,345,553	\$ 137,685,710	\$ 84,173,909	\$ 541,915,074	\$ 2,212,665	\$ 967,488	\$ 5,916,969	\$ 3,623,353	\$ 491,449	\$ 804,332,168

Guadalupe-Blanco River Authority
Combining Balance Sheet
02/29/2024

	GENERAL	G.V. HYDRO	RURAL UTILITIES	WATER SUPPLY	RURAL WATER	COLETO CREEK	LULING	CANYON HYDRO	LOCKHART	TOTAL
CURRENT LIABILITIES (Unrestricted)										
Curr. Portion, Long-term Loans	-	-	130,000	286,835	-	-	-	-	-	416,836
Loans, Interest Payable	-	-	-	2,481	-	-	-	-	-	2,481
A/P-Operating	359,270	88,922	161,568	616,319	-	86,243	21,955	15,622	51,984	1,401,883
A/P-Interfund	-	-	48	(48)	-	-	-	-	-	-
Total Current Liab. (Unrest.)	359,270	88,922	291,616	905,588	-	86,243	21,955	15,622	51,984	1,821,200
CURRENT LIABILITIES (Restricted)										
Current Portion, Revenue Bonds	-	3,680,000	-	10,865,000	-	-	320,000	-	-	14,865,000
Current Portion, Interest Payable	-	49,273	126,156	1,916,618	-	-	3,134	-	-	2,095,181
A/P-Construction	-	-	-	-	-	-	-	-	-	-
Total Current Liab. (Restr.)	-	3,729,273	126,156	12,781,618	-	-	323,134	-	-	16,960,181
LONG-TERM LIABILITIES										
Revenue Bonds Payable	-	117,640,000	57,600,091	421,882,481	-	-	2,176,722	-	-	599,299,294
Long-Term Loans Payable	-	-	1,385,000	595,363	-	-	-	-	-	1,980,363
Long-Term Interest Payable	-	-	-	10,964,844	-	-	-	-	-	10,964,844
Interfund Loans Payable	-	8,906,193	1,000,000	-	-	-	-	151,900	-	10,058,093
Less Current Portion	-	(3,680,000)	(130,000)	(11,151,835)	-	-	(320,000)	-	-	(15,281,836)
Total Long-Term Liabilities	-	122,866,193	59,855,090	422,290,852	-	-	1,856,722	151,900	-	607,020,757
OTHER LIABILITIES										
Advances for Operations	-	-	-	64,830	-	-	34,805	-	30,412	130,047
Defined Benefit Pension Plan Liability	10,707,004	-	-	-	-	-	-	-	-	10,707,004
Deferred Inflows-Bonds	-	-	-	12,568,950	-	-	872,480	3,479,110	-	16,920,540
Deferred Inflows-Grants	-	-	-	1,671,316	-	-	-	-	-	1,671,316
Deferred Inflows-DB Pension Plan	292,262	-	-	-	-	-	-	-	-	292,262
Deferred Inflows-TCDRS	179,118	-	-	-	-	-	-	-	-	179,118
Arbitrage Liability	-	1,698,189	77,419	85,658	-	-	-	-	-	1,861,267
Leased Assets Liability	230,842	65,528	85,026	961,859	-	-	-	-	-	1,343,255
Total Other Liabilities	11,409,226	1,763,718	162,445	15,352,613	-	-	907,285	3,479,110	30,412	33,104,809
TOTAL LIABILITIES	11,768,495	128,448,105	60,435,308	451,330,671	-	86,243	3,109,096	3,646,632	82,396	658,906,946
NET POSITION										
Reserved/Unreserved Net Position	15,793,498	6,912,441	22,063,917	81,736,130	2,249,743	778,510	2,285,620	100,605	228,466	132,148,929
Net Income	(218,358)	2,325,163	1,674,740	8,850,136	(37,078)	102,735	522,253	(123,884)	180,586	13,276,293
Total Net Position	15,575,140	9,237,604	23,738,657	90,586,266	2,212,665	881,245	2,807,873	(23,279)	409,052	145,425,222
TOTAL LIABILITIES & NET POSITION	\$ 27,343,635	\$ 137,685,710	\$ 84,173,965	\$ 541,916,937	\$ 2,212,665	\$ 967,488	\$ 5,916,969	\$ 3,623,353	\$ 491,448	\$ 804,332,168

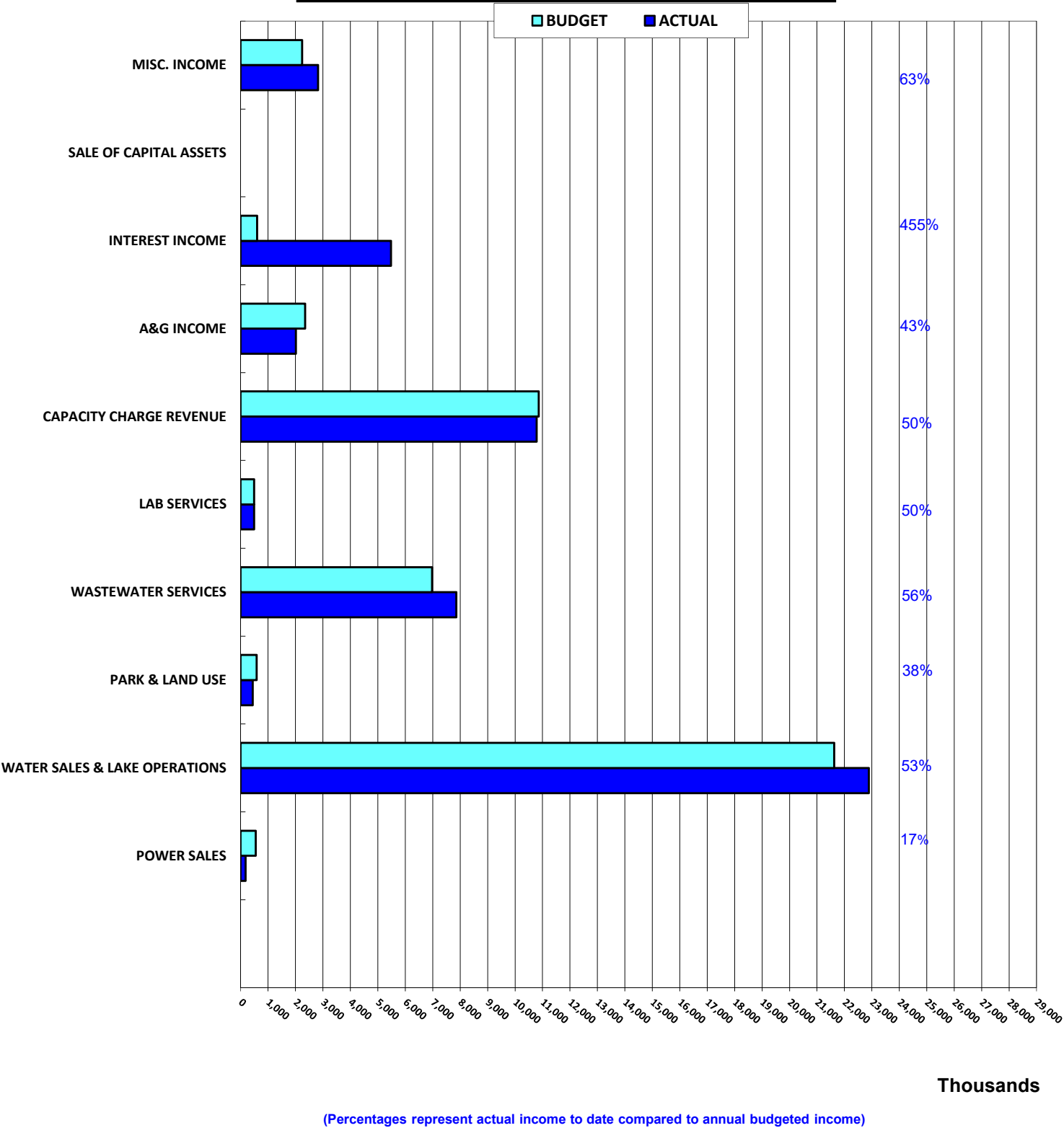
Guadalupe-Blanco River Authority
Combining Income and Expense
02/29/2024

	GENERAL	G.V. HYDRO	RURAL UTILITIES	WATER SUPPLY	RURAL WATER	COLETO CREEK	LULING	CANYON HYDRO	LOCKHART	TOTAL
REVENUE										
Power Sales	\$ -	\$ 48,688	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,688
Water Sales and Lake Operations	-	-	-	3,112,965	-	110,213	186,855	-	80,002	3,490,034
Recreation and Land Use	-	-	-	17,960	-	67,947	-	-	-	85,908
Wastewater Services	-	-	772,282	391,413	-	-	-	-	67,046	1,230,742
Laboratory Services	-	-	-	77,555	-	-	-	-	-	77,555
Administrative and General	340,510	-	-	-	-	-	-	-	-	340,510
Interest Income	90,234	463,919	160,174	857,177	2,356	10	6,595	-	-	1,580,465
Transfer to Project Fund Rev	4,800	-	-	-	-	-	-	-	-	4,800
Gain (Loss) on Cap. Assets	-	-	-	-	-	-	-	-	-	-
Miscellaneous	5,587	-	138	233,135	-	688	-	-	93,930	333,478
Grants & Local Contributions	-	-	-	18,260	-	-	-	-	-	18,260
Total Revenue	\$ 441,131	\$ 512,607	\$ 932,595	\$ 4,708,465	\$ 2,356	\$ 178,858	\$ 193,449	\$ -	\$ 240,978	\$ 7,210,439
EXPENSES										
Operating Expenses	304,493	105,888	355,924	3,928,833	-	137,634	113,633	26,209	162,235	5,134,848
Maintenance and Repairs	4,336	8,715	116,992	293,753	-	8,363	10,714	37	8,028	450,938
Administrative and General	-	13,641	40,309	242,390	-	12,544	12,855	2,488	16,282	340,510
Interest Expense	-	98,327	199,045	1,383,938	-	-	6,728	-	-	1,688,037
Transfer to Project Fund Exp	-	-	-	-	-	-	-	-	-	-
Transfers-Restricted/Bond Covenant Fund Exp	-	-	-	-	-	-	-	-	-	-
Transfers-Reserve Fund Exp	-	-	-	-	-	-	-	-	-	-
Customer-owned Capital Exp	-	-	-	115,899	-	-	-	-	-	115,899
Total Expenses	308,829	226,570	712,270	5,964,813	-	158,541	143,930	28,734	186,544	7,730,232
Net Operating Revenues	132,302	286,036	220,325	(1,256,348)	2,356	20,318	49,520	(28,734)	54,434	(519,793)
Depreciation and Amortization	(13,446)	(14,722)	(54,813)	(323,904)	(7,453)	(4,914)	(12,130)	(18,817)	(967)	(451,166)
Capacity Charge Revenue	-	380,611	-	1,346,931	-	-	37,603	-	-	1,765,146
Total Long-Term Assets	(13,446)	365,890	(54,813)	1,023,028	(7,453)	(4,914)	25,473	(18,817)	(967)	1,313,980
Net Income	118,856	651,926	165,512	(233,321)	(5,097)	15,403	74,993	(47,552)	53,466	794,186
Deferred Revenues	-	-	-	(199,131)	-	-	(13,096)	20,031	-	(192,196)
NET INCOME TRANSFERRED TO NET POSITION	\$ 118,856	\$ 651,926	\$ 165,512	\$ (432,452)	\$ (5,097)	\$ 15,403	\$ 61,897	\$ (27,521)	\$ 53,466	\$ 601,990

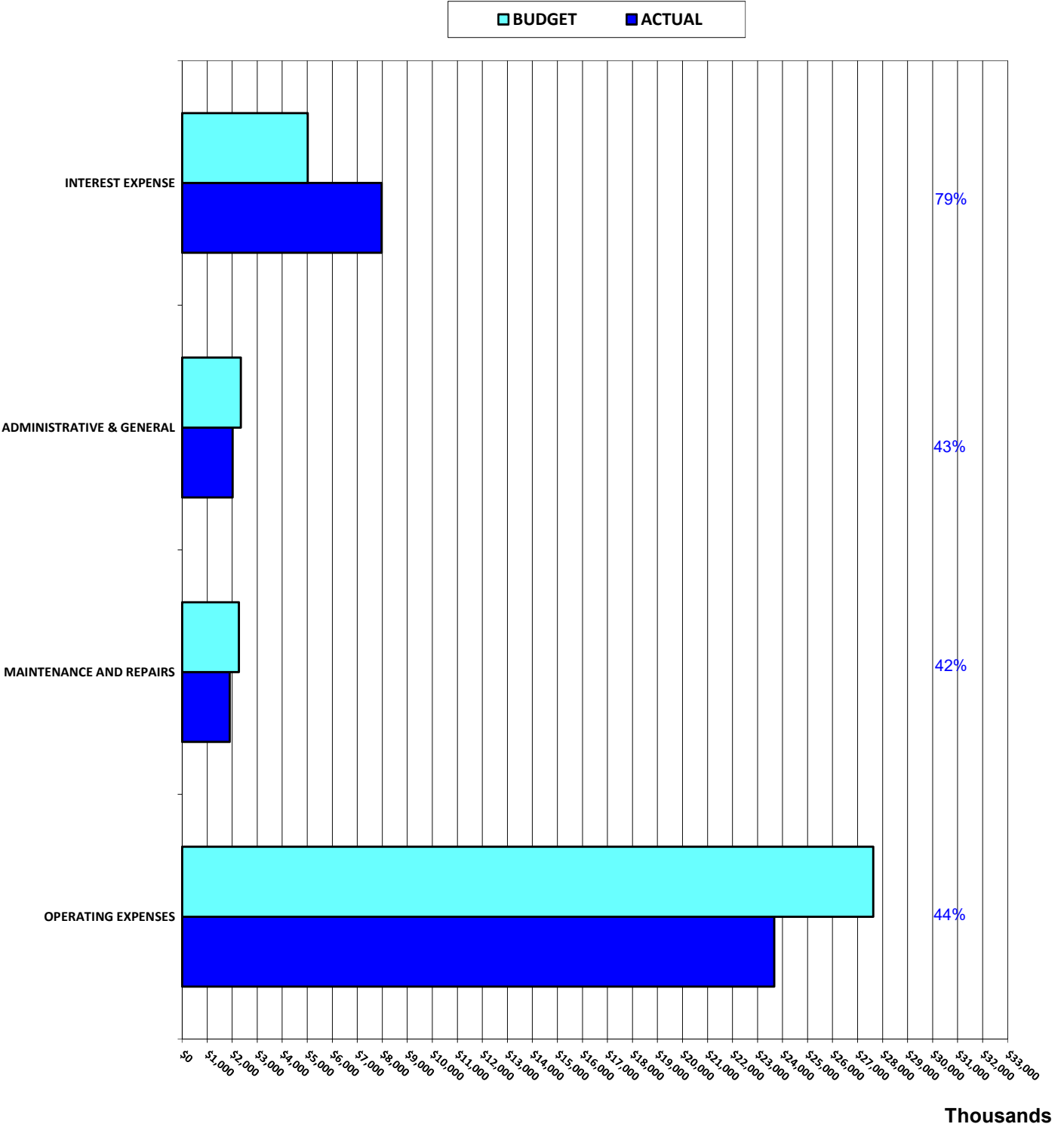
Guadalupe-Blanco River Authority
Combining Income and Expense
Year to Date at
02/29/2024

	GENERAL	G.V. HYDRO	RURAL UTILITIES	WATER SUPPLY	RURAL WATER	COLETO CREEK	LULING	CANYON HYDRO	LOCKHART	TOTAL
REVENUE										
Power Sales	\$ -	\$ 183,343	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 183,343
Water Sales and Lake Operations	-	-	-	20,655,708	-	553,787	1,196,513	-	480,010	22,886,019
Recreation and Land Use	-	-	-	109,509	-	329,307	-	-	-	438,816
Wastewater Services	-	-	5,255,986	2,203,587	-	-	-	-	402,277	7,861,850
Laboratory Services	-	-	-	492,956	-	-	-	-	-	492,956
Administrative and General	2,017,492	-	-	-	-	-	-	-	-	2,017,492
Interest Income	400,339	1,419,521	537,395	3,089,989	12,071	175	22,321	-	-	5,481,811
Transfer to Project Fund Rev	28,800	-	-	-	-	-	-	-	-	28,800
Gain (Loss) on Cap. Assets	-	-	-	-	-	-	-	-	-	-
Miscellaneous	39,751	(298)	10,313	2,126,529	-	94,059	554	-	365,652	2,636,560
Grants & Local Contributions	-	-	-	154,065	-	-	-	-	-	154,065
Total Revenue	\$ 2,486,381	\$ 1,602,566	\$ 5,803,694	\$ 28,832,344	\$ 12,071	\$ 977,328	\$ 1,219,389	\$ -	\$ 1,247,939	\$ 42,181,712
EXPENSES										
Operating Expenses	2,593,552	656,406	1,991,750	16,059,932	1,397	710,714	616,755	109,292	926,495	23,666,292
Maintenance and Repairs	25,710	138,978	349,157	1,289,812	-	41,953	23,777	360	34,594	1,904,341
Administrative and General	-	82,561	245,116	1,401,338	328	90,684	82,070	15,446	100,114	2,017,657
Interest Expense	-	588,864	1,194,477	6,143,767	-	-	42,665	-	-	7,969,773
Transfer to Project Fund Exp	-	-	-	-	-	-	-	-	-	-
Transfers-Restricted/Bond Covenant Fund Exp	-	-	-	-	-	-	-	-	-	-
Transfers-Reserve Fund Exp	-	-	-	-	-	-	-	-	-	-
Customer-owned Capital Exp	-	-	-	115,899	-	-	-	-	-	115,899
Total Expenses	2,619,261	1,466,809	3,780,499	25,010,749	1,725	843,352	765,267	125,098	1,061,203	35,673,963
Net Operating Revenues	(132,880)	135,756	2,023,195	3,821,595	10,346	133,976	454,122	(125,098)	186,736	6,507,750
Depreciation and Amortization	(85,478)	(94,260)	(348,455)	(2,052,722)	(47,424)	(31,241)	(77,096)	(118,973)	(6,150)	(2,861,800)
Capacity Charge Revenue	-	2,283,667	-	8,276,050	-	-	223,803	-	-	10,783,520
Total Long-Term Assets	(85,478)	2,189,407	(348,455)	6,223,327	(47,424)	(31,241)	146,707	(118,973)	(6,150)	7,921,720
Net Income	(218,358)	2,325,163	1,674,740	10,044,922	(37,078)	102,735	600,829	(244,071)	180,586	14,429,469
Deferred Revenues	-	-	-	(1,194,786)	-	-	(78,577)	120,186	-	(1,153,177)
NET INCOME TRANSFERRED TO NET POSITION	\$ (218,358)	\$ 2,325,163	\$ 1,674,740	\$ 8,850,136	\$ (37,078)	\$ 102,735	\$ 522,253	\$ (123,884)	\$ 180,586	\$ 13,276,293

GUADALUPE-BLANCO RIVER AUTHORITY
BUDGET TO ACTUAL REVENUE COMPARISON
 BUDGETED INCOME TO DATE GENERALLY REPRESENTS 50% OF ANNUAL BUDGET

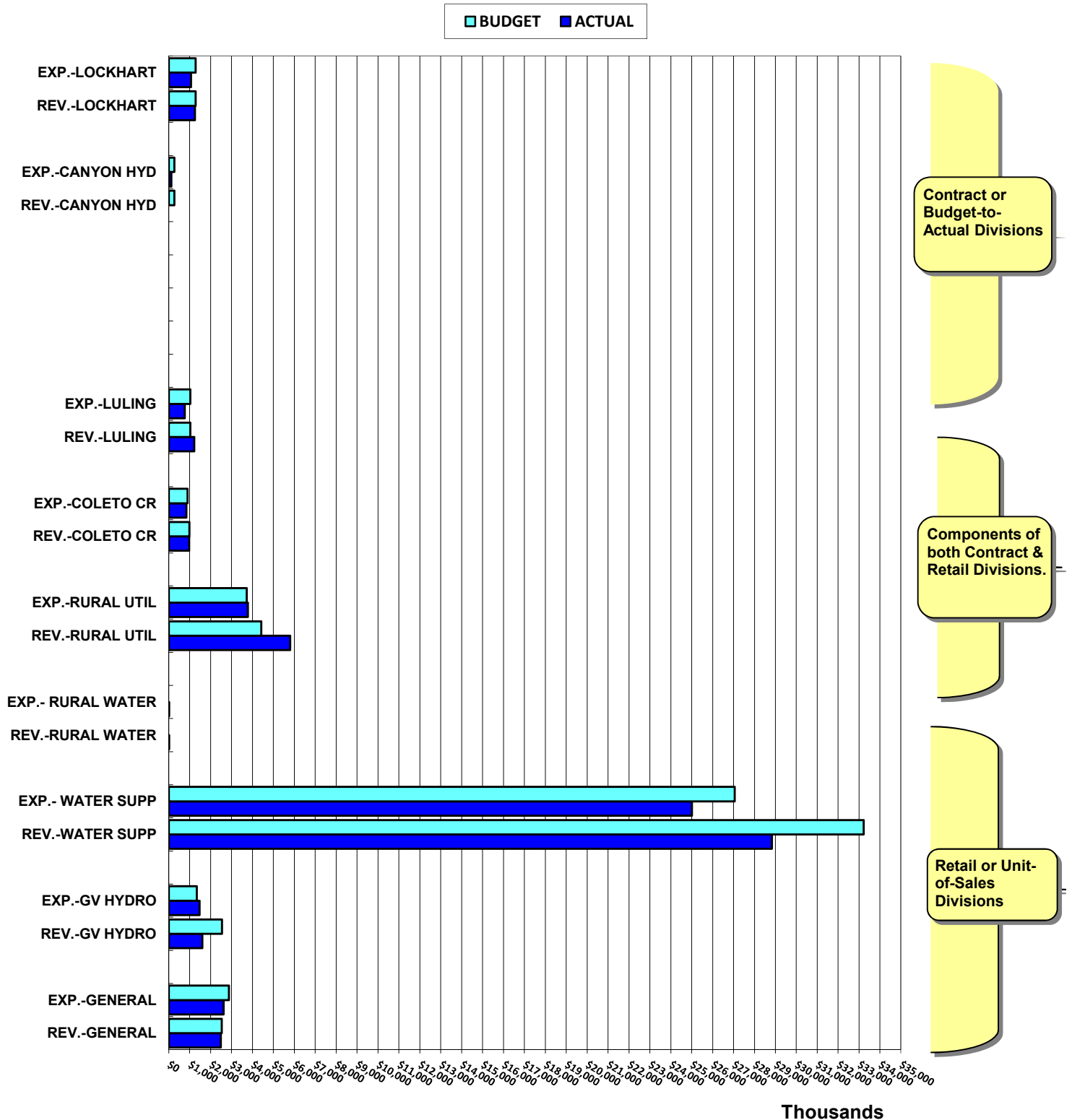


GUADALUPE-BLANCO RIVER AUTHORITY BUDGET TO ACTUAL EXPENSE COMPARISON BUDGETED EXPENSES TO DATE GENERALLY REPRESENTS 50% OF ANNUAL BUDGET



(Percentages represent actual expenses to date compared to annual budgeted expenses)

GUADALUPE-BLANCO RIVER AUTHORITY **DIVISIONAL OPERATING REVENUE AND EXPENSES**



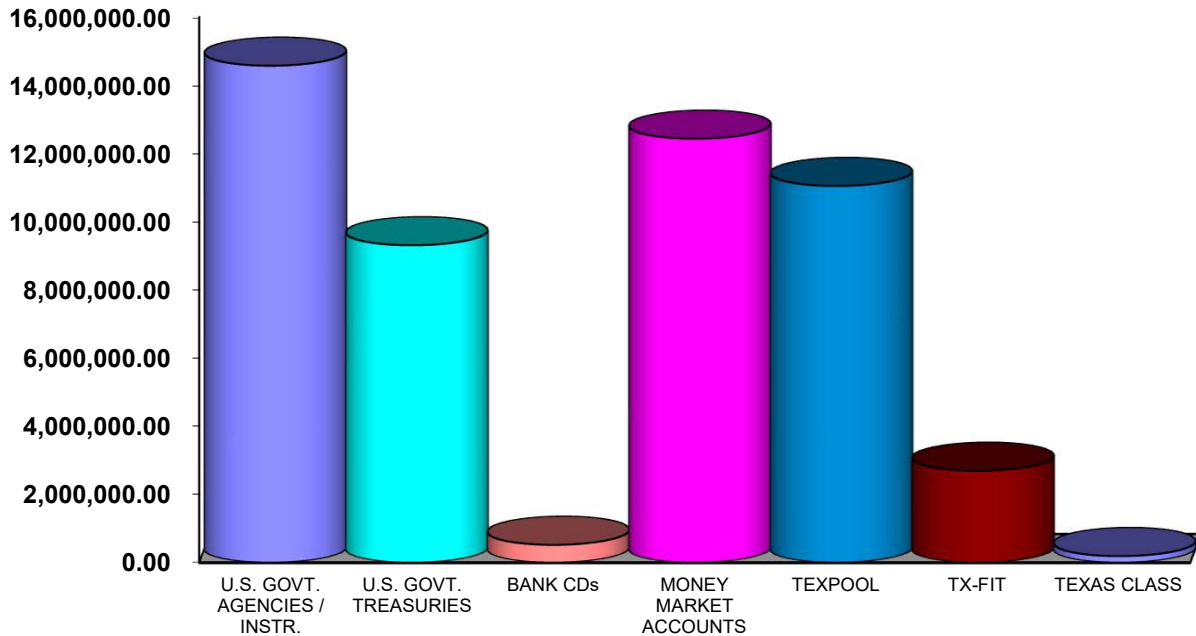
AS OF FEBRUARY 29, 2024

GUADALUPE-BLANCO RIVER AUTHORITY OPERATING INVESTMENTS

February 29, 2024

TOTAL OPERATING PORTFOLIO:

\$50,758,659



INVESTMENT POLICY: The operating funds portfolio should consist of no more than 75% U.S. government, its agencies and instrumentalities securities with no more than 50% of the portfolio in any one instrumentality; 100% public funds investment pools; 100% money market accounts; 50% bank certificates of deposit; or 50% of other types of eligible instruments.

US GOV'T, AGENCIES & INSTRUMENTALITIES

Type	Amount	% of Portfolio
US TREAS	\$9,303,845	18.3%
FHLB	12,700,915	25.0%
FNMA	1,873,260	3.7%
FHLMC	-	0.0%
FFCB	-	0.0%
	\$23,878,020	47.0%

BANK CERTIFICATE OF DEPOSITS (CDs)

Type	Amount	% of Portfolio
CD	\$521,699	1.0%

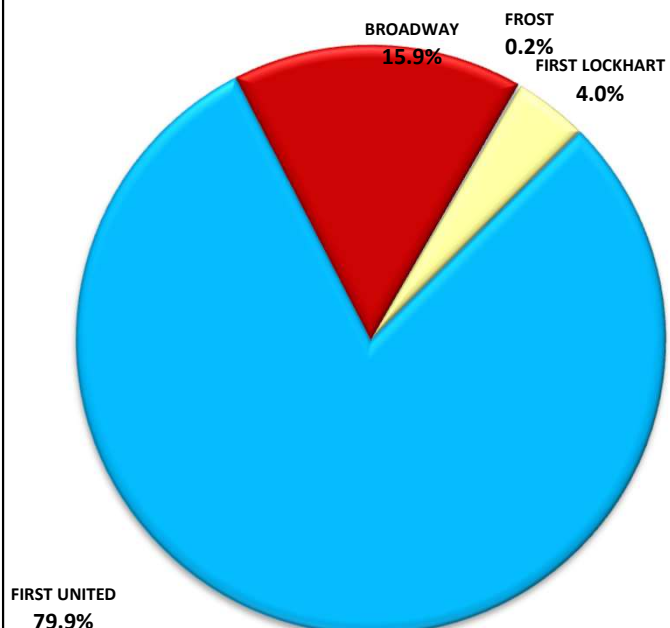
MONEY MARKET ACCOUNTS

Type	Amount	% of Portfolio
MM	\$12,432,328	24.5%

PUBLIC FUNDS INVESTMENT POOLS

Type	Amount	% of Portfolio
TEXPOOL	11,044,610	21.8%
TX-FIT	2,691,418	5.3%
TEXAS CLASS	190,584	0.4%
	\$13,926,612	27.4%

OPERATING INVESTMENTS BY BANK



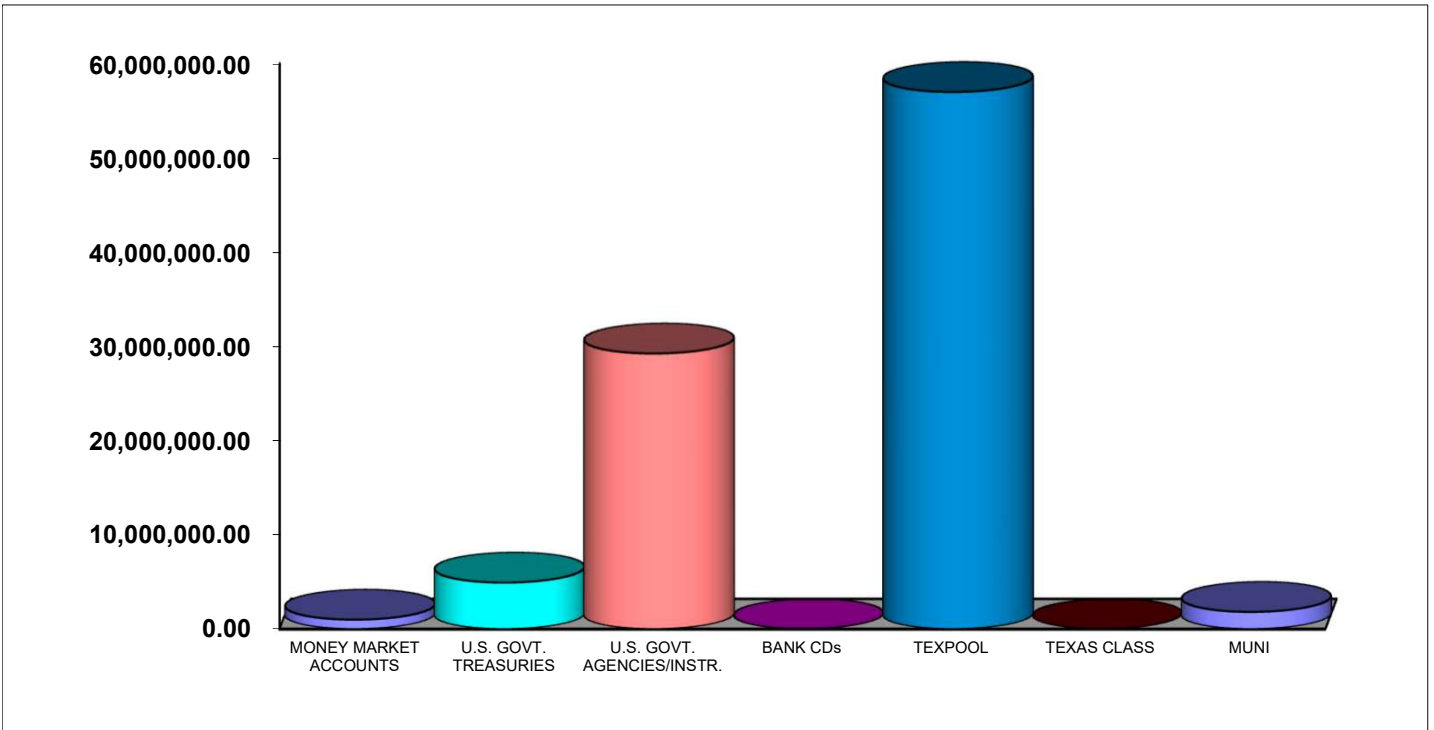
GUADALUPE-BLANCO RIVER AUTHORITY

RESTRICTED INVESTMENTS

February 29, 2024

TOTAL RESTRICTED PORTFOLIO:

\$93,996,551



INVESTMENT POLICY: The restricted funds portfolio should consist of no more than 75% U.S. government, its agencies and instrumentalities securities with no more than 50% of the portfolio in any one instrumentality; 100% public funds investment pools; 100% money market accounts; 50% bank certificates of deposit; or 50% of other types of eligible instruments.

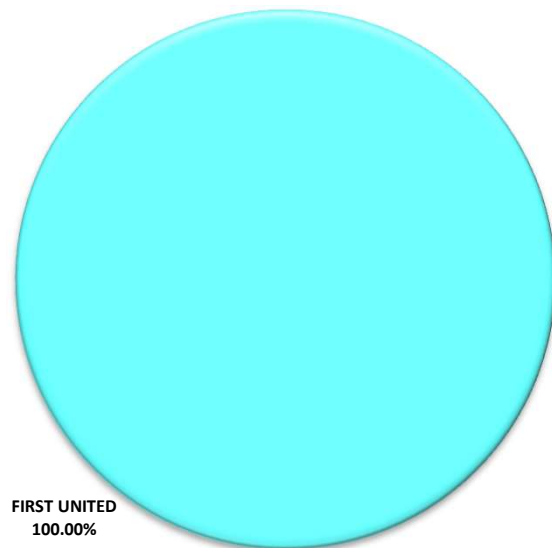
US GOV'T, AGENCIES & INSTRUMENTALITIES		
Type	Amount	% of Portfolio
US TREAS	\$ 4,934,288	5.2%
FHLB	21,793,163	23.2%
FHLMC	6,408,211	6.8%
FNMA	1,058,392	1.1%
FFCB	-	0.0%
MUNICIPAL	1,822,912	1.9%
	\$ 36,016,967	38.3%

BANK CERTIFICATE OF DEPOSITS (CDs)		
Type	Amount	% of Portfolio
CD	\$ -	0.0%

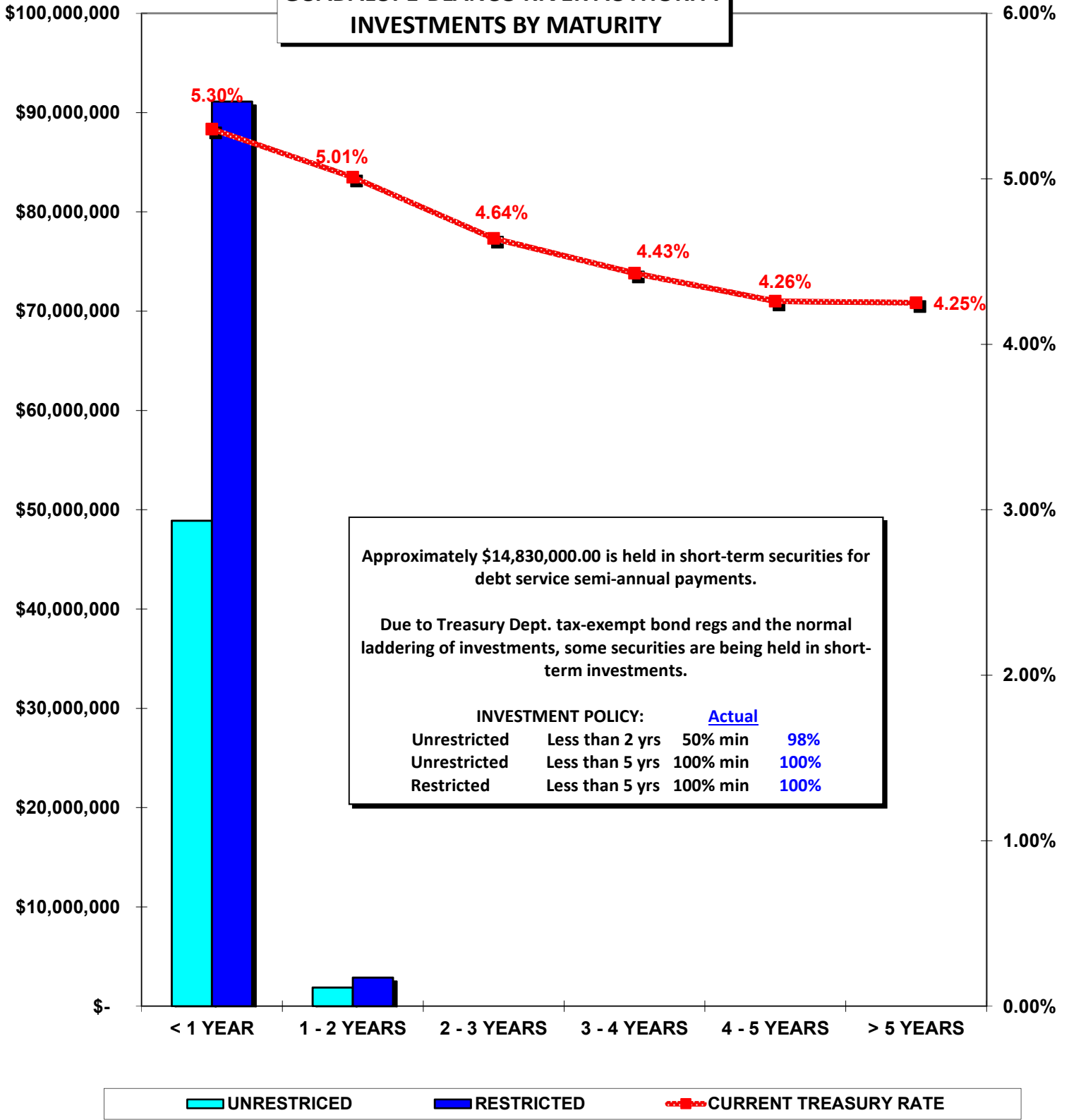
MONEY MARKET ACCOUNTS		
Type	Amount	% of Portfolio
MM	\$ 998,906	1.1%

PUBLIC FUNDS INVESTMENT POOLS		
Type	Amount	% of Portfolio
TEXPOOL	56,980,679	60.6%

RESTRICTED INVESTMENTS BY BANK



GUADALUPE-BLANCO RIVER AUTHORITY INVESTMENTS BY MATURITY





Monthly Board Report
Texas Compliance Details
Sorted by Fund
February 29, 2024

Guadalupe-Blanco River Auth
Seguin, TX

CUSIP	Investment #	Fund	Issuer	Investment Class	Par Value	Maturity Date	Call Date	Current Rate	Market Price	Market Date	Market Value	Book Value
Fund: General Revenue												
CMM-716278	U010-100-096	01010U	First United Bank & Trust	Fair	1,938,760.45			5.260			1,938,760.45	1,938,760.45
TX-01-0175-0001	U010-100-098	01010U	Texas Class	Fair	190,583.55			5.479			190,583.55	190,583.55
BC-400006076	U010-100-006	01010U	Frost National Bank	Fair	21,953.18			0.070			21,953.18	21,953.18
0941100002	U010-100-095	01010U	Texas State Treasurer	Fair	416,288.06			5.325			416,288.06	416,288.06
BC-729205	U010-100-090	01010U	First United Bank & Trust	Fair	25,000.00			0.500			25,000.00	25,000.00
91282CFA4	U010-100-002	01010U	U.S. Treasury	Fair	1,000,000.00	07/31/2024		3.000	99.043	02/28/2024	990,430.00	998,673.84
3130AGWK7	U010-100-004	01010U	Federal Home Loan Bank	Fair	1,000,000.00	08/15/2024		1.500	98.233	02/28/2024	982,330.00	982,884.10
3130AX2R8	U010-100-008	01010U	Federal Home Loan Bank	Fair	1,000,000.00	11/22/2024		5.375	99.966	02/28/2024	999,660.00	1,000,741.74
912828YV6	U010-100-009	01010U	U.S. Treasury	Fair	2,000,000.00	11/30/2024		1.500	97.289	02/28/2024	1,945,780.00	1,948,149.31
CD-88155A	U010-100-010	01010U	First Lockhart National Bank	Fair	521,699.42	12/12/2024		4.909			521,699.42	521,699.42
				Subtotal	8,114,284.66						8,032,484.66	8,044,733.65
Fund: 2021 Const-Lk Dunlap												
0941100016	R023-100-095	02310R	Texas State Treasurer	Fair	593,316.71			5.325			593,316.71	593,316.71
				Subtotal	593,316.71						593,316.71	593,316.71
Fund: 2021 I&S-Lk Dunlap												
0941100017	R023-200-095	02320R	Texas State Treasurer	Fair	207,070.25			5.325			207,070.25	207,070.25
				Subtotal	207,070.25						207,070.25	207,070.25
Fund: 2021 Const-Lk McQ												
0941100018	R024-100-095	02410R	Texas State Treasurer	Fair	12,719,558.27			5.325			12,719,558.27	12,719,558.27
313396WF6	R024-100-006	02410R	Federal Home Loan Mtg Corp	Fair	3,067,500.00	04/30/2024		5.165	99.121	02/28/2024	3,040,555.08	3,041,093.94
3130AGWK7	R024-100-003	02410R	Federal Home Loan Bank	Fair	6,000,000.00	08/15/2024		1.500	98.233	02/28/2024	5,893,980.00	5,897,304.63
3130AX2R8	R024-100-004	02410R	Federal Home Loan Bank	Fair	3,500,000.00	11/22/2024		5.375	99.966	02/28/2024	3,498,810.00	3,502,596.09
				Subtotal	25,287,058.27						25,152,903.35	25,160,552.93
Fund: 2021 I&S-Lk McQ												
0941100019	R024-200-095	02420R	Texas State Treasurer	Fair	40,946.19			5.325			40,946.19	40,946.19
				Subtotal	40,946.19						40,946.19	40,946.19
Fund: 2021 Const-Lk PI												
0941100020	R025-100-095	02510R	Texas State Treasurer	Fair	11,473,798.59			5.325			11,473,798.59	11,473,798.59
313396WF6	R025-100-007	02510R	Federal Home Loan Mtg Corp	Fair	3,067,500.00	04/30/2024		5.165	99.121	02/28/2024	3,040,555.08	3,041,093.94

Portfolio GBRA
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CM (PRF_CM) 7.3.11
Report Ver. 7.3.11

Monthly Board Report
Texas Compliance Details
February 29, 2024

CUSIP	Investment #	Fund	Issuer	Investment Class	Par Value	Maturity Date	Call Date	Current Rate	Market Price	Market Date	Market Value	Book Value
Fund: 2021 Const-Lk PI												
3130AGWK7	R025-100-003	02510R	Federal Home Loan Bank	Fair	6,000,000.00	08/15/2024		1.500	98.233	02/28/2024	5,893,980.00	5,897,304.63
3130AX2R8	R025-100-004	02510R	Federal Home Loan Bank	Fair	3,500,000.00	11/22/2024		5.375	99.966	02/28/2024	3,498,810.00	3,502,596.09
				Subtotal	24,041,298.59						23,907,143.67	23,914,793.25
Fund: 2021/2022 I&S Lk PI												
0941100021	R025-200-095	02520R	Texas State Treasurer	Fair	150,823.63			5.325			150,823.63	150,823.63
				Subtotal	150,823.63						150,823.63	150,823.63
Fund: Opr-Shadow Creek												
CMM-716278	U030-100-096	03010U	First United Bank & Trust	Fair	938,447.77			5.260			938,447.77	938,447.77
				Subtotal	938,447.77						938,447.77	938,447.77
Fund: 2012 Reserve-Stein F												
CMM-716278	R033-100-096	03310R	First United Bank & Trust	Fair	32,910.51			5.260			32,910.51	32,910.51
3135G05X7	R033-100-001	03310R	Federal National Mtg Assn	Fair	175,000.00	08/25/2025		0.375	93.663	02/28/2024	163,910.25	163,817.91
				Subtotal	207,910.51						196,820.76	196,728.42
Fund: Opr-Stein Falls												
0941100002	U033-100-095	03310U	Texas State Treasurer	Fair	6,060,213.69			5.325			6,060,213.69	6,060,213.69
				Subtotal	6,060,213.69						6,060,213.69	6,060,213.69
Fund: 2012 I&S-Stein Falls												
0941100002	R033-200-095	03320R	Texas State Treasurer	Fair	92,553.75			5.325			92,553.75	92,553.75
				Subtotal	92,553.75						92,553.75	92,553.75
Fund: 2021 Const-Stein Fal												
0941100022	R033-300-095	03330R	Texas State Treasurer	Fair	1,587,615.24			5.325			1,587,615.24	1,587,615.24
				Subtotal	1,587,615.24						1,587,615.24	1,587,615.24
Fund: 2021 I&S-Stein Falls												
0941100024	R033-400-095	03340R	Texas State Treasurer	Fair	78,206.73			5.325			78,206.73	78,206.73
				Subtotal	78,206.73						78,206.73	78,206.73
Fund: 2022 Const-Sunfield												
0941100027	R037-100-095	03710R	Texas State Treasurer	Fair	11,035,499.65			5.325			11,035,499.65	11,035,499.65
				Subtotal	11,035,499.65						11,035,499.65	11,035,499.65

Monthly Board Report
Texas Compliance Details
February 29, 2024

CUSIP	Investment #	Fund	Issuer	Investment Class	Par Value	Maturity Date	Call Date	Current Rate	Market Price	Market Date	Market Value	Book Value
Fund: Opr-Sunfield WWTP												
0941100002	U037-100-095	03710U	Texas State Treasurer	Fair	2,016,190.07			5.325			2,016,190.07	2,016,190.07
				Subtotal	2,016,190.07						2,016,190.07	2,016,190.07
Fund: 2022 I&S-Sunfield												
0941100028	R037-200-095	03720R	Texas State Treasurer	Fair	128,415.12			5.325			128,415.12	128,415.12
				Subtotal	128,415.12						128,415.12	128,415.12
Fund: 2021 Const-Dietz												
0941100023	R038-100-095	03810R	Texas State Treasurer	Fair	940,190.65			5.325			940,190.65	940,190.65
				Subtotal	940,190.65						940,190.65	940,190.65
Fund: 2021 I&S-Dietz												
0941100024	R038-400-095	03840R	Texas State Treasurer	Fair	23,869.00			5.325			23,869.00	23,869.00
				Subtotal	23,869.00						23,869.00	23,869.00
Fund: 2010 I&S-RRWDS												
0941100002	R041-100-095	04110R	Texas State Treasurer	Fair	155,950.55			5.325			155,950.55	155,950.55
9128282N9	R041-100-001	04110R	U.S. Treasury	Fair	170,000.00	07/31/2024		2.125	98.668	02/28/2024	167,735.60	167,849.14
				Subtotal	325,950.55						323,686.15	323,799.69
Fund: Opr-Water Supply												
0941100002	U041-100-095	04110U	Texas State Treasurer	Fair	660,718.59			5.325			660,718.59	660,718.59
CMM-716278	U041-100-096	04110U	First United Bank & Trust	Fair	2,722,586.42			5.260			2,722,586.42	2,722,586.42
CMM-6257184	U041-100-097	04110U	Broadway National Bank	Fair	2,059,101.03			2.530	100.000	07/31/2023	2,059,101.03	2,059,101.03
1379800040	U041-100-094	04110U	Texas Fixed Income Trust	Fair	2,691,418.29			5.270			2,691,418.29	2,691,418.29
91282CFA4	U041-100-004	04110U	U.S. Treasury	Fair	2,000,000.00	07/31/2024		3.000	99.043	02/28/2024	1,980,860.00	1,997,347.68
3130AGWK7	U041-100-008	04110U	Federal Home Loan Bank	Fair	2,600,000.00	08/15/2024		1.500	98.233	02/28/2024	2,554,058.00	2,555,498.67
3130AX2R8	U041-100-009	04110U	Federal Home Loan Bank	Fair	1,000,000.00	11/22/2024		5.375	99.966	02/28/2024	999,660.00	1,000,741.74
3130AX2R8	U041-100-010	04110U	Federal Home Loan Bank	Fair	1,000,000.00	11/22/2024		5.375	99.966	02/28/2024	999,660.00	1,000,741.74
912828YV6	U041-100-012	04110U	U.S. Treasury	Fair	4,000,000.00	11/30/2024		1.500	97.289	02/28/2024	3,891,560.00	3,896,298.61
3130AUVZ4	U041-100-006	04110U	Federal Home Loan Bank	Fair	3,000,000.00	02/13/2025		4.500	99.326	02/28/2024	2,979,780.00	2,997,306.63
3135G05X7	U041-100-011	04110U	Federal National Mtg Assn	Fair	2,000,000.00	08/25/2025		0.375	93.663	02/28/2024	1,873,260.00	1,872,204.61
				Subtotal	23,733,824.33						23,412,662.33	23,453,964.01
Fund: 2007B/2017 I&S-RRWDS												
0941100013	R041-120-095	04112R	Texas State Treasurer	Fair	257,333.83			5.325			257,333.83	257,333.83
313396WF6	R041-120-001	04112R	Federal Home Loan Mtg Corp	Fair	330,000.00	04/30/2024		5.165	99.121	02/28/2024	327,101.28	327,159.25
				Subtotal	587,333.83						584,435.11	584,493.08

Monthly Board Report
Texas Compliance Details
February 29, 2024

CUSIP	Investment #	Fund	Issuer	Investment Class	Par Value	Maturity Date	Call Date	Current Rate	Market Price	Market Date	Market Value	Book Value
Fund: 2007 Rate Stab-RRWDS												
0941100002	R041-150-095	04115R	Texas State Treasurer	Fair	563,719.80			5.325			563,719.80	563,719.80
CMM-716278	R041-150-096	04115R	First United Bank & Trust	Fair	519,284.45			5.260			519,284.45	519,284.45
3135G05X7	R041-150-003	04115R	Federal National Mtg Assn	Fair	450,000.00	08/25/2025		0.375	93.663	02/28/2024	421,483.50	421,246.03
				Subtotal	1,533,004.25						1,504,487.75	1,504,250.28
Fund: 2015 IWPP Bond												
CMM-716278	R041-160-096	04116R	First United Bank & Trust	Fair	81,184.23			5.260			81,184.23	81,184.23
796237G66	R041-160-001	04116R	San Antonio General Obligation	Fair	1,820,000.00	02/01/2026		5.000	100.160	02/28/2024	1,822,912.00	1,845,239.00
				Subtotal	1,901,184.23						1,904,096.23	1,926,423.23
Fund: 2016 I&S-SM WTP												
CMM-716278	R041-180-096	04118R	First United Bank & Trust	Fair	80,400.76			5.260			80,400.76	80,400.76
				Subtotal	80,400.76						80,400.76	80,400.76
Fund: 2020 I&S-Gen Imp/Ref												
CMM-716278	R041-200-096	04120R	First United Bank & Trust	Fair	164,104.05			5.260			164,104.05	164,104.05
9128282N9	R041-200-001	04120R	U.S. Treasury	Fair	278,000.00	07/31/2024		2.125	98.668	02/28/2024	274,297.04	274,482.71
				Subtotal	442,104.05						438,401.09	438,586.76
Fund: 2012 Reserve-MidBasi												
0941100002	R041-250-095	04125R	Texas State Treasurer	Fair	197,687.02			5.325			197,687.02	197,687.02
3135G05X7	R041-250-003	04125R	Federal National Mtg Assn	Fair	80,000.00	08/25/2025		0.375	93.663	02/28/2024	74,930.40	74,888.18
				Subtotal	277,687.02						272,617.42	272,575.20
Fund: 2012 I&S-Mid-Basin												
CMM-716278	R041-260-096	04126R	First United Bank & Trust	Fair	53,288.76			5.260			53,288.76	53,288.76
9128282N9	R041-260-001	04126R	U.S. Treasury	Fair	87,000.00	07/31/2024		2.125	98.668	02/28/2024	85,841.16	85,899.26
				Subtotal	140,288.76						139,129.92	139,188.02
Fund: 2013 RateStab-WCanyo												
0941100002	R041-310-095	04131R	Texas State Treasurer	Fair	710,093.22			5.325			710,093.22	710,093.22
91282CFA4	R041-310-002	04131R	U.S. Treasury	Fair	500,000.00	07/31/2024		3.000	99.043	02/28/2024	495,215.00	499,336.92
3130AUVZ4	R041-310-003	04131R	Federal Home Loan Bank	Fair	500,000.00	02/13/2025		4.500	99.326	02/28/2024	496,630.00	499,551.11
3135G05X7	R041-310-004	04131R	Federal National Mtg Assn	Fair	200,000.00	08/25/2025		0.375	93.663	02/28/2024	187,326.00	187,220.46
				Subtotal	1,910,093.22						1,889,264.22	1,896,201.71
Fund: 2013 Rate Stab-IH35												
0941100011	R041-320-095	04132R	Texas State Treasurer	Fair	21,125.56			5.325			21,125.56	21,125.56

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CUSIP	Investment #	Fund	Issuer	Investment Class	Par Value	Maturity Date	Call Date	Current Rate	Market Price	Market Date	Market Value	Book Value
Fund: 2013 Rate Stab-IH35												
3130AUVZ4	R041-320-001	04132R	Federal Home Loan Bank	Fair	250,000.00	02/13/2025		4.500	99.326	02/28/2024	248,315.00	249,775.55
3135G05X7	R041-320-002	04132R	Federal National Mtg Assn	Fair	100,000.00	08/25/2025		0.375	93.663	02/28/2024	93,663.00	93,610.23
				Subtotal	371,125.56						363,103.56	364,511.34
Fund: 2013 I&S-IH35												
0941100008	R041-350-095	04135R	Texas State Treasurer	Fair	115,583.03			5.325			115,583.03	115,583.03
9128282N9	R041-350-001	04135R	U.S. Treasury	Fair	364,000.00	07/31/2024		2.125	98.668	02/28/2024	359,151.52	359,394.63
				Subtotal	479,583.03						474,734.55	474,977.66
Fund: 2013 Reserve-IH35												
0941100009	R041-370-095	04137R	Texas State Treasurer	Fair	832,416.98			5.325			832,416.98	832,416.98
3130AUVZ4	R041-370-002	04137R	Federal Home Loan Bank	Fair	300,000.00	02/13/2025		4.500	99.326	02/28/2024	297,978.00	299,730.66
3135G05X7	R041-370-003	04137R	Federal National Mtg Assn	Fair	125,000.00	08/25/2025		0.375	93.663	02/28/2024	117,078.75	117,012.79
				Subtotal	1,257,416.98						1,247,473.73	1,249,160.43
Fund: 2022 Const-NB Office												
0941100025	R041-410-095	04141R	Texas State Treasurer	Fair	626,921.51			5.325			626,921.51	626,921.51
				Subtotal	626,921.51						626,921.51	626,921.51
Fund: 2022 I&S-NB Office												
0941100026	R041-420-095	04142R	Texas State Treasurer	Fair	41,426.70			5.325			41,426.70	41,426.70
				Subtotal	41,426.70						41,426.70	41,426.70
Fund: 2022 Const-Saltwater												
0941100029	R041-430-095	04143R	Texas State Treasurer	Fair	923,158.27			5.325			923,158.27	923,158.27
				Subtotal	923,158.27						923,158.27	923,158.27
Fund: 2022 I&S-Saltwater B												
0941100030	R041-440-095	04144R	Texas State Treasurer	Fair	68,138.81			5.325			68,138.81	68,138.81
				Subtotal	68,138.81						68,138.81	68,138.81
Fund: Opr-Canal												
CMM-716278	U043-100-096	04310U	First United Bank & Trust	Fair	541,426.39			5.260			541,426.39	541,426.39
3130AX2R8	U043-100-005	04310U	Federal Home Loan Bank	Fair	500,000.00	11/22/2024		5.375	99.966	02/28/2024	499,830.00	500,370.87
3130AUVZ4	U043-100-003	04310U	Federal Home Loan Bank	Fair	200,000.00	02/13/2025		4.500	99.326	02/28/2024	198,652.00	199,820.44
				Subtotal	1,241,426.39						1,239,908.39	1,241,617.70

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CUSIP	Investment #	Fund	Issuer	Investment Class	Par Value	Maturity Date	Call Date	Current Rate	Market Price	Market Date	Market Value	Book Value
Fund: Opr-Buda WWTP												
0941100002	U045-100-095	04510U	Texas State Treasurer	Fair	38,910.97			5.325			38,910.97	38,910.97
				Subtotal	38,910.97						38,910.97	38,910.97
Fund: Opr-Carrizo Grndwtr												
CMM-716278	U047-100-096	04710U	First United Bank & Trust	Fair	1,074,641.64			5.260			1,074,641.64	1,074,641.64
				Subtotal	1,074,641.64						1,074,641.64	1,074,641.64
Fund: Const-Carrizo Grndwt												
0941100014	R047-470-095	04747R	Texas State Treasurer	Fair	7,019,908.66			5.325			7,019,908.66	7,019,908.66
				Subtotal	7,019,908.66						7,019,908.66	7,019,908.66
Fund: I&S-Carrizo Grndwtr												
0941100015	R047-480-095	04748R	Texas State Treasurer	Fair	5,487,828.34			5.325			5,487,828.34	5,487,828.34
9128282N9	R047-480-005	04748R	U.S. Treasury	Fair	2,000,000.00	07/31/2024		2.125	98.668	02/28/2024	1,973,360.00	1,974,695.76
3130AGWK7	R047-480-003	04748R	Federal Home Loan Bank	Fair	2,000,000.00	08/15/2024		1.500	98.233	02/28/2024	1,964,660.00	1,965,768.21
				Subtotal	9,487,828.34						9,425,848.34	9,428,292.31
Fund: Opr-Western Canyon												
CMM-716278	U050-100-096	05010U	First United Bank & Trust	Fair	1,158,384.33			5.260			1,158,384.33	1,158,384.33
3130AX2R8	U050-100-004	05010U	Federal Home Loan Bank	Fair	500,000.00	11/22/2024		5.375	99.966	02/28/2024	499,830.00	500,370.87
3130AUVZ4	U050-100-003	05010U	Federal Home Loan Bank	Fair	500,000.00	02/13/2025		4.500	99.326	02/28/2024	496,630.00	499,551.11
				Subtotal	2,158,384.33						2,154,844.33	2,158,306.31
Fund: 2020 I&S-WCanyon, re												
0941100005	R050-520-095	05052R	Texas State Treasurer	Fair	887,522.58			5.325			887,522.58	887,522.58
9128282N9	R050-520-001	05052R	U.S. Treasury	Fair	1,600,000.00	07/31/2024		2.125	98.668	02/28/2024	1,578,688.00	1,579,756.60
				Subtotal	2,487,522.58						2,466,210.58	2,467,279.18
Fund: Opr-Cordillera WDS												
0941100002	U052-100-095	05210U	Texas State Treasurer	Fair	285,038.93			5.325			285,038.93	285,038.93
CMM-716278	U052-100-096	05210U	First United Bank & Trust	Fair	725,180.39			5.260			725,180.39	725,180.39
91282CFA4	U052-100-002	05210U	U.S. Treasury	Fair	250,000.00	07/31/2024		3.000	99.043	02/28/2024	247,607.50	249,668.46
3130AGWK7	U052-100-003	05210U	Federal Home Loan Bank	Fair	500,000.00	08/15/2024		1.500	98.233	02/28/2024	491,165.00	491,442.05
3130AX2R8	U052-100-004	05210U	Federal Home Loan Bank	Fair	500,000.00	11/22/2024		5.375	99.966	02/28/2024	499,830.00	500,370.87
				Subtotal	2,260,219.32						2,248,821.82	2,251,700.70
Fund: Opr-Comal Trace												
0941100002	U054-100-095	05410U	Texas State Treasurer	Fair	686,601.33			5.325			686,601.33	686,601.33

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CUSIP	Investment #	Fund	Issuer	Investment Class	Par Value	Maturity Date	Call Date	Current Rate	Market Price	Market Date	Market Value	Book Value
Fund: Opr-Comal Trace												
3130AX2R8	U054-100-002	05410U	Federal Home Loan Bank	Fair	500,000.00	11/22/2024		5.375	99.966	02/28/2024	499,830.00	500,370.87
				Subtotal	1,186,601.33						1,186,431.33	1,186,972.20
Fund: Opr-Johnson Ranch WD												
CMM-716278	U055-100-096	05510U	First United Bank & Trust	Fair	816,955.87			5.260			816,955.87	816,955.87
91282CFA4	U055-100-002	05510U	U.S. Treasury	Fair	250,000.00	07/31/2024		3.000	99.043	02/28/2024	247,607.50	249,668.46
				Subtotal	1,066,955.87						1,064,563.37	1,066,624.33
Fund: Opr-Rural Wtr												
0941100002	U070-100-095	07010U	Texas State Treasurer	Fair	570,599.16			5.325			570,599.16	570,599.16
				Subtotal	570,599.16						570,599.16	570,599.16
Fund: Opr-Luling WTP												
0941100002	U100-100-095	10010U	Texas State Treasurer	Fair	185,133.37			5.325			185,133.37	185,133.37
				Subtotal	185,133.37						185,133.37	185,133.37
Fund: Opr-Lu-Lo												
CMM-716278	U100-200-096	10020U	First United Bank & Trust	Fair	409,890.78			5.260			409,890.78	409,890.78
0941100002	U100-200-095	10020U	Texas State Treasurer	Fair	124,915.57			5.325			124,915.57	124,915.57
				Subtotal	534,806.35						534,806.35	534,806.35
Fund: 2014 I&S-Lu-Lo												
CMM-716278	R100-400-096	10040R	First United Bank & Trust	Fair	67,733.06			5.260			67,733.06	67,733.06
				Subtotal	67,733.06						67,733.06	67,733.06
				Total	145,624,223.71						144,755,210.37	144,870,870.10



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Guadalupe-Blanco River Auth
Seguin, TX

CUSIP	Investment #	Security Type	Par Value	Maturity Date	Current Rate	* Beginning Accrued Interest	Adjusted Acc'd Int. at Purchase During Period	Interest Earned	Interest Received	* Ending Accrued Interest
General Revenue										
91282CFA4	U010-100-002	TRC	1,000,000.00	07/31/2024	3.000	82.42	0.00	2,390.11	0.00	2,472.53
912797GP6	U010-100-003	ATD	0.00	02/29/2024	5.270	0.00	0.00	0.00	0.00	0.00
3130AGWK7	U010-100-004	FAC	1,000,000.00	08/15/2024	1.500	6,291.67	0.00	1,250.00	6,875.00	666.67
BC-400006076	U010-100-006	PA2	21,953.18		0.070	1.36	0.00	1.23	1.36	1.23
3130AX2R8	U010-100-008	FAC	1,000,000.00	11/22/2024	5.375	10,302.08	0.00	4,479.17	0.00	14,781.25
912828YV6	U010-100-009	TRC	2,000,000.00	11/30/2024	1.500	4,672.13	0.00	2,377.05	0.00	7,049.18
CD-88155A	U010-100-010	BCD	521,699.42	12/12/2024	4.909	3,438.09	0.00	2,034.78	0.00	5,472.87
BC-729205	U010-100-090	LA2	25,000.00		0.500	104.80	0.00	9.93	0.00	114.73
0941100002	U010-100-095	LA3	416,288.06		5.325	1,839.34	0.00	1,703.59	1,839.34	1,703.59
CMM-716278	U010-100-096	LA2	1,938,760.45		5.260	3,923.28	0.00	4,470.80	3,923.28	4,470.80
TX-01-0175-0001	U010-100-098	LA4	190,583.55		5.479	888.17	0.00	835.10	888.17	835.10
Subtotal			8,114,284.66			31,543.34	0.00	19,551.76	13,527.15	37,567.95
2021 Const-Lk Dunlap										
0941100016	R023-100-095	LA3	593,316.71		5.325	2,166.65	0.00	2,022.27	2,166.65	2,022.27
Subtotal			593,316.71			2,166.65	0.00	2,022.27	2,166.65	2,022.27
2021 I&S-Lk Dunlap										
0941100017	R023-200-095	LA3	207,070.25		5.325	728.33	0.00	779.99	728.33	779.99
Subtotal			207,070.25			728.33	0.00	779.99	728.33	779.99
2021 Const-Lk McQ										
912797GP6	R024-100-002	ATD	0.00	02/29/2024	5.270	0.00	0.00	0.00	0.00	0.00
3130AGWK7	R024-100-003	FAC	6,000,000.00	08/15/2024	1.500	37,750.00	0.00	7,500.00	41,250.00	4,000.00
3130AX2R8	R024-100-004	FAC	3,500,000.00	11/22/2024	5.375	36,057.29	0.00	15,677.09	0.00	51,734.38
313396WF6	R024-100-006	AFD	3,067,500.00	04/30/2024	5.165	0.00	0.00	0.00	0.00	0.00
0941100018	R024-100-095	LA3	12,719,558.27		5.325	17,285.26	0.00	29,044.20	17,285.26	29,044.20
Subtotal			25,287,058.27			91,092.55	0.00	52,221.29	58,535.26	84,778.58
2021 I&S-Lk McQ										
0941100019	R024-200-095	LA3	40,946.19		5.325	219.38	0.00	605.51	219.37	605.52
Subtotal			40,946.19			219.38	0.00	605.51	219.37	605.52
2021 Const-Lk PI										
912797GP6	R025-100-002	ATD	0.00	02/29/2024	5.270	0.00	0.00	0.00	0.00	0.00
3130AGWK7	R025-100-003	FAC	6,000,000.00	08/15/2024	1.500	37,750.00	0.00	7,500.00	41,250.00	4,000.00
3130AX2R8	R025-100-004	FAC	3,500,000.00	11/22/2024	5.375	36,057.29	0.00	15,677.09	0.00	51,734.38

* Beginning Accrued may not include investments that redeemed in the previous month that had outstanding accrued interest.

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CUSIP	Investment #	Security Type	Par Value	Maturity Date	Current Rate	* Beginning Accrued Interest	Adjusted Acc'd Int. at Purchase During Period	Interest Earned	Interest Received	* Ending Accrued Interest
2021 Const-Lk PI										
313396WF6	R025-100-007	AFD	3,067,500.00	04/30/2024	5.165	0.00	0.00	0.00	0.00	0.00
0941100020	R025-100-095	LA3	11,473,798.59		5.325	13,785.38	0.00	23,795.74	13,785.24	23,795.88
	Subtotal		24,041,298.59			87,592.67	0.00	46,972.83	55,035.24	79,530.26
2021/2022 I&S Lk PI										
0941100021	R025-200-095	LA3	150,823.63		5.325	1,331.38	0.00	1,183.58	1,331.38	1,183.58
	Subtotal		150,823.63			1,331.38	0.00	1,183.58	1,331.38	1,183.58
Opr-Shadow Creek										
313396SV6	U030-100-002	AFD	0.00	02/08/2024		0.00	0.00	0.00	0.00	0.00
CMM-716278	U030-100-096	LA2	938,447.77		5.260	1,855.74	0.00	3,389.00	1,855.74	3,389.00
	Subtotal		938,447.77			1,855.74	0.00	3,389.00	1,855.74	3,389.00
2012 Reserve-Stein Falls										
3135G05X7	R033-100-001	FAC	175,000.00	08/25/2025	0.375	275.27	0.00	54.69	319.01	10.95
CMM-716278	R033-100-096	LA2	32,910.51		5.260	138.40	0.00	136.73	138.40	136.73
	Subtotal		207,910.51			413.67	0.00	191.42	457.41	147.68
Opr-Stein Falls										
313396SV6	U033-100-001	AFD	0.00	02/08/2024	4.700	0.00	0.00	0.00	0.00	0.00
0941100002	U033-100-095	LA3	6,060,213.69		5.325	18,249.02	0.00	21,289.64	18,249.02	21,289.64
	Subtotal		6,060,213.69			18,249.02	0.00	21,289.64	18,249.02	21,289.64
2012 I&S-Stein Falls										
0941100002	R033-200-095	LA3	92,553.75		5.325	312.24	0.00	348.32	312.24	348.32
	Subtotal		92,553.75			312.24	0.00	348.32	312.24	348.32
2021 Const-Stein Fallls										
0941100022	R033-300-095	LA3	1,587,615.24		5.325	7,259.41	0.00	6,688.71	7,259.41	6,688.71
	Subtotal		1,587,615.24			7,259.41	0.00	6,688.71	7,259.41	6,688.71
2021 I&S-Stein Falls										
0941100024	R033-400-095	LA3	78,206.73		5.325	1,773.51	0.00	775.02	1,773.51	775.02
	Subtotal		78,206.73			1,773.51	0.00	775.02	1,773.51	775.02
2022 Const-Sunfield										
912797GP6	R037-100-004	ATD	0.00	02/29/2024	5.270	0.00	0.00	0.00	0.00	0.00
0941100027	R037-100-095	LA3	11,035,499.65		5.325	37,736.59	0.00	34,289.81	37,736.59	34,289.81
	Subtotal		11,035,499.65			37,736.59	0.00	34,289.81	37,736.59	34,289.81

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CUSIP	Investment #	Security Type	Par Value	Maturity Date	Current Rate	* Beginning Accrued Interest	Adjusted Acc'd Int. at Purchase During Period	Interest Earned	Interest Received	* Ending Accrued Interest
Opr-Sunfield WWTP										
313396SV6	U037-100-001	AFD	0.00	02/08/2024	4.700	0.00	0.00	0.00	0.00	0.00
0941100002	U037-100-095	LA3	2,016,190.07		5.325	4,562.25	0.00	6,459.06	4,562.25	6,459.06
	Subtotal		2,016,190.07			4,562.25	0.00	6,459.06	4,562.25	6,459.06
2022 I&S-Sunfield										
313396SV6	R037-200-001	AFD	0.00	02/08/2024	5.245	0.00	0.00	0.00	0.00	0.00
0941100028	R037-200-095	LA3	128,415.12		5.325	786.99	0.00	724.72	786.99	724.72
	Subtotal		128,415.12			786.99	0.00	724.72	786.99	724.72
2021 Const-Dietz										
0941100023	R038-100-095	LA3	940,190.65		5.325	4,231.25	0.00	3,961.09	4,231.25	3,961.09
	Subtotal		940,190.65			4,231.25	0.00	3,961.09	4,231.25	3,961.09
2021 I&S-Dietz										
0941100024	R038-400-095	LA3	23,869.00		5.325	541.78	0.00	236.76	541.78	236.76
	Subtotal		23,869.00			541.78	0.00	236.76	541.78	236.76
2010 I&S-RRWDS										
9128282N9	R041-100-001	TRC	170,000.00	07/31/2024	2.125	9.92	0.00	287.81	0.00	297.73
0941100002	R041-100-095	LA3	155,950.55		5.325	369.13	0.00	563.94	369.13	563.94
	Subtotal		325,950.55			379.05	0.00	851.75	369.13	861.67
Opr-Water Supply										
91282CFA4	U041-100-004	TRC	2,000,000.00	07/31/2024	3.000	164.84	0.00	4,780.21	0.00	4,945.05
313396SV6	U041-100-005	AFD	0.00	02/08/2024	4.700	0.00	0.00	0.00	0.00	0.00
3130AUVZ4	U041-100-006	FAC	3,000,000.00	02/13/2025	4.500	63,000.00	0.00	11,250.00	67,500.00	6,750.00
3130AGWK7	U041-100-008	FAC	2,600,000.00	08/15/2024	1.500	16,358.33	0.00	3,250.00	17,875.00	1,733.33
3130AX2R8	U041-100-009	FAC	1,000,000.00	11/22/2024	5.375	10,302.08	0.00	4,479.17	0.00	14,781.25
3130AX2R8	U041-100-010	FAC	1,000,000.00	11/22/2024	5.375	10,302.08	0.00	4,479.17	0.00	14,781.25
3135G05X7	U041-100-011	FAC	2,000,000.00	08/25/2025	0.375	3,145.83	0.00	625.00	3,645.83	125.00
912828YV6	U041-100-012	TRC	4,000,000.00	11/30/2024	1.500	9,344.26	0.00	4,754.10	0.00	14,098.36
1379800040	U041-100-094	LA5	2,691,418.29		5.270	11,904.25	0.00	11,200.13	11,904.25	11,200.13
0941100002	U041-100-095	LA3	660,718.59		5.325	2,580.73	0.00	2,544.87	2,580.73	2,544.87
CMM-716278	U041-100-096	LA2	2,722,586.42		5.260	2,243.52	0.00	8,996.60	2,243.52	8,996.60
CMM-6257184	U041-100-097	LA2	2,059,101.03		2.530	5,459.92	0.00	4,070.76	5,459.92	4,070.76
	Subtotal		23,733,824.33			134,805.84	0.00	60,430.01	111,209.25	84,026.60
2007B/2017 I&S-RRWDS										
313396WF6	R041-120-001	AFD	330,000.00	04/30/2024	5.165	0.00	0.00	0.00	0.00	0.00
0941100013	R041-120-095	LA3	257,333.83		5.325	580.23	0.00	742.48	580.23	742.48

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CUSIP	Investment #	Security Type	Par Value	Maturity Date	Current Rate	* Beginning Accrued Interest	Adjusted Acc'd Int. at Purchase During Period	Interest Earned	Interest Received	* Ending Accrued Interest
Subtotal			587,333.83			580.23	0.00	742.48	580.23	742.48
2007 Rate Stab-RRWDS										
91282CEA5	R041-150-001	TRC	0.00	02/29/2024	1.500	3,173.08	0.00	576.92	3,750.00	0.00
313396SV6	R041-150-002	AFD	0.00	02/08/2024	4.700	0.00	0.00	0.00	0.00	0.00
3135G05X7	R041-150-003	FAC	450,000.00	08/25/2025	0.375	707.81	0.00	140.63	820.31	28.13
0941100002	R041-150-095	LA3	563,719.80		5.325	268.93	0.00	449.33	268.93	449.33
CMM-716278	R041-150-096	LA2	519,284.45		5.260	71.70	0.00	1,631.24	71.70	1,631.24
Subtotal			1,533,004.25			4,221.52	0.00	2,798.12	4,910.94	2,108.70
2015 IWPP Bond										
796237G66	R041-160-001	MUN	1,820,000.00	02/01/2026	5.000	45,500.00	0.00	7,583.33	45,500.00	7,583.33
CMM-716278	R041-160-096	LA2	81,184.23		5.260	199.09	0.00	309.07	199.09	309.07
Subtotal			1,901,184.23			45,699.09	0.00	7,892.40	45,699.09	7,892.40
2016 I&S-SM WTP										
313396SV6	R041-180-001	AFD	0.00	02/08/2024	5.245	0.00	0.00	0.00	0.00	0.00
CMM-716278	R041-180-096	LA2	80,400.76		5.260	247.53	0.00	412.04	247.53	412.04
Subtotal			80,400.76			247.53	0.00	412.04	247.53	412.04
2020 I&S-Gen Imp/Ref										
9128282N9	R041-200-001	TRC	278,000.00	07/31/2024	2.125	16.23	0.00	470.65	0.00	486.88
CMM-716278	R041-200-096	LA2	164,104.05		5.260	2,371.10	0.00	660.96	503.37	2,528.69
Subtotal			442,104.05			2,387.33	0.00	1,131.61	503.37	3,015.57
2012 Reserve-MidBasin										
91282CEA5	R041-250-002	TRC	0.00	02/29/2024	1.500	475.96	0.00	86.54	562.50	0.00
3135G05X7	R041-250-003	FAC	80,000.00	08/25/2025	0.375	125.83	0.00	25.00	145.83	5.00
0941100002	R041-250-095	LA3	197,687.02		5.325	548.70	0.00	538.49	548.70	538.49
Subtotal			277,687.02			1,150.49	0.00	650.03	1,257.03	543.49
2012 I&S-Mid-Basin										
9128282N9	R041-260-001	TRC	87,000.00	07/31/2024	2.125	5.08	0.00	147.29	0.00	152.37
CMM-716278	R041-260-096	LA2	53,288.76		5.260	767.11	0.00	288.31	235.08	820.34
Subtotal			140,288.76			772.19	0.00	435.60	235.08	972.71
2013 RateStab-WCanyon										
91282CEA5	R041-310-001	TRC	0.00	02/29/2024	1.500	3,173.08	0.00	576.92	3,750.00	0.00
91282CFA4	R041-310-002	TRC	500,000.00	07/31/2024	3.000	41.21	0.00	1,195.05	0.00	1,236.26
3130AUVZ4	R041-310-003	FAC	500,000.00	02/13/2025	4.500	10,500.00	0.00	1,875.00	11,250.00	1,125.00
3135G05X7	R041-310-004	FAC	200,000.00	08/25/2025	0.375	314.58	0.00	62.50	364.58	12.50
0941100002	R041-310-095	LA3	710,093.22		5.325	842.35	0.00	1,028.43	842.35	1,028.43

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CUSIP	Investment #	Security Type	Par Value	Maturity Date	Current Rate	* Beginning Accrued Interest	Adjusted Acc'd Int. at Purchase During Period	Interest Earned	Interest Received	* Ending Accrued Interest
Subtotal			1,910,093.22			14,871.22	0.00	4,737.90	16,206.93	3,402.19
2013 Rate Stab-IH35										
3130AUVZ4	R041-320-001	FAC	250,000.00	02/13/2025	4.500	5,250.00	0.00	937.50	5,625.00	562.50
3135G05X7	R041-320-002	FAC	100,000.00	08/25/2025	0.375	157.29	0.00	31.25	182.29	6.25
0941100011	R041-320-095	LA3	21,125.56		5.325	84.45	0.00	71.05	68.84	86.66
Subtotal			371,125.56			5,491.74	0.00	1,039.80	5,876.13	655.41
2013 I&S-IH35										
9128282N9	R041-350-001	TRC	364,000.00	07/31/2024	2.125	21.25	0.00	616.25	0.00	637.50
0941100008	R041-350-095	LA3	115,583.03		5.325	853.20	0.00	476.21	853.20	476.21
Subtotal			479,583.03			874.45	0.00	1,092.46	853.20	1,113.71
2013 Reserve-IH35										
91282CEA5	R041-370-001	TRC	0.00	02/29/2024	1.500	5,076.92	0.00	923.08	6,000.00	0.00
3130AUVZ4	R041-370-002	FAC	300,000.00	02/13/2025	4.500	6,300.00	0.00	1,125.00	6,750.00	675.00
3135G05X7	R041-370-003	FAC	125,000.00	08/25/2025	0.375	196.62	0.00	39.06	227.87	7.81
0941100009	R041-370-095	LA3	832,416.98		5.325	86.83	0.00	206.85	86.83	206.85
Subtotal			1,257,416.98			11,660.37	0.00	2,293.99	13,064.70	889.66
2022 Const-NB Office										
0941100025	R041-410-095	LA3	626,921.51		5.325	2,821.43	0.00	2,641.26	2,821.43	2,641.26
Subtotal			626,921.51			2,821.43	0.00	2,641.26	2,821.43	2,641.26
2022 I&S-NB Office										
313396SV6	R041-420-001	AFD	0.00	02/08/2024	5.245	0.00	0.00	0.00	0.00	0.00
0941100026	R041-420-095	LA3	41,426.70		5.325	264.86	0.00	236.82	264.86	236.82
Subtotal			41,426.70			264.86	0.00	236.82	264.86	236.82
2022 Const-Saltwater Barrier										
0941100029	R041-430-095	LA3	923,158.27		5.325	4,154.60	0.00	3,889.30	4,154.60	3,889.30
Subtotal			923,158.27			4,154.60	0.00	3,889.30	4,154.60	3,889.30
2022 I&S-Saltwater Barrier										
313396SV6	R041-440-001	AFD	0.00	02/08/2024	5.245	0.00	0.00	0.00	0.00	0.00
0941100030	R041-440-095	LA3	68,138.81		5.325	195.50	0.00	267.52	195.50	267.52
Subtotal			68,138.81			195.50	0.00	267.52	195.50	267.52
Opr-Canal										
3130AUVZ4	U043-100-003	FAC	200,000.00	02/13/2025	4.500	4,200.00	0.00	750.00	4,500.00	450.00
912797GP6	U043-100-004	ATD	0.00	02/29/2024	5.270	0.00	0.00	0.00	0.00	0.00
3130AX2R8	U043-100-005	FAC	500,000.00	11/22/2024	5.375	5,151.04	0.00	2,239.59	0.00	7,390.63

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CUSIP	Investment #	Security Type	Par Value	Maturity Date	Current Rate	* Beginning Accrued Interest	Adjusted Acc'd Int. at Purchase During Period	Interest Earned	Interest Received	* Ending Accrued Interest
Opr-Canal										
CMM-716278	U043-100-096	LA2	541,426.39		5.260	155.66	0.00	434.46	155.66	434.46
		Subtotal	1,241,426.39			9,506.70	0.00	3,424.05	4,655.66	8,275.09
Opr-Buda WWTP										
0941100002	U045-100-095	LA3	38,910.97		5.325	175.09	0.00	160.64	175.09	160.64
		Subtotal	38,910.97			175.09	0.00	160.64	175.09	160.64
Opr-Carrizo Grndwtr										
912797GP6	U047-100-003	ATD	0.00	02/29/2024	5.270	0.00	0.00	0.00	0.00	0.00
313396SV6	U047-100-004	AFD	0.00	02/08/2024	5.245	0.00	0.00	0.00	0.00	0.00
CMM-716278	U047-100-096	LA2	1,074,641.64		5.260	309.27	0.00	2,135.88	309.27	2,135.88
		Subtotal	1,074,641.64			309.27	0.00	2,135.88	309.27	2,135.88
Const-Carrizo Grndwtr										
0941100014	R047-470-095	LA3	7,019,908.66		5.325	31,040.88	0.00	29,047.54	31,040.88	29,047.54
CMM-716278	R047-470-096	LA2	0.00		5.120	0.00	0.00	0.00	0.00	0.00
		Subtotal	7,019,908.66			31,040.88	0.00	29,047.54	31,040.88	29,047.54
I&S-Carrizo Grndwtr										
3130AGWK7	R047-480-003	FAC	2,000,000.00	08/15/2024	1.500	12,583.33	0.00	2,500.00	13,750.00	1,333.33
313396SV6	R047-480-004	AFD	0.00	02/08/2024	5.245	0.00	0.00	0.00	0.00	0.00
9128282N9	R047-480-005	TRC	2,000,000.00	07/31/2024	2.125	116.76	0.00	3,385.99	0.00	3,502.75
0941100015	R047-480-095	LA3	5,487,828.34		5.325	27,178.09	0.00	24,186.03	27,178.09	24,186.03
		Subtotal	9,487,828.34			39,878.18	0.00	30,072.02	40,928.09	29,022.11
Opr-Western Canyon										
3130AUVZ4	U050-100-003	FAC	500,000.00	02/13/2025	4.500	10,500.00	0.00	1,875.00	11,250.00	1,125.00
3130AX2R8	U050-100-004	FAC	500,000.00	11/22/2024	5.375	5,151.04	0.00	2,239.59	0.00	7,390.63
912797GP6	U050-100-005	ATD	0.00	02/29/2024	5.270	0.00	0.00	0.00	0.00	0.00
CMM-716278	U050-100-096	LA2	1,158,384.33		5.260	2,747.54	0.00	3,003.97	2,747.54	3,003.97
		Subtotal	2,158,384.33			18,398.58	0.00	7,118.56	13,997.54	11,519.60
2020 I&S-WCanyon, refunding										
9128282N9	R050-520-001	TRC	1,600,000.00	07/31/2024	2.125	93.41	0.00	2,708.79	0.00	2,802.20
0941100005	R050-520-095	LA3	887,522.58		5.325	5,453.63	0.00	6,136.88	2,943.51	8,647.00
		Subtotal	2,487,522.58			5,547.04	0.00	8,845.67	2,943.51	11,449.20
Opr-Cordillera WDS										
91282CFA4	U052-100-002	TRC	250,000.00	07/31/2024	3.000	20.60	0.00	597.53	0.00	618.13
3130AGWK7	U052-100-003	FAC	500,000.00	08/15/2024	1.500	3,145.83	0.00	625.00	3,437.50	333.33
3130AX2R8	U052-100-004	FAC	500,000.00	11/22/2024	5.375	5,151.04	0.00	2,239.59	0.00	7,390.63

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CUSIP	Investment #	Security Type	Par Value	Maturity Date	Current Rate	* Beginning Accrued Interest	Adjusted Acc'd Int. at Purchase During Period	Interest Earned	Interest Received	* Ending Accrued Interest
Opr-Cordillera WDS										
0941100002	U052-100-095	LA3	285,038.93		5.325	1,282.75	0.00	1,176.73	1,282.57	1,176.91
CMM-716278	U052-100-096	LA2	725,180.39		5.260	3,048.86	0.00	3,028.71	3,048.86	3,028.71
	Subtotal		2,260,219.32			12,649.08	0.00	7,667.56	7,768.93	12,547.71
Opr-Comal Trace										
3130AX2R8	U054-100-002	FAC	500,000.00	11/22/2024	5.375	5,151.04	0.00	2,239.59	0.00	7,390.63
0941100002	U054-100-095	LA3	686,601.33		5.325	3,089.45	0.00	2,834.50	3,089.45	2,834.50
	Subtotal		1,186,601.33			8,240.49	0.00	5,074.09	3,089.45	10,225.13
Opr-Johnson Ranch WDS										
91282CFA4	U055-100-002	TRC	250,000.00	07/31/2024	3.000	20.60	0.00	597.53	0.00	618.13
CMM-716278	U055-100-096	LA2	816,955.87		5.260	3,454.65	0.00	3,420.57	3,454.65	3,420.57
	Subtotal		1,066,955.87			3,475.25	0.00	4,018.10	3,454.65	4,038.70
Opr-Rural Wtr										
0941100002	U070-100-095	LA3	570,599.16		5.325	2,567.49	0.00	2,355.61	2,567.49	2,355.61
	Subtotal		570,599.16			2,567.49	0.00	2,355.61	2,567.49	2,355.61
Opr-Luling WTP										
0941100002	U100-100-095	LA3	185,133.37		5.325	833.03	0.00	764.29	833.03	764.29
	Subtotal		185,133.37			833.03	0.00	764.29	833.03	764.29
Opr-Lu-Lo										
0941100002	U100-200-095	LA3	124,915.57		5.325	562.07	0.00	515.69	562.07	515.69
CMM-716278	U100-200-096	LA2	409,890.78		5.260	1,741.07	0.00	1,716.20	1,741.07	1,716.20
	Subtotal		534,806.35			2,303.14	0.00	2,231.89	2,303.14	2,231.89
2014 I&S-Lu-Lo										
313396SV6	R100-400-001	AFD	0.00	02/08/2024	5.245	0.00	0.00	0.00	0.00	0.00
CMM-716278	R100-400-096	LA2	67,733.06		5.260	377.34	0.00	586.75	377.34	586.75
	Subtotal		67,733.06			377.34	0.00	586.75	377.34	586.75
	Total		145,624,223.71			658,275.75	0.00	396,736.52	532,202.64	522,809.63

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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
Fund: General Revenue									
U010-100-002	USTR	01010U	08/26/2022	2,390.11	998,420.83	0.00	0.00	253.01	998,673.84
91282CFA4	1,000,000.00	3.331	07/31/2024	0.00	984,921.88	0.00	0.00	5,508.12	990,430.00
U010-100-003	USTR	01010U	08/31/2023	0.00	995,901.11	0.00	1,000,000.00	-995,901.11	0.00
912797GP6	0.00	0.000	02/29/2024	0.00	986,862.50	0.00	1,000,000.00	-986,862.50	0.00
U010-100-004	FHLB	01010U	08/30/2023	1,250.00	979,753.15	0.00	0.00	3,130.95	982,884.10
3130AGWK7	1,000,000.00	5.405	08/15/2024	6,875.00	973,789.00	0.00	0.00	8,541.00	982,330.00
U010-100-006	FROST	01010U	09/01/2023	1.23	22,267.35	25.04	337.85	-314.17	21,953.18
BC-400006076	21,953.18	0.070	/ /	1.36	22,267.35	25.04	337.85	-314.17	21,953.18
U010-100-008	FHLB	01010U	08/30/2023	4,479.17	1,000,827.00	0.00	0.00	-85.26	1,000,741.74
3130AX2R8	1,000,000.00	5.275	11/22/2024	0.00	1,000,400.00	0.00	0.00	-740.00	999,660.00
U010-100-009	USTR	01010U	12/06/2023	2,377.05	1,942,661.46	0.00	0.00	5,487.85	1,948,149.31
912828YV6	2,000,000.00	5.094	11/30/2024	0.00	1,942,661.46	0.00	0.00	3,118.54	1,945,780.00
U010-100-010	FSTLOC	01010U	12/14/2023	2,034.78	521,699.42	0.00	0.00	0.00	521,699.42
CD-88155A	521,699.42	4.909	12/12/2024	0.00	521,699.42	0.00	0.00	0.00	521,699.42
U010-100-090	SEGST	01010U	09/01/2023	9.93	25,000.00	0.00	0.00	0.00	25,000.00
BC-729205	25,000.00	0.500	/ /	0.00	25,000.00	0.00	0.00	0.00	25,000.00
U010-100-095	TXPOOL	01010U	09/01/2023	1,703.59	407,084.47	11,042.93	0.00	9,203.59	416,288.06
0941100002	416,288.06	5.325	/ /	1,839.34	407,084.47	11,042.93	0.00	9,203.59	416,288.06
U010-100-096	SEGST	01010U	09/01/2023	4,470.80	934,289.65	1,008,394.08	0.00	1,004,470.80	1,938,760.45
CMM-716278	1,938,760.45	5.260	/ /	3,923.28	934,289.65	1,008,394.08	0.00	1,004,470.80	1,938,760.45
U010-100-098	TXCLAS	01010U	09/01/2023	835.10	189,757.27	1,714.45	0.00	826.28	190,583.55
TX-01-0175-0001	190,583.55	5.479	/ /	888.17	189,757.27	1,714.45	0.00	826.28	190,583.55

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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
Sub Totals For: Fund: General Revenue				19,551.76	8,017,661.71	1,021,176.50	1,000,337.85	27,071.94	8,044,733.65
				13,527.15	7,988,733.00	1,021,176.50	1,000,337.85	43,751.66	8,032,484.66
Fund: 2021 Const-Lk Dunlap									
R023-100-095	TXPOOL	02310R	09/01/2023	2,022.27	473,925.06	121,558.30	0.00	119,391.65	593,316.71
0941100016	593,316.71	5.325	/ /	2,166.65	473,925.06	121,558.30	0.00	119,391.65	593,316.71
Sub Totals For: Fund: 2021 Const-Lk Dunlap				2,022.27	473,925.06	121,558.30	0.00	119,391.65	593,316.71
				2,166.65	473,925.06	121,558.30	0.00	119,391.65	593,316.71
Fund: 2021 I&S-Lk Dunlap									
R023-200-095	TXPOOL	02320R	09/01/2023	779.99	194,219.76	30,403.32	16,824.50	12,850.49	207,070.25
0941100017	207,070.25	5.325	/ /	728.33	194,219.76	30,403.32	16,824.50	12,850.49	207,070.25
Sub Totals For: Fund: 2021 I&S-Lk Dunlap				779.99	194,219.76	30,403.32	16,824.50	12,850.49	207,070.25
				728.33	194,219.76	30,403.32	16,824.50	12,850.49	207,070.25
Fund: 2021 Const-Lk McQ									
R024-100-002	USTR	02410R	08/31/2023	0.00	5,975,406.67	0.00	6,000,000.00	-5,975,406.67	0.00
912797GP6	0.00	0.000	02/29/2024	0.00	5,921,175.00	0.00	6,000,000.00	-5,921,175.00	0.00
R024-100-003	FHLB	02410R	08/30/2023	7,500.00	5,878,518.89	0.00	0.00	18,785.74	5,897,304.63
3130AGWK7	6,000,000.00	5.405	08/15/2024	41,250.00	5,842,734.00	0.00	0.00	51,246.00	5,893,980.00
R024-100-004	FHLB	02410R	08/30/2023	15,677.09	3,502,894.50	0.00	0.00	-298.41	3,502,596.09
3130AX2R8	3,500,000.00	5.275	11/22/2024	0.00	3,501,400.00	0.00	0.00	-2,590.00	3,498,810.00
R024-100-006	FHLMC	02410R	12/06/2023	0.00	3,028,331.01	0.00	0.00	12,762.93	3,041,093.94
313396WF6	3,067,500.00	5.348	04/30/2024	0.00	3,028,331.01	0.00	0.00	12,224.07	3,040,555.08
R024-100-095	TXPOOL	02410R	09/01/2023	29,044.20	6,645,514.07	6,091,329.46	0.00	6,074,044.20	12,719,558.27
0941100018	12,719,558.27	5.325	/ /	17,285.26	6,645,514.07	6,091,329.46	0.00	6,074,044.20	12,719,558.27
Sub Totals For: Fund: 2021 Const-Lk McQ				52,221.29	25,030,665.14	6,091,329.46	6,000,000.00	129,887.79	25,160,552.93
				58,535.26	24,939,154.08	6,091,329.46	6,000,000.00	213,749.27	25,152,903.35
Fund: 2021 I&S-Lk McQ									

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R024-200-095	TXPOOL	02420R	09/01/2023	605.51	296,371.43	6,318.88	261,524.75	-255,425.24	40,946.19
0941100019	40,946.19	5.325	/ /	219.37	296,371.43	6,318.88	261,524.75	-255,425.24	40,946.19
Sub Totals For: Fund: 2021 I&S-Lk McQ				605.51	296,371.43	6,318.88	261,524.75	-255,425.24	40,946.19
				219.37	296,371.43	6,318.88	261,524.75	-255,425.24	40,946.19
Fund: 2021 Const-Lk PI									
R025-100-002	USTR	02510R	08/31/2023	0.00	5,975,406.67	0.00	6,000,000.00	-5,975,406.67	0.00
912797GP6	0.00	0.000	02/29/2024	0.00	5,921,175.00	0.00	6,000,000.00	-5,921,175.00	0.00
R025-100-003	FHLB	02510R	08/30/2023	7,500.00	5,878,518.89	0.00	0.00	18,785.74	5,897,304.63
3130AGWK7	6,000,000.00	5.405	08/15/2024	41,250.00	5,842,734.00	0.00	0.00	51,246.00	5,893,980.00
R025-100-004	FHLB	02510R	08/30/2023	15,677.09	3,502,894.50	0.00	0.00	-298.41	3,502,596.09
3130AX2R8	3,500,000.00	5.275	11/22/2024	0.00	3,501,400.00	0.00	0.00	-2,590.00	3,498,810.00
R025-100-007	FHLMC	02510R	12/06/2023	0.00	3,028,331.01	0.00	0.00	12,762.93	3,041,093.94
313396WF6	3,067,500.00	5.348	04/30/2024	0.00	3,028,331.01	0.00	0.00	12,224.07	3,040,555.08
R025-100-095	TXPOOL	02510R	09/01/2023	23,795.74	5,405,002.85	6,082,580.98	0.00	6,068,795.74	11,473,798.59
0941100020	11,473,798.59	5.325	/ /	13,785.24	5,405,002.85	6,082,580.98	0.00	6,068,795.74	11,473,798.59
Sub Totals For: Fund: 2021 Const-Lk PI				46,972.83	23,790,153.92	6,082,580.98	6,000,000.00	124,639.33	23,914,793.25
				55,035.24	23,698,642.86	6,082,580.98	6,000,000.00	208,500.81	23,907,143.67
Fund: 2021/2022 I&S Lk PI									
R025-200-095	TXPOOL	02520R	09/01/2023	1,183.58	472,104.92	8,303.96	328,253.87	-321,281.29	150,823.63
0941100021	150,823.63	5.325	/ /	1,331.38	472,104.92	8,303.96	328,253.87	-321,281.29	150,823.63
Sub Totals For: Fund: 2021/2022 I&S Lk PI				1,183.58	472,104.92	8,303.96	328,253.87	-321,281.29	150,823.63
				1,331.38	472,104.92	8,303.96	328,253.87	-321,281.29	150,823.63
Fund: Opr-Shadow Creek									
U030-100-002	FHLMC	03010U	02/10/2023	0.00	499,543.06	0.00	500,000.00	-499,543.06	0.00
313396SV6	0.00	0.000	02/08/2024	0.00	494,827.80	0.00	500,000.00	-494,827.80	0.00
U030-100-096	SEGST	03010U	09/01/2023	3,389.00	435,058.77	505,244.74	0.00	503,389.00	938,447.77
CMM-716278	938,447.77	5.260	/ /	1,855.74	435,058.77	505,244.74	0.00	503,389.00	938,447.77

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Sub Totals For: Fund: Opr-Shadow Creek				3,389.00	934,601.83	505,244.74	500,000.00	3,845.94	938,447.77
				1,855.74	929,886.57	505,244.74	500,000.00	8,561.20	938,447.77
Fund: 2012 Reserve-Stein F									
R033-100-001	FNMA	03310R	08/30/2023	54.69	163,189.70	0.00	0.00	628.21	163,817.91
3135G05X7	175,000.00	4.951	08/25/2025	319.01	162,090.08	0.00	0.00	1,820.17	163,910.25
R033-100-096	SEGST	03310R	09/01/2023	136.73	32,445.66	603.25	0.00	464.85	32,910.51
CMM-716278	32,910.51	5.260	/ /	138.40	32,445.66	603.25	0.00	464.85	32,910.51
Sub Totals For: Fund: 2012 Reserve-Stein F				191.42	195,635.36	603.25	0.00	1,093.06	196,728.42
				457.41	194,535.74	603.25	0.00	2,285.02	196,820.76
Fund: Opr-Stein Falls									
U033-100-001	FHLMC	03310U	02/10/2023	0.00	1,998,172.22	0.00	2,000,000.00	-1,998,172.22	0.00
313396SV6	0.00	0.000	02/08/2024	0.00	1,979,311.20	0.00	2,000,000.00	-1,979,311.20	0.00
U033-100-095	TXPOOL	03310U	11/29/2023	21,289.64	4,038,924.05	2,039,538.66	0.00	2,021,289.64	6,060,213.69
0941100002	6,060,213.69	5.325	/ /	18,249.02	4,038,924.05	2,039,538.66	0.00	2,021,289.64	6,060,213.69
Sub Totals For: Fund: Opr-Stein Falls				21,289.64	6,037,096.27	2,039,538.66	2,000,000.00	23,117.42	6,060,213.69
				18,249.02	6,018,235.25	2,039,538.66	2,000,000.00	41,978.44	6,060,213.69
Fund: 2012 I&S-Stein Falls									
R033-200-095	TXPOOL	03320R	09/01/2023	348.32	77,287.43	15,578.56	0.00	15,266.32	92,553.75
0941100002	92,553.75	5.325	/ /	312.24	77,287.43	15,578.56	0.00	15,266.32	92,553.75
Sub Totals For: Fund: 2012 I&S-Stein Falls				348.32	77,287.43	15,578.56	0.00	15,266.32	92,553.75
				312.24	77,287.43	15,578.56	0.00	15,266.32	92,553.75
Fund: 2021 Const-Stein Fal									
R033-300-095	TXPOOL	03330R	09/01/2023	6,688.71	1,580,926.53	13,948.12	0.00	6,688.71	1,587,615.24
0941100022	1,587,615.24	5.325	/ /	7,259.41	1,580,926.53	13,948.12	0.00	6,688.71	1,587,615.24
Sub Totals For: Fund: 2021 Const-Stein Fal				6,688.71	1,580,926.53	13,948.12	0.00	6,688.71	1,587,615.24
				7,259.41	1,580,926.53	13,948.12	0.00	6,688.71	1,587,615.24
Fund: 2021 I&S-Stein Falls									

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R033-400-095	TXPOOL	03340R	09/01/2023	775.02	434,097.71	73,882.53	428,000.00	-355,890.98	78,206.73
0941100024	78,206.73	5.325	/ /	1,773.51	434,097.71	73,882.53	428,000.00	-355,890.98	78,206.73
Sub Totals For: Fund: 2021 I&S-Stein Falls				775.02	434,097.71	73,882.53	428,000.00	-355,890.98	78,206.73
				1,773.51	434,097.71	73,882.53	428,000.00	-355,890.98	78,206.73
Fund: 2022 Const-Sunfield									
R037-100-004	USTR	03710R	08/31/2023	0.00	2,987,703.33	0.00	3,000,000.00	-2,987,703.33	0.00
912797GP6	0.00	0.000	02/29/2024	0.00	2,960,587.50	0.00	3,000,000.00	-2,960,587.50	0.00
R037-100-095	TXPOOL	03710R	09/01/2023	34,289.81	8,001,209.84	3,072,026.40	0.00	3,034,289.81	11,035,499.65
0941100027	11,035,499.65	5.325	/ /	37,736.59	8,001,209.84	3,072,026.40	0.00	3,034,289.81	11,035,499.65
Sub Totals For: Fund: 2022 Const-Sunfield				34,289.81	10,988,913.17	3,072,026.40	3,000,000.00	46,586.48	11,035,499.65
				37,736.59	10,961,797.34	3,072,026.40	3,000,000.00	73,702.31	11,035,499.65
Fund: Opr-Sunfield WWTP									
U037-100-001	FHLMC	03710U	02/10/2023	0.00	999,086.11	0.00	1,000,000.00	-999,086.11	0.00
313396SV6	0.00	0.000	02/08/2024	0.00	989,655.60	0.00	1,000,000.00	-989,655.60	0.00
U037-100-095	TXPOOL	03710U	11/29/2023	6,459.06	1,009,731.01	1,011,021.31	0.00	1,006,459.06	2,016,190.07
0941100002	2,016,190.07	5.325	/ /	4,562.25	1,009,731.01	1,011,021.31	0.00	1,006,459.06	2,016,190.07
Sub Totals For: Fund: Opr-Sunfield WWTP				6,459.06	2,008,817.12	1,011,021.31	1,000,000.00	7,372.95	2,016,190.07
				4,562.25	1,999,386.61	1,011,021.31	1,000,000.00	16,803.46	2,016,190.07
Fund: 2022 I&S-Sunfield									
R037-200-001	FHLMC	03720R	12/06/2023	0.00	469,520.66	0.00	470,000.00	-469,520.66	0.00
313396SV6	0.00	0.000	02/08/2024	0.00	469,520.66	0.00	470,000.00	-469,520.66	0.00
R037-200-095	TXPOOL	03720R	09/01/2023	724.72	241,981.40	588,370.71	701,150.00	-113,566.28	128,415.12
0941100028	128,415.12	5.325	/ /	786.99	241,981.40	588,370.71	701,150.00	-113,566.28	128,415.12
Sub Totals For: Fund: 2022 I&S-Sunfield				724.72	711,502.06	588,370.71	1,171,150.00	-583,086.94	128,415.12
				786.99	711,502.06	588,370.71	1,171,150.00	-583,086.94	128,415.12
Fund: 2021 Const-Dietz									

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R038-100-095	TXPOOL	03810R	09/01/2023	3,961.09	936,229.56	8,192.34	0.00	3,961.09	940,190.65
0941100023	940,190.65	5.325	/ /	4,231.25	936,229.56	8,192.34	0.00	3,961.09	940,190.65
Sub Totals For: Fund: 2021 Const-Dietz				3,961.09	936,229.56	8,192.34	0.00	3,961.09	940,190.65
				4,231.25	936,229.56	8,192.34	0.00	3,961.09	940,190.65
Fund: 2021 I&S-Dietz									
R038-400-095	TXPOOL	03840R	09/01/2023	236.76	132,215.24	22,495.54	130,300.00	-108,346.24	23,869.00
0941100024	23,869.00	5.325	/ /	541.78	132,215.24	22,495.54	130,300.00	-108,346.24	23,869.00
Sub Totals For: Fund: 2021 I&S-Dietz				236.76	132,215.24	22,495.54	130,300.00	-108,346.24	23,869.00
				541.78	132,215.24	22,495.54	130,300.00	-108,346.24	23,869.00
Fund: 2010 I&S-RRWDS									
R041-100-001	USTR	04110R	12/06/2023	287.81	167,438.78	0.00	0.00	410.36	167,849.14
9128282N9	170,000.00	5.249	07/31/2024	0.00	167,438.78	0.00	0.00	296.82	167,735.60
R041-100-095	TXPOOL	04110R	09/01/2023	563.94	112,464.36	53,849.07	9,993.75	43,486.19	155,950.55
0941100002	155,950.55	5.325	/ /	369.13	112,464.36	53,849.07	9,993.75	43,486.19	155,950.55
Sub Totals For: Fund: 2010 I&S-RRWDS				851.75	279,903.14	53,849.07	9,993.75	43,896.55	323,799.69
				369.13	279,903.14	53,849.07	9,993.75	43,783.01	323,686.15
Fund: Opr-Water Supply									
U041-100-004	USTR	04110U	08/26/2022	4,780.21	1,996,841.65	0.00	0.00	506.03	1,997,347.68
91282CFA4	2,000,000.00	3.331	07/31/2024	0.00	1,969,843.75	0.00	0.00	11,016.25	1,980,860.00
U041-100-005	FHLMC	04110U	02/10/2023	0.00	1,998,172.22	0.00	2,000,000.00	-1,998,172.22	0.00
313396SV6	0.00	0.000	02/08/2024	0.00	1,979,311.20	0.00	2,000,000.00	-1,979,311.20	0.00
U041-100-006	FHLB	04110U	02/13/2023	11,250.00	2,997,070.37	0.00	0.00	236.26	2,997,306.63
3130AUVZ4	3,000,000.00	4.600	02/13/2025	67,500.00	2,980,380.00	0.00	0.00	-600.00	2,979,780.00
U041-100-008	FHLB	04110U	08/30/2023	3,250.00	2,547,358.18	0.00	0.00	8,140.49	2,555,498.67
3130AGWK7	2,600,000.00	5.405	08/15/2024	17,875.00	2,531,851.40	0.00	0.00	22,206.60	2,554,058.00
U041-100-009	FHLB	04110U	08/30/2023	4,479.17	1,000,827.00	0.00	0.00	-85.26	1,000,741.74
3130AX2R8	1,000,000.00	5.275	11/22/2024	0.00	1,000,400.00	0.00	0.00	-740.00	999,660.00

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U041-100-010	FHLB	04110U	08/30/2023	4,479.17	1,000,827.00	0.00	0.00	-85.26	1,000,741.74
3130AX2R8	1,000,000.00	5.275	11/22/2024	0.00	1,000,400.00	0.00	0.00	-740.00	999,660.00
U041-100-011	FNMA	04110U	08/30/2023	625.00	1,865,025.09	0.00	0.00	7,179.52	1,872,204.61
3135G05X7	2,000,000.00	4.951	08/25/2025	3,645.83	1,852,458.00	0.00	0.00	20,802.00	1,873,260.00
U041-100-012	USTR	04110U	12/06/2023	4,754.10	3,885,322.92	0.00	0.00	10,975.69	3,896,298.61
912828YV6	4,000,000.00	5.094	11/30/2024	0.00	3,885,322.92	0.00	0.00	6,237.08	3,891,560.00
U041-100-094	TXFIT	04110U	09/01/2023	11,200.13	2,680,218.16	23,104.38	0.00	11,200.13	2,691,418.29
1379800040	2,691,418.29	5.270	/ /	11,904.25	2,680,218.16	23,104.38	0.00	11,200.13	2,691,418.29
U041-100-095	TXPOOL	04110U	09/01/2023	2,544.87	571,173.72	92,125.60	0.00	89,544.87	660,718.59
0941100002	660,718.59	5.325	/ /	2,580.73	571,173.72	92,125.60	0.00	89,544.87	660,718.59
U041-100-096	SEGST	04110U	09/01/2023	8,996.60	609,839.82	2,114,990.12	0.00	2,112,746.60	2,722,586.42
CMM-716278	2,722,586.42	5.260	/ /	2,243.52	609,839.82	2,114,990.12	0.00	2,112,746.60	2,722,586.42
U041-100-097	BRDWAY	04110U	09/01/2023	4,070.76	2,055,030.27	9,530.68	0.00	4,070.76	2,059,101.03
CMM-6257184	2,059,101.03	2.530	/ /	5,459.92	2,055,030.27	9,530.68	0.00	4,070.76	2,059,101.03
Sub Totals For: Fund: Opr-Water Supply				60,430.01	23,207,706.40	2,239,750.78	2,000,000.00	246,257.61	23,453,964.01
				111,209.25	23,116,229.24	2,239,750.78	2,000,000.00	296,433.09	23,412,662.33
Fund: 2007B/2017 I&S-RRWDS									
R041-120-001	FHLMC	04112R	12/06/2023	0.00	325,786.22	0.00	0.00	1,373.03	327,159.25
313396WF6	330,000.00	5.348	04/30/2024	0.00	325,786.22	0.00	0.00	1,315.06	327,101.28
R041-120-095	TXPOOL	04112R	09/01/2023	742.48	175,481.35	82,432.71	0.00	81,852.48	257,333.83
0941100013	257,333.83	5.325	/ /	580.23	175,481.35	82,432.71	0.00	81,852.48	257,333.83
Sub Totals For: Fund: 2007B/2017 I&S-RRWDS				742.48	501,267.57	82,432.71	0.00	83,225.51	584,493.08
				580.23	501,267.57	82,432.71	0.00	83,167.54	584,435.11
Fund: 2007 Rate Stab-RRWDS									
R041-150-001	USTR	04115R	08/26/2022	576.92	499,314.90	0.00	500,000.00	-499,314.90	0.00
91282CEA5	0.00	0.000	02/29/2024	3,750.00	495,234.38	0.00	500,000.00	-495,234.38	0.00

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Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
R041-150-002	FHLMC	04115R	02/10/2023	0.00	499,543.06	0.00	500,000.00	-499,543.06	0.00
313396SV6	0.00	0.000	02/08/2024	0.00	494,827.80	0.00	500,000.00	-494,827.80	0.00
R041-150-003	FNMA	04115R	08/30/2023	140.63	419,630.64	0.00	0.00	1,615.39	421,246.03
3135G05X7	450,000.00	4.951	08/25/2025	820.31	416,803.05	0.00	0.00	4,680.45	421,483.50
R041-150-095	TXPOOL	04115R	09/01/2023	449.33	59,520.47	504,468.26	0.00	504,199.33	563,719.80
0941100002	563,719.80	5.325	/ /	268.93	59,520.47	504,468.26	0.00	504,199.33	563,719.80
R041-150-096	SEGST	04115R	09/01/2023	1,631.24	16,809.46	502,546.69	0.00	502,474.99	519,284.45
CMM-716278	519,284.45	5.260	/ /	71.70	16,809.46	502,546.69	0.00	502,474.99	519,284.45
Sub Totals For: Fund: 2007 Rate Stab-RRWDS				2,798.12	1,494,818.53	1,007,014.95	1,000,000.00	9,431.75	1,504,250.28
				4,910.94	1,483,195.16	1,007,014.95	1,000,000.00	21,292.59	1,504,487.75
Fund: 2015 IWPP Bond									
R041-160-001	SA TX	04116R	03/30/2023	7,583.33	1,846,336.34	0.00	0.00	-1,097.34	1,845,239.00
796237G66	1,820,000.00	4.222	02/01/2026	45,500.00	1,825,460.00	0.00	0.00	-2,548.00	1,822,912.00
R041-160-096	SEGST	04116R	09/01/2023	309.07	46,675.14	46,008.16	11,299.98	34,509.09	81,184.23
CMM-716278	81,184.23	5.260	/ /	199.09	46,675.14	46,008.16	11,299.98	34,509.09	81,184.23
Sub Totals For: Fund: 2015 IWPP Bond				7,892.40	1,893,011.48	46,008.16	11,299.98	33,411.75	1,926,423.23
				45,699.09	1,872,135.14	46,008.16	11,299.98	31,961.09	1,904,096.23
Fund: 2016 I&S-SM WTP									
R041-180-001	FHLMC	04118R	12/06/2023	0.00	89,908.21	0.00	90,000.00	-89,908.21	0.00
313396SV6	0.00	0.000	02/08/2024	0.00	89,908.21	0.00	90,000.00	-89,908.21	0.00
R041-180-096	SEGST	04118R	09/01/2023	412.04	48,001.35	113,262.57	80,615.63	32,399.41	80,400.76
CMM-716278	80,400.76	5.260	/ /	247.53	48,001.35	113,262.57	80,615.63	32,399.41	80,400.76
Sub Totals For: Fund: 2016 I&S-SM WTP				412.04	137,909.56	113,262.57	170,615.63	-57,508.80	80,400.76
				247.53	137,909.56	113,262.57	170,615.63	-57,508.80	80,400.76
Fund: 2020 I&S-Gen Imp/Ref									
R041-200-001	USTR	04120R	12/06/2023	470.65	273,811.65	0.00	0.00	671.06	274,482.71
9128282N9	278,000.00	5.249	07/31/2024	0.00	273,811.65	0.00	0.00	485.39	274,297.04

Portfolio GBRA

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Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
R041-200-096	SEGST	04120R	09/01/2023	660.96	148,005.09	70,577.33	53,975.00	16,098.96	164,104.05
CMM-716278	164,104.05	5.260	/ /	503.37	148,005.09	70,577.33	53,975.00	16,098.96	164,104.05
Sub Totals For: Fund: 2020 I&S-Gen Imp/Ref				1,131.61	421,816.74	70,577.33	53,975.00	16,770.02	438,586.76
				503.37	421,816.74	70,577.33	53,975.00	16,584.35	438,401.09
Fund: 2012 Reserve-MidBasi									
R041-250-002	USTR	04125R	08/26/2022	86.54	74,897.23	0.00	75,000.00	-74,897.23	0.00
91282CEA5	0.00	0.000	02/29/2024	562.50	74,285.16	0.00	75,000.00	-74,285.16	0.00
R041-250-003	FNMA	04125R	08/30/2023	25.00	74,601.00	0.00	0.00	287.18	74,888.18
3135G05X7	80,000.00	4.951	08/25/2025	145.83	74,098.32	0.00	0.00	832.08	74,930.40
R041-250-095	TXPOOL	04125R	09/01/2023	538.49	121,440.57	76,795.15	0.00	76,246.45	197,687.02
0941100002	197,687.02	5.325	/ /	548.70	121,440.57	76,795.15	0.00	76,246.45	197,687.02
Sub Totals For: Fund: 2012 Reserve-MidBasi				650.03	270,938.80	76,795.15	75,000.00	1,636.40	272,575.20
				1,257.03	269,824.05	76,795.15	75,000.00	2,793.37	272,617.42
Fund: 2012 I&S-Mid-Basin									
R041-260-001	USTR	04126R	12/06/2023	147.29	85,689.26	0.00	0.00	210.00	85,899.26
9128282N9	87,000.00	5.250	07/31/2024	0.00	85,689.26	0.00	0.00	151.90	85,841.16
R041-260-096	SEGST	04126R	09/01/2023	288.31	46,163.95	22,156.39	14,796.50	7,124.81	53,288.76
CMM-716278	53,288.76	5.260	/ /	235.08	46,163.95	22,156.39	14,796.50	7,124.81	53,288.76
Sub Totals For: Fund: 2012 I&S-Mid-Basin				435.60	131,853.21	22,156.39	14,796.50	7,334.81	139,188.02
				235.08	131,853.21	22,156.39	14,796.50	7,276.71	139,129.92
Fund: 2013 RateStab-WCanyo									
R041-310-001	USTR	04131R	08/26/2022	576.92	499,314.90	0.00	500,000.00	-499,314.90	0.00
91282CEA5	0.00	0.000	02/29/2024	3,750.00	495,234.38	0.00	500,000.00	-495,234.38	0.00
R041-310-002	USTR	04131R	08/26/2022	1,195.05	499,210.41	0.00	0.00	126.51	499,336.92
91282CFA4	500,000.00	3.331	07/31/2024	0.00	492,460.94	0.00	0.00	2,754.06	495,215.00
R041-310-003	FHLB	04131R	02/13/2023	1,875.00	499,511.73	0.00	0.00	39.38	499,551.11
3130AUVZ4	500,000.00	4.600	02/13/2025	11,250.00	496,730.00	0.00	0.00	-100.00	496,630.00

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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
R041-310-004	FNMA	04131R	08/30/2023	62.50	186,502.51	0.00	0.00	717.95	187,220.46
3135G05X7	200,000.00	4.951	08/25/2025	364.58	185,245.80	0.00	0.00	2,080.20	187,326.00
R041-310-095	TXPOOL	04131R	09/01/2023	1,028.43	193,689.79	517,245.78	0.00	516,403.43	710,093.22
0941100002	710,093.22	5.325	/ /	842.35	193,689.79	517,245.78	0.00	516,403.43	710,093.22
Sub Totals For: Fund: 2013 RateStab-WCanyo				4,737.90	1,878,229.34	517,245.78	500,000.00	17,972.37	1,896,201.71
				16,206.93	1,863,360.91	517,245.78	500,000.00	25,903.31	1,889,264.22
Fund: 2013 Rate Stab-IH35									
R041-320-001	FHLB	04132R	02/13/2023	937.50	249,755.86	0.00	0.00	19.69	249,775.55
3130AUVZ4	250,000.00	4.600	02/13/2025	5,625.00	248,365.00	0.00	0.00	-50.00	248,315.00
R041-320-002	FNMA	04132R	08/30/2023	31.25	93,251.25	0.00	0.00	358.98	93,610.23
3135G05X7	100,000.00	4.951	08/25/2025	182.29	92,622.90	0.00	0.00	1,040.10	93,663.00
R041-320-095	TXPOOL	04132R	09/01/2023	71.05	15,242.01	5,952.39	0.00	5,883.55	21,125.56
0941100011	21,125.56	5.325	/ /	68.84	15,242.01	5,952.39	0.00	5,883.55	21,125.56
Sub Totals For: Fund: 2013 Rate Stab-IH35				1,039.80	358,249.12	5,952.39	0.00	6,262.22	364,511.34
				5,876.13	356,229.91	5,952.39	0.00	6,873.65	363,103.56
Fund: 2013 I&S-IH35									
R041-350-001	USTR	04135R	12/06/2023	616.25	358,515.97	0.00	0.00	878.66	359,394.63
9128282N9	364,000.00	5.250	07/31/2024	0.00	358,515.97	0.00	0.00	635.55	359,151.52
R041-350-095	TXPOOL	04135R	09/01/2023	476.21	250,635.20	101,435.41	235,634.38	-135,052.17	115,583.03
0941100008	115,583.03	5.325	/ /	853.20	250,635.20	101,435.41	235,634.38	-135,052.17	115,583.03
Sub Totals For: Fund: 2013 I&S-IH35				1,092.46	609,151.17	101,435.41	235,634.38	-134,173.51	474,977.66
				853.20	609,151.17	101,435.41	235,634.38	-134,416.62	474,734.55
Fund: 2013 Reserve-IH35									
R041-370-001	USTR	04137R	08/26/2022	923.08	798,903.84	0.00	800,000.00	-798,903.84	0.00
91282CEA5	0.00	0.000	02/29/2024	6,000.00	792,375.00	0.00	800,000.00	-792,375.00	0.00
R041-370-002	FHLB	04137R	02/13/2023	1,125.00	299,707.03	0.00	0.00	23.63	299,730.66
3130AUVZ4	300,000.00	4.600	02/13/2025	6,750.00	298,038.00	0.00	0.00	-60.00	297,978.00

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Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
R041-370-003	FNMA	04137R	08/30/2023	39.06	116,564.07	0.00	0.00	448.72	117,012.79
3135G05X7	125,000.00	4.951	08/25/2025	227.87	115,778.63	0.00	0.00	1,300.12	117,078.75
R041-370-095	TXPOOL	04137R	09/01/2023	206.85	19,225.75	813,278.06	0.00	813,191.23	832,416.98
0941100009	832,416.98	5.325	/ /	86.83	19,225.75	813,278.06	0.00	813,191.23	832,416.98
Sub Totals For: Fund: 2013 Reserve-IH35				2,293.99	1,234,400.69	813,278.06	800,000.00	14,759.74	1,249,160.43
				13,064.70	1,225,417.38	813,278.06	800,000.00	22,056.35	1,247,473.73
Fund: 2022 Const-NB Office									
R041-410-095	TXPOOL	04141R	09/01/2023	2,641.26	624,280.25	5,462.69	0.00	2,641.26	626,921.51
0941100025	626,921.51	5.325	/ /	2,821.43	624,280.25	5,462.69	0.00	2,641.26	626,921.51
Sub Totals For: Fund: 2022 Const-NB Office				2,641.26	624,280.25	5,462.69	0.00	2,641.26	626,921.51
				2,821.43	624,280.25	5,462.69	0.00	2,641.26	626,921.51
Fund: 2022 I&S-NB Office									
R041-420-001	FHLMC	04142R	12/06/2023	0.00	149,847.02	0.00	150,000.00	-149,847.02	0.00
313396SV6	0.00	0.000	02/08/2024	0.00	149,847.02	0.00	150,000.00	-149,847.02	0.00
R041-420-095	TXPOOL	04142R	09/01/2023	236.82	80,600.63	188,384.68	227,293.75	-39,173.93	41,426.70
0941100026	41,426.70	5.325	/ /	264.86	80,600.63	188,384.68	227,293.75	-39,173.93	41,426.70
Sub Totals For: Fund: 2022 I&S-NB Office				236.82	230,447.65	188,384.68	377,293.75	-189,020.95	41,426.70
				264.86	230,447.65	188,384.68	377,293.75	-189,020.95	41,426.70
Fund: 2022 Const-Saltwater									
R041-430-095	TXPOOL	04143R	09/01/2023	3,889.30	919,268.97	8,043.90	0.00	3,889.30	923,158.27
0941100029	923,158.27	5.325	/ /	4,154.60	919,268.97	8,043.90	0.00	3,889.30	923,158.27
Sub Totals For: Fund: 2022 Const-Saltwater				3,889.30	919,268.97	8,043.90	0.00	3,889.30	923,158.27
				4,154.60	919,268.97	8,043.90	0.00	3,889.30	923,158.27
Fund: 2022 I&S-Saltwater B									
R041-440-001	FHLMC	04144R	12/06/2023	0.00	109,887.82	0.00	110,000.00	-109,887.82	0.00
313396SV6	0.00	0.000	02/08/2024	0.00	109,887.82	0.00	110,000.00	-109,887.82	0.00

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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
R041-440-095	TXPOOL	04144R	09/01/2023	267.52	59,391.29	138,268.02	129,325.00	8,747.52	68,138.81
0941100030	68,138.81	5.325	/ /	195.50	59,391.29	138,268.02	129,325.00	8,747.52	68,138.81
Sub Totals For: Fund: 2022 I&S-Saltwater B				267.52	169,279.11	138,268.02	239,325.00	-101,140.30	68,138.81
				195.50	169,279.11	138,268.02	239,325.00	-101,140.30	68,138.81
Fund: Opr-Canal									
U043-100-003	FHLB	04310U	02/13/2023	750.00	199,804.69	0.00	0.00	15.75	199,820.44
3130AUVZ4	200,000.00	4.600	02/13/2025	4,500.00	198,692.00	0.00	0.00	-40.00	198,652.00
U043-100-004	USTR	04310U	08/31/2023	0.00	497,950.56	0.00	500,000.00	-497,950.56	0.00
912797GP6	0.00	0.000	02/29/2024	0.00	493,431.25	0.00	500,000.00	-493,431.25	0.00
U043-100-005	FHLB	04310U	08/30/2023	2,239.59	500,413.50	0.00	0.00	-42.63	500,370.87
3130AX2R8	500,000.00	5.275	11/22/2024	0.00	500,200.00	0.00	0.00	-370.00	499,830.00
U043-100-096	SEGST	04310U	09/01/2023	434.46	36,491.93	505,090.12	0.00	504,934.46	541,426.39
CMM-716278	541,426.39	5.260	/ /	155.66	36,491.93	505,090.12	0.00	504,934.46	541,426.39
Sub Totals For: Fund: Opr-Canal				3,424.05	1,234,660.68	505,090.12	500,000.00	6,957.02	1,241,617.70
				4,655.66	1,228,815.18	505,090.12	500,000.00	11,093.21	1,239,908.39
Fund: Opr-Buda WWTP									
U045-100-095	TXPOOL	04510U	09/01/2023	160.64	38,750.33	335.73	0.00	160.64	38,910.97
0941100002	38,910.97	5.325	/ /	175.09	38,750.33	335.73	0.00	160.64	38,910.97
Sub Totals For: Fund: Opr-Buda WWTP				160.64	38,750.33	335.73	0.00	160.64	38,910.97
				175.09	38,750.33	335.73	0.00	160.64	38,910.97
Fund: Opr-Carrizo Grndwtr									
U047-100-003	USTR	04710U	08/31/2023	0.00	497,950.56	0.00	500,000.00	-497,950.56	0.00
912797GP6	0.00	0.000	02/29/2024	0.00	493,431.25	0.00	500,000.00	-493,431.25	0.00
U047-100-004	FHLMC	04710U	12/06/2023	0.00	499,490.07	0.00	500,000.00	-499,490.07	0.00
313396SV6	0.00	0.000	02/08/2024	0.00	499,490.07	0.00	500,000.00	-499,490.07	0.00
U047-100-096	SEGST	04710U	09/01/2023	2,135.88	72,505.76	1,002,445.15	0.00	1,002,135.88	1,074,641.64
CMM-716278	1,074,641.64	5.260	/ /	309.27	72,505.76	1,002,445.15	0.00	1,002,135.88	1,074,641.64

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Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
Sub Totals For: Fund: Opr-Carrizo Grndwtr				2,135.88	1,069,946.39	1,002,445.15	1,000,000.00	4,695.25	1,074,641.64
				309.27	1,065,427.08	1,002,445.15	1,000,000.00	9,214.56	1,074,641.64
Fund: Const-Carrizo Grndwt									
R047-470-095	TXPOOL	04747R	09/01/2023	29,047.54	6,803,719.21	847,230.33	600,000.00	216,189.45	7,019,908.66
0941100014	7,019,908.66	5.325	/ /	31,040.88	6,803,719.21	847,230.33	600,000.00	216,189.45	7,019,908.66
R047-470-096	SEGST	04747R	09/01/2023	0.00	0.00	0.00	0.00	0.00	0.00
CMM-716278	0.00	5.120	/ /	0.00	0.00	0.00	0.00	0.00	0.00
Sub Totals For: Fund: Const-Carrizo Grndwt				29,047.54	6,803,719.21	847,230.33	600,000.00	216,189.45	7,019,908.66
				31,040.88	6,803,719.21	847,230.33	600,000.00	216,189.45	7,019,908.66
Fund: I&S-Carrizo Grndwtr									
R047-480-003	FHLB	04748R	08/30/2023	2,500.00	1,959,506.30	0.00	0.00	6,261.91	1,965,768.21
3130AGWK7	2,000,000.00	5.405	08/15/2024	13,750.00	1,947,578.00	0.00	0.00	17,082.00	1,964,660.00
R047-480-004	FHLMC	04748R	12/06/2023	0.00	1,698,266.23	0.00	1,700,000.00	-1,698,266.23	0.00
313396SV6	0.00	0.000	02/08/2024	0.00	1,698,266.23	0.00	1,700,000.00	-1,698,266.23	0.00
R047-480-005	USTR	04748R	12/06/2023	3,385.99	1,969,867.97	0.00	0.00	4,827.79	1,974,695.76
9128282N9	2,000,000.00	5.250	07/31/2024	0.00	1,969,867.97	0.00	0.00	3,492.03	1,973,360.00
R047-480-095	TXPOOL	04748R	09/01/2023	24,186.03	6,391,765.19	2,382,331.12	3,259,089.88	-903,936.85	5,487,828.34
0941100015	5,487,828.34	5.325	/ /	27,178.09	6,391,765.19	2,382,331.12	3,259,089.88	-903,936.85	5,487,828.34
Sub Totals For: Fund: I&S-Carrizo Grndwtr				30,072.02	12,019,405.69	2,382,331.12	4,959,089.88	-2,591,113.38	9,428,292.31
				40,928.09	12,007,477.39	2,382,331.12	4,959,089.88	-2,581,629.05	9,425,848.34
Fund: Opr-Western Canyon									
U050-100-003	FHLB	05010U	02/13/2023	1,875.00	499,511.73	0.00	0.00	39.38	499,551.11
3130AUVZ4	500,000.00	4.600	02/13/2025	11,250.00	496,730.00	0.00	0.00	-100.00	496,630.00
U050-100-004	FHLB	05010U	08/30/2023	2,239.59	500,413.50	0.00	0.00	-42.63	500,370.87
3130AX2R8	500,000.00	5.275	11/22/2024	0.00	500,200.00	0.00	0.00	-370.00	499,830.00
U050-100-005	USTR	05010U	08/31/2023	0.00	497,950.56	0.00	500,000.00	-497,950.56	0.00
912797GP6	0.00	0.000	02/29/2024	0.00	493,431.25	0.00	500,000.00	-493,431.25	0.00

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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
U050-100-096	SEGST	05010U	09/01/2023	3,003.97	644,130.36	517,001.51	0.00	514,253.97	1,158,384.33
CMM-716278	1,158,384.33	5.260	/ /	2,747.54	644,130.36	517,001.51	0.00	514,253.97	1,158,384.33
Sub Totals For: Fund: Opr-Western Canyon				7,118.56	2,142,006.15	517,001.51	500,000.00	16,300.16	2,158,306.31
				13,997.54	2,134,491.61	517,001.51	500,000.00	20,352.72	2,154,844.33
Fund: 2020 I&S-WCanyon, re									
R050-520-001	USTR	05052R	12/06/2023	2,708.79	1,575,894.37	0.00	0.00	3,862.23	1,579,756.60
9128282N9	1,600,000.00	5.250	07/31/2024	0.00	1,575,894.37	0.00	0.00	2,793.63	1,578,688.00
R050-520-095	TXPOOL	05052R	09/01/2023	6,136.88	847,748.16	406,853.39	364,135.46	39,774.42	887,522.58
0941100005	887,522.58	5.325	/ /	2,943.51	847,748.16	406,853.39	364,135.46	39,774.42	887,522.58
Sub Totals For: Fund: 2020 I&S-WCanyon, re				8,845.67	2,423,642.53	406,853.39	364,135.46	43,636.65	2,467,279.18
				2,943.51	2,423,642.53	406,853.39	364,135.46	42,568.05	2,466,210.58
Fund: Opr-Cordillera WDS									
U052-100-002	USTR	05210U	08/26/2022	597.53	249,605.21	0.00	0.00	63.25	249,668.46
91282CFA4	250,000.00	3.331	07/31/2024	0.00	246,230.47	0.00	0.00	1,377.03	247,607.50
U052-100-003	FHLB	05210U	08/30/2023	625.00	489,876.57	0.00	0.00	1,565.48	491,442.05
3130AGWK7	500,000.00	5.405	08/15/2024	3,437.50	486,894.50	0.00	0.00	4,270.50	491,165.00
U052-100-004	FHLB	05210U	08/30/2023	2,239.59	500,413.50	0.00	0.00	-42.63	500,370.87
3130AX2R8	500,000.00	5.275	11/22/2024	0.00	500,200.00	0.00	0.00	-370.00	499,830.00
U052-100-095	TXPOOL	05210U	09/01/2023	1,176.73	283,862.20	2,459.30	0.00	1,176.73	285,038.93
0941100002	285,038.93	5.325	/ /	1,282.57	283,862.20	2,459.30	0.00	1,176.73	285,038.93
U052-100-096	SEGST	05210U	09/01/2023	3,028.71	718,401.68	9,827.57	0.00	6,778.71	725,180.39
CMM-716278	725,180.39	5.260	/ /	3,048.86	718,401.68	9,827.57	0.00	6,778.71	725,180.39
Sub Totals For: Fund: Opr-Cordillera WDS				7,667.56	2,242,159.16	12,286.87	0.00	9,541.54	2,251,700.70
				7,768.93	2,235,588.85	12,286.87	0.00	13,232.97	2,248,821.82
Fund: Opr-Comal Trace									
U054-100-002	FHLB	05410U	08/30/2023	2,239.59	500,413.50	0.00	0.00	-42.63	500,370.87
3130AX2R8	500,000.00	5.275	11/22/2024	0.00	500,200.00	0.00	0.00	-370.00	499,830.00

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Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
U054-100-095	TXPOOL	05410U	09/01/2023	2,834.50	683,766.83	5,923.95	0.00	2,834.50	686,601.33
0941100002	686,601.33	5.325	/ /	3,089.45	683,766.83	5,923.95	0.00	2,834.50	686,601.33
Sub Totals For: Fund: Opr-Comal Trace				5,074.09	1,184,180.33	5,923.95	0.00	2,791.87	1,186,972.20
				3,089.45	1,183,966.83	5,923.95	0.00	2,464.50	1,186,431.33
Fund: Opr-Johnson Ranch WD									
U055-100-002	USTR	05510U	08/26/2022	597.53	249,605.21	0.00	0.00	63.25	249,668.46
91282CFA4	250,000.00	3.331	07/31/2024	0.00	246,230.47	0.00	0.00	1,377.03	247,607.50
U055-100-096	SEGST	05510U	09/01/2023	3,420.57	813,535.30	6,875.22	0.00	3,420.57	816,955.87
CMM-716278	816,955.87	5.260	/ /	3,454.65	813,535.30	6,875.22	0.00	3,420.57	816,955.87
Sub Totals For: Fund: Opr-Johnson Ranch WD				4,018.10	1,063,140.51	6,875.22	0.00	3,483.82	1,066,624.33
				3,454.65	1,059,765.77	6,875.22	0.00	4,797.60	1,064,563.37
Fund: Opr-Rural Wtr									
U070-100-095	TXPOOL	07010U	09/01/2023	2,355.61	568,243.55	4,923.10	0.00	2,355.61	570,599.16
0941100002	570,599.16	5.325	/ /	2,567.49	568,243.55	4,923.10	0.00	2,355.61	570,599.16
Sub Totals For: Fund: Opr-Rural Wtr				2,355.61	568,243.55	4,923.10	0.00	2,355.61	570,599.16
				2,567.49	568,243.55	4,923.10	0.00	2,355.61	570,599.16
Fund: Opr-Luling WTP									
U100-100-095	TXPOOL	10010U	09/01/2023	764.29	184,369.08	1,597.32	0.00	764.29	185,133.37
0941100002	185,133.37	5.325	/ /	833.03	184,369.08	1,597.32	0.00	764.29	185,133.37
Sub Totals For: Fund: Opr-Luling WTP				764.29	184,369.08	1,597.32	0.00	764.29	185,133.37
				833.03	184,369.08	1,597.32	0.00	764.29	185,133.37
Fund: Opr-Lu-Lo									
U100-200-095	TXPOOL	10020U	09/01/2023	515.69	124,399.88	1,077.76	0.00	515.69	124,915.57
0941100002	124,915.57	5.325	/ /	562.07	124,399.88	1,077.76	0.00	515.69	124,915.57
U100-200-096	SEGST	10020U	09/01/2023	1,716.20	408,174.58	3,457.27	0.00	1,716.20	409,890.78
CMM-716278	409,890.78	5.260	/ /	1,741.07	408,174.58	3,457.27	0.00	1,716.20	409,890.78

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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
Sub Totals For: Fund: Opr-Lu-Lo				2,231.89	532,574.46	4,535.03	0.00	2,231.89	534,806.35
				2,303.14	532,574.46	4,535.03	0.00	2,231.89	534,806.35
Fund: 2014 I&S-Lu-Lo									
R100-400-001	FHLMC	10040R	12/06/2023	0.00	322,670.58	0.00	323,000.00	-322,670.58	0.00
313396SV6	0.00	0.000	02/08/2024	0.00	322,670.58	0.00	323,000.00	-322,670.58	0.00
R100-400-096	SEGST	10040R	09/01/2023	586.75	73,086.31	358,149.09	363,125.00	-5,353.25	67,733.06
CMM-716278	67,733.06	5.260	/ /	377.34	73,086.31	358,149.09	363,125.00	-5,353.25	67,733.06
Sub Totals For: Fund: 2014 I&S-Lu-Lo				586.75	395,756.89	358,149.09	686,125.00	-328,023.83	67,733.06
				377.34	395,756.89	358,149.09	686,125.00	-328,023.83	67,733.06
Report Grand Totals:				396,736.52	148,577,510.91	32,258,069.53	35,933,675.30	-3,706,640.81	144,870,870.10
				532,202.64	148,113,409.07	32,258,069.53	35,933,675.30	-3,358,198.70	144,755,210.37

Portfolio GBRA



Your Trusted
Water Resource

Investment Report as of February 29, 2024

The preceding report has been prepared and is being distributed to you in accordance with Section 2256.023 of the Texas Public Funds Investment Act. We believe the investment portfolio that is described in this report complies with the Texas Public Funds Investment Act.

GBRA Investment Officers:

Randy Staats

Executive Manager of Finance/CFO

Sandra Terry

Deputy CFO

Denise Lyssy

Revenue & Budget Supervisor

CONSENT ITEM

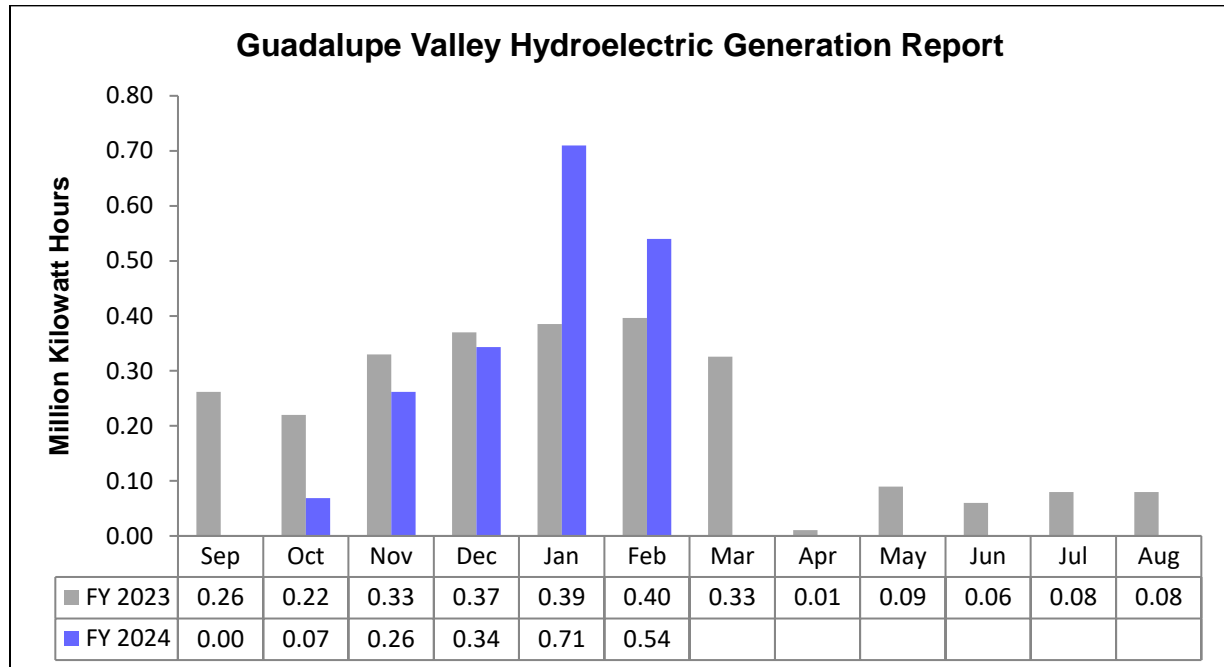
4. Consideration of and possible action approving the monthly operations report for February 2024.

Attachment

Report of Operations

Month of February

Fiscal Year 2024

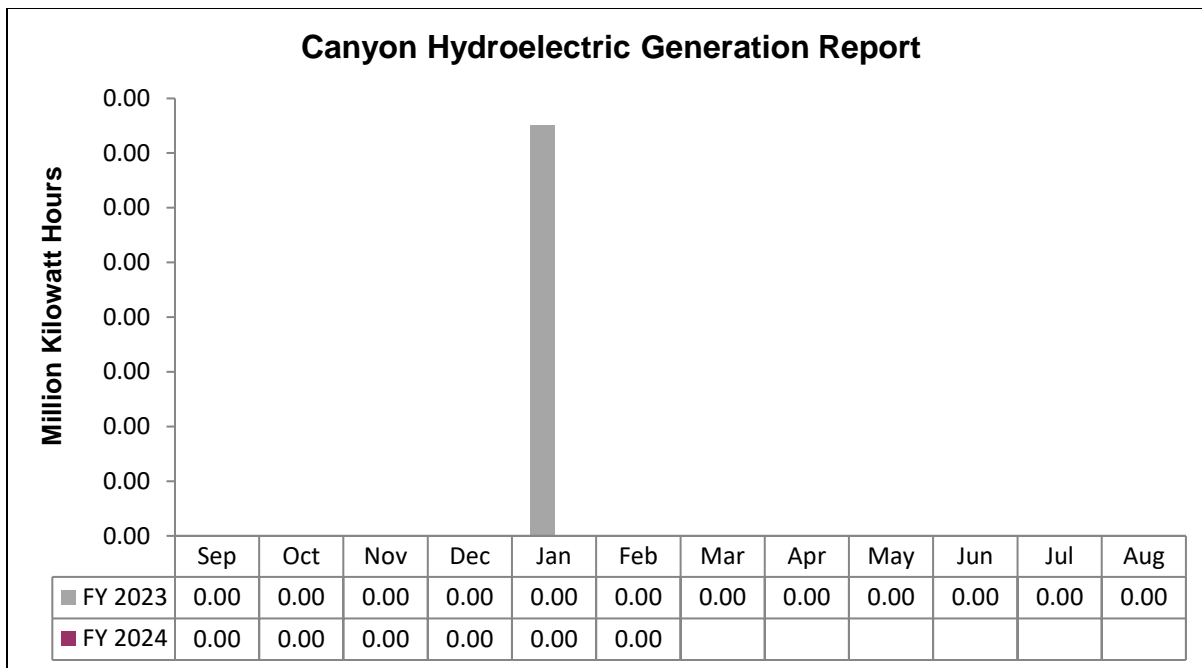


During the month, the Guadalupe Valley Hydroelectric System (GVHS) generated .54 million kilowatt hours of electrical power for the Guadalupe Valley Electric Cooperative (GVEC) for a total of 1.92 million kilowatt hours for the fiscal year and delivered 111.1 million gallons of water to the Calpine Guadalupe Energy Center (CGEC) for a total 433.6 million gallons for the year to date fiscal year.

The Maintenance team assisted environmental with the annual crab trap removal in Austwell, pigged the regional raw water pipeline, drained and cleaned regional raw water booster station #2 tank, and assisted TCEQ with inspections at Dunlap, McQueeney, TP4, Nolte, H4 and H5 spillways.

The heavy equipment operator has been hauling base, blading Canal lane and spillway at Dunlap, and performing maintenance on equipment and hauling base to Lakewood and Nolte Park.

The Electrical team has completed preventative electrical maintenance at several locations in Lockhart, Buda, and Western Canyon. The emergency generator at Canyon Park Estates wastewater plant and the automatic transfer switch at Singing Hills lift station #1 have been replaced. Assistance was provided to the SCADA department to replace the PLC circuit board on the Luling WTP high service pump #2. The team removed the spare generation breakers for Dunlap to have them serviced and tested.



Due to the low flow conditions, the Canyon Hydroelectric Plant generated 0 kilowatt hours of power for New Braunfels Utilities (NBU). The total for the fiscal year is 0 kilowatt hours.

SHADOW CREEK WASTEWATER TREATMENT PLANT

FY 2024	Permit	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Avg. MGD	0.61	0.289	0.310	0.309	0.304	0.378	0.317						
CBOD (mg/L)	5	1	2.8	1.2	1.5	1.8	*						
TSS (mg/L)	5	1.8	3.6	2.6	3.9	4.4	*						
Ammonia (mg/L)	2	0.1	1.8	0.1	0.2	0.1	*						
Phosphorous (mg/L)	1	0.8	0.4	0.3	0.2	0.3	*						
E.coli (CFU/ 100 mL)	126	5	4	4	1	5	*						
Year to Date Flows (MG)		8.68	18.29	27.56	36.98	48.7	57.89						
Biosolids Processing													
FY 2024	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	
Biosolids Processed (metric tons)	4.38	5.28	5.91	4.16	5.72	*							
Year to Date Biosolids Processed (metric tons)	4.38	9.66	15.57	19.73	25.45	*							

(* data not available at printing. Report will be revised when this information is received.)

System Statistics:

There are an estimated 1,700 sewer connections in the Shadow Creek subdivision and 691 connections in the Trails at Windy Hills (South Grove) subdivision as of the end of the month. There are 4 mixed-use connections in the combined systems. The system received 1.7 inches of rain during the month.

System Activities:

Normal operations. Operators completed 8 final tap inspections.

SUNFIELD WASTEWATER TREATMENT PLANT

FY 2024	Permit	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug
Avg. MGD	0.750	0.588	0.624	0.607	0.606	0.772	0.649						
CBOD (mg/L)	5	1	1	1	1	1	*						
TSS (mg/L)	5	2.5	1.4	1.1	1.7	2.7	*						
Ammonia (mg/L)	2	0.1	0.1	0.1	0.2	0.5	*						
Phosphorous (mg/L)	1	0.3	0.3	0.4	0.2	0.2	*						
E.coli (CFU/100 /mL)	126	*	1	1	1	1	*						
Year to Date Flows (MG)		17.64	36.98	55.19	73.98	97.91	116.73						
FY 2024		Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	July	Aug
Type I Reuse Avg MGD		4.95	4.96	0.0	0	0	*						
Year to Date Reuse (MG)		4.95	9.91	9.91	9.91	9.91							
Biosolids Processing													
Biosolids Processed (metric tons)		13.06	14.61	13.55	17.06	16.33	*						
Year to Date Biosolids Processed (metric tons)		13.06	27.67	41.22	58.28	74.61	*						

(* data not available at printing. Report will be revised when this information is received.)

System Statistics:

There are an estimated 3,508 residential connections and 25 mixed-use connections in this system as of the end of the month. The system received 1.3 inches of rain during the month.

Construction Activities:

Work continued on the Sunfield WWTP 1.375 MGD expansion. Major components under construction include the headworks, blower electrical room, septic receiving station, and filters. A flow meter was installed on the effluent force main, necessitating a temporary shutdown of the effluent pump station.

Pump and hauls continued for Sunfield Phase 5 and the Prairie Lakes subdivision. These will continue until the South Satterwhite lift station is completed and the Prairie Lakes lift station is brought online.

System Activities:

The return-activated sludge airlift pump on Unit #1 was modified to make maintenance safer and easier. Operators completed 22 final tap inspections.

STEIN FALLS DIVISION

FY 2024	Permit	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug
Avg. MGD	0.95	0.463	0.585	0.733	0.666	0.907	0.619						
CBOD (mg/L)	10	2.5	1.5	1	1.3	1.8	3						
TSS (mg/L)	15	0.78	1.1	1.18	1.25	1.6	1.58						
E.coli (org/100 mL)	126	2	2	1.3	2	3	1.3						
Ammonia Nitrogen (mg/L)	2	0.21	0.1	0.1	0.1	0.32	0.16						
Phosphorous (mg/L)	1	0.149	0.343	0.145	0.226	0.200	0.293						
YTD Gal. Proc. (MG)	-	13.9	32.0	54.0	74.6	102.7	120.66						

System Statistics:

There are an estimated 3,335 sewer connections in this division as of the end of the month. The system received 0.84 inches of rain during the month. The team conducted 60 final tap inspections.

System Activities:

Contractor repaired damaged line near Lake Dunlap in the Riverbend System. Operators assisted in replacement of pump # 2 at the Long Creek # 1 lift station. Collections lines were jetted in the Parkside collection system.

Parkside Subdivision (Dietz):

The total flow for the month was 550,000 gallons. The team conducted 31 final tap inspections.

WATER RESOURCES DIVISION

Canyon Reservoir: (cubic feet/second)												
	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug
FY 24 Avg Inflow	0	0	4.3	9.6	30.7	31.8						
FY 24 Avg release	94.4	76.9	68.4	61.8	57.7	44.1						
FY 23 Avg Inflow	10	0.2	13.4	24	24.2	26.6	17	18.5	29.9	19.1	0	0
FY 23 Avg release	70	66.4	67.1	64.9	61.3	63.2	62.1	58.2	70.4	72.6	75.9	95.6

February 2024

Elevation beginning of month	887.67' msl
Elevation end of the month	887.63' msl
Current Elevation (March 14, 2024)	887.43' msl

CALHOUN CANAL DIVISION

The highest and lowest elevation (msl) of the Guadalupe River recorded during the current year on the upstream gauge at the saltwater barrier:

FY 2024	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug
Highest Elevation	4.11	4.32	4.14	4.15	7.93	7.96						
Lowest Elevation	3.67	3.58	3.99	3.19	1.05	2.20						

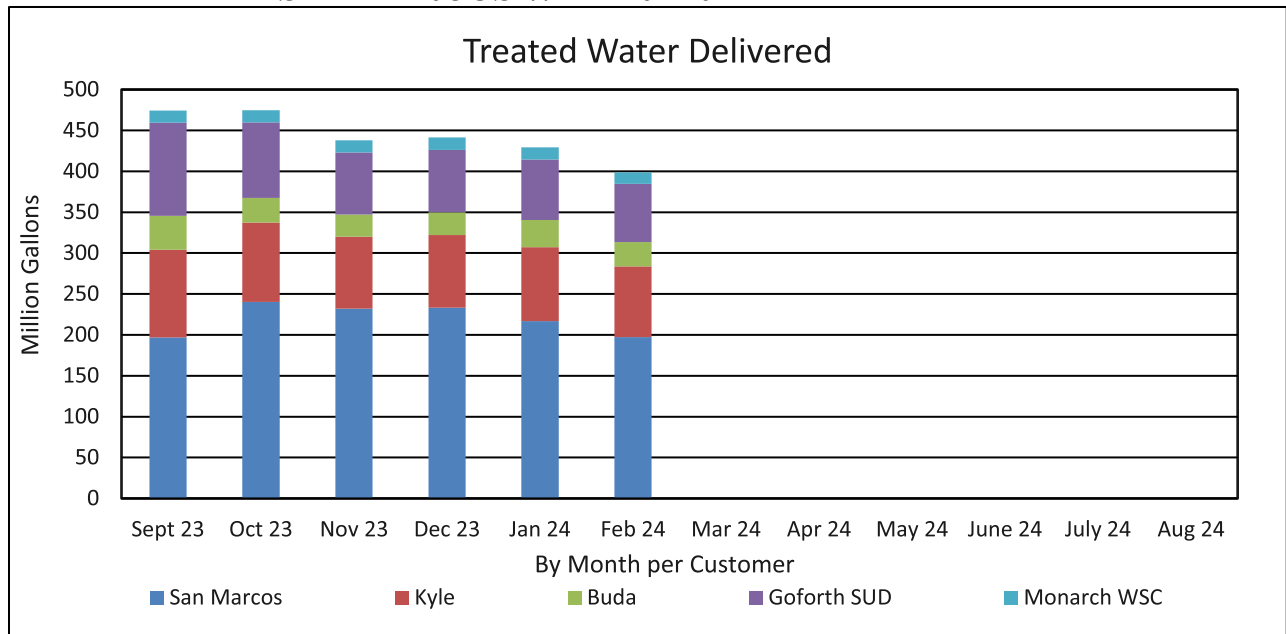
The highest and lowest recording (msl) on this gauge during the previous year:

FY 2023	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug
Highest Elevation	6.16	4.62	5.59	5.85	6.83	5.82	4.70	7.99	8.72	5.66	4.19	4.09
Lowest Elevation	3.83	2.96	4.13	3.17	4.33	4.7	3.21	3.11	3.84	2.95	3.85	3.56

System Activities:

For the month of February, the salt water barrier has been in operation. Chief of Maintenance Penney has been assisting with the engineering study at the radial gates and the Green Lake outfall structure. Staff have been moving into the new office in Tivoli. They have been working on constructing walls for their offices. Chief Water Tender has been working on the water use report and moving out of the old Port Lavaca office. Canal staff went to the annul 811 pipeline meeting in Victoria.

SAN MARCOS WATER TREATMENT PLANT



System Activities:

The GBRA San Marcos and Hydro teams pigged the raw water line at the beginning of the month and were successful, reducing head pressure on the system. Bay Area crane inspected the lift hoist at the chlorine station as part of our annual risk management plan. Vantage Pumps performed quarterly preventative maintenance on the air compressors for the water plant and IH-35 Pump station. The plant was shut down on February 14th to allow for repairs on the RRWDS pipeline and for Archer Western to complete electrical work on the IH-35 pump station. The San Marcos team cleaned the effluent boxes on the clarifiers during the shutdown. The San Marcos water treatment plant hosted 35 students and their professor from UTSA for a tour of the plant on February 15th. Archer Western completed installation of High Service Pump No. 4 for the San Marcos upgrades. The roll up door on the north side of the filter gallery was replaced.

BUDA WASTEWATER TREATMENT PLANT

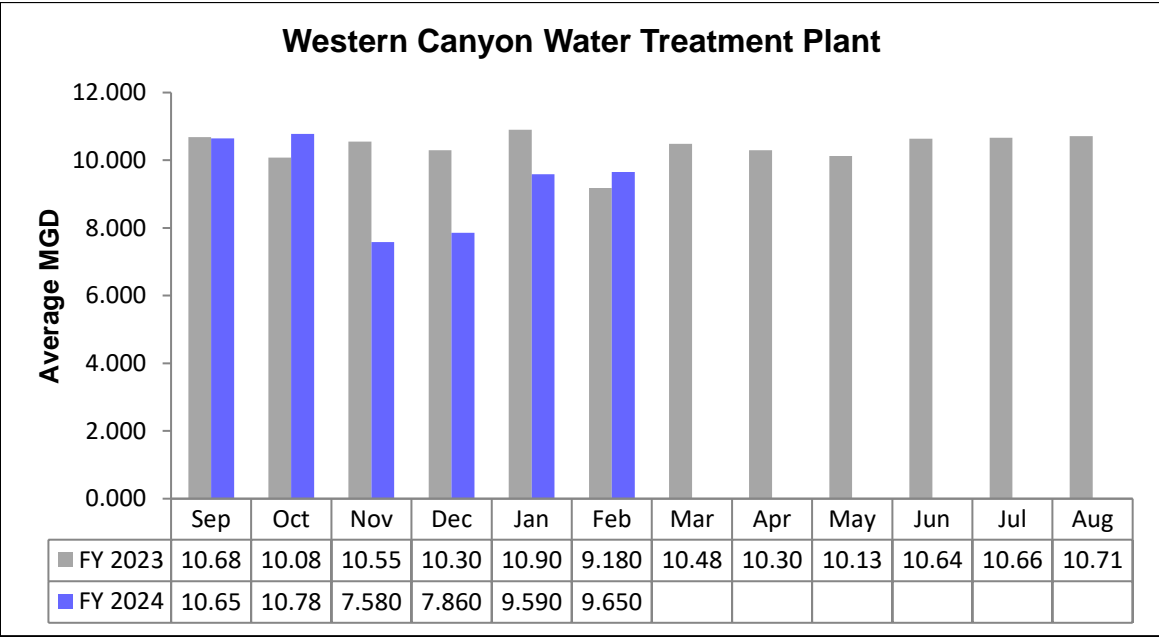
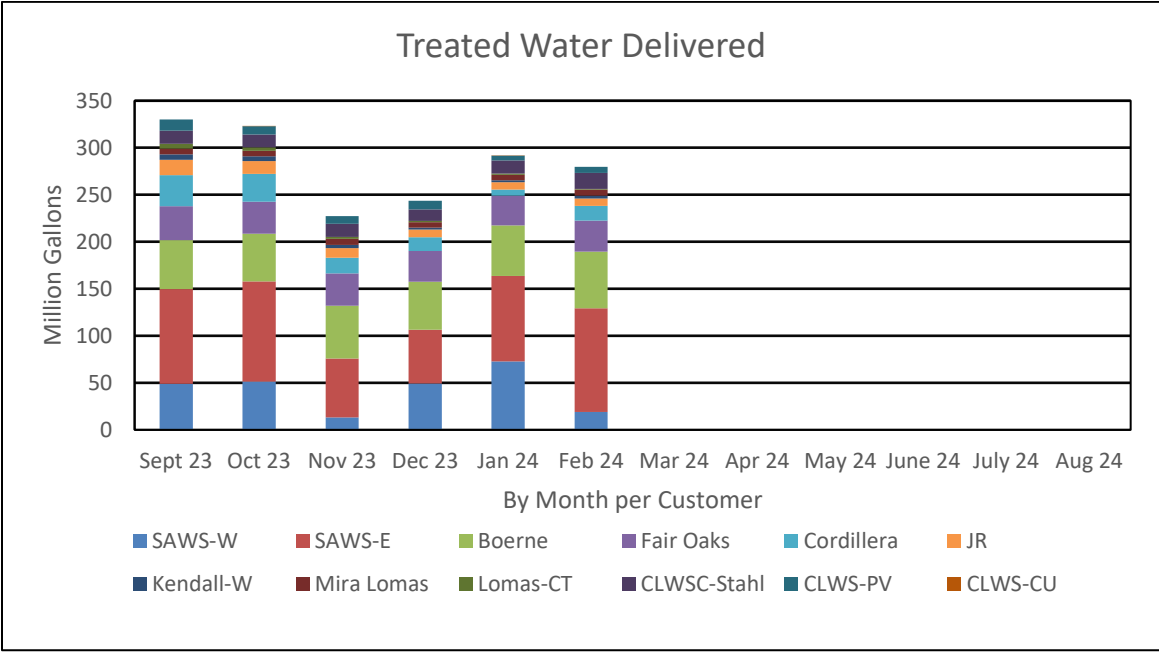
Effluent Monitoring													
FY 2024	Permit	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Jul	Aug
Avg. MGD	1.75	1.178	1.266	1.302	1.275	1.54	1.354						
CBOD (mg/L)	5	3.6	2.3	2.9	2.7	3	*						
TSS (mg/L)	5	1	0.9	0.8	1	1.9	*						
Ammonia (mg/L)	1.2	0.1	0.2	0.2	0.1	0.4	*						
Phosphorous (mg/L)	0.8	0.4	0.4	0.5	0.3	0.4	*						
E.coli (CFU/100 ml)	126	1	3	3	1	2	*						
Year to Date Flows (MG)		35.34	74.59	113.65	153.18	200.92	240.19						
Additional Monitoring (at the Outfall)													
FY 2024	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Jul	Aug	
E.coli (SU)	1	4	1	1	3	*							
pH (SU)	7.4	7.8	7.3	7.4	7.5	*							
DO (mg/L)	7.8	8.3	8.3	8.7	10.1	*							
Rainfall (inches)	0.8	7.5	4.0	2.7	13.1	3.1							
Effluent Reuse and Biosolids Processing													
FY 2024	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Jul	Aug	
Type I Reuse Avg. MGD	0.011	0.01	0.014	0.013	0.004	0.002							
Year to Date Reuse (MG)	0.321	0.626	1.041	1.429	1.574	1.645							
Biosolids Processed (metric tons)	39.65	37.86	38.26	31.61	35.44	*							
Year to Date Biosolids Processed (metric tons)	39.65	77.51	115.77	147.38	182.82	*							

(* data not available at printing. Report will be revised when this information is received.)

System Activities:

Operators installed sun shades for the aeration blower control panel.

WESTERN CANYON DIVISION



System Statistics:

The Western Canyon Water Treatment Plant produced an average of 9.65 MGD for the month as metered. Total gallons treated during the month were 279.79 MG. The total number of gallons produced during FY 2024 is 1867.73 MG.

System Activities:

Annual Texas Water Development Board Water Use Survey report was completed and submitted. Synagro finished sludge pressing in Recycle Lagoon # 2, switched lagoons and started decanting for next pressing cycle. Staff began dosing Earthtec at the Intake for Zebra Mussel control. State Representative Isaac toured the Western Canyon facility. Alterman and the GBRA SCADA team replaced the raw water pump station PLC due to the equipment being obsolete and at the end of service life.

Canyon Park Estates WWTP

FY 2024	Permit	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Avg. MGD	0.260	0.052	0.048	0.048	0.043	0.043	0.041						
CBOD (mg/L)	5	1	1	1	1	1	1						
TSS (mg/L)	5	1.78	2.37	2.73	3.03	3.09	2.23						
Ammonia (mg/L)	2	0.11	0.1	0.1	0.1	0.98	.53						
Phosphorous (mg/L)	1	0.114	0.112	0.115	0.119	0.126	0.094						
E.coli (CFU/100 mL)	126	1	1	1	1	1	1						
Year to Date Flows (MG)		1.57	3.04	4.42	5.75	7.08	8.26						

System Statistics:

The system received 1.6 inches of rainfall during the month.

System Activities:

Annual TCEQ Homeland Security report completed and submitted. New generator arrived on site and was set on pad. Electrical team disconnected old generator and hooked up new generator and commissioned.

Comal Trace Subdivision:

System Statistics:

There are approximately 262 active water meters.

System Activities:

Annual Texas Water Development Board Water Use Survey report completed and submitted. Operators Gonzales and Garcia replacing high usage and end of life meters throughout the system.

Park Village/Ventana Subdivision:

FY 2024	Permit	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
*Avg. MGD	0.195	0.045	0.047	0.049	0.051	0.053	0.051						
CBOD (mg/L)	5	1	2	1	2	2	1						
TSS (mg/L)	5	1.65	1.80	1.48	2.45	2.38	2.58						
Ammonia (mg/L)	2	0.1	0.1	0.1	0.26	0.13	0.1						
Phosphorous (mg/L)	1	0.085	0.084	0.111	0.169	0.134	0.158						
E.coli (CFU/100 mL)	126	1	1	1	1	1	1						
Year to Date Flows (MG)		1.36	2.77	4.18	5.76	7.36	8.84						

System Statistics:

The team conducted 14 final tap inspections. There are approximately 363 active sewer connections. The system received 1.4 inches of rainfall during the month.

System Activities:

Annual TCEQ Homeland Security report completed and submitted.

4S Ranch Subdivision:

FY 2024	Permit	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
*Avg. MGD	0.27	0.154	0.155	0.156	0.151	0.172	0.161						
CBOD (mg/L)	5	1	1	1	1	1	1						
TSS (mg/L)	5	0.75	0.9	0.67	0.55	0.5	2.05						
Ammonia (mg/L)	2	0.1	0.31	0.73	0.1	0.15	0.1						
Phosphorous (mg/L)	0.5	0.053	0.058	0.065	0.110	0.073	0.188						
E.coli (CFU/100 mL)	126	1	1	1	1	1	1						
Year to Date Flows (MG)	-	4.63	9.28	13.96	18.64	23.99	28.66						

System Statistics:

There are approximately 1352 active sewer connections. During the month 51 final tap inspections were conducted. The system received 0.75 inches of rainfall during the month.

System Activities:

Annual TCEQ Homeland Security report completed and submitted. K-3BMI cleaned lift station wet wells.

Boerne ISD

FY 2024	Permit	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Avg. MGD	0.030	0.0003	0.0003	0.0003	0.0001	0.002	0.002						
BOD (mg/L)	20	1	1	1	1	1	1						
TSS (mg/L)	20	0.5	0.5	0.66	0.5	0.53	0.5						
Year to Date Flows (MG)	-	0.101	0.197	0.285	0.328	0.384	0.453						

(* data not available at printing. Report will be revised when this information is received.)

System Activities:

Routine Operations

Cordillera Ranch

FY 2024	Permit	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Avg. MGD	0.064	0.061	0.061	0.064	0.066	0.061	0.063						
CBOD (mg/L)	5	1	1	1	1	1	1						
TSS (mg/L)	5	4.2	1.7	0.5	1.2	1.2	0.8						
Ammonia (mg/L)	2	0.1	0.1	0.1	0.1	0.4	0.5						
Year to Date Flows (MG)		1.84	3.75	5.68	7.71	9.60	11.37						

(* data not available at printing. Report will be revised when this information is received.)

System Statistics:

There are approximately 500 active sewer connections and 558 active water meters. The system received 1.8 inches of rainfall during the month.

System Activities:

Annual Texas Water Development Board Water Use Survey and TCEQ Homeland Security reports completed and submitted. Alterman installed and commissioned new pump controller at the Joe Klar Pump Station. Division Manager Holliday and Engineering staff attended progress meeting on the Cordillera WWTP expansion project. Contractor behind schedule and waiting for long lead time electrical equipment.

Johnson Ranch

FY 2024	Permit	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Avg. MGD	0.35	0.141	0.149	0.154	0.159	0.177	0.159						
CBOD (mg/L)	5	1	1	1	1	1	1						
TSS (mg/L)	5	0.63	1.07	0.83	0.55	1.05	2.03						
Ammonia (mg/L)	2	0.1	0.17	0.1	0.1	0.15	0.18						
Phosphorous (mg/L)	0.5	0.255	0.244	0.286	0.144	0.120	0.282						
E.coli (CFU/100 mL)	20	1	1	1	1	1	1						
Turbidity	3	0.6	0.76	0.55	0.45	1.21	1.5						
Year to Date Flows (MG)		4.23	8.85	13.31	18.24	23.20							

(* data not available at printing. Report will be revised when this information is received.)

System Statistics:

There are approximately 819 active sewer connections and 879 active water meters. The system received 0.8 of rainfall during the month.

System Activities:

Annual Texas Water Development Board Water Use Survey and TCEQ Homeland Security reports completed and submitted.

Bulverde Singing Hills

FY 2024	Permit	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Avg. MGD	0.240	0.122	0.123	0.129	0.125	0.119	0.116						
CBOD (mg/L)	5	2	1	1	1	1	2						
TSS (mg/L)	5	1.73	1.2	0.87	0.85	0.63	0.7						
Ammonia (mg/L)	2	0.1	0.1	0.1	0.1	0.1	0.2						
E.coli (CFU/100 mL)	126	1	1	1	1	1	1						
Year to Date Flows (MG)	-	3.66	7.33	11.19	15.07	18.76	22.01						

(* data not available at printing. Report will be revised when this information is received.)

System Statistics:

The Singing Hills wastewater system has 24 commercial connections and 250 residential connections for a total of 274 wastewater connections. The system received 1.5 inches of rainfall during the month.

System Activities:

Electrical team replaced Automatic Transfer Switch for generator at Lift Station # 1. K-3BMI cleaned out lift station wet wells.

COLETO CREEK DIVISION

Elevation beginning of month: 98.39' MSL
Elevation end of month: 98.39' MSL
Elevation of full pool: 98.00' MSL

A total of 2.22 inches of rain was recorded at the Coletto Creek headquarters office.

Reservoir System

The release of flood waters from the reservoir was required over a period of 10 days for the month. Maximum discharge of 7,944 cfs occurred on February 2 at a spillgate height setting of 1.5' on all seven spillgates.

Maintenance activities for the month include the troubleshooting and repair of main spillway hoist motor wiring, installation of new bridge lights at both dikes and the main spillway, and rebuilding dump trailer tailgates.

Additionally, crew members began installation of sewer collection piping on the new septic system for campsites 34 through 39, installed the diversion pump station intake stoplog, disposed of scrap metal stockpile, and hauled coal ash cinders to be used for sealing spillway stoplogs.

Mike Hencerling and Alan Schneider participated in the annual abandoned crap trap cleanup.

Recreation System

Permits Sold During February

	February FY 2024	February FY 2023	Historical High for February	Y-T-D FY 2024	Y-T-D FY 2023	Historical Y-T-D High
Annual Permits	16	12	36 (FY 82)	73	67	111 (FY 83)
Day Permits	201	265	1265 (FY 83)	2435	2120	4847 (FY 83)
Camping Permits	1713	1525	1713 (FY 24)	8160	7674	8724 (FY 22)
Cabins	59	55	61 (FY 16)	250	246	270 (FY 12)

Volunteer Hours at Coletto Creek:

	Hours	Hours for FY
Park Hosts	240	1240
Texas Master Naturalist	0	5
Photo Club Volunteers	0	4
Project Volunteers	0	0
Work Force Solutions Inters	0	0
TOTAL	240	1249

Staff Activities:

Park Staff and Hosts activities included routine park cleaning and maintenance, pumping out holding tanks for long term campers, and preventative maintenance on park facilities.

Hurt's Wastewater installed a new aerobic treatment unit and staff began installation of septic collection lines. When completed, the new system will provide wastewater connections to campsites 34 through 39.

One youth hunt was held during the month, with a total of 11 youths participating. This concludes the end of the hunt season. Data has been submitted to the TPWD as part of the requirements for participating in the Managed Lands Deer Permit (MLDP) program.

Lake Wood Recreation Area

Permits Sold During February

	February FY 2024	February FY 2023	Historical High For February	Y-T-D FY 2024	Y-T-D FY 2023	Historical Y-T-D High
Annual Permits	0	0	12 (FY97)	0	0	16 (FY 16)
Day Permits	65	45	232 (FY16)	303	298	1137 (FY16)
Camping Permits	16	37	406 (FY13)	152	1822	1916 (FY13)
RV Permits	334	-	-	1472	-	-

*Began separately tracking RV and tent camping August 2023

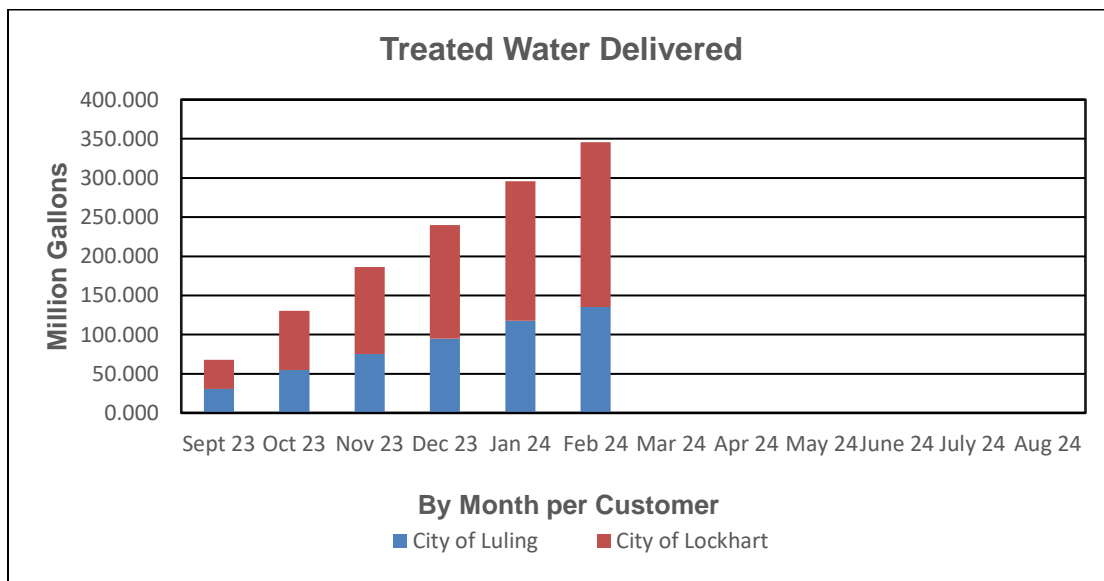
Volunteer Hours at Lake Wood:

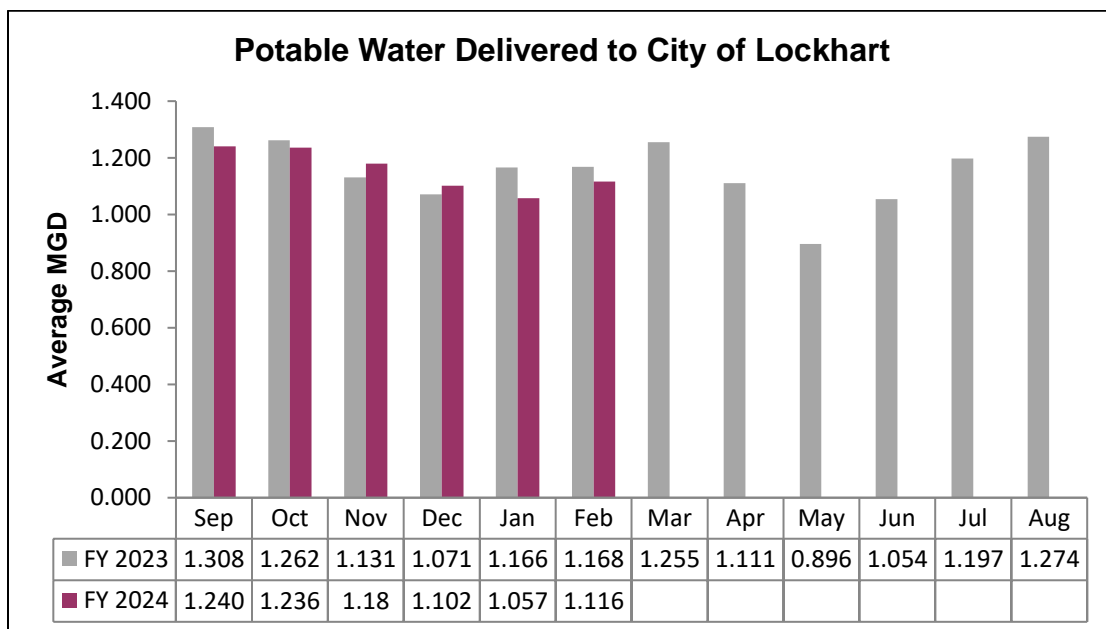
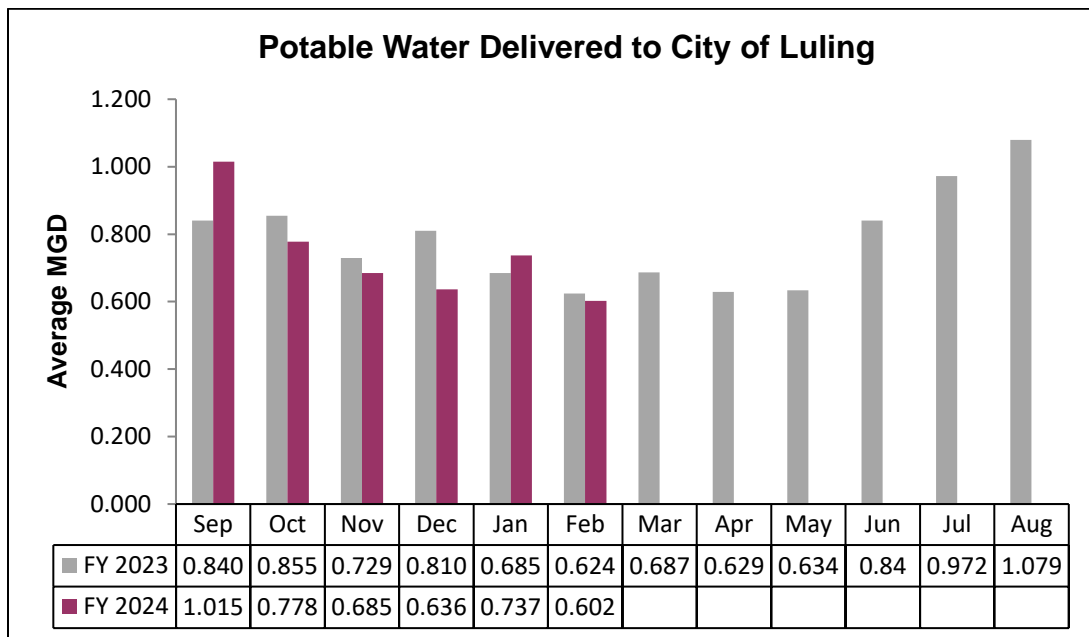
	Hours	Hours for FY
Park Hosts	126	549
ISF Crew	0	0
CSR Workers	122	244
Event Volunteers	0	151
TOTAL	248	944

Staff Activities:

Staff completed the Nolte Island playground safety inspection. Routine maintenance of the grounds and park.

LULING WATER TREATMENT PLANT





System Statistics:

The plant delivered an average of 0.602 MGD to the City of Luling during the month. Total gallons treated for Luling during FY 2024 is 135.254 MG. The plant also delivered an average of 1.116 MGD to the City of Lockhart during the month. Total water delivered to the City of Lockhart for FY 2024 is 210.443 MG.

System Activities:

Representatives from SWAN Analytical completed maintenance and calibration on continuous flow individual filter turbidimeters.

The Luling team completed a rehabilitation of a Luling high service valve.

LOCKHART WASTEWATER TREATMENT PLANT

Larremore Street Plant

FY 2024	Permit	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug
Avg. MGD	1.1	0.413	0.406	0.373	0.368	0.368	0.412						
CBOD (mg/L)	10	2.0	2.3	2.0	2.0	2.0	2.2						
TSS (mg/L)	15	1.3	1.6	1.1	1.1	1.1	1.4						
Ammonia (mg/L)	3.0	0.2	0.1	0.1	0.1	0.1	0.1						
E.coli	126	1.2	1.1	1.4	1.2	1.2	1.0						
Year to Date Flows (MG)	-	12.40	24.99	36.18	47.58	62.69	74.63						

Lockhart FM 20 Plant

FY 2024	Permit	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug
Avg. MGD	1.5	0.661	0.729	0.687	0.682	0.938	0.7371						
CBOD (mg/L)	10	1.5	1.1	1.6	1.8	1.4	1.1						
TSS (mg/L)	15	3.9	2.2	3.7	2.8	2.7	2.2						
Ammonia (mg/L)	3	0.1	0.2	0.3	0.3	0.3	0.2						
E.coli	126	8.0	7.2	15.3	4.9	6.4	2.8						
Year to Date Flows (MG)	-	19.82	42.43	63.04	84.17	113.26	134.64						

Biosolids Processing

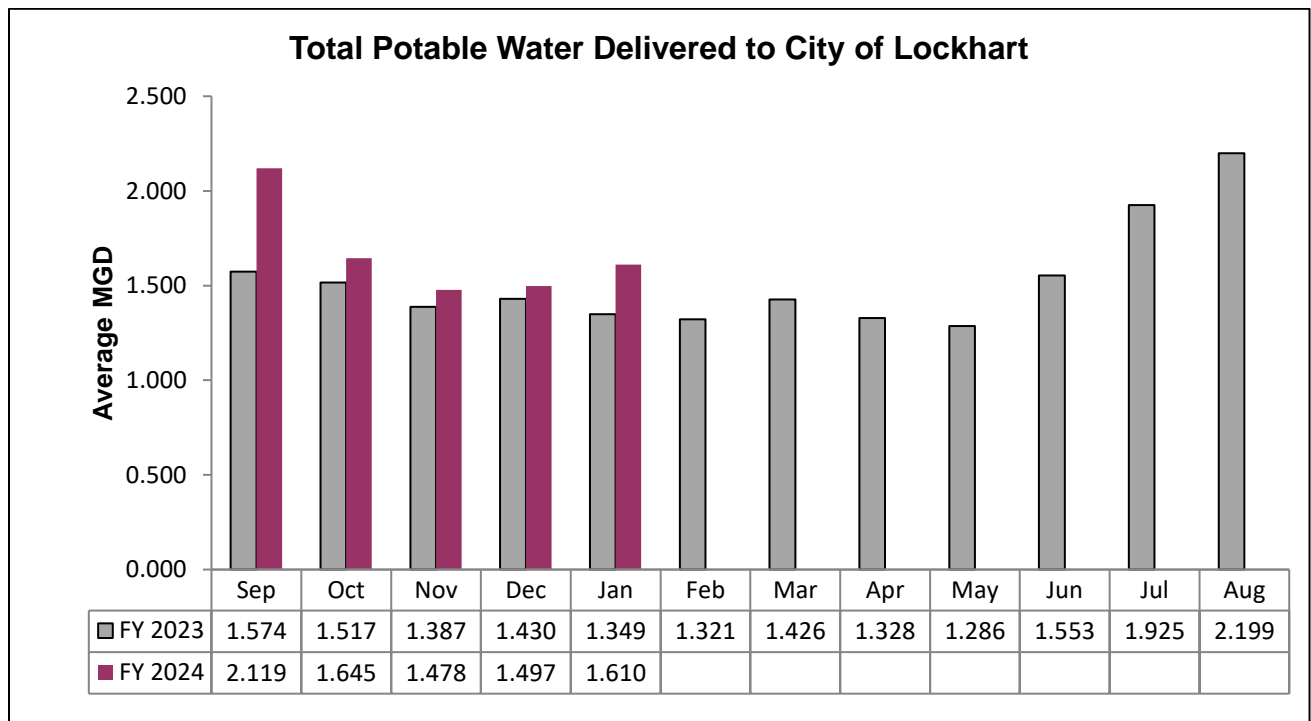
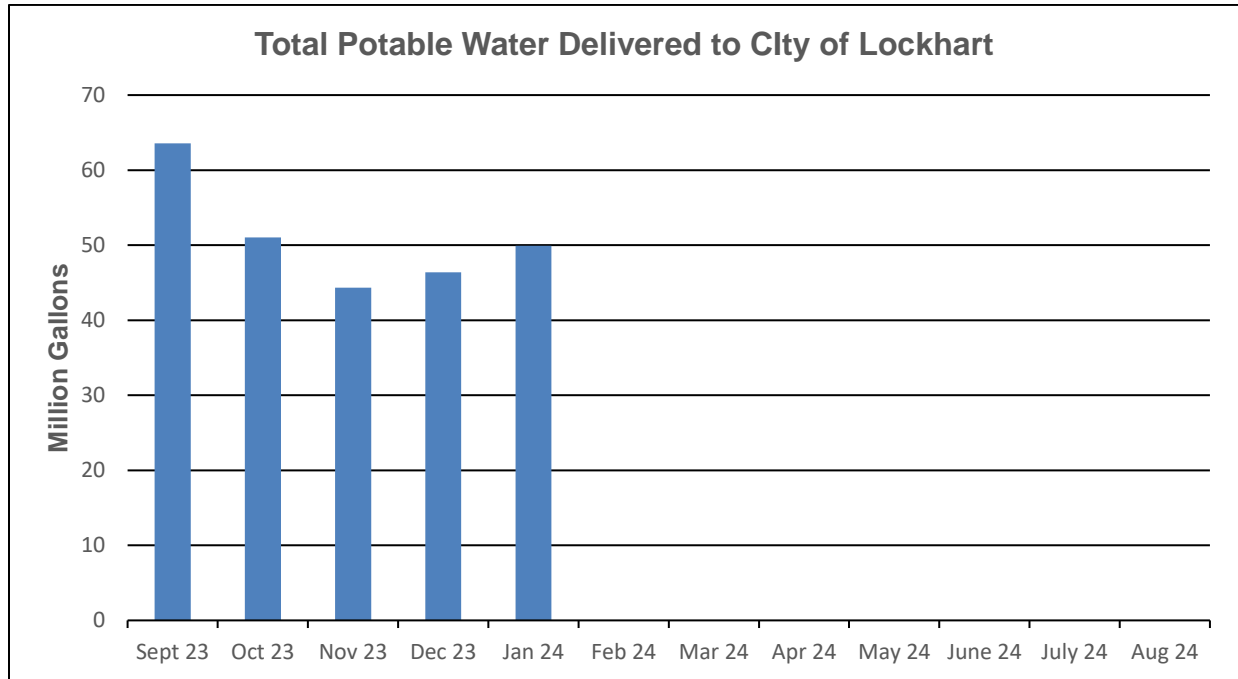
FY 2024	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Biosolids Processed (metric tons)	70.15	46.86	48.46	*	*							
Year to Date Biosolids	70.15	117.0	165.46	*	*							
Processed (metric tons)		1										

(* data not available at printing. Report will be revised when this information is received.)

System Activities:

At both wastewater treatment plants, Bio-Monitoring Sampling was performed and results passed. SCBA, Fire Extinguisher and Hoist inspections were completed. The Annual Review for the Risk Management Plan was also completed.

LOCKHART WATER TREATMENT PLANT



System Statistics:

The Lockhart Water Treatment Plant produced an average of 1.436 MGD for a total of 41.633 MG for the month. Year-to-date total is 296.873 MG.

System Activities:

Well 10 was pulled and a camera survey was performed. SCBA, Fire Extinguisher and Hoist inspections were completed. The Annual Review for the Risk Management Plan was also completed.

An online Resiliency Training was attended by all Team members. Team members were trained on the use of the new Generator.

CONSENT ITEM

5. Consideration of and possible action approving Directors' expense vouchers for February 2024.

Attachment

**GUADALUPE-BLANCO RIVER AUTHORITY
BOARD OF DIRECTORS' EXPENSES
FISCAL YEAR 2024**

Month Ending February 29, 2024

Director	Fees	Auto	Airfare	Lodging	Meals	Registrations	Other	Total
William R. Carbonara								0.00
Don Meador								0.00
Dennis Patillo	442.00	262.35						704.35
Steve Ehrig								0.00
Sheila L. Old								0.00
Emanuel Valdez								0.00
Robert Blaschke	221.00	383.54						604.54
James Cohoon								0.00
John Cyrier						525.00		525.00
Board Administrative Costs							431.54	431.54
Total	663.00	645.89	0.00	0.00	0.00	525.00	431.54	2,265.43

Fiscal Year-To-Date Ending August 31, 2024

Director	Fees	Auto	Airfare	Lodging	Meals	Registrations	Other	Total
William R. Carbonara	1,034.00	461.80	0.00	0.00	0.00	0.00	0.00	1,495.80
Don Meador	884.00	115.28	0.00	0.00	0.00	0.00	0.00	999.28
Dennis Patillo	2,447.00	1,688.24	0.00	423.38	0.00	450.00	0.00	5,008.62
Steve Ehrig	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sheila L. Old	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Emanuel Valdez	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Robert Blaschke	1,547.00	1,649.00	0.00	0.00	0.00	0.00	0.00	3,196.00
James Cohoon	1,547.00	661.66	0.00	0.00	0.00	450.00	0.00	2,658.66
John Cyrier	1,776.00	383.83	0.00	0.00	0.00	525.00	0.00	2,684.83
Board Administrative Costs							2,235.62	2,235.62
Total	9,235.00	4,959.81	0.00	423.38	0.00	1,425.00	2,235.62	18,278.81

Director Fees and Expenses Budget-To-Date 7,500.00

Director Fees and Expenses Annual Budget 15,000.00

NOTE 1: In accordance with the Texas Water Code Chapter 49.060 and GBRA's Board Policy, the annual limit for director's fees is \$7,200.

**GUADALUPE-BLANCO RIVER AUTHORITY
BOARD OF DIRECTORS' EXPENSES
FISCAL YEAR 2024**

Board Administrative Costs

Month	Date Pd.	Check #	Vendor	\$ Amount	Description
Sept Total					0.00
	31-Oct	EFT2501	Einstein Bros Bagels	37.57	September Board Meeting Breakfast
	31-Oct	EFT2501	Star Catering of San Antonio	236.04	September Board Meeting Lunch
	31-Oct	EFT2501	Burnt Bean Company	136.40	Board Tour Lunch
Oct Total					410.01
	30-Nov	EFT2544	Einstein Bros Bagels	35.61	October Board Meeting Breakfast
	30-Nov	EFT2544	Chuys	322.08	October Board Meeting Lunch
Nov Total					357.69
	31-Dec	EFT2601	Einstein Bros Bagels	35.61	November Board Meeting Breakfast
	31-Dec	EFT2601	Chuys	219.06	November Board Meeting Lunch
Dec Total					254.67
	4-Jan	325990	Jl Special Risk Ins.	360.00	Public Official Director's Bond
	31-Jan	EFT2650	Einstein Bros Bagels	35.61	December Board Meeting Breakfast
	31-Jan	EFT2650	Corporate Caterers (SA)	386.10	December Board Meeting Lunch
Jan Total					781.71
	28-Feb	EFT2685	Einstein Bros Bagels	35.61	January Board Meeting Breakfast
	28-Feb	EFT2685	Kreuz Market	395.93	January Board Meeting Lunch
Feb Total					431.54
March Total					0.00
April Total					0.00
May Total					0.00
June Total					0.00
July Total					0.00
August Total					0.00
FY 2024 Total:					2,235.62

6. Consideration of and possible action approving the minutes of the February 21, 2024 Board Workshop Meeting.

Attachment

GUADALUPE-BLANCO RIVER AUTHORITY
Minutes of the Board of Directors – Workshop
February 21, 2024

The Board of Directors of the Guadalupe-Blanco River Authority met in a special meeting on February 21, 2024, at the GBRA Annex Building Board Room, 905 Nolan, Seguin, Guadalupe County, Texas. Directors present were Dennis Patillo, Sheila Old, Stephen B. Ehrig, Don B. Meador, Emanuel Valdez, William Carbonara, Patrick Cohoon, John Cyrier, and Robert Blaschke. Present in the Annex Building in Seguin, Texas were Darrell Nichols, General Manager/CEO; Jonathan Stinson, Deputy General Manager; Vanessa Guerrero, Executive Manager of Administration; Randy Staats, Executive Manager of Finance/CFO; Nathan Pence, Executive Manager of Environmental Science; Charlie Hickman, Executive Manager of Engineering; Brian Perkins, Deputy Executive Manager of Engineering; David Harris, Executive Manager of Operations; and Joe Cole, General Counsel.

Chairman Patillo called the meeting to order at 12:29 p.m., and took note of the certifications presented that notice of the meeting had been properly posted in the office of the Secretary of State and at the GBRA office in New Braunfels, Texas, pursuant to Title 5, Chapter 551 of the Texas Government Code. A quorum being present, the following proceedings were had:

The Chairman called for **Discussion Item 1 – Overview of GBRA Water Rights**. Joe Cole, General Counsel, introduced the discussion with an overview of GBRA water rights by providing introduction and refresher on Texas water law and the statutory and regulatory regimes that govern the permitting and regulation of surface water and groundwater in the state of Texas. Brian Perkins, Deputy Executive Manager of Engineering, then addressed Board members and presented information on GBRA's existing water rights and how GBRA determines water needs

and then manages those needs by making declarations of use to the TCEQ Watermaster, providing water to customers, and then accounting for surface water used under GBRA permits by reporting actual usage to TCEQ.

The Chairman called for **Discussion Item 2 – Update on WaterSECURE Initiative**. Charlie Hickman, Executive Manager of Engineering introduced discussion to provide an update to the Board members on the Water SECURE Initiative. He addressed the Board and provided updates on activities since the previous discussion with the Board at a Workshop in July 2023. He presented information updating changes increasing the population projections of Caldwell, Comal, Guadalupe, Hays, and Kendall counties and the additional demand for water in the region. He also provided an update on GBRA activities since July 2023, which included: GBRA having early discussions with municipal utilities to determine potential needs for raw water and treated water throughout the basin, and especially in the I-35 and TX-130 corridors and in the lower basin; contracting with Black & Veatch to conduct a feasibility study for the WaterSECURE Initiative looking at demand centers, existing water supply, water storage and storage options, proposed pipelines and alternatives, existing water treatment plants; and contracting with HDR to study Aquifer Storage and Recovery (ASR) well field siting and sizing. He also addressed a timeline and the challenges of the WaterSECURE Initiative. There was discussion among Directors and staff regarding the need to consider the timing of negotiations with potential customers to develop water supply agreements, any potential new methods for financing large regional projects, and future staffing needs as the WaterSECURE Initiative moves forward.

There being no further business to be brought before the Board, the meeting was adjourned at 1:43 p.m. subject to call by the Chairman.

Chairman

Secretary

GENERAL MANAGER/CEO ITEMS

7. The General Manager/CEO and staff may report on, and the Board may discuss, executive reports and/or issues relating to GBRA activities including without limitation, the following: Safety Update, GBRA water and sewer utility operations, hydroelectric operations, GBRA facilities management including plants and dams, water resources planning and operation, construction management, economic and community development, project development, accounting and finance, records management, grants and financial assistance, human resources, information technology, communications, social media, education programs, resource protection, weather and climate, river flows and other scientific issues, public and private entities partnering with GBRA, water quality services, community affairs, environmental programs, stewardship, and update on GBRA Safety Work Plan. **(Amanda Buchanan, David Harris, Charlie Hickman, Nathan Pence, Randy Staats, Vanessa Guerrero, Adeline Fox)**

Attachment

EXECUTIVE REPORT

MARCH 2024

Charlie Hickman
Executive Manager of Engineering

Projects Completed and in Progress since February Board Meeting

Ongoing Projects and Planning

- The future water demand information GBRA Engineering staff and Black and Veatch engineers have received from over twenty water providers indicates very large demands for water are being requested for analysis as part of the WaterSECURE feasibility study. Black and Veatch is currently utilizing this information to lay out infrastructure scenarios for meeting the water demands provided by the customer entities that are targeted for discussion with the prospective customers in early August.
- Progress has continued on the construction of the original Carrizo Groundwater Supply Program and the design of the SH130 Expansion of this project. Alliance has reported the anticipated substantial completion date for the water treatment plant is now July 2024, and the treatment plant must be online before consistent water deliveries can be made to the original project customers.
- The 90% design submittal for the expansion of the Stein Falls Wastewater System was provided to GBRA for review and comment. A Request for Proposals to secure a contractor for the expansion project is anticipated to be issued in April.
- At Placid Dam, Sundt has completed all adjustments to the cofferdam protecting the work area that were necessary due to concrete obstructions that were encountered on the upstream face of the dam. Work has resumed on excavation behind the cofferdam and concrete pours in the spillway area are anticipated to begin in March. Sundt has also completed the demolition and removal of the first of two existing spillgates at Placid. The cofferdam and structural supports have also been installed at McQueeney Dam and Sundt has begun excavation activities behind the cofferdam at McQueeney. Concrete pours for hardening of the embankments are underway at both dam sites.

Summary of Change Orders Pending Board Approval

- None this month.

Summary of Change Orders for General Manager/CEO Approval

- GBRA New Braunfels Office – Change Order No. 8. The proposed change order provides FAN an increase of \$3,049.79 in the contract price and no additional days of contract time. The change order includes costs associated with AV compatibility.

EXECUTIVE REPORT

MARCH 2024

David Harris
Executive Manager of Operations

Activities Completed and in Progress since February Board Meeting

Licenses

- Dianna Luna D Wastewater Western Canyon Operations

Training

- Industrial Pre-treatment
- Basic Water
- Water System Resiliency
- Trenchless Point Repairs
- Basic Wastewater
- Groundwater Treatment
- Identification of Micro Organisms
- Wastewater Collections

Compliance

- No TCEQ inspections and all facilities operating in compliance

Projects

- **Western Canyon** - Zebra Mussel project is complete and in service. Treatment began and has been operating for almost a month. The Raw Water tanks were drained and cleaned to remove any mussel shells from the pipeline during the process. No living organisms were found during cleaning, but many Zebra Mussels that had been recently attached to the pipeline and pump structures were removed. With the continued treatment, we should have clear and clean pipelines for years to come. The treatment also enhances the filtration process making this project even more beneficial to our customers.
- **Regional Raw Water Distribution System** - Pipeline was pigged to clean out the organics and trapped air in the line. Both ground storage tanks were drained and cleaned to remove sediment and organic build up that settled from the lake water on its way to the San Marcos WTP. Water quality at the plant has improved allowing us

to reduce coagulants used in the treatment process. Tanks were cleaned by GBRA staff.

- **Hazard Mitigation Plan** - Staff from various sections of Operations have been working with the consultants to complete the action plan. The plan is renewed every 5 years and should be complete in about a month.
- **Budget Preparation** - Operations managers have begun the budget process for FY 2025. Staff recommendations and proposed operational budgets will be entered into the system for review and approval from higher level managers before completion. Asset management reports have been reviewed for inclusion of key components in need of replacement.

EXECUTIVE REPORT

MARCH 2024

Nathan Pence
Executive Manager of Environmental Science

Projects Completed and in Progress since February Board Meeting

Environmental

Habitat Conservation Plan (HCP)

- HCP staff hosted a meeting in Kerrville with recreation camps interested in participating in the HCP.
- HCP staff met with representatives from the U.S. Fish and Wildlife Services (USFWS) Austin Ecological Services field office to deliver a comprehensive update on GBRA's HCP planning process, modeling advancements, and forthcoming milestones.
- HCP staff convened the HCP Technical Advisory Group to provide the members with an informational overview of 2024.
- HCP staff delivered a presentation on River Authority HCPs and related conservation planning issues at the annual convention of the Texas Water Conservation Association
- HCP staff hosted and organized a meeting for fellow conservation planners from river authorities across the state that are developing HCPs and Candidate Conservation Agreements with Assurances (CCAAs).

Water Quality

- Staff attended Plum Creek Watershed Protection Plan Public Stakeholder Meeting.
- Staff met with General Management to discuss hill country nutrient sampling project.
- Staff attended the Texas Chapter of American Fisheries Society in Nacogdoches, Texas.
- Intern, Cameron Lott, shadowed Safety Manager Amanda Reichle and worked with staff at Buda Wastewater Treatment Facility.
- Routine Samples for February:
 - 34 Routine Grab samples collected.
 - 14 Quarterly Grab samples collected.
 - 7 Wastewater Treatment Facilities Sampled.

Laboratory

- In February 2024, the laboratory processed approximately 1,060 orders with approximately 3,000 individual tests. This compares to 898 orders received and processed during February 2023.
- Preventative maintenance was performed on instruments, Gallery Discrete Analyzer and Total Organic Carbon Analyzer, by the original equipment manufacturer.
- The lab hosted a lab tour for 15 high school students from the Seguin High School Science Club.
- Laboratory staff attended Ethics and Data Integrity training held annually to uphold laboratory accreditation requirements.
- The laboratory is supporting the Western Canyon Water Treatment Plant by testing samples related to the Ceramic Pilot study.
- The laboratory has an open position for Laboratory Technician and will conduct interviews in the coming weeks.

EXECUTIVE REPORT

MARCH 2024

Randy Staats
Executive Manager of Finance/CFO

Projects Completed and in Progress since February Board Meeting

Ongoing Operations

- Issuance of annual payments to Carrizo leaseholders and addressed questions regarding the calculation with several leaseholders
- Administration of annual protective footwear program
- Attendance at treasury and investment management conference

Projects and Planning

- Discussion and planning with representatives of Lake Dunlap WCID for project finalization, sharing of costs, investment earnings, arbitrage liabilities, and upcoming invoicing
- Rollout of financial system upgrade and training of Finance team members
- Discussion and planning with financial audit services firm
- Planning for FY 25 budget process
- Discussions with Executive Managers on authorized spending levels
- Planning meeting with bond counsel and financial advisors for WaterSECURE initiative and related financial tools
- Collaboration with GIS and legal team to identify and quantify certain Calhoun County leases to ensure proper payment

Upcoming Activities

- Development of rate calculation for operation of GBRA's Carrizo groundwater wells and other facilities
- Mid-year FY 24 budget update – April Board meeting

EXECUTIVE REPORT

MARCH 2024

Vanessa Guerrero
Executive Manager of Administration

Projects Completed and in Progress since February Board Meeting

Information Technology

Support

- IT responded to 169 support requests for a total of 151 hours during February
- Completed development of internal IP Address Management App using existing Office 365 software
- Developing scope of work and preparing for data discovery phase of Data Warehouse project

SCADA

- Working with Engineering on multiple projects, including Sunfield WWTP Plant expansion, Stein Falls WWTP Expansion, Prairie Lakes LS, Satterwhite LS, Carrizo Delivery sites / Alliance, Carrizo Well Field, I-35 High Service and Crosswinds Delivery Site, TX-130 Pipeline, TX –130 Booster Pump Station, TX-130 Pipeline Delivery Points/Comms, McQueeney Dam, Placid Dam
- Reviewing submitted comments and revisions for the Hazard Mitigation Plan updates
- Working on setup and testing of first set of upgraded rainfall gauges using FirstNet cellular communications

GIS

- Working with Engineering and consultants on developing GIS platform and data for WaterSECURE
- Developing documentation for BOSS811 ticket management system for line locates

Human Resources, Facilities & Safety

Recruitment

- 7 vacancies, reviewing resumes and conducting interviews- 2 offers accepted.

HR Initiatives

- Finalizing the structure and content of the Leadership Training academy; working with consultant on internal success factors, dates, and content

- Enhancing onboarding experience for supervisors
- Streamlining recruiting process to define posting, screening, and interviewing process

Facilities

- Facilities responded to 36 work orders and 45 support requests during the month of February
- Working warranty items and punch list for NB facility
- Developing a preventive maintenance plan and inputting into NEXGEN
- Replacing fire control panel in Seguin Main Facility

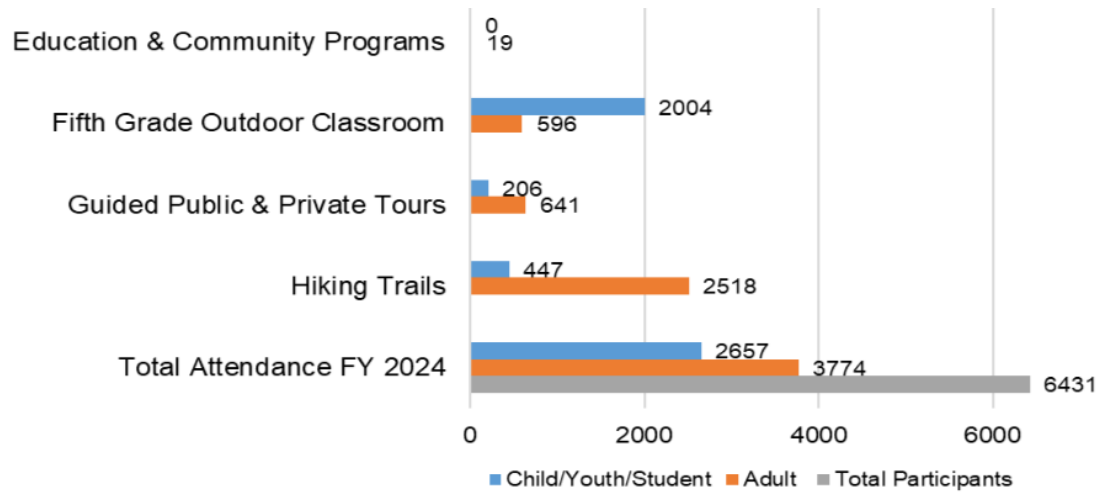
Safety Policies & Programs

- Short Service Employee (SSE) Policy in review – part of Strategic Initiative
- Tier II Report completed, uploaded into TCEQ STEERS
- HMP Public Stakeholder Meetings have been held – Draft HMAP slated for April 2024
- WWTP Site Visit to conduct RCA Analysis
- Safety Committee Meeting held 2/27/2024 with 12 in attendance
- Developing 1-page Site Visitor Safety Sheet
- Finalizing open Incident Reports with corrective Actions
- March Monthly Online Safety Training
 - Lab – HAZCOM, with specific chemical training and recordkeeping request
 - OPS – HAZCOM, with specific chemical training and recordkeeping request

Education

February 2024 Outreach			
County	Date	School, Event, or Science Trunk Request	No. of Students
Hays	2/1/2024	Neagley Elementary School - Hays CISD - DAY 2 - Plum Creek Quality and Watershed Model Presentation	83
Comal	2/1/2024	Hoffmann Lane Elementary Day 1 - Gorge outdoor Classroom	58
Hays	2/2/2024	Travis Elementary - Hays ISD - Science Trunk - Incredible Journey	90
Comal	2/2/2024	Hoffmann Lane Elementary Day 2 - Gorge outdoor Classroom	61
Kendall	2/6/2024	Currington Elementary - Borne ISD - Science Trunk - Incredible Journey	155
Bexar	2/8/2024	Steubing Ranch Elementary - Gorge outdoor Classroom	130
Bexar	2/9/2024	Klien Road Elementary - Gorge outdoor Classroom	135
Hays	2/12/2024	Fuentes Elementary School - Hays CISD - Plum Creek Quality and Watershed Model Presentation	109
Guadalupe	2/14/2024	Marion North Karrer Elementary - Outdoor Classroom at School	120
Comal	2/15/2024	Walnut Creek Elementary - Gorge outdoor Classroom	46
Bexar	2/16/2024	Crestview Elementary - Gorge outdoor Classroom	71
Comal	2/21/2024	Farias- Spitzer Elementary - Gorge outdoor Classroom	76
Comal	2/22/2024	Arlon Seay Elementary - Science Trunk - Incredible Journey	36
Bexar	2/22/2024	Hopkins Elementary - Gorge outdoor Classroom	98
Victoria	2/23/2024	Crane Elementary - Partnering with Texas Floating Classroom - Science Trunk - Stream Erosion Models	161
Guadalupe	2/23/2024	Randolph Elementary - Gorge outdoor Classroom	105
Comal	2/28/2024	Bill Brown Elementary - Gorge outdoor Classroom	124
Victoria	2/29/2024	Aloe Elementary - Partnering with Texas Floating Classroom - Science Trunk - Stream Erosion Models	61
Bexar	2/29/2024	Wilshire Elementary - Gorge outdoor Classroom	26
6 Counties	19 Events	Total 18 Schools	TOTAL
			1745
			YTD
			8458

Gorge Attendance – FY2024 to Date



EXECUTIVE REPORT

MARCH 2024

Adeline Fox
Executive Manager of Communications & Outreach

Projects Completed and in Progress since February Board Meeting

Communications

Completed

- Toured the Canyon Park Estates WWTP, Canyon Hydro Plant, and the Canyon Lake Gorge

Ongoing

- Working on WaterSECURE Initiative communications plan
- Developing one-page general fact sheets
- Working with One Water New Braunfels to develop a One Water (OW) communications guide
- Developing social media calendar and content library
- Working on Dunlap Dam completion video

Community Affairs

Completed

- Assisted with the Hazard Mitigation Action Plan public meetings
- Hosted tours of facilities for TWCA and staff from the Speaker, and Lt. Governor's offices, as well as Representative Carrie Isaac and staff, and Senator Donna Campbell's staff and Senator Perry's staff
- Hosted a GBRA board tour of the Lower Basin
- Hosted Lake Dunlap WCID and Preserve Lake Dunlap Association event

Ongoing

- Tracking strategic plan metrics
- Monitoring city and county meetings throughout the basin
- Representing GBRA at events throughout the basin

ACTION ITEM

8. Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a contract with the highest ranked bidder based on a competitive sealed proposal process, which provides the best value for the Guadalupe-Blanco River Authority, for selection of a general contractor for the Stein Falls Wastewater System Expansion project. **(Nathan Virdell)**

Attachment



Your Trusted
Water Resource

Guadalupe-Blanco River Authority

Board Meeting – March 20, 2024

Agenda Item 8

Action

Action Requested: Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a contract with the highest ranked bidder based on a competitive sealed proposal process, which provides the best value for the Guadalupe-Blanco River Authority, for selection of a general contractor for the Stein Falls Wastewater System Expansion project.

Staff: Nathan Virdell, Project Engineer

Background: GBRA holds a Sewer Certificate of Convenience and Necessity (CCN) for approximately 10,000 acres of service area located south of New Braunfels and northwest of Seguin. Wastewater from this service area is treated at GBRA's Stein Falls Wastewater System. The treatment facility needs to be expanded from a current average daily flow capacity of 0.95 MGD to an average daily flow capacity of 1.90 MGD to accommodate growth in existing and new subdivisions within the service area. Improvements will include construction of new screening and grit removal systems, new secondary treatment basins with blowers, a new clarifier, a new aluminum sulfate chemical treatment system, new cloth media filters, expansion of the existing ultraviolet light disinfection system, a new solids dewatering system, a new operations administration building, and new electrical, instrumentation, and controls.

Item: Authorization of the General Manager/CEO to negotiate and execute a contract with the highest ranked contractor for the construction of the Stein Falls Wastewater System Expansion in Guadalupe County.

ACTION ITEMS

9. Consideration of and possible action approving a resolution authorizing the prepayment of a tax-exempt loan entered into in 2012 for the Stein Falls Wastewater System, with principal due on and after September 15, 2024, and approving other related matters. **(Randy Staats)**

Attachment



Your Trusted
Water Resource

Guadalupe-Blanco River Authority

Board Meeting – March 20, 2024

Agenda Item 9

Action

Action Requested: Consideration of and possible action approving a resolution authorizing the prepayment of a tax-exempt loan entered into in 2012 for the Stein Falls Wastewater System, with principal due on and after September 15, 2024, and approving other related matters.

Staff: Randy Staats, Executive Manager of Finance/CFO

Background: In 2012, GBRA entered into a loan agreement with Regions Bank in the amount of \$2,600,000 to finance extensions and improvements to the Stein Falls Wastewater System. The tax-exempt loan was supported by a pledge of the General Improvement System.

The loan agreement provides for the ability to prepay, in whole, the principal outstanding plus accrued interest, beginning September 15, 2024.

The early payoff will be made from currently available cash and investments on hand, avoiding \$218,355 in interest over the remaining maturity schedule.

In addition, the Stein Falls service area continues to grow requiring the issuance of bonds for the next expansion of the plant from 0.95 to 1.9 million gallons per day (MGD). Thus, the early payment of debt creates some capacity for the upcoming issuance of bonds.

Item: Adoption of a resolution authorizing the prepayment of a tax-exempt loan entered into in 2012 for the Stein Falls Wastewater System.

**RESOLUTION AUTHORIZING PREPAYMENT OF THE
OUTSTANDING PRINCIPAL AMOUNT OF GUADALUPE-
BLANCO RIVER AUTHORITY'S 2012 TAX-EXEMPT LOAN WITH
REGIONS BANK**

THE STATE OF TEXAS §
GUADALUPE-BLANCO RIVER AUTHORITY §

WHEREAS, GUADALUPE-BLANCO RIVER AUTHORITY ("**GBRA**") is an agency and political subdivision of the State of Texas, being a conservation and reclamation district created and functioning under Article 16, Section 59, of the Texas Constitution, pursuant to the provisions of Chapter 75, Acts of the 43rd Legislature, First Called Session, 1933, as amended; and

WHEREAS, pursuant to a Resolution approved by GBRA's Board of Directors on February 15, 2012, GBRA entered into a *Loan Agreement* with Regions Bank (the "**Regions Bank Loan Agreement**"), pursuant to which GBRA obtained two loans in the aggregate principal amount of \$6,190,000 for the purpose of providing (i) \$3,590,000 to prepay and retire an outstanding bank loan obtained by GBRA in 2005 relating to financing improvements to the Stein Falls Wastewater System (the "**2012 Taxable Loan**"), and (ii) \$2,600,000 to finance additional extensions and improvements to the Stein Falls Wastewater System (the "**2012 Tax-Exempt Loan**"); and

WHEREAS, the 2012 Taxable Loan was fully repaid in 2015 and is no longer outstanding; and the 2012 Tax-Exempt Loan is currently outstanding in the aggregate principal amount of \$1,385,000, and is due and payable on September 15 in the years and respective amounts set forth below:

PAYMENT DUE DATE	PRINCIPAL AMOUNT (\$)	PAYMENT DUE DATE	PRINCIPAL AMOUNT (\$)
2024	135,000	2029	160,000
2025	140,000	2030	165,000
2026	145,000	2031	170,000
2027	145,000	2032	175,000
2028	150,000		

WHEREAS, pursuant to Section 2(b) of the Regions Bank Loan Agreement, the GBRA shall have the right to prepay the principal of the 2012 Tax-Exempt Loan, in whole but not in part, on September 15, 2024, and on any interest payment date thereafter, at the payment prepayment price equal to the outstanding principal amount of the 2012 Tax-Exempt Loan plus accrued interest to the prepayment date; and

WHEREAS, the Board of Directors now desires and deems it appropriate to utilize currently available funds on hand to prepay, on September 15, 2024, the outstanding principal amount of the 2012 Tax-Exempt Loan; and

WHEREAS, it is hereby officially found and determined that the meeting at which this Resolution was adopted was open to the public and public notice of the time, place, and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code; and

THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE GUADALUPE-BLANCO RIVER AUTHORITY THAT:

Section 1. Authorization to Prepay Outstanding Principal of the 2012 Tax-Exempt Loan. The Board of Directors hereby authorizes the prepayment on September 15, 2024, of the outstanding principal amount of the 2012 Tax-Exempt Loan. The General Manager/CEO and the Executive Manager of Finance/CFO of GBRA are hereby authorized to take all actions required to be taken by GBRA, and execute all documents deemed reasonably necessary, to cause the outstanding principal amount of the 2012 Tax-Exempt Loan to be pre-paid on such date, including but not limited to timely transferring to Regions Bank sufficient funds to pre-pay the outstanding principal amount of the 2012 Tax-Exempt Loan.

Section 2. Incorporation of Recitals. The Board of Directors hereby finds that the statements set forth in the recitals of this Resolution are true and correct, and the Board of Directors hereby incorporates such recitals as a part of this Resolution.

Section 3. Effective Date. This Resolution shall become effective immediately upon its adoption.

[The remainder of this page intentionally left blank]

***PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE
GUADALUPE-BLANCO RIVER AUTHORITY AT A REGULAR MEETING
HELD ON MARCH 20, 2024.***

Chair, Board of Directors

Attest:

Secretary/Treasurer, Board of Directors

(Seal)

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS §
GUADALUPE-BLANCO RIVER AUTHORITY §

I, the undersigned Secretary/Treasurer of the Board of Directors (the "**Board**") of the **Guadalupe-Blanco River Authority** ("**GBRA**"), hereby certify as follows:

1. The Board convened in Regular Meeting on March 20, 2024, at the designated meeting place (the "**Meeting**"), and the roll was called of the duly constituted officers and members of the Board, to-wit:

Dennis L. Patillo, Chair
Sheila L. Old, Vice Chair
Steve Ehrig, Secretary/Treasurer
Robert Blaschke
William Carbonara

James P. Cohoon
John P. Cyrier
Don B. Meador
Emanuel Valdez

and all of said persons were present, except the following absentees:
 , thus constituting a quorum. Whereupon, among other business, the following was
 transacted at the Meeting: a written

**RESOLUTION AUTHORIZING PREPAYMENT OF THE
OUTSTANDING PRINCIPAL AMOUNT OF GUADALUPE-
BLANCO RIVER AUTHORITY'S 2012 TAX-EXEMPT LOAN WITH
REGIONS BANK**

(the "**Resolution**") was duly read. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by the following vote:

AYES: _____ NOES: _____ ABSTENTIONS: _____

2. A true, full, and correct copy of the Resolution adopted at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; the above and foregoing paragraph is a true, full, and correct excerpt from the Board's minutes of the Meeting pertaining to the adoption of the Resolution; the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the Board as indicated therein; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting, and that the Resolution would be introduced and considered for adoption at the Meeting; and the Meeting was open to the public, and public notice of the time, place, and purpose of the Meeting was given, all as required by Chapter 551, Texas Government Code.

Signed and sealed this March 20, 2024.

Chair, Board of Directors

Secretary/Treasurer, Board of Directors
Guadalupe-Blanco River Authority

(Seal)

Signature Page to the Certificate for Resolution Relating to
Authorizing Prepayment of the Outstanding Principal Amount of
Guadalupe-Blanco River Authority's 2012 Tax-Exempt Loan with Regions Bank

ACTION ITEM

10. Consideration of and possible action authorizing Guadalupe-Blanco River Authority staff to open bank and investment accounts for management of proceeds from bonds issued by the Lake McQueeney and Lake Placid Water Control and Improvement Districts. **(Randy Staats)**

Attachment



Your Trusted
Water Resource

Guadalupe-Blanco River Authority

Board Meeting – March 20, 2024

Agenda Item 10

Action

Action Requested: Consideration of and possible action authorizing Guadalupe-Blanco River Authority staff to open bank and investment accounts for management of proceeds from bonds issued by the Lake McQueeney and Lake Placid Water Control and Improvement Districts.

Staff: Randy Staats, Executive Manager of Finance/CFO

Background: GBRA closed on bonds totaling \$40 million for the Lake McQueeney dam and spillgate project in December 2021. GBRA closed on three tranches of funding totaling \$40 million for the Lake Placid dam and spillgate project in June 2021, February 2022, and July 2023.

Due to permit delays that gave way to escalating costs, the WCIDs voters authorized the issuance of additional funding during the November 2023 uniform election. The WCIDs will be issuing their own bonds through the Texas Water Development Board and will then provide the necessary bond proceeds to GBRA to in order to make contractual construction related payments.

Staff is requesting the initiation of a new bank account at First United and an investment account at Texpool for each of the projects.

New bank accounts will be necessary for payments during construction, while investment accounts will account for excess construction funds.

Segregating funds from other GBRA accounts is necessary to properly account for the tracking of receipt and disbursement of funds and providing accountability to the WCIDs.

Item: Approval to open bank and investments accounts.

ACTION ITEM

11. Consideration of and possible action approving a Resolution by the Guadalupe-Blanco River Authority declaring a public necessity for the acquisition of certain water pipeline easements and temporary construction easements for the GBRA Carrizo Groundwater Supply Expansion Project (TX-130 Project) in connection therewith, over, across, upon and under certain privately-owned real properties; authorizing all appropriate action by the General Manager/CEO, staff, retained attorneys and engineering and technical consultants in the institution and prosecution of condemnation proceedings to acquire any such needed permanent easements and temporary construction easements 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 GBRA to acquire such property interests; 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; said properties to be identified to wit:

Parcel ER-04 – Nina Schmidt Sells, Trustee of the Nina Schmidt Sells Separate Property Trust, dated December 8, 2008, being a 0.8599 of one acre (37,459 square foot) permanent easement, and 0.57 acre (24,829 square foot) temporary construction easement, out of the James George Survey No. 7, Abstract No. 9, Caldwell County, Texas, being a portion that tract described as 31.282 acres conveyed to Nina Schmidt Sells, Trustee of the Nina Schmidt Sells Separate Property Trust dated December 8, 2008 by Special Warranty Deed dated January 29, 2009, as recorded in Volume 559, Page 836, Official Public Records of Real Property, Caldwell County, Texas; said 0.8599 of one acre (37,459 square foot) easement and 0.57 acre (24,829 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit “A” attached hereto;

Parcel ER-07 – 2401 CR 219, LLC, a Texas limited liability company, being a 2.000 acre (87,124 square foot) permanent easement, and 1.30 acre (56,628 square foot) temporary construction easement, out of the Byrd Lockhart Survey No. 8, Abstract No. 17, and the James George Survey No. 7, Abstract No. 9, Caldwell County, Texas, being a portion that tract described as 19.367 acres conveyed to 2401 CR 219, LLC by Warranty Deed with Vendor's Lien dated February 18, 2022, as recorded in Document No. 2022-001401, Official Public Records, Caldwell County, Texas, also being a portion of Lot 2, Block 1, Reyna Acres, a subdivision of Record in Document No. 2016-004886, Official Public Records, Caldwell County, Texas (Cabinet C, Slide 48, Plat Records, Caldwell County, Texas), said Lot 2 (Tract 2) conveyed to 2401 CR 219, LLC by Special Warranty Deed with Vendor's Lien dated February 18, 2022, as recorded in Document No. 2022-001400, Official Public Records, Caldwell County, Texas, and also being a portion of that tract described as 10.124 acres (Tract 1) conveyed to 2401 CR 219, LLC by said Special Warranty Deed with Vendor's Lien, as recorded in said Document No. 2022-01400; said 2.000 acre (87,124 square foot) easement and 1.30 acre (56,628 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit “B” attached hereto;

Parcel ER-11 – Joan Marie MacCoy, being a 2.911 acre (126,796 square foot) permanent easement, and 1.90 acre (82,764 square foot) temporary construction easement, out of the Byrd Lockhart Survey No. 8, Abstract No. 17, Caldwell County, Texas, being a portion that tract described as 105.569 acres conveyed to Joan Marie MacCoy by General Warranty Deed with Vendor's Lien dated August 5, 2016, as recorded in Document No. 2016-004017, Official Public Records, Caldwell County, Texas; said 2.911 acre (126,796 square foot) easement and 1.90 acre (82,764 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit “C” attached hereto;

Parcel ER-13 – 183 Lockhart, LLC, being a 0.9344 of one acre (40,701 square foot) permanent easement, and 0.62 acre (27,007 square foot) temporary construction easement, out of the Byrd Lockhart Survey No. 8, Abstract No. 17, Caldwell County, Texas, being a portion that tract described as 83.879 acres conveyed to 183 Lockhart, LLC by General Warranty Deed dated August 8, 2022, as recorded in Document No. 2022-006425, Official Public Records, Caldwell County, Texas; also being a portion of that tract described as 43.719 acres conveyed to 183 Lockhart, LLC by General Warranty Deed dated August 8, 2022, as recorded in Document No. 2022-006424, Official Public Records, Caldwell County, Texas; said 0.9344 of one acre (40,701 square foot) easement and 0.62 acre (27,007 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit “D” attached hereto;

Parcel ER-14 – La Familia Partnership, Ltd., being a 2.174 acre (94,698 square foot) permanent easement, and 1.47 acre (64,033 square foot) temporary construction easement, out of the Byrd Lockhart Survey No. 8, Abstract No. 17, Caldwell County, Texas, being a portion of that tract 204.145 acres of land conveyed to La Familia Partnership, Ltd. by Special Warranty Deed dated January 1, 2000 recorded in Volume 228, Page 493, Official Public Records of Real Property, Caldwell County, Texas; said 2.174 acre (94,698 square foot) easement and 1.47 acre (64,033 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit “E” attached hereto; and

Parcel ER-15 – SSPC Development, LLC, being a 0.1570 of one acre (6,840 square foot) permanent easement, and 0.10 acre (4,356 square foot) temporary construction easement, out of the Byrd Lockhart Survey No. 8, Abstract No. 17, Caldwell County, Texas, being a portion that tract described as 8.827 acres conveyed to SSPC Development, LLC by Special Warranty Deed dated March 16, 2017, as recorded in Document No. 2017-001412, Official Public Records, Caldwell County, Texas; said 0.1570 of one acre (6,840 square foot) easement and 0.10 acre (4,356 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit “F” attached hereto.**(Courtney Kerr-Moore)**

Attachment

EXHIBIT "A"

Parcel ER-04

0.8599 Acre Waterline Easement
James George Survey No. 7, Abstract No. 9
Caldwell County, Texas

DESCRIPTION FOR PARCEL ER-04

DESCRIPTION OF A 0.8599 OF ONE ACRE (37,459 SQUARE FOOT) EASEMENT, OUT OF THE JAMES GEORGE SURVEY NO. 7, ABSTRACT NO. 9, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 31.282 ACRES CONVEYED TO NINA SCHMIDT SELLS, TRUSTEE OF THE NINA SCHMIDT SELLS SEPARATE PROPERTY TRUST DATED DECEMBER 8, 2008 BY SPECIAL WARRANTY DEED DATED JANUARY 29, 2009, AS RECORDED IN VOLUME 559, PAGE 836, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS; SAID 0.8599 OF ONE ACRE (37,459 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the northwest corner of this easement and said 31.282 acre Nina Schmidt Sells Separate Property Trust tract, being the northeast corner of that tract described as 2.215 acres conveyed to Patrick L. Daylong and Rosanne L. Daylong by General Warranty Deed with Vendor's Lien in Favor of Third Party, as recorded in Volume 197, Page 245, Official Public Records of Real Property, Caldwell County, Texas, also being in the existing south right-of-way line of Blackjack Street (F.M. 20, varying width), said POINT OF BEGINNING having Grid Coordinates of N=13,867,823.06, E=2,396,881.91, from which a Texas Department of Transportation (TxDOT) Type I concrete monument found in the north line of said 2.215 acre Daylong tract, and in the existing south right-of-way line of Blackjack Street, bears, with a curve to the left, whose delta angle is 03°47'35", radius is 2,864.79 feet, an arc distance of 189.65 feet, and the chord of which bears South 79°05'27" West 189.62 feet;

- 1) THENCE, along the north line of this easement and said 31.282 acre Nina Schmidt Sells Separate Property Trust tract, and the existing south right-of-way line of Blackjack Street, with a curve to the right, whose delta angle is **00°36'02"**, radius is **2,864.79 feet**, an arc distance of **30.02 feet**, and the chord of which bears **North 81°17'15" East 30.02 feet** to a calculated point at the northeast corner of this easement, from which a TxDOT Type I concrete monument found in the north line of said 31.282 acre Nina Schmidt Sells Separate Property Trust tract, and the existing south right-of-way line of Blackjack Street, bears, with a curve to the right, whose delta angle is 17°43'31", radius is 2,864.79 feet, an arc distance of 886.27 feet, and the chord of which bears South 89°32'58" East 882.74 feet;

THENCE, along the east line of this easement, crossing said 31.282 acre Nina Schmidt Sells Separate Property Trust tract, the following three (3) courses, numbered 2 through 4:

- 2) **South 10°52'24" East 827.59 feet** to a calculated point,
- 3) **North 78°27'56" East 390.04 feet** to a calculated point, and
- 4) **South 11°32'04" East 30.00 feet** to a calculated point at the southeast corner of this easement, being in the south line of said 31.282 acre Nina Schmidt Sells Separate Property Trust tract, being at the northeast corner of that tract described as 9.297 acres conveyed to Nina S. Sells by General Warranty Deed, as recorded in Document No. 2022-002702, Official Public Records, Caldwell County, Texas, and at the northwest corner of the remainder of that tract described as 63.30 acres (Tract II) conveyed to Nina Schmidt Sells, Trustee of the Nina Schmidt Sells Separate Property Trust by Special Warranty Deed, as recorded in Volume 559, Page 830, Official Public Records of Real Property, Caldwell County, Texas;
- 5) THENCE, along the south line of this easement and said 31.282 acre Nina Schmidt Sells Separate Property Trust tract, and the north line of said 9.297 acre Nina S. Sells tract, **South 78°27'56" West 420.39 feet** to a calculated point at the southwest corner of this easement;

- 6) THENCE, along the west line of this easement, crossing said 31.282 acre Nina Schmidt Sells Separate Property Trust tract, partially along the west line of said 31.282 acre Nina Schmidt Sells Separate Property Trust tract, and along the east line said 2.215 acre Daylong tract, **North 10°52'24" West 859.07 feet** to the POINT OF BEGINNING and containing 0.8599 of one acre (37,459 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, South Central Zone (4204), NAD83 (2011) EPOCH 2010.00. The coordinates shown are grid coordinates.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500



11/17/2023

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\ER-04~0.8599 Ac WLE-R2_KS

Issued 09/14/2023; Revised 09/22/2023; 11/17/2023

CCAD ID 55188

BLACKJACK STREET
(F.M. NO. 20)
(VARIABLE WIDTH R.O.W.)
EXISTING R.O.W.

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.8599 AC. OR 37,459 SQ. FT. OF LAND OUT OF
THE JAMES GEORGE SURVEY NO. 7, ABSTRACT NO. 9
LOCKHART, CALDWELL COUNTY, TEXAS

SCALE 1" = 100'

P.O.B.
GRID COORDINATES
N=13,867,823.06
E=2,396,881.91

[A]
NINA SCHMIDT SELLS,
TRUSTEE OF THE
NINA SCHMIDT SELLS SEPARATE PROPERTY TRUST,
DATED DECEMBER 8, 2008
VOL. 559, PG. 830
O.P.R.P.C.C.T.
REMAINDER
(63.30 ACRES)
TRACT II
JANUARY 29, 2009

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S11°32'04"E	30.00'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	30.02'	2,864.79'	0°36'02"	N81°17'15"E	30.02'
C2	189.65'	2,864.79'	3°47'35"	S79°05'27"W	189.62'
C3	886.27'	2,864.79'	17°43'31"	S89°32'58"E	882.74'

JAMES GEORGE
SURVEY NO. 7
ABSTRACT NO. 9

PATRICK L. DAYLONG
AND
ROSANNE L. DAYLONG
VOL. 197, PG. 245
O.P.R.P.C.C.T.
(2.215 ACRES)
OCTOBER 20, 1998

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- △ CALCULATED POINT
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS
CALDWELL COUNTY, TEXAS
- O.P.R.P.C.C.T. OFFICIAL PUBLIC RECORDS OF REAL
PROPERTY CALDWELL COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- ℙ PROPERTY LINE
- R.O.W. RIGHT OF WAY
- (.....) RECORD INFORMATION
- 1 OWNERSHIP IN COMMON

NINA SCHMIDT SELLS,
TRUSTEE OF THE
NINA SCHMIDT SELLS
SEPARATE PROPERTY TRUST,
DATED DECEMBER 8, 2008
VOL. 559, PG. 836
O.P.R.P.C.C.T.
(31.282 ACRES)
JANUARY 29, 2009

ER-04
WLE
0.8599 AC. OR
37,459 SQ. FT.

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND
COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM,
SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF
1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON
ARE GRID COORDINATES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A
TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE
GUARANTY COMPANY FILE NO. 2309253-BUD, EFFECTIVE DATE
AUGUST 16, 2023.
3. EXISTING EASEMENTS LISTED IN THE TITLE COMMITMENT
SCHEDULE B, ITEM 10 DO NOT AFFECT THE PROPOSED
ACQUISITION EXCEPT AS SHOWN HEREON.



Chris Conrad

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.

11/17/2023

NINA S. SELLS
DOC. NO. 2022-002702
O.P.R.C.C.T.
(9.297 ACRES)
APRIL 7, 2022

CCAD ID 55188
SURVEYED BY:

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

REVISED: 11/17/23
REVISED: 09/22/23
ISSUED: 09/14/23
PAGE 4 OF 4

EXHIBIT "B"

Parcel ER-07

2.000 Acre Waterline Easement
Byrd Lockhart Survey No. 8, Abstract No. 17
James George Survey No. 7, Abstract No. 9
Caldwell County, Texas

DESCRIPTION FOR PARCEL ER-07

DESCRIPTION OF A 2.000 ACRE (87,124 SQUARE FOOT) EASEMENT, OUT OF THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17, AND THE JAMES GEORGE SURVEY NO. 7, ABSTRACT NO. 9, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 19.367 ACRES CONVEYED TO 2401 CR 219, LLC BY WARRANTY DEED WITH VENDOR'S LIEN DATED FEBRUARY 18, 2022, AS RECORDED IN DOCUMENT NO. 2022-001401, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS, ALSO BEING A PORTION OF LOT 2, BLOCK 1, REYNA ACRES, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2016-004886, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS (CABINET C, SLIDE 48, PLAT RECORDS, CALDWELL COUNTY, TEXAS), SAID LOT 2 (TRACT 2) CONVEYED TO 2401 CR 219, LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED FEBRUARY 18, 2022, AS RECORDED IN DOCUMENT NO. 2022-001400, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT TRACT DESCRIBED AS 10.124 (TRACT 1) CONVEYED TO 2401 CR 219, LLC BY SAID SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN SAID DOCUMENT NO. 2022-01400; SAID 2.000 ACRE (87,124 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found at the northeast corner of this easement and said 19.367 acre 2401 CR 219 tract, being the northwest corner of that tract described as 12.328 acres conveyed to James Bagwell and Domitila Bagwell by General Warranty Deed, recorded in Document No. 2016-000922, Official Public Records, Caldwell County, Texas, also being in the existing south right-of-way line of Lovers Lane (County Road 187, varying width) said POINT OF BEGINNING having Grid Coordinates of N=13,870,377.61, E=2,395,403.04;

- 1) THENCE, along the east line of this easement and said 19.367 acre 2401 CR 219 tract, and the west line of said 12.328 acre Bagwell tract, **South 11°33'34" East 675.25 feet** to a calculated point at a corner in the east line of said 19.367 acre 2401 CR 219 tract, and the west line of said 12.328 acre Bagwell tract;

THENCE, continuing along the east line of this easement, crossing said 19.367 acre 2401 CR 219 tract, the following two (2) courses, numbered 2 and 3:

- 2) **South 33°57'39" East 409.61 feet** to a calculated point, and
- 3) **South 10°41'19" East 5.54 feet** to a calculated point in the south line of said 19.367 acre 2401 CR 219 tract, and the north line of said Lot 2, from which a 1/2-inch iron rod with cap (illegible) found at the southeast corner of said 19.367 acre 2401 CR 219 tract, being the southwest corner of said 12.328 acre Bagwell tract, and in the north line of said Lot 2, bears North 78°05'35" East 98.62 feet;

THENCE, continuing along the east line of this easement, crossing said Lot 2, the following two (2) courses, numbered 4 and 5:

- 4) **South 10°41'19" East 130.74 feet** to a calculated point, and
- 5) **South 55°42'00" East 290.67 feet** to a calculated point in the south line of said Lot 2, and the north line of said 10.124 acre 2401 CR 219 tract, from which a 1/2-inch iron rod with cap (illegible) found at the southeast corner of said Lot 2, and the southwest corner of Lot 1, Block 1, in said Reyna Acres subdivision, being in the north line of said 10.124 acre 2401 CR 219 tract, bears North 82°49'13" East 62.65 feet;
- 6) THENCE, continuing along the east line of this easement, crossing said 10.124 acre 2401 CR 219 tract, **South 55°42'00" East 316.02 feet** to a calculated point in the east line of said 10.124 acre 2401 CR 219 tract, and the west line of that tract described as 6.920 acres conveyed to David O. Marquez and Denise T. Marquez by Warranty Deed with Vendor's Lien, as recorded in Document No. 142168, Official Public Records of Real Property, Caldwell County, Texas, from which a 1/2-inch iron rod found at the northeast corner of said 10.124 acre 2401 CR 219 tract, being the northwest corner of said 6.920 acre Marquez tract, and in the south line of said Lot 1, bears North 10°37'24" West 207.22 feet;
- 7) THENCE, continuing along the east line of this easement, the east line of said 10.124 acre 2401 CR 219 tract, and the west line of said 6.920 acre Marquez tract, **South 10°37'24" East 1,076.09 feet** to a calculated point at the southeast corner of this easement and said 10.124 acre 2401 CR 219 tract, and the southwest corner of said 6.920 acre Marquez tract, being in the existing north right-of-way line of Blackjack Street (F.M. 20, varying width), from which a Texas Department of Transportation (TxDOT) Type I concrete monument found in the south line of said 6.920 acre Marquez tract, and the existing north right-of-way line of Blackjack Street, bears North 77°10'00" East 185.85 feet;

- 8) THENCE, along the south line of this easement and said 10.124 acre 2401 CR 219 tract, and the existing north right-of-way line of Blackjack Street, **South 77°07'42" West 30.02 feet** to a calculated point at the southwest corner of this easement, from which a 1/2-inch iron rod found at the southwest corner of said 10.124 acre 2401 CR 219 tract, and the southeast corner of that tract described as 0.289 of one acre conveyed to Cabot Cook LLC by Special Warranty Deed, as recorded in Document No. 2022-001690, Official Public Records, Caldwell County, Texas, bears **South 77°07'42" West 130.10 feet**;

THENCE, along the west line of this easement, crossing said 10.124 acre 2401 CR 219 tract, the following two (2) courses, numbered 9 and 10:

- 9) **North 10°37'24" West 1,064.81 feet** to a calculated point, and

- 10) **North 55°42'00" West 337.51 feet** to a calculated point in the north line of said 10.124 acre 2401 CR 219 tract, and the south line of said Lot 2, from which a 1/2-inch iron rod found at a corner in the north line of said 10.124 acre 2401 CR 219 tract, and the south line of said Lot 2, bears **South 82°49'13" West 65.43 feet**;

- 11) THENCE, continuing along the west line of this easement, crossing said Lot 2, **North 55°42'00" West 269.16 feet** to a calculated point in the west line of said Lot 2, and the east line of that tract described as 15.171 acres conveyed to H & H Texas II LLC by General Warranty Deed with Vendor's Lien, as recorded in Document No. 2021-008219, Official Public Records, Caldwell County, Texas;

- 12) THENCE, continuing along the west line of this easement and said Lot 2, and the east line of said 15.171 acre H & H Texas II LLC tract, **North 10°41'19" West 142.53 feet** to a 1/2-inch rod inside a 1-inch iron pipe found at the northwest corner of said Lot 2, and the northeast corner of said 15.171 acre H & H Texas II LLC tract, being in the south line of said 19.367 acre 2401 CR 219 tract;

THENCE, continuing along the west line of this easement, crossing said 19.367 acre 2401 CR 219 tract, the following two (2) courses, numbered 14 and 15:

- 13) **North 33°57'39" West 409.38 feet** to a calculated point, and

14) **North 11°33'34" West 681.05 feet** to a calculated point at the northwest corner of this easement, being in the north line of said 19.387 acre 2401 CR 219 tract, and the existing south right-of-way line of Lovers Lane, from which a 1/2-inch iron rod found at the northwest corner of said 19.387 acre 2401 CR 219 tract, and the northeast corner of that tract described as 71.30 acres (Tract One) conveyed to Duran Gravel Company, Inc. by Special Warranty Deed, as recorded in Volume 365, Page 133, Official Public Records of Real Property, Caldwell County, Texas, being in the existing south right-of-way line of Lovers Lane, bears **South 78°10'39" West 614.47 feet**;

15) **THENCE**, along the north line of this easement and said 19.367 acre 2401 CR 219 tract, and the existing south right-of-way line of Lovers Lane, **North 78°10'39" East 30.00 feet** to the **POINT OF BEGINNING** and containing 2.000 acres (87,124 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, South Central Zone (4204), NAD83 (2011) EPOCH 2010.00. The coordinates shown are grid coordinates.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500



A handwritten signature in blue ink, appearing to read "Chris Conrad", written over a horizontal line.

11/16/2023

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\ER-07~2.000 Ac WLE-R1_KS

Issued 09/22/2023; Revised 11/16/2023

CCAD ID 18596, 36991 & 17637

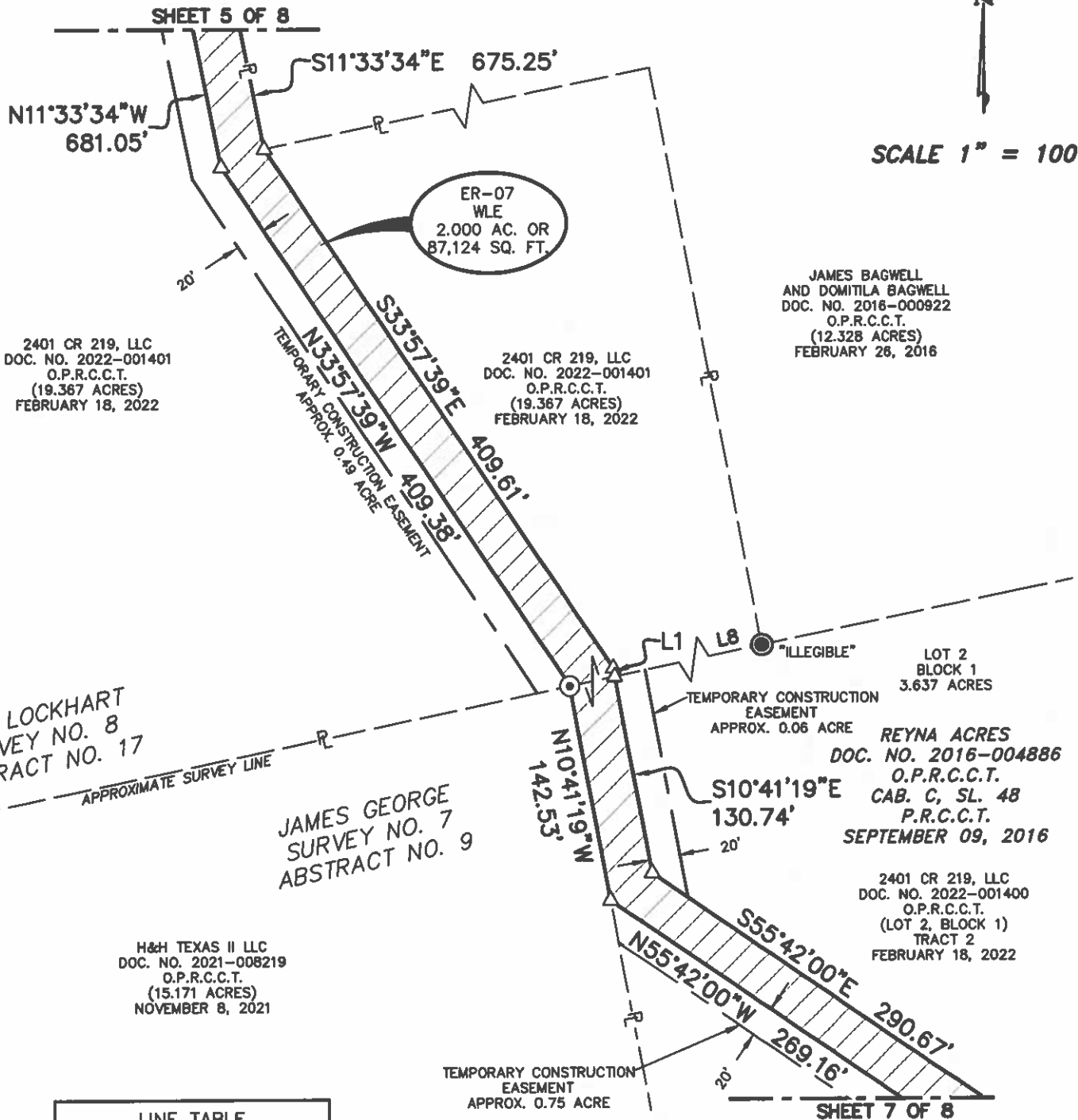
LINE TABLE		
LINE#	BEARING	DISTANCE
L3	N78°10'39"E	30.00'

SCALE:	1" = 100'		
DATE:	09/22/23	TECH:	EAN
PROJECT:	22-179	FIELD:	-
FIELD BOOK:	-	SHEET:	5 OF 8

**SKETCH TO ACCOMPANY DESCRIPTION
OF 2.000 AC. OR 87,124 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17 AND
JAMES GEORGE SURVEY NO. 7, ABSTRACT NO. 9
LOCKHART, CALDWELL COUNTY, TEXAS**



SCALE 1" = 100'



2401 CR 219, LLC
DOC. NO. 2022-001401
O.P.R.C.C.T.
(19.367 ACRES)
FEBRUARY 18, 2022

2401 CR 219, LLC
DOC. NO. 2022-001401
O.P.R.C.C.T.
(19.367 ACRES)
FEBRUARY 18, 2022

JAMES BAGWELL
AND DOMITILA BAGWELL
DOC. NO. 2016-000822
O.P.R.C.C.T.
(12.328 ACRES)
FEBRUARY 26, 2016

BYRD LOCKHART
SURVEY NO. 8
ABSTRACT NO. 17

JAMES GEORGE
SURVEY NO. 7
ABSTRACT NO. 9

H&H TEXAS II LLC
DOC. NO. 2021-008219
O.P.R.C.C.T.
(15.171 ACRES)
NOVEMBER 8, 2021

LOT 2
BLOCK 1
3.637 ACRES

REYNA ACRES
DOC. NO. 2016-004886
O.P.R.C.C.T.
CAB. C, SL. 48
P.R.C.C.T.
SEPTEMBER 09, 2016

2401 CR 219, LLC
DOC. NO. 2022-001400
O.P.R.C.C.T.
(LOT 2, BLOCK 1)
TRACT 2
FEBRUARY 18, 2022

TEMPORARY CONSTRUCTION
EASEMENT
APPROX. 0.75 ACRE

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S10°41'19"E	5.54'
L8	N78°05'35"E	98.62'

CCAD ID 18586, 36991 & 17637

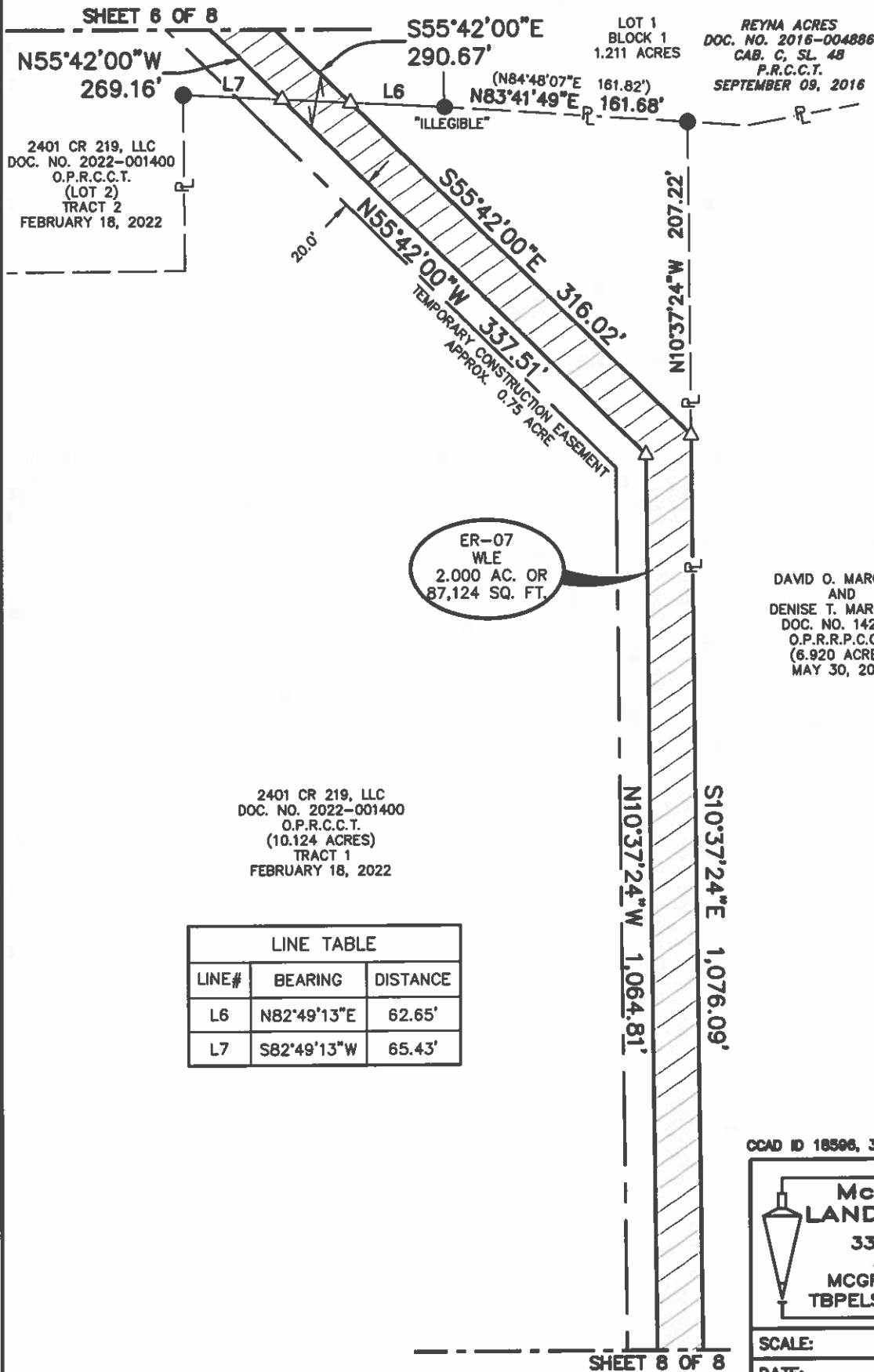
**McGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	TECH:	EAN
DATE:	09/22/23	PROJECT:	22-179
FIELD BOOK:	-	FIELD:	-
SHEET:	6 OF 8		

**SKETCH TO ACCOMPANY DESCRIPTION
OF 2.000 AC. OR 87,124 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17 AND
JAMES GEORGE SURVEY NO. 7, ABSTRACT NO. 9
LOCKHART, CALDWELL COUNTY, TEXAS**



SCALE 1" = 100'



CCAD ID 18596, 38991 & 17637

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #8
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPES SURVEY FIRM #10095500

SCALE:	1" = 100'	
DATE:	09/22/23	TECH: EAN
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 7 OF 8

**SKETCH TO ACCOMPANY DESCRIPTION
OF 2.000 AC. OR 87,124 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17 AND
JAMES GEORGE SURVEY NO. 7, ABSTRACT NO. 9
LOCKHART, CALDWELL COUNTY, TEXAS**

JAMES GEORGE SURVEY
SURVEY NO. 7
ABSTRACT NO. 9

2401 CR 219, LLC
DOC. NO. 2022-001400
O.P.R.C.C.T.
(10.124 ACRES)
TRACT 1
FEBRUARY 18, 2022

CABOT COOK LLC
DOC. NO.
2022-001690
O.P.R.C.C.T.
(0.289 ACRES)
FEBRUARY 22, 2022

LINE TABLE		
LINE#	BEARING	DISTANCE
L2	S77°07'42"W	30.02'
L4	S77°07'42"W	130.10'
L5	N77°10'00"E	185.85'

LEGEND

- 1/2" IRON ROD WITH CAP FOUND
- ⊙ 1/2" IRON ROD INSIDE 1" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- TXDOT TYPE I CONCRETE MON. FOUND
- △ CALCULATED POINT

- P.R.C.C.T. PLAT RECORDS OF CALDWELL COUNTY, TEXAS
- O.P.R.R.C.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY CALDWELL COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS CALDWELL COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- ℙ PROPERTY LINE
- (.....) RECORD INFORMATION
- ↔ CONTIGUOUS OWNERSHIP



Chris Conrad

11/16/23

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.

SHEET 7 OF 8

TEMPORARY CONSTRUCTION EASEMENT
APPROX. 0.75 ACRE

20.0'

N10°37'24"W 1,064.81'

S10°37'24"E 1,076.09'

DAVID O. MARQUEZ
AND
DENISE T. MARQUEZ,
DOC. NO. 142168
O.P.R.R.P.C.C.T.
(6.920 ACRES)
MAY 30, 2014

OLD KELLEY ROAD
(C.R. NO. 186)
(VARIABLE WIDTH R.O.W.)

BLACKJACK STREET
(F.M. NO. 20)
(VARIABLE WIDTH R.O.W.)

NOTES:

- THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE GUARANTY COMPANY FILE NO. 2252994-BUD, EFFECTIVE DATE AUGUST 16, 2023.

CCAD ID 18596, 36991 & 17637

REVISED: 11/16/23
ISSUED: 09/22/23

**McGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	
DATE:	09/22/23	TECH: EAN
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 8 OF 8

EXHIBIT "C"

Parcel ER-11

2.911 Acre Waterline Easement
Byrd Lockhart Survey No. 8, Abstract No. 17
Caldwell County, Texas

DESCRIPTION FOR PARCEL ER-11

DESCRIPTION OF A 2.911 ACRE (126,796 SQUARE FOOT) EASEMENT, OUT OF THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 105.569 ACRES CONVEYED TO JOAN MARIE MACCOY BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN DATED AUGUST 5, 2016, AS RECORDED IN DOCUMENT NO. 2016-004017, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS; SAID 2.911 ACRE (126,796 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the southeast corner of this easement and said 105.569 acre MacCoy tract, and the southwest corner of that tract described as 81.22 acres conveyed to The Kenneth M. Bartsch and Mary Gail Bartsch Revocable Living Trust by Special Warranty Deed, as recorded in Document No. 118536, Official Public Records of Real Property, Caldwell County, Texas, being additionally described in Volume 568, Page 232, Official Public Records of Real Property, Caldwell County, Texas, and being in the existing north right-of-way line of Flores Street (F.M. 672, varying width), said POINT OF BEGINNING having Grid Coordinates of N=13,874,900.67, E=2,393,354.88, from which a Texas Department of Transportation Type I concrete monument found in the south line of said 81.22 acre The Kenneth M. Bartsch and Mary Gail Bartsch Revocable Living Trust tract, and in the existing north right-of-way line of Flores Street, bears, with a curve to the left, whose delta angle is 12°40'57", radius is 1,392.39 feet, an arc distance of 308.21 feet, and the chord of which bears North 58°17'59" East 307.58 feet;

- 1) THENCE, along the south line of this easement and said 105.569 acre MacCoy tract, and the existing north right-of-way line of Flores Street, along a curve to the right whose delta angle is **01°41'12"**, radius is **1,392.39 feet**, an arc distance of **40.99 feet**, and the chord of which bears **South 65°29'03" West 40.99 feet** to a calculated point at the southwest corner of this easement;

THENCE, along the west line of this easement, crossing said 105.569 acre MacCoy tract, the following six (6) courses, numbered 2 through 7:

- 2) **North 37°06'13" West 25.43 feet** to a calculated point,

- 3) **South 76°00'20" West 287.96 feet** to a calculated point,
- 4) **North 81°29'52" West 655.67 feet** to a calculated point,
- 5) **North 48°45'31" West 525.15 feet** to a calculated point,
- 6) **North 70°00'53" West 556.08 feet** to a calculated point, and
- 7) **North 82°42'21" West 707.48 feet** to a calculated point in the west line of said 105.569 acre MacCoy tract, being in the east line of that tract described as 5.00 acres conveyed to Deward Cummings, a/k/a Deward L. Cummings by Special Warranty Deed, as recorded in Document No. 2014-004155, Official Public Records, Caldwell County, Texas;
- 8) THENCE, continuing along the west line of this easement, along the west line of said 105.569 acre MacCoy tract, the east line of said 5.00 acre Cummings tract, and the east line of that tract described as 14.813 acres conveyed to Lockhart Ridge Land, LP by Special Warranty Deed with Vendor's Lien, as recorded in Document No. 2019-006494, Official Public Records, Caldwell County, Texas, being additionally described in Document No. 2017-004363, Official Public Records, Caldwell County, Texas, **North 16°24'24" West 1,454.43 feet** to a 1/2-inch iron rod found at the northwest corner of said 105.569 acre MacCoy tract, being the northeast corner of said 14.813 acre Lockhart Ridge Land tract, and in the south line of that tract described as 176.82 acres conveyed to Schmidt Business, Ltd. (undivided 90% interest) and Schmidt Cattle, L.P. (undivided 10% interest) by Warranty Deed, as recorded in Document No. 2019-004512, Official Public Records, Caldwell County, Texas, from which a 1/2-inch iron rod found at the northwest corner of said 14.813 acre Lockhart Ridge Land tract, and in the south line of said 176.82 acre Schmidt Business et al. tract, bears South 79°09'30" West 420.16 feet;
- 9) THENCE, along the north line of this easement and said 105.569 acre MacCoy tract, and the south line of said 176.82 acre Schmidt Business et al. tract, **North 78°24'58" East 30.11 feet** to a calculated point at the northeast corner of this easement;

THENCE, along the east line of this easement, crossing said 105.569 acre MacCoy tract, the following six (6) courses, numbered 10 through 15:

- 10) **South 16°24'24" East 1,432.30 feet** to a calculated point,
- 11) **South 82°42'21" East 691.23 feet** to a calculated point,

- 12) **South 70°00'53" East 565.04 feet** to a calculated point,
- 13) **South 48°45'31" East 521.97 feet** to a calculated point,
- 14) **South 81°29'52" East 640.89 feet** to a calculated point, and
- 15) **North 76°00'20" East 312.68 feet** to a calculated point in the east line of said 105.569 acre MacCoy tract, and the west line of said 81.22 acre The Kenneth M. Bartsch and Mary Gail Bartsch Revocable Living Trust tract;
- 16) THENCE, continuing along the east line of this easement, along the east line of said 105.569 acre MacCoy tract, and the west line of said 81.22 acre The Kenneth M. Bartsch and Mary Gail Bartsch Revocable Living Trust tract, **South 37°06'13" East 49.91 feet** to the POINT OF BEGINNING and containing 2.911 acres (126,796 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, South Central Zone (4204), NAD83 (2011) EPOCH 2010.00. The coordinates shown are grid coordinates.

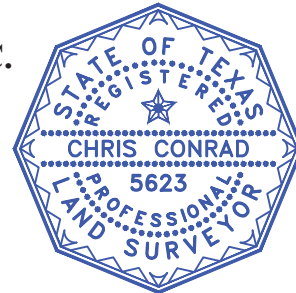
SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500



01/23/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\ER-11~2.911 Ac WLE-R3_KS

Issued 09/22/2023; Revised 11/17/2023; 11/30/2023; 01/23/2024

CCAD ID 18593

SKETCH TO ACCOMPANY DESCRIPTION
OF 2.911 AC. OR 126,796 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17
LOCKHART, CALDWELL COUNTY, TEXAS

SCALE 1" = 100'

TEXAS PUBLIC
UTILITIES COMPANY
ELECTRIC TRANSMISSION AND
DISTRIBUTION LINE
VOL. 105, PG. 207
D.R.C.C.T.
STA. 1333+22 TO 1341+08
TO 1363+62

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	40.99'	1,392.39'	01°41'12"	S65°29'03"W	40.99'

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N37°06'13"W	25.43'
L3	S37°06'13"E	49.91'

THE KENNETH M. BARTSCH
AND
MARY GAIL BARTSCH REVOCABLE LIVING TRUST
DOC. NO. 118536
O.P.R.P.C.C.T.
REMAINDER
(81.22 ACRES)
NOVEMBER 16, 2011

DESCRIBED IN
VOL. 568, PG. 232
O.P.R.P.C.C.T.
(81.22 ACRES)
MAY 8, 2009

JOAN MARIE MACCOY
DOC. NO. 2016-004017
O.P.R.C.C.T.
(105.569 ACRES)
AUGUST 5, 2016

ER-11
WLE
2.911 AC. OR
126,796 SQ. FT.

TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 1.90 ACRES

P.O.B.
GRID COORDINATE
N= 13,874,900.67'
E= 2,393,354.88'

EXISTING R.O.W.

FLORES STREET
F.M. 672
(R.O.W. VARIES)

BYRD LOCKHART
SURVEY NO. 8
ABSTRACT NO. 17

CCAD ID 18593

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'		
DATE:	01/23/24	TECH:	EAN
PROJECT:	22-179	FIELD:	-
FIELD BOOK:	-	SHEET:	4 OF 9

SKETCH TO ACCOMPANY DESCRIPTION
OF 2.911 AC. OR 126,796 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17
LOCKHART, CALDWELL COUNTY, TEXAS

BYRD LOCKHART
SURVEY NO. 8
ABSTRACT NO. 17

JOAN MARIE MACCOY
DOC. NO. 2016-004017
O.P.R.C.C.T.
(105.569 ACRES)
AUGUST 5, 2016

ER-11
WLE
2.911 AC. OR
126,796 SQ. FT.

TEXAS POWER & LIGHT COMPANY
ELECTRIC TRANSMISSION AND
DISTRIBUTION LINE
VOL. 123, PG. 258
D.R.C.C.T.
STA. 1376+66 TO
1406+14 = 1341+08.5

TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 1.90 ACRES

LCRA
ELECTRIC
TRANSMISSION
LINE EASEMENT
VOL. 283, PG. 190
O.P.R.C.C.T.
AREA ONE

LCRA ELECTRIC
TRANSMISSION LINE EASEMENT
VOL. 283, PG. 190, O.P.R.C.C.T.
AREA TWO

EXISTING R.O.W.



SCALE 1" = 100'

SHEET 4 OF 9

CCAD ID 18593

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

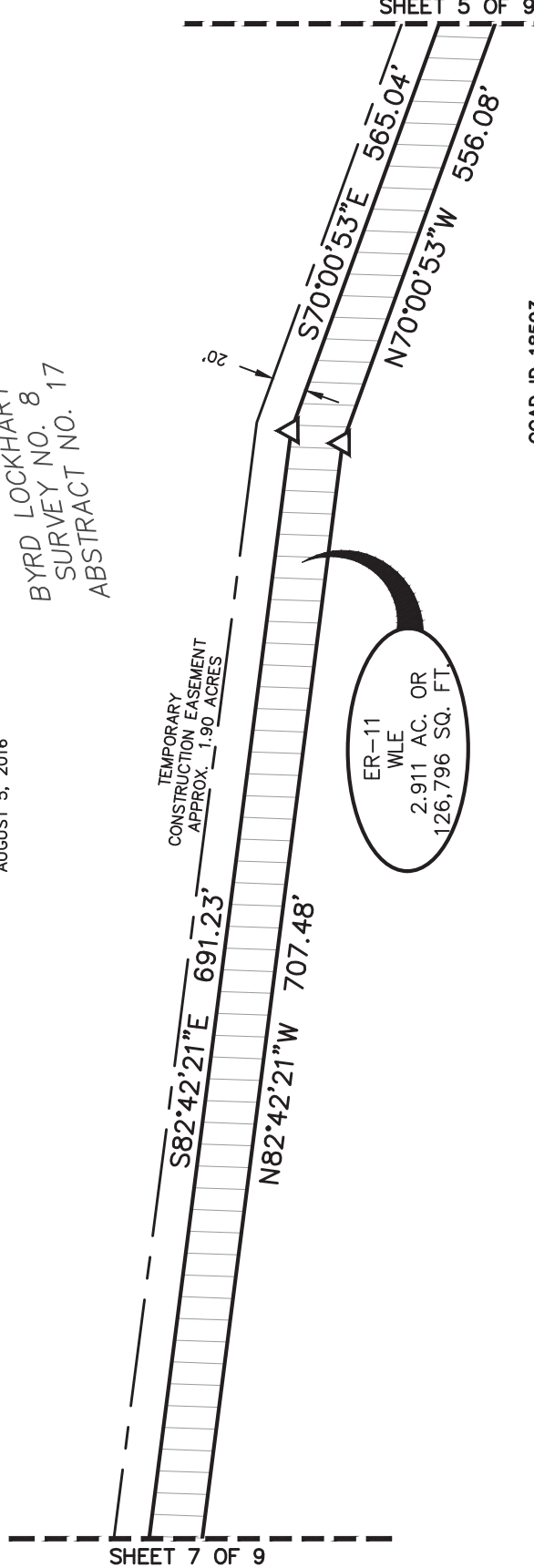
SCALE:	1" = 100'	
DATE:	01/23/24	TECH: EAN
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 5 OF 9

SKETCH TO ACCOMPANY DESCRIPTION
OF 2.911 AC. OR 126,796 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17
LOCKHART, CALDWELL COUNTY, TEXAS


JOAN MARIE MACCOY
DOC. NO. 2016-004017
O.P.R.C.G.T.
(105.569 ACRES)
AUGUST 5, 2016

BYRD LOCKHART
SURVEY NO. 8
ABSTRACT NO. 17

SCALE 1" = 100'



CCAD ID 18593



**McGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'
DATE:	01/23/24
TECH:	EAN
PROJECT:	22-179
FIELD BOOK:	-
SHEET:	6 OF 9

SKETCH TO ACCOMPANY DESCRIPTION
OF 2.911 AC. OR 126,796 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17
LOCKHART, CALDWELL COUNTY, TEXAS

SHEET 8 OF 9

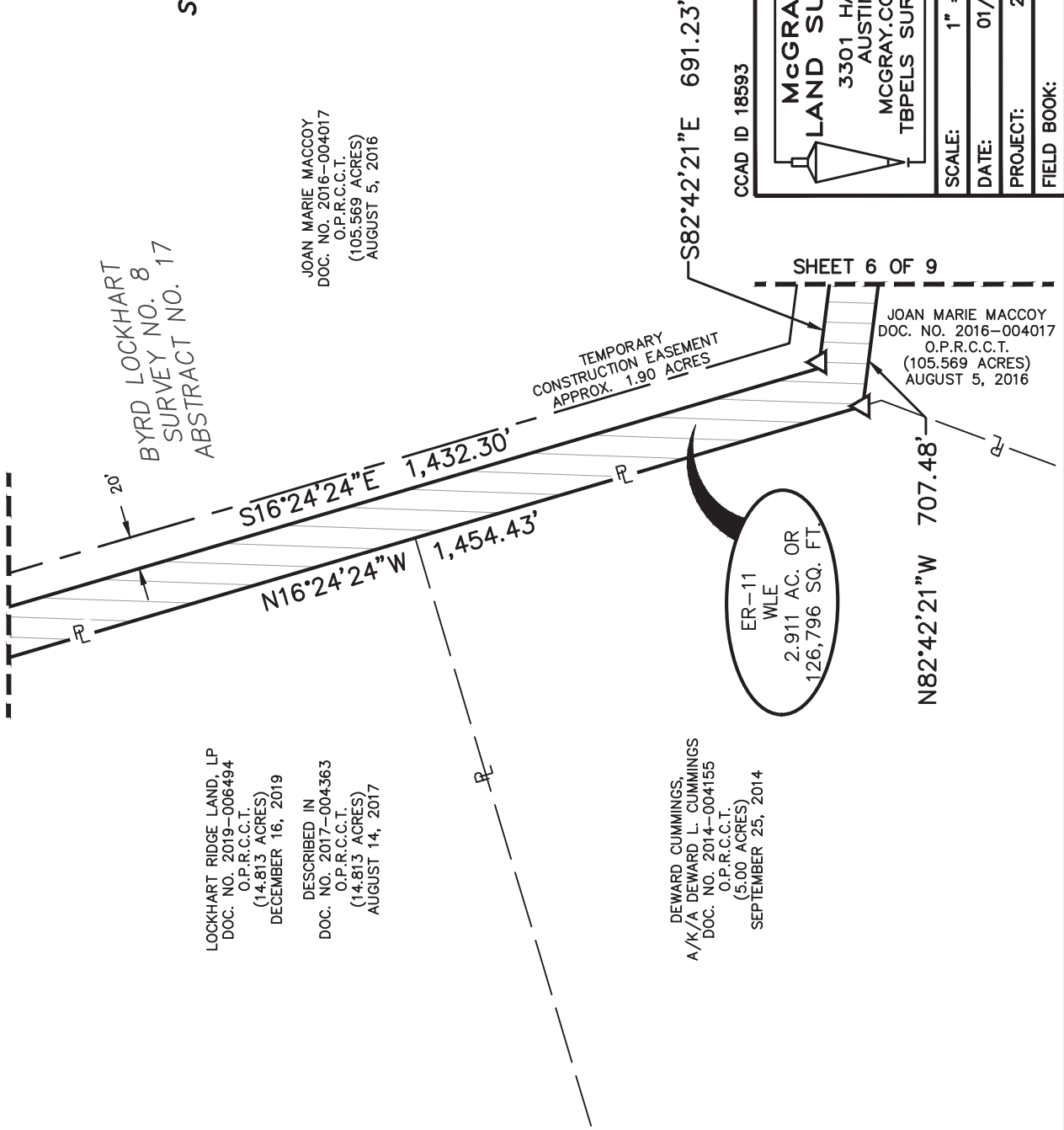
LOCKHART RIDGE LAND, LP
DOC. NO. 2019-006494
O.P.R.C.C.T.
(14.813 ACRES)
DECEMBER 16, 2019

DESCRIBED IN
DOC. NO. 2017-004363
O.P.R.C.C.T.
(14.813 ACRES)
AUGUST 14, 2017

JOAN MARIE MACCOY
DOC. NO. 2016-004017
O.P.R.C.C.T.
(105.569 ACRES)
AUGUST 5, 2016

BYRD LOCKHART
SURVEY NO. 8
ABSTRACT NO. 17

SCALE 1" = 100'



DEWARD CUMMINGS,
A/K/A DEWARD L. CUMMINGS
DOC. NO. 2014-004155
O.P.R.C.C.T.
(5.00 ACRES)
SEPTEMBER 25, 2014

CCAD ID 18593

MCGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	
DATE:	01/23/24	TECH: EAN
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 7 OF 9

JOAN MARIE MACCOY
DOC. NO. 2016-004017
O.P.R.C.C.T.
(105.569 ACRES)
AUGUST 5, 2016

SHEET 9 OF 9

SKETCH TO ACCOMPANY DESCRIPTION
OF 2.911 AC. OR 126,796 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17
LOCKHART, CALDWELL COUNTY, TEXAS

BYRD LOCKHART
SURVEY NO. 8
ABSTRACT NO. 17

JOAN MARIE MACCOY
DOC. NO. 2016-004017
O.P.R.C.C.T.
(105.569 ACRES)
AUGUST 5, 2016

LOCKHART RIDGE LAND, LP
DOC. NO. 2019-006494
O.P.R.C.C.T.
(14.813 ACRES)
DECEMBER 16, 2019
DESCRIBED IN
DOC. NO. 2017-004363
O.P.R.C.C.T.
(14.813 ACRES)
AUGUST 14, 2017

ER-11
WLE
2.911 AC. OR
126,796 SQ. FT.

TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 1.90 ACRES

SHEET 7 OF 9



SCALE 1" = 100'

CCAD ID 18593

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'		
DATE:	01/23/24	TECH:	EAN
PROJECT:	22-179	FIELD:	-
FIELD BOOK:	-	SHEET:	8 OF 9

**SKETCH TO ACCOMPANY DESCRIPTION
OF 2.911 AC. OR 126,796 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17
LOCKHART, CALDWELL COUNTY, TEXAS**

SCHMIDT BUSINESS, LTD.
UNDIVIDED NINETY PERCENT (90%) INTEREST
SCHMIDT CATTLE, L.P.
UNDIVIDED TEN PERCENT (10%) INTEREST
DOC. NO. 2019-004512
O.P.R.C.C.T.
(176.82 ACRES)
SEPTEMBER 5, 2019

BYRD LOCKHART
SURVEY NO. 8
ABSTRACT NO. 17



SCALE 1" = 100'

LINE TABLE		
LINE#	BEARING	DISTANCE
L2	N78°24'58"E	30.11'

LEGEND

- 1/2" IRON ROD WITH CAP FOUND
- 1/2" IRON ROD INSIDE 1" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- TXDOT TYPE I CONCRETE MON. FOUND
- CALCULATED POINT
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY CALDWELL COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS CALDWELL COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- (.....) RECORD INFORMATION

LOCKHART RIDGE LAND, LP
DOC. NO. 2019-006494
O.P.R.C.C.T.
(14.813 ACRES)
DECEMBER 16, 2019

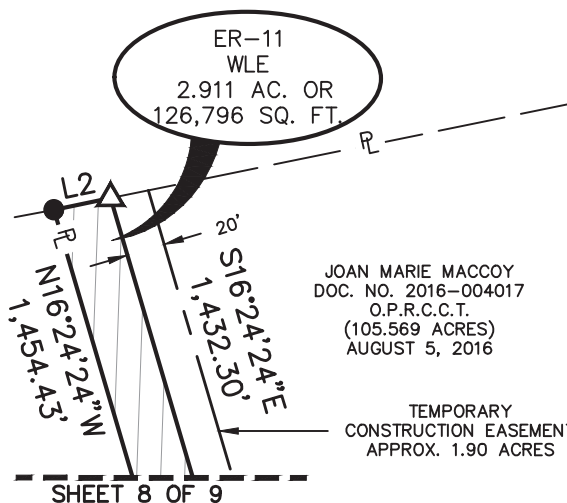
DESCRIBED IN
DOC. NO. 2017-004363
O.P.R.C.C.T.
(14.813 ACRES)
AUGUST 14, 2017



Chris Conrad

01/23/24

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.



JOAN MARIE MACCOY
DOC. NO. 2016-004017
O.P.R.C.C.T.
(105.569 ACRES)
AUGUST 5, 2016

TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 1.90 ACRES

SHEET 8 OF 9

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE GUARANTY COMPANY FILE NO. 2247953-BUD, EFFECTIVE DATE AUGUST 16, 2023.
3. EXISTING EASEMENTS LISTED IN THE TITLE COMMITMENT SCHEDULE B, ITEM 10, DO NOT AFFECT THE PROPOSED ACQUISITION EXCEPT AS SHOWN HEREON.

REVISED: 01/23/24
REVISED: 11/30/23
REVISED: 11/17/23
ISSUED: 09/22/23

CCAD ID 18593

**McGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	
DATE:	01/23/24	TECH: EAN
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 9 OF 9

EXHIBIT "D"

Parcel ER-13

0.9344 Acre Waterline Easement
Byrd Lockhart Survey No. 8, Abstract No. 17
Caldwell County, Texas

DESCRIPTION FOR PARCEL ER-13

DESCRIPTION OF A 0.9344 OF ONE ACRE (40,701 SQUARE FOOT) EASEMENT, OUT OF THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 83.879 ACRES CONVEYED TO 183 LOCKHART, LLC BY GENERAL WARRANTY DEED DATED AUGUST 8, 2022, AS RECORDED IN DOCUMENT NO. 2022-006425, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS, ALSO BEING A PORTION OF THAT TRACT DESCRIBED AS 43.719 ACRES CONVEYED TO 183 LOCKHART, LLC BY GENERAL WARRANTY DEED DATED AUGUST 8, 2022, AS RECORDED IN DOCUMENT NO. 2022-006424, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS; SAID 0.9344 OF ONE ACRE (40,701 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the southwest corner of this easement, being in the south line of said 83.879 acre 183 Lockhart tract, and in the north line of that tract described as 176.82 acres conveyed to Schmidt Business, Ltd. (undivided 90% interest), and Schmidt Cattle, L.P. (undivided 10% interest) by Warranty Deed, as recorded in Document No. 2019-004512, Official Public Records, Caldwell County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=13,878,364.08, E=2,389,779.32, from which a 1/2-inch iron rod with cap (illegible) found in the south line of said 83.879 acre 183 Lockhart tract, being at the northwest corner of said 176.82 acre Schmidt Business et al. tract, also being at the northeast corner of San Pablo Cemetery, as recorded in Volume 110, Page 311, Deed Records, Caldwell County, Texas, bears South 78°33'09" West 2,035.28 feet;

- 1) THENCE, along the west line of this easement, crossing said 83.879 acre 183 Lockhart tract and said 43.719 acre 183 Lockhart tract, **North 09°19'00" West 1,356.53 feet** to a calculated point in the north line of said 43.719 acre 183 Lockhart tract, being in the south line of that tract described as 204.145 acres conveyed to La Familia Partnership, Ltd. by Special Warranty Deed, as recorded in Volume 228, Page 493, Official Public Records of Real Property, Caldwell County, Texas, from which a 1/2-inch iron rod found at the northwest corner of said 43.719 acre 183 Lockhart tract, being the southwest corner of said 204.145 acre La Familia Partnership tract, and being in the existing east right-of-way line of North Colorado Street (US Highway 183, varying width right-of-way), bears South 77°41'42" West 2,733.37 feet;

- 2) THENCE, along the north line of this easement and said 43.719 acre 183 Lockhart tract, and the south line of said 204.145 acre La Familia Partnership tract, **North 77°41'42" East 30.04 feet** to a calculated point at the northeast corner of this easement, from which a 1/2-inch iron rod found in the north line of said 43.719 acre 183 Lockhart tract, and in the south line of said 204.145 acre La Familia Partnership tract, bears North 77°41'42" East 589.55 feet;
- 3) THENCE, along the east line of this easement, crossing said 43.179 acre 183 Lockhart tract, and said 83.879 acre 183 Lockhart tract, **South 09°19'00" East 1,356.98 feet** to a calculated point at the southeast corner of this easement, being in the south line of said 83.879 acre 183 Lockhart tract, and the north line of said 176.82 acre Schmidt Business et al. tract, from which a 4-inch wood post found in the south line of said 83.879 acre 183 Lockhart tract, and the north line of said 176.82 acre Schmidt Business et al. tract, bears North 78°33'09" East 2,170.56 feet;
- 4) THENCE, along the south line of this easement and said 83.879 acre 183 Lockhart tract, and the north line of said 176.82 acre Schmidt Business et al. tract, **South 78°33'09" West 30.02 feet** to the POINT OF BEGINNING and containing 0.9344 of one acre (40,701 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, South Central Zone (4204), NAD83 (2011) EPOCH 2010.00. The coordinates shown are grid coordinates.

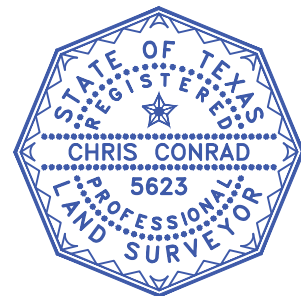
SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500



01/12/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\ER-13~0.9344 Ac WLE-R2_KS

Issued 12/08/2023; Revised 12/20/2023; 01/12/2024

CCAD ID 13872 & 13873

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.9344 AC. OR 40,701 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17
LOCKHART, CALDWELL COUNTY, TEXAS



SCALE 1" = 100'

SHEET 4 OF 4

183 LOCKHART, LLC
DOC. NO. 2022-006425
O.P.R.C.C.T.
(83.879 ACRES)
AUGUST 8, 2022

LINE TABLE		
LINE#	BEARING	DISTANCE
L2	S78°33'09"W	30.02'

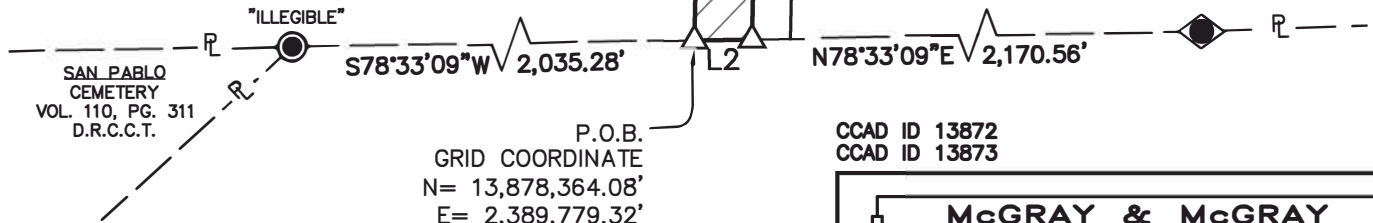
BYRD LOCKHART
SURVEY NO. 8
ABSTRACT NO. 17

N09°19'00"W 1,356.53'

S09°19'00"E 1,356.98'

20' TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 0.62 ACRE

ER-13
WLE
0.9344 AC. OR
40,701 SQ. FT.



SCHMIDT BUSINESS, LTD.
UNDIVIDED NINETY PERCENT (90%) INTEREST
SCHMIDT CATTLE, L.P.
UNDIVIDED TEN PERCENT (10%) INTEREST
DOC. NO. 2019-004512
O.P.R.C.C.T.
(176.82 ACRES)
SEPTEMBER 5, 2019

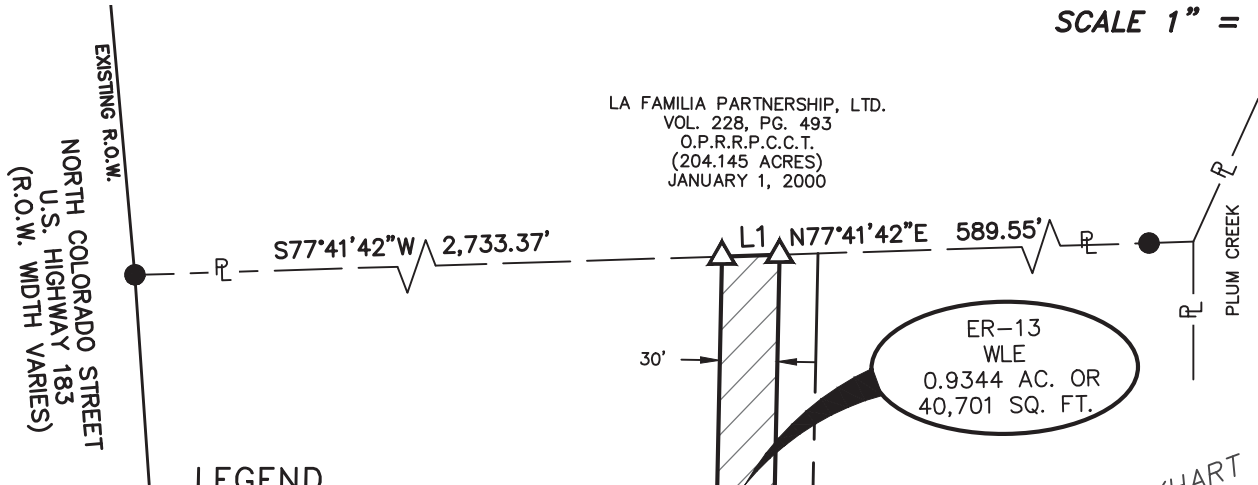
CCAD ID 13872
CCAD ID 13873

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	
DATE:	01/12/2024	TECH: EAN
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 3 OF 4

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.9344 AC. OR 40,701 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17
LOCKHART, CALDWELL COUNTY, TEXAS

SCALE 1" = 100'



LEGEND



5/8" IRON ROD WITH CAP FOUND
(UNLESS NOTED)



1/2" IRON ROD FOUND



CALCULATED POINT



4" WOOD POST FOUND

O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS
CALDWELL COUNTY, TEXAS

O.P.R.R.P.C.C.T. OFFICIAL PUBLIC RECORDS
REAL PROPERTY
CALDWELL COUNTY, TEXAS

D.R.C.C.T. DEED RECORDS
CALDWELL COUNTY, TEXAS

P.O.B. POINT OF BEGINNING



PROPERTY LINE



RECORD INFORMATION



CONTIGUOUS OWNERSHIP

NOTES:

1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES.

2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE GUARANTY COMPANY FILE NO. 2247231-BUD, EFFECTIVE DATE SEPTEMBER 27, 2022.

3. EXISTING EASEMENTS LISTED IN THE TITLE COMMITMENT SCHEDULE B, ITEM 10, DO NOT AFFECT THE PROPOSED ACQUISITION EXCEPT AS SHOWN HEREON.

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N77°41'42"E	30.04'

183 LOCKHART, LLC
DOC. NO. 2022-006424
O.P.R.C.C.T.
(43.719 ACRES)
AUGUST 8, 2022

183 LOCKHART, LLC
DOC. NO. 2022-006425
O.P.R.C.C.T.
(83.879 ACRES)
AUGUST 8, 2022

SHEET 3 OF 4

CCAD ID 13872
CCAD ID 13873

REVISED: 01/12/2024
REVISED: 12/20/2023
ISSUED: 12/08/2023



CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.

McGRAY & McGRAY LAND SURVEYORS, INC. 3301 HANCOCK DRIVE #6 AUSTIN, TEXAS 78731 MCGRAY.COM (512) 451-8591 TBPELS SURVEY FIRM #10095500		
SCALE:	1" = 100'	
DATE:	01/12/2024	TECH: EAN
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 4 OF 4

EXHIBIT "E"

Parcel ER-14

2.174 Acre Waterline Easement
Byrd Lockhart Survey No. 8, Abstract No. 17
Caldwell County, Texas

DESCRIPTION FOR A PARCEL ER-14

DESCRIPTION OF A 2.174 ACRE (94,698 SQUARE FOOT) EASEMENT, OUT OF THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 204.145 ACRES CONVEYED TO LA FAMILIA PARTNERSHIP, LTD. BY SPECIAL WARRANTY DEED EXECUTED JANUARY 1, 2000, AS RECORDED IN VOLUME 228, PAGE 493 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS; SAID 2.174 ACRE (94,698 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point the northwest corner of this easement, being in the west line of said 204.145 acre La Familia Partnership tract, and in the existing east right-of-way line of North Colorado Street (U.S. Highway 183, varying width right-of-way), said POINT OF BEGINNING having Grid Coordinates of N=13,879,527.13, E=2,386,778.87, from which a 1/2-inch iron rod with "Hinkle" cap found at the most westerly northwest corner of said 204.145 acre La Familia Partnership tract, and in the existing east right-of-way line of North Colorado Street, bears, with a curve to the right, whose delta angle is 16°32'51", radius is 5,654.58 feet, an arc distance of 1,633.09 feet, the chord of which bears North 03°19'36" West 1,627.42 feet;

1) THENCE, along a north line of this easement, crossing said 204.145 acre La Familia Partnership tract, **North 77°46'56" East 40.00 feet** to a calculated point at the most westerly northeast corner of this easement;

THENCE, along an east line of this easement, crossing said 204.145 acre La Familia Partnership tract, the following two (2) courses, numbered 2 and 3:

2) **South 11°50'52" East 49.36 feet** to a calculated point, and

3) **South 15°36'37" East 342.23 feet** to a calculated point at a corner of this easement;

4) THENCE, along a north line of this easement, crossing said 201.145 acre La Familia Partnership tract, **North 77°41'42" East 2,726.64 feet** to a calculated point at the most easterly northeast corner of this easement;

- 5) THENCE, along the east line of this easement, crossing said 204.145 acre La Familia Partnership tract, **South 09°19'00" East 30.04 feet** to a calculated point at the southeast corner of this easement, being in the south line of said 204.145 acre La Familia Partnership tract, and the north line of that tract described as 43.719 acres conveyed to 183 Lockhart, LLC by General Warranty Deed, as recorded in Document No. 2022-006424, Official Public Records, Caldwell County, Texas, from which a 1/2-inch iron rod found in the south line of said 204.145 acre La Familia Partnership tract, and the north line of said 43.719 acre 183 Lockhart tract, bears North 77°41'42" East 589.55 feet;
- 6) THENCE, along a south line of this easement, the south line of said 204.145 acre La Familia Partnership tract, and the north line of said 43.719 acre 183 Lockhart tract, **South 77°41'42" West 2,753.39 feet** to a calculated point at the most southerly southwest corner of this easement, being at the southeast corner of an existing 10 foot wide telephone easement recorded in Volume 365, Page 629, Official Public Records, Caldwell County, Texas, from which a 1/2-inch iron rod found at the southwest corner of said 204.145 acre La Familia Partnership tract, being the northwest corner of said 43.719 acre 183 Lockhart tract, and in the existing east right-of-way line of North Colorado Street, bears, South 77°41'42" West 10.02 feet;

THENCE, along a west line of this easement, crossing said 204.145 acre La Familia Partnership tract, the following two (2) courses, numbered 7 and 8:

- 7) **North 15°36'37" West 371.53 feet** along the existing east line of said 10 foot wide telephone easement to a calculated point, and
- 8) **North 11°50'52" West 20.16 feet** to a calculated point at a corner in this easement,
- 9) THENCE, along a south line of this easement, crossing said 204.145 acre La Familia Partnership tract, **South 77°46'56" West 10.05 feet** to a calculated point at the most northerly southwest corner of this easement, being in the west line of said 204.145 acre La Familia Partnership tract, and the existing east right-of-way line of North Colorado Street, from which a 1/2-inch iron rod found in the west line of said 204.145 acre La Familia Partnership tract, and the existing east right-of-way line of North Colorado Street, bears, with a curve to the left, whose delta angle is 00°12'28", radius is 5,654.58 feet, an arc distance of 20.51 feet, and the chord of which bears South 12°00'29" East 20.51 feet;

10)THENCE, along a west line of this easement, the west line of said 204.145 acre La Familia Partnership tract, and the existing east right-of-way line of North Colorado Street, with a curve to the right, whose delta angle is **00°18'14"**, radius is **5,654.58 feet**, an arc distance of **30.00 feet**, and the chord or which bears **North 11°45'08" West 30.00 feet** to the POINT OF BEGINNING and containing 2.174 acres (94,698 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, South Central Zone (4204), NAD83 (2011) EPOCH 2010.00. The coordinates shown are grid coordinates.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



01/12/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\ER-14~2.174 Ac WLE-R5_KS

Issued 09/29/2023; Revised 11/21/2023; 12/08/2023; 12/15/2023; 12/20/2023; 01/12/2024

CCAD ID 13513 & 40378

**SKETCH TO ACCOMPANY DESCRIPTION
OF 2.174 AC. OR 94,698 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17
LOCKHART, CALDWELL COUNTY, TEXAS**



SCALE 1" = 100'

BYRD LOCKHART
SURVEY NO. 8
ABSTRACT NO. 17

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N77°46'56"E	40.00'
L2	S11°50'52"E	49.36'
L4	N11°50'52"W	20.16'
L5	S77°46'56"W	10.05'
L6	S77°41'42"W	10.02'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	30.00'	5,654.58'	00°18'14"	N11°45'08"W	30.00'
C2	1,633.09'	5,654.58'	16°32'51"	N03°19'36"W	1,627.42'
C3	20.51'	5,654.58'	00°12'28"	S12°00'29"E	20.51'

LA FAMILIA PARTNERSHIP, LTD.
VOL. 228, PG. 493
O.P.R.R.P.C.C.T.
(204.145 ACRES)
JANUARY 1, 2000

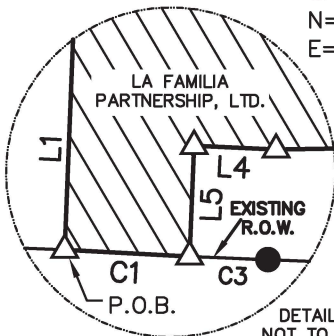
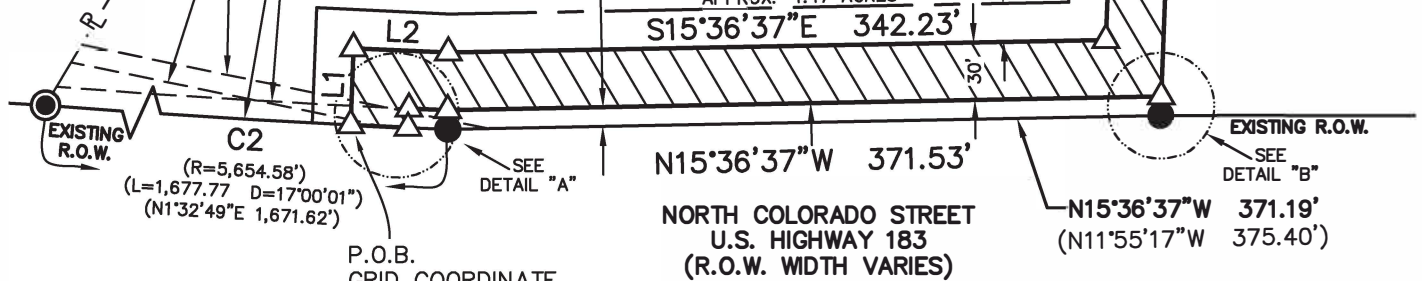
SOUTHWESTERN BELL
TELEPHONE COMPANY
10' WIDE
TELEPHONE EASEMENT
VOL. 591, PG. 182
O.P.R.R.P.C.C.T.

SOUTHWESTERN BELL
TELEPHONE COMPANY
10' WIDE TELEPHONE EASEMENT
VOL. 365, PG. 629
O.P.R.C.C.T.

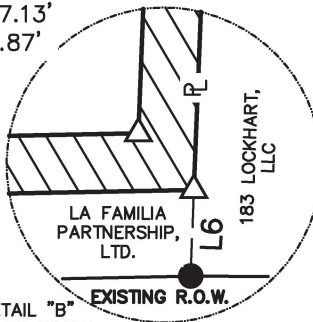
ER-14
WLE
2.174 AC. OR
94,698 SQ. FT.

20' TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 1.47 ACRES

183 LOCKHART, LLC
DOC. NO. 2022-006424
O.P.R.C.C.T.
(43.719 ACRES)
AUGUST 8, 2022



DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE

CCAD ID 40378
CCAD ID 13513

**McGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPES SURVEY FIRM #10095500

SCALE:	1" = 100'	
DATE:	01/12/2024	TECH: EAN
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 4 OF 7

SKETCH TO ACCOMPANY DESCRIPTION
OF 2.174 AC. OR 94,698 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17
LOCKHART, CALDWELL COUNTY, TEXAS



SCALE 1" = 100'

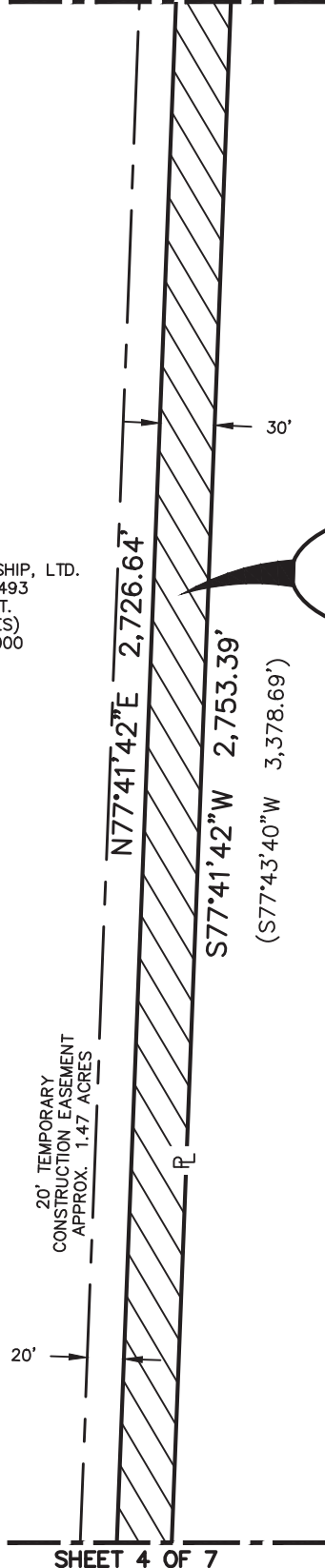
SHEET 6 OF 7

BYRD LOCKHART
SURVEY NO. 8
ABSTRACT NO. 17

LA FAMILIA PARTNERSHIP, LTD.
VOL. 228, PG. 493
O.P.R.R.P.C.C.T.
(204.145 ACRES)
JANUARY 1, 2000

ER-14
WLE
2.174 AC. OR
94,698 SQ. FT.

183 LOCKHART, LLC
DOC. NO. 2022-006424
O.P.R.C.C.T.
(43.719 ACRES)
AUGUST 8, 2022



CCAD ID 40378
CCAD ID 13513



**McGRAY & McGRAY
LAND SURVEYORS, INC.**

3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

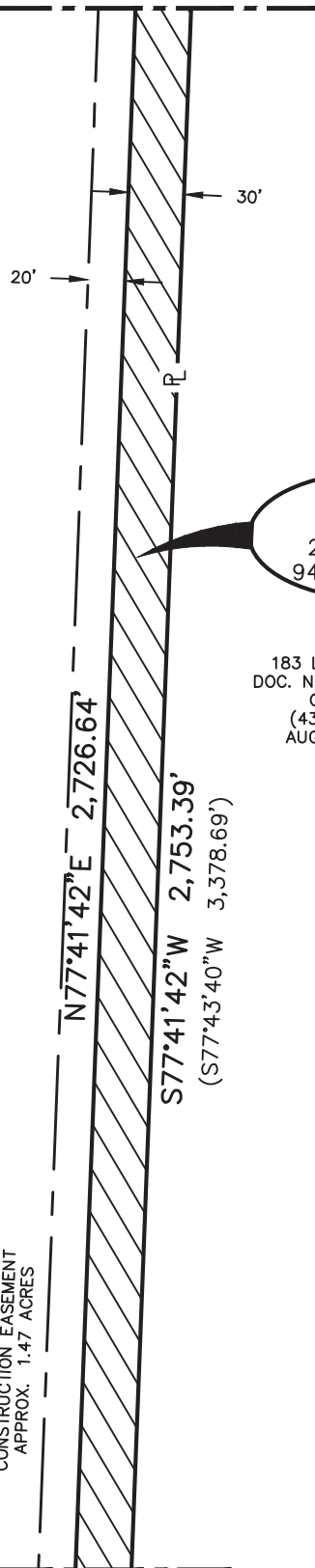
SCALE:	1" = 100'	
DATE:	01/12/2024	TECH: EAN
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 5 OF 7

SKETCH TO ACCOMPANY DESCRIPTION
OF 2.174 AC. OR 94,698 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17
LOCKHART, CALDWELL COUNTY, TEXAS



SCALE 1" = 100'

SHEET 7 OF 7



ER-14
WLE
2.174 AC. OR
94,698 SQ. FT.

LA FAMILIA PARTNERSHIP, LTD.
VOL. 228, PG. 493
O.P.R.R.P.C.C.T.
(204.145 ACRES)
JANUARY 1, 2000

183 LOCKHART, LLC
DOC. NO. 2022-006424
O.P.R.C.C.T.
(43.719 ACRES)
AUGUST 8, 2022

BYRD LOCKHART
SURVEY NO. 8
ABSTRACT NO. 17

20' TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 1.47 ACRES

N77°41'42"E 2,726.64'

S77°41'42"W 2,753.39'
(S77°43'40"W 3,378.69')

SHEET 5 OF 7

CCAD ID 40378
CCAD ID 13513

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	
DATE:	01/12/2024	TECH: EAN
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 6 OF 7

**SKETCH TO ACCOMPANY DESCRIPTION
OF 2.174 AC. OR 94,698 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17
LOCKHART, CALDWELL COUNTY, TEXAS**



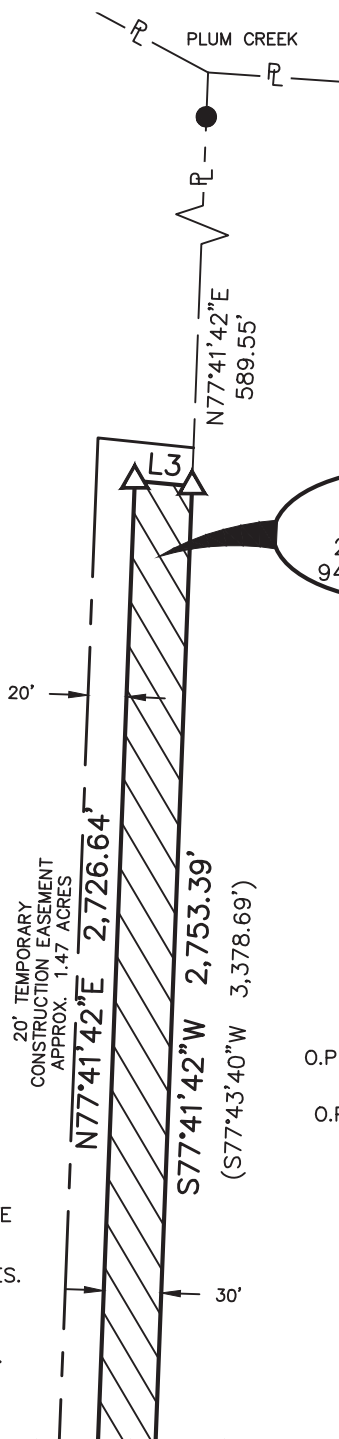
SCALE 1" = 100'

LINE TABLE		
LINE#	BEARING	DISTANCE
L3	S09°19'00"E	30.04'

183 LOCKHART, LLC
DOC. NO. 2022-006424
O.P.R.C.C.T.
(43.719 ACRES)
AUGUST 8, 2022

BYRD LOCKHART
SURVEY NO. 8
ABSTRACT NO. 17

LA FAMILIA PARTNERSHIP, LTD.
VOL. 228, PG. 493
O.P.R.R.P.C.C.T.
(204.145 ACRES)
JANUARY 1, 2000



ER-14
WLE
2.174 AC. OR
94,698 SQ. FT.

LEGEND

- 1/2" IRON ROD WITH CAP FOUND WITH "HINKLE"
- 1/2" IRON ROD FOUND
- CALCULATED POINT
- O.P.R.R.C.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY CALDWELL COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS CALDWELL COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- (.....) RECORD INFORMATION

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE GUARANTY COMPANY FILE NO. 2303830-BUD, EFFECTIVE DATE DECEMBER 10, 2023.
3. EXISTING EASEMENTS LISTED IN THE TITLE COMMITMENT SCHEDULE B, ITEM 10, DO NOT AFFECT THE PROPOSED ACQUISITION EXCEPT AS SHOWN HEREON.

REVISED: 01/12/2024
REVISED: 12/20/23
REVISED: 12/15/23
REVISED: 12/08/23
REVISED: 11/21/23
ISSUED: 09/29/23

CCAD ID 40378
CCAD ID 13513

SHEET 6 OF 7



01/12/2024

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.

McGRAY & McGRAY LAND SURVEYORS, INC. 3301 HANCOCK DRIVE #6 AUSTIN, TEXAS 78731 MCGRAY.COM (512) 451-8591 TBPELS SURVEY FIRM #10095500		
SCALE:	1" = 100'	
DATE:	01/12/2024	TECH: EAN
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 7 OF 7

EXHIBIT "F"

Parcel ER-15

0.1570 Acre Waterline Easement
Byrd Lockhart Survey No. 8, Abstract No. 17
Caldwell County, Texas

DESCRIPTION FOR PARCEL ER-15

DESCRIPTION OF A 0.1570 OF ONE ACRE (6,840 SQUARE FOOT) EASEMENT, OUT OF THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 8.827 ACRES CONVEYED TO SSPC DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED, DATED MARCH 16, 2017, AS RECORDED IN DOCUMENT NO. 2017-001412, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS; SAID 0.1570 OF ONE ACRE (6,840 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the southeast corner of this easement, being in the east line of said 8.827 acre SSPC Development tract, and in the existing west right-of-way line of North Colorado Street (U.S. Highway 183, varying width right-of-way), said POINT OF BEGINNING having Grid Coordinates of N=13,879,468.27, E=2,386,648.79, from which a 1/2-inch iron rod found at the southeast corner of said 8.827 acre SSPC Development tract, being the northeast corner of that tract described as 6.480 acres conveyed to James B. Mazac and Karen A. Mazac by General Warranty Deed, as recorded in Document No. 137172, Official Public Records of Real Property, Caldwell County, Texas, and in the existing west right-of-way line of North Colorado Street, bears, with a curve to the left, whose delta angle is 02°15'04", radius is 5,804.58 feet, an arc distance of 228.06 feet, and the chord of which bears South 13°24'19" East 228.05 feet, and South 14°26'08" East 690.94 feet;

- 1) THENCE, along the south line of this easement, crossing said 8.827 acre SSPC Development tract, **South 77°46'56" West 231.90 feet** to a calculated point at the southwest corner of this easement, being in the west line of said 8.827 acre SSPC Development tract, and the east line of that tract described as 68.001 acres conveyed to Richard E. Blauvelt by General Warranty Deed, as recorded in Document No. 2016-003645, Official Public Records, Caldwell County, Texas, being further described in Volume 519, Page 768, Official Public Records, of Real Property, Caldwell County, Texas, from which a 5-inch wood post found at the southwest corner of said 8.827 acre SSPC Development tract, being the northwest corner of said 6.480 acre Mazac tract, and in the east line of said 68.001 acre Blauvelt tract, bears South 02°33'29" West 943.94 feet;

- 2) THENCE, along the west line of this easement and said 8.827 acre SSPC Development tract, and the east line of said 68.001 acre Blauvelt tract, **North 02°33'29" East 31.03 feet** to a calculated point at the northwest corner of this easement, from which a 8-inch cedar post found at the northwest corner of said 8.827 acre SSPC Development tract, being the northeast corner of said 68.001 acre Blauvelt tract bears North 02°33'29" East 222.09 feet;
- 3) THENCE, along the north line of this easement, crossing said 8.827 acre SSPC Development tract, **North 77°46'56" East 224.04 feet** to a calculated point at the northeast corner of this easement, being in the east line of said 8.827 acre SSPC Development tract, and in the existing west right-of-way line of North Colorado Street;
- 4) THENCE, along the east line of this easement and said 8.827 acre SSPC Development tract, and the existing west right-of-way line of North Colorado Street, with a curve to the left, whose delta angle is **00°17'46"**, radius is **5804.58 feet**, an arc distance of **30.00 feet**, and the chord of which bears **South 12°07'54" East 30.00 feet** to the POINT OF BEGINNING and containing 0.1570 of one acre (6,840 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, South Central Zone (4204), NAD83 (2011) EPOCH 2010.00. The coordinates shown are grid coordinates.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500



A handwritten signature in blue ink, appearing to read "Chris Conrad".

01/12/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\ER-15~0.1570 Ac WLE-R4_KS

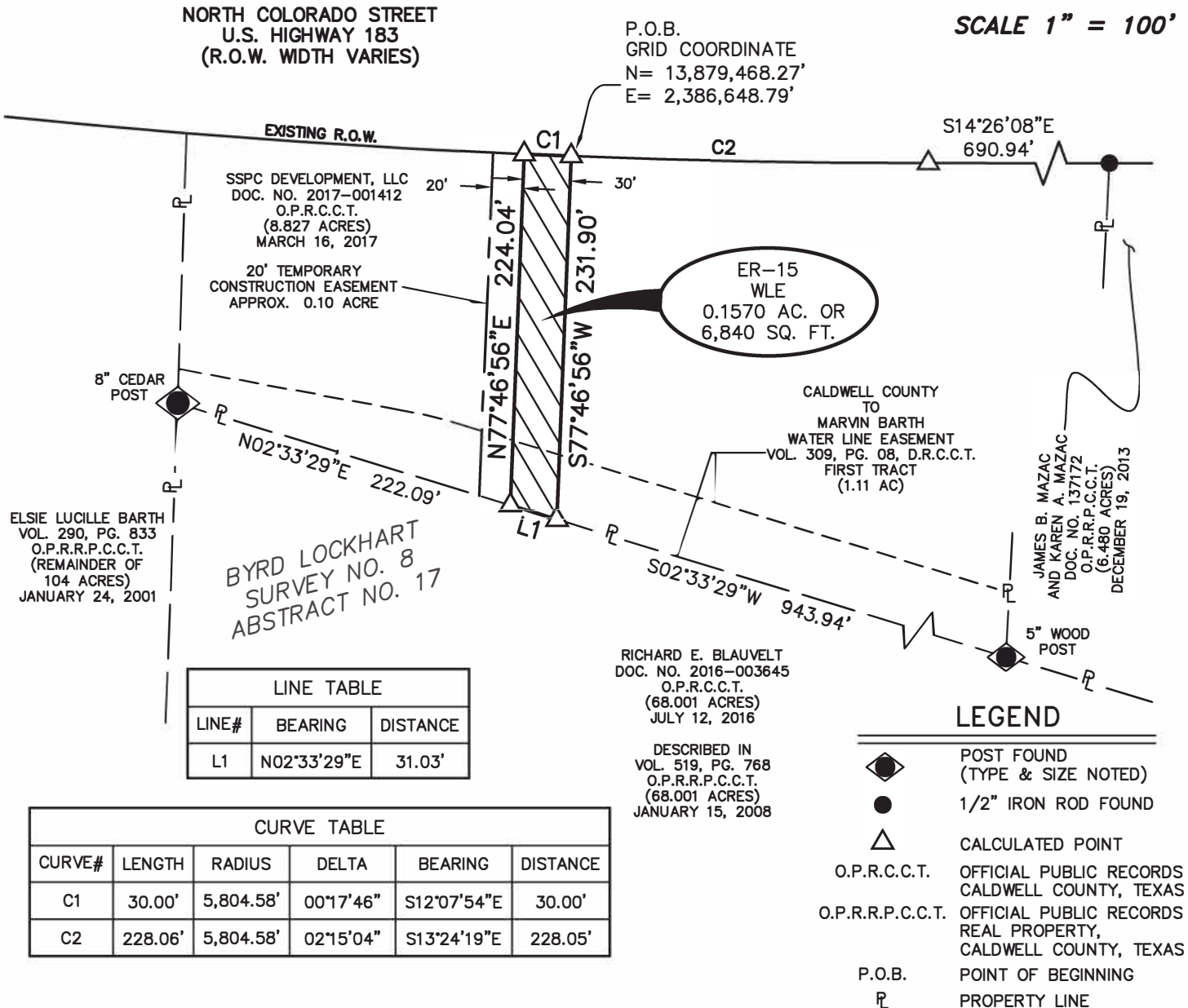
Issued 09/29/2023; Revised 11/21/2023; 12/15/2023; 12/20/2023; 01/12/2024

CCAD ID 13874

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.1570 AC. OR 6,840 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17
LOCKHART, CALDWELL COUNTY, TEXAS**



SCALE 1" = 100'



NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE GUARANTY COMPANY FILE NO. 2248372-BUD, EFFECTIVE DATE DECEMBER 10, 2023.
3. EXISTING EASEMENT LISTED IN THE TITLE COMMITMENT SCHEDULE B, ITEM 10, DO NOT AFFECT THE PROPOSED ACQUISITION EXCEPT AS SHOWN HEREON.



Chris Conrad

01/12/2024

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.

CCAD ID 13874

REVISED: 01/12/24
REVISED: 12/20/23
REVISED: 12/15/23
REVISED: 11/21/23
ISSUED: 09/29/23

McGRAY & McGRAY LAND SURVEYORS, INC. 3301 HANCOCK DRIVE #6 AUSTIN, TEXAS 78731 MCGRAY.COM (512) 451-8591 TBPELS SURVEY FIRM #10095500			
SCALE:	1" = 100'		
DATE:	01/12/2024	TECH:	EAN
PROJECT:	22-179	FIELD:	-
FIELD BOOK:	-	SHEET:	3 OF 3



Your Trusted
Water Resource

Guadalupe-Blanco River Authority

Board Meeting – March 20, 2024

Agenda Item 11

Action

Action Requested: Consideration of and possible action approving a Resolution by the Guadalupe-Blanco River Authority declaring a public necessity for the acquisition of certain water pipeline easements and temporary construction easements for the GBRA Carrizo Groundwater Supply Expansion Project (TX-130 Project) in connection therewith, over, across, upon and under certain privately- owned real properties; authorizing all appropriate action by the General Manager/CEO, staff, retained attorneys and engineering and technical consultants in the institution and prosecution of condemnation proceedings to acquire any such needed permanent easements and temporary construction easements 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 GBRA to acquire such property interests; 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; said properties to be identified to wit:

Parcel ER-04 – Nina Schmidt Sells, Trustee of the Nina Schmidt Sells Separate Property Trust, dated December 8, 2008, being a 0.8599 of one acre (37,459 square foot) permanent easement, and 0.57 acre (24,829 square foot) temporary construction easement, out of the James George Survey No. 7, Abstract No. 9, Caldwell County, Texas, being a portion that tract described as 31.282 acres conveyed to Nina Schmidt Sells, Trustee of the Nina Schmidt Sells Separate Property Trust dated December 8, 2008 by Special Warranty Deed dated January 29, 2009, as recorded in Volume 559, Page 836, Official Public Records of Real Property, Caldwell County, Texas; said 0.8599 of one-acre (37,459 square foot) easement and 0.57 acre (24,829 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit “A” attached hereto;

Parcel ER-07 – 2401 CR 219, LLC, a Texas limited liability company, being a 2.000 acre (87,124 square foot) permanent easement, and 1.30 acre (56,628 square foot) temporary construction easement, out of the Byrd Lockhart Survey No. 8, Abstract No.

17, and the James George Survey No. 7, Abstract No. 9, Caldwell County, Texas, being a portion that tract described as 19.367 acres conveyed to 2401 CR 219, LLC by Warranty Deed with Vendor's Lien dated February 18, 2022, as recorded in Document No. 2022-001401, Official Public Records, Caldwell County, Texas, also being a portion of Lot 2, Block 1, Reyna Acres, a subdivision of Record in Document No. 2016-004886, Official Public Records, Caldwell County, Texas (Cabinet C, Slide 48, Plat Records, Caldwell County, Texas), said Lot 2 (Tract 2) conveyed to 2401 CR 219, LLC by Special Warranty Deed with Vendor's Lien dated February 18, 2022, as recorded in Document No. 2022-001400, Official Public Records, Caldwell County, Texas, and also being a portion of that tract described as 10.124 acres (Tract 1) conveyed to 2401 CR 219, LLC by said Special Warranty Deed with Vendor's Lien, as recorded in said Document No. 2022-01400; said 2.000 acre (87,124 square foot) easement and 1.30 acre (56,628 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "B" attached hereto;

Parcel ER-11 – Joan Marie MacCoy, being a 2.911 acre (126,796 square foot) permanent easement, and 1.90 acre (82,764 square foot) temporary construction easement, out of the Byrd Lockhart Survey No. 8, Abstract No. 17, Caldwell County, Texas, being a portion that tract described as 105.569 acres conveyed to Joan Marie MacCoy by General Warranty Deed with Vendor's Lien dated August 5, 2016, as recorded in Document No. 2016-004017, Official Public Records, Caldwell County, Texas; said 2.911 acre (126,796 square foot) easement and 1.90 acre (82,764 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "C" attached hereto;

Parcel ER-13 – 183 Lockhart, LLC, being a 0.9344 of one acre (40,701 square foot) permanent easement, and 0.62 acre (27,007 square foot) temporary construction easement, out of the Byrd Lockhart Survey No. 8, Abstract No. 17, Caldwell County, Texas, being a portion that tract described as 83.879 acres conveyed to 183 Lockhart, LLC by General Warranty Deed dated August 8, 2022, as recorded in Document No. 2022-006425, Official Public Records, Caldwell County, Texas; also being a portion of that tract described as 43.719 acres conveyed to 183 Lockhart, LLC by General Warranty Deed dated August 8, 2022, as recorded in Document No. 2022-006424, Official Public Records, Caldwell County, Texas; said 0.9344 of one acre (40,701 square foot) easement and 0.62 acre (27,007 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "D" attached hereto;

Parcel ER-14 – La Familia Partnership, Ltd., being a 2.174 acre (94,698 square foot) permanent easement, and 1.47 acre (64,033 square foot) temporary construction easement, out of the Byrd Lockhart Survey No. 8, Abstract No. 17, Caldwell County, Texas, being a portion of that tract 204.145 acres of land conveyed to La Familia Partnership, Ltd. by Special Warranty Deed dated January 1, 2000 recorded in Volume 228, Page 493, Official Public Records of Real Property, Caldwell County, Texas; said 2.174 acre (94,698 square foot) easement and 1.47 acre (64,033 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "E" attached hereto; and

Parcel ER-15 – SSPC Development, LLC, being a 0.1570 of one acre (6,840 square foot) permanent easement, and 0.10 acre (4,356 square foot) temporary construction easement, out of the Byrd Lockhart Survey No. 8, Abstract No. 17, Caldwell County, Texas, being a portion that tract described as 8.827 acres conveyed to SSPC Development, LLC by Special Warranty Deed dated March 16, 2017, as recorded in Document No. 2017-001412, Official Public Records, Caldwell County, Texas; said 0.1570 of one acre (6,840 square foot) easement and 0.10 acre (4,356 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit “F” attached hereto.

Staff: Courtney Kerr-Moore, Deputy General Counsel

Background: GBRA is expanding the Carrizo groundwater supply project via the TX-130 Project, in, over, under, through, and across certain real property located in Caldwell, Hays and Guadalupe County, Texas. Efforts to negotiate for the acquisition of these properties have been unsuccessful, making proceedings in eminent domain necessary to complete such acquisitions.

Item: Approval of Resolution approving acquisition of properties through proceedings in eminent domain for the TX-130 Project.

**RESOLUTION OF THE
GUADALUPE-BLANCO RIVER AUTHORITY**

A Resolution by the Guadalupe-Blanco River Authority ("GBRA") declaring a public necessity for the acquisition of certain water pipeline permanent easements, temporary construction easements and other water system related facilities for diversion, treatment and delivery of water in connection therewith GBRA Carrizo Groundwater Supply Expansion Project (TX-130 Project) for portions of Caldwell, Hays and Guadalupe counties, over, across, upon and under private property and public property for the public purpose of the construction, operation, and maintenance of certain water pipeline permanent easements, temporary construction easements and other water system related facilities for diversion, treatment and delivery of water in connection related improvements, and authorizing all appropriate action by the General Manager/CEO, staff and retained attorneys, and engineering and technical consultants, in the institution and prosecution of condemnation proceedings to acquire any such needed water pipeline permanent easements, and temporary construction easements 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 GBRA to acquire such property interests; authorizing all other lawful action including the making of archaeological, environmental, geotechnical and linear surveys necessary and incidental to such acquisitions whether by purchase or eminent domain proceedings; declaring the sections of the Resolution to be severable

one from the other in the event any section of this Resolution is determined to be invalid.

WHEREAS, GBRA pursuant to its powers of eminent domain as outlined in Section 49.222 of the Texas Water Code and other pertinent statutory authority has determined that the acquisition of certain water pipeline permanent easements, and temporary construction easements and other system related improvements in connection therewith, over, across, upon and under certain properties located in Caldwell, Hays and Guadalupe County, Texas either by purchase or by proceedings in eminent domain, is necessary and for the public purpose of the construction, operation, and maintenance of a water pipeline system and other system related improvements.

WHEREAS, duly approved offers based on written appraisals by certified, independent real estate appraisers for the market value of each water pipeline permanent easements, and temporary construction easements to be bought or acquired have been transmitted to each of the owners thereof, along with a copy of the appraisal as to each parcel, and the owners have been unable to agree with the GBRA as to the market value of each described tract, and further negotiations have become futile. The permanent and temporary water pipeline easements are more fully described as follows:

Parcel ER-04 – Nina Schmidt Sells, Trustee of the Nina Schmidt Sells Separate Property Trust, dated December 8, 2008, being a 0.8599 of one acre (37,459 square foot) permanent easement, and 0.57 acre (24,829 square foot) temporary construction easement, out of the James George Survey No. 7, Abstract No. 9, Caldwell County, Texas, being a portion that tract described as 31.282 acres conveyed to Nina Schmidt Sells, Trustee of the Nina Schmidt Sells Separate Property Trust dated December 8, 2008 by Special Warranty Deed dated January 29, 2009, as recorded in Volume 559, Page 836, Official Public

Records of Real Property, Caldwell County, Texas; said 0.8599 of one acre (37,459 square foot) easement and 0.57 acre (24,829 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "A" attached hereto;

Parcel ER-07 – 2401 CR 219, LLC, a Texas limited liability company, being a 2.000 acre (87,124 square foot) permanent easement, and 1.30 acre (56,628 square foot) temporary construction easement, out of the Byrd Lockhart Survey No. 8, Abstract No. 17, and the James George Survey No. 7, Abstract No. 9, Caldwell County, Texas, being a portion that tract described as 19.367 acres conveyed to 2401 CR 219, LLC by Warranty Deed with Vendor's Lien dated February 18, 2022, as recorded in Document No. 2022-001401, Official Public Records, Caldwell County, Texas, also being a portion of Lot 2, Block 1, Reyna Acres, a subdivision of Record in Document No. 2016-004886, Official Public Records, Caldwell County, Texas (Cabinet C, Slide 48, Plat Records, Caldwell County, Texas), said Lot 2 (Tract 2) conveyed to 2401 CR 219, LLC by Special Warranty Deed with Vendor's Lien dated February 18, 2022, as recorded in Document No. 2022-001400, Official Public Records, Caldwell County, Texas, and also being a portion of that tract described as 10.124 acres (Tract 1) conveyed to 2401 CR 219, LLC by said Special Warranty Deed with Vendor's Lien, as recorded in said Document No. 2022-01400; said 2.000 acre (87,124 square foot) easement and 1.30 acre (56,628 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "B" attached hereto;

Parcel ER-11 – Joan Marie MacCoy, being a 2.911 acre (126,796 square foot) permanent easement, and 1.90 acre (82,764 square foot) temporary construction easement, out of the Byrd Lockhart Survey No. 8, Abstract No. 17, Caldwell County, Texas, being a portion that tract described as 105.569 acres conveyed to Joan Marie MacCoy by General Warranty Deed with Vendor's Lien dated August 5, 2016, as recorded in Document No. 2016-004017, Official Public Records, Caldwell County, Texas; said 2.911 acre (126,796 square foot) easement and 1.90 acre (82,764 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "C" attached hereto;

Parcel ER-13 – 183 Lockhart, LLC, being a 0.9344 of one acre (40,701 square foot) permanent easement, and 0.62 acre (27,007 square foot) temporary construction easement, out of the Byrd Lockhart Survey No. 8, Abstract No. 17, Caldwell County, Texas, being a portion that tract described as 83.879 acres conveyed to 183 Lockhart, LLC by General Warranty Deed dated August 8, 2022, as recorded in Document No. 2022-006425, Official Public Records, Caldwell County, Texas; also being a portion of that tract described as 43.719 acres conveyed to 183 Lockhart, LLC by General Warranty Deed dated August 8, 2022, as recorded in Document No. 2022-006424, Official Public Records, Caldwell County, Texas; said 0.9344 of one acre (40,701 square foot) easement and 0.62 acre (27,007 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "D"

attached hereto;

Parcel ER-14 – La Familia Partnership, Ltd., being a 2.174 of one acre (94,698 square foot) permanent easement, and 1.47 acre (64,033 square foot) temporary construction easement, out of the Byrd Lockhart Survey No. 8, Abstract No. 17, Caldwell County, Texas, being a portion of that tract 204.145 acres of land conveyed to La Familia Partnership, Ltd. by Special Warranty Deed dated January 1, 2000 recorded in Volume 228, Page 493, Official Public Records of Real Property, Caldwell County, Texas; said 2.174 acres (94,698 square foot) easement and 1.47 acre (64,033 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit “E” attached hereto; and

Parcel ER-15 – SSPC Development, LLC, being a 0.1570 of one acre (6,840 square foot) permanent easement, and 0.10 acre (4,356 square foot) temporary construction easement, out of the Byrd Lockhart Survey No. 8, Abstract No. 17, Caldwell County, Texas, being a portion that tract described as 8.827 acres conveyed to SSPC Development, LLC by Special Warranty Deed dated March 16, 2017, as recorded in Document No. 2017-001412, Official Public Records, Caldwell County, Texas; said 0.1570 of one acre (6,840 square foot) easement and 0.10 acre (4,356 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit “F” attached hereto.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS
OF GUADALUPE-BLANCO RIVER AUTHORITY THAT:

SECTION 1: Public necessity requires that GBRA acquire certain water pipeline permanent easements, temporary construction easements and other system related improvements in connection therewith, over, across, upon and under certain privately owned real properties located in Caldwell, Hays and Guadalupe County, Texas, more fully described herein for the public purpose of construction, operation and maintenance of a water pipeline system and other system related improvements in connection with the TX-130 Project. Public necessity also requires that GBRA acquire the right of ingress and egress over and across such lands and adjacent lands either through purchase or by the process of eminent domain and that GBRA take all other lawful action necessary and incidental to such purchases or eminent domain proceedings, including

conducting archaeological, environmental, geotechnical and linear surveys as required so specify, define, and secure such easements according to existing law.

SECTION 2: It is hereby determined that GBRA has, in fact, transmitted bona fide offers as provided by Texas Property Code Section 21.0113, copies of the real estate appraisals in support thereof to each of the owners of the property interests sought to be acquired and as required by law, and a copy of the landowner's bill of rights statement as provided by Texas Property Code Section 21.0113, but GBRA and the owners of such property interests have been unable to agree upon the damages to be paid, and further settlement negotiations have become futile.

SECTION 3: The Board of Directors hereby directs and authorizes the General Manager/CEO, staff and retained attorneys to institute and prosecute to conclusion all necessary proceedings to condemn the property interests described herein and to acquire all such interests that GBRA is unable to acquire through negotiation by reason of its inability to agree with the owner thereof as to the damages to the landowner, and to take any other legal action necessary and incidental to such purchases or eminent domain proceedings to survey for archaeological, environmental, geotechnical and linear purposes to define, specify and secure such property interests.

SECTION 4: All acts and proceedings done or initiated by the employees, agents and attorneys of GBRA for the acquisition of such property are hereby authorized, ratified, approved, confirmed and validated and declared to be valid

in all respects as of the respective dates thereof with and in regard to the real property owners from whom such rights have been or are being acquired.

SECTION 5: If any provisions, sections, subsections, sentences, clauses or phase of this resolution, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this resolution shall not be affected thereby, it being the intent of the Board of Directors of GBRA in adopting this Resolution that no portion thereof, or provisions or regulation contained shall become inoperative for fail by reason of any unconstitutionality or invalidity of any other portion hereof and all provisions of this Resolution are declared to be severable for that purpose.

PASSED AND RESOLVED on this 20th day of March, 2024.

Dennis L. Patillo, Chairman
Board of Directors
Guadalupe-Blanco River Authority

ATTEST:

Steve Ehrig, Secretary
Board of Directors
Guadalupe-Blanco River Authority

EXHIBIT "A"

Parcel ER-04

0.8599 Acre Waterline Easement
James George Survey No. 7, Abstract No. 9
Caldwell County, Texas

DESCRIPTION FOR PARCEL ER-04

DESCRIPTION OF A 0.8599 OF ONE ACRE (37,459 SQUARE FOOT) EASEMENT, OUT OF THE JAMES GEORGE SURVEY NO. 7, ABSTRACT NO. 9, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 31.282 ACRES CONVEYED TO NINA SCHMIDT SELLS, TRUSTEE OF THE NINA SCHMIDT SELLS SEPARATE PROPERTY TRUST DATED DECEMBER 8, 2008 BY SPECIAL WARRANTY DEED DATED JANUARY 29, 2009, AS RECORDED IN VOLUME 559, PAGE 836, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS; SAID 0.8599 OF ONE ACRE (37,459 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the northwest corner of this easement and said 31.282 acre Nina Schmidt Sells Separate Property Trust tract, being the northeast corner of that tract described as 2.215 acres conveyed to Patrick L. Daylong and Rosanne L. Daylong by General Warranty Deed with Vendor's Lien in Favor of Third Party, as recorded in Volume 197, Page 245, Official Public Records of Real Property, Caldwell County, Texas, also being in the existing south right-of-way line of Blackjack Street (F.M. 20, varying width), said POINT OF BEGINNING having Grid Coordinates of N=13,867,823.06, E=2,396,881.91, from which a Texas Department of Transportation (TxDOT) Type I concrete monument found in the north line of said 2.215 acre Daylong tract, and in the existing south right-of-way line of Blackjack Street, bears, with a curve to the left, whose delta angle is $03^{\circ}47'35''$, radius is 2,864.79 feet, an arc distance of 189.65 feet, and the chord of which bears South $79^{\circ}05'27''$ West 189.62 feet;

- 1) THENCE, along the north line of this easement and said 31.282 acre Nina Schmidt Sells Separate Property Trust tract, and the existing south right-of-way line of Blackjack Street, with a curve to the right, whose delta angle is **$00^{\circ}36'02''$** , radius is **2,864.79 feet**, an arc distance of **30.02 feet**, and the chord of which bears **North $81^{\circ}17'15''$ East 30.02 feet** to a calculated point at the northeast corner of this easement, from which a TxDOT Type I concrete monument found in the north line of said 31.282 acre Nina Schmidt Sells Separate Property Trust tract, and the existing south right-of-way line of Blackjack Street, bears, with a curve to the right, whose delta angle is $17^{\circ}43'31''$, radius is 2,864.79 feet, an arc distance of 886.27 feet, and the chord of which bears South $89^{\circ}32'58''$ East 882.74 feet;

THENCE, along the east line of this easement, crossing said 31.282 acre Nina Schmidt Sells Separate Property Trust tract, the following three (3) courses, numbered 2 through 4:

- 2) **South 10°52'24" East 827.59 feet** to a calculated point,
- 3) **North 78°27'56" East 390.04 feet** to a calculated point, and
- 4) **South 11°32'04" East 30.00 feet** to a calculated point at the southeast corner of this easement, being in the south line of said 31.282 acre Nina Schmidt Sells Separate Property Trust tract, being at the northeast corner of that tract described as 9.297 acres conveyed to Nina S. Sells by General Warranty Deed, as recorded in Document No. 2022-002702, Official Public Records, Caldwell County, Texas, and at the northwest corner of the remainder of that tract described as 63.30 acres (Tract II) conveyed to Nina Schmidt Sells, Trustee of the Nina Schmidt Sells Separate Property Trust by Special Warranty Deed, as recorded in Volume 559, Page 830, Official Public Records of Real Property, Caldwell County, Texas;
- 5) THENCE, along the south line of this easement and said 31.282 acre Nina Schmidt Sells Separate Property Trust tract, and the north line of said 9.297 acre Nina S. Sells tract, **South 78°27'56" West 420.39 feet** to a calculated point at the southwest corner of this easement;

- 6) THENCE, along the west line of this easement, crossing said 31.282 acre Nina Schmidt Sells Separate Property Trust tract, partially along the west line of said 31.282 acre Nina Schmidt Sells Separate Property Trust tract, and along the east line said 2.215 acre Daylong tract, **North 10°52'24" West 859.07 feet** to the POINT OF BEGINNING and containing 0.8599 of one acre (37,459 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, South Central Zone (4204), NAD83 (2011) EPOCH 2010.00. The coordinates shown are grid coordinates.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500



11/17/2023

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\ER-04~0.8599 Ac WLE-R2_KS

Issued 09/14/2023; Revised 09/22/2023; 11/17/2023

CCAD ID 55188

BLACKJACK STREET
(F.M. NO. 20)
(VARIABLE WIDTH R.O.W.)
EXISTING R.O.W.

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.8599 AC. OR 37,459 SQ. FT. OF LAND OUT OF
THE JAMES GEORGE SURVEY NO. 7, ABSTRACT NO. 9
LOCKHART, CALDWELL COUNTY, TEXAS

SCALE 1" = 100'

P.O.B.
GRID COORDINATES
N=13,867,823.06
E=2,396,881.91

[A]
NINA SCHMIDT SELLS,
TRUSTEE OF THE
NINA SCHMIDT SELLS SEPARATE PROPERTY TRUST,
DATED DECEMBER 8, 2008
VOL. 559, PG. 830
O.P.R.P.C.C.T.
REMAINDER
(63.30 ACRES)
TRACT II
JANUARY 29, 2009

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S11°32'04"E	30.00'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	30.02'	2,864.79'	0°36'02"	N81°17'15"E	30.02'
C2	189.65'	2,864.79'	3°47'35"	S79°05'27"W	189.62'
C3	886.27'	2,864.79'	17°43'31"	S89°32'58"E	882.74'

JAMES GEORGE
SURVEY NO. 7
ABSTRACT NO. 9

PATRICK L. DAYLONG
AND
ROSANNE L. DAYLONG
VOL. 197, PG. 245
O.P.R.P.C.C.T.
(2.215 ACRES)
OCTOBER 20, 1998

LEGEND

NINA SCHMIDT SELLS,
TRUSTEE OF THE
NINA SCHMIDT SELLS
SEPARATE PROPERTY TRUST,
DATED DECEMBER 8, 2008
VOL. 559, PG. 836
O.P.R.P.C.C.T.
(31.282 ACRES)
JANUARY 29, 2009

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- △ CALCULATED POINT
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS
CALDWELL COUNTY, TEXAS
- O.P.R.P.C.C.T. OFFICIAL PUBLIC RECORDS OF REAL
PROPERTY CALDWELL COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- ℙ PROPERTY LINE
- R.O.W. RIGHT OF WAY
- (.....) RECORD INFORMATION
- 1 OWNERSHIP IN COMMON

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND
COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM,
SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF
1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON
ARE GRID COORDINATES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A
TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE
GUARANTY COMPANY FILE NO. 2309253-BUD, EFFECTIVE DATE
AUGUST 16, 2023.
3. EXISTING EASEMENTS LISTED IN THE TITLE COMMITMENT
SCHEDULE B, ITEM 10 DO NOT AFFECT THE PROPOSED
ACQUISITION EXCEPT AS SHOWN HEREON.

ER-04
WLE
0.8599 AC. OR
37,459 SQ. FT.



Chris Conrad

11/17/2023

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.

NINA S. SELLS
DOC. NO. 2022-002702
O.P.R.C.C.T.
(9.297 ACRES)
APRIL 7, 2022

CCAD ID 55188
SURVEYED BY:

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

REVISED: 11/17/23
REVISED: 09/22/23
ISSUED: 09/14/23
PAGE 4 OF 4

EXHIBIT "B"

Parcel ER-07

2.000 Acre Waterline Easement
Byrd Lockhart Survey No. 8, Abstract No. 17
James George Survey No. 7, Abstract No. 9
Caldwell County, Texas

DESCRIPTION FOR PARCEL ER-07

DESCRIPTION OF A 2.000 ACRE (87,124 SQUARE FOOT) EASEMENT, OUT OF THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17, AND THE JAMES GEORGE SURVEY NO. 7, ABSTRACT NO. 9, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 19.367 ACRES CONVEYED TO 2401 CR 219, LLC BY WARRANTY DEED WITH VENDOR'S LIEN DATED FEBRUARY 18, 2022, AS RECORDED IN DOCUMENT NO. 2022-001401, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS, ALSO BEING A PORTION OF LOT 2, BLOCK 1, REYNA ACRES, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2016-004886, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS (CABINET C, SLIDE 48, PLAT RECORDS, CALDWELL COUNTY, TEXAS), SAID LOT 2 (TRACT 2) CONVEYED TO 2401 CR 219, LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED FEBRUARY 18, 2022, AS RECORDED IN DOCUMENT NO. 2022-001400, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT TRACT DESCRIBED AS 10.124 (TRACT 1) CONVEYED TO 2401 CR 219, LLC BY SAID SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN SAID DOCUMENT NO. 2022-01400; SAID 2.000 ACRE (87,124 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found at the northeast corner of this easement and said 19.367 acre 2401 CR 219 tract, being the northwest corner of that tract described as 12.328 acres conveyed to James Bagwell and Domitila Bagwell by General Warranty Deed, recorded in Document No. 2016-000922, Official Public Records, Caldwell County, Texas, also being in the existing south right-of-way line of Lovers Lane (County Road 187, varying width) said POINT OF BEGINNING having Grid Coordinates of N=13,870,377.61, E=2,395,403.04;

- 1) THENCE, along the east line of this easement and said 19.367 acre 2401 CR 219 tract, and the west line of said 12.328 acre Bagwell tract, **South 11°33'34" East 675.25 feet** to a calculated point at a corner in the east line of said 19.367 acre 2401 CR 219 tract, and the west line of said 12.328 acre Bagwell tract;

THENCE, continuing along the east line of this easement, crossing said 19.367 acre 2401 CR 219 tract, the following two (2) courses, numbered 2 and 3:

- 2) **South 33°57'39" East 409.61 feet** to a calculated point, and
- 3) **South 10°41'19" East 5.54 feet** to a calculated point in the south line of said 19.367 acre 2401 CR 219 tract, and the north line of said Lot 2, from which a 1/2-inch iron rod with cap (illegible) found at the southeast corner of said 19.367 acre 2401 CR 219 tract, being the southwest corner of said 12.328 acre Bagwell tract, and in the north line of said Lot 2, bears North 78°05'35" East 98.62 feet;

THENCE, continuing along the east line of this easement, crossing said Lot 2, the following two (2) courses, numbered 4 and 5:

- 4) **South 10°41'19" East 130.74 feet** to a calculated point, and
- 5) **South 55°42'00" East 290.67 feet** to a calculated point in the south line of said Lot 2, and the north line of said 10.124 acre 2401 CR 219 tract, from which a 1/2-inch iron rod with cap (illegible) found at the southeast corner of said Lot 2, and the southwest corner of Lot 1, Block 1, in said Reyna Acres subdivision, being in the north line of said 10.124 acre 2401 CR 219 tract, bears North 82°49'13" East 62.65 feet;
- 6) THENCE, continuing along the east line of this easement, crossing said 10.124 acre 2401 CR 219 tract, **South 55°42'00" East 316.02 feet** to a calculated point in the east line of said 10.124 acre 2401 CR 219 tract, and the west line of that tract described as 6.920 acres conveyed to David O. Marquez and Denise T. Marquez by Warranty Deed with Vendor's Lien, as recorded in Document No. 142168, Official Public Records of Real Property, Caldwell County, Texas, from which a 1/2-inch iron rod found at the northeast corner of said 10.124 acre 2401 CR 219 tract, being the northwest corner of said 6.920 acre Marquez tract, and in the south line of said Lot 1, bears North 10°37'24" West 207.22 feet;
- 7) THENCE, continuing along the east line of this easement, the east line of said 10.124 acre 2401 CR 219 tract, and the west line of said 6.920 acre Marquez tract, **South 10°37'24" East 1,076.09 feet** to a calculated point at the southeast corner of this easement and said 10.124 acre 2401 CR 219 tract, and the southwest corner of said 6.920 acre Marquez tract, being in the existing north right-of-way line of Blackjack Street (F.M. 20, varying width), from which a Texas Department of Transportation (TxDOT) Type I concrete monument found in the south line of said 6.920 acre Marquez tract, and the existing north right-of-way line of Blackjack Street, bears North 77°10'00" East 185.85 feet;

- 8) THENCE, along the south line of this easement and said 10.124 acre 2401 CR 219 tract, and the existing north right-of-way line of Blackjack Street, **South 77°07'42" West 30.02 feet** to a calculated point at the southwest corner of this easement, from which a 1/2-inch iron rod found at the southwest corner of said 10.124 acre 2401 CR 219 tract, and the southeast corner of that tract described as 0.289 of one acre conveyed to Cabot Cook LLC by Special Warranty Deed, as recorded in Document No. 2022-001690, Official Public Records, Caldwell County, Texas, bears South 77°07'42" West 130.10 feet;

THENCE, along the west line of this easement, crossing said 10.124 acre 2401 CR 219 tract, the following two (2) courses, numbered 9 and 10:

- 9) **North 10°37'24" West 1,064.81 feet** to a calculated point, and

- 10) **North 55°42'00" West 337.51 feet** to a calculated point in the north line of said 10.124 acre 2401 CR 219 tract, and the south line of said Lot 2, from which a 1/2-inch iron rod found at a corner in the north line of said 10.124 acre 2401 CR 219 tract, and the south line of said Lot 2, bears South 82°49'13" West 65.43 feet;

- 11) THENCE, continuing along the west line of this easement, crossing said Lot 2, **North 55°42'00" West 269.16 feet** to a calculated point in the west line of said Lot 2, and the east line of that tract described as 15.171 acres conveyed to H & H Texas II LLC by General Warranty Deed with Vendor's Lien, as recorded in Document No. 2021-008219, Official Public Records, Caldwell County, Texas;

- 12) THENCE, continuing along the west line of this easement and said Lot 2, and the east line of said 15.171 acre H & H Texas II LLC tract, **North 10°41'19" West 142.53 feet** to a 1/2-inch rod inside a 1-inch iron pipe found at the northwest corner of said Lot 2, and the northeast corner of said 15.171 acre H & H Texas II LLC tract, being in the south line of said 19.367 acre 2401 CR 219 tract;

THENCE, continuing along the west line of this easement, crossing said 19.367 acre 2401 CR 219 tract, the following two (2) courses, numbered 14 and 15:

- 13) **North 33°57'39" West 409.38 feet** to a calculated point, and

14) **North 11°33'34" West 681.05 feet** to a calculated point at the northwest corner of this easement, being in the north line of said 19.387 acre 2401 CR 219 tract, and the existing south right-of-way line of Lovers Lane, from which a 1/2-inch iron rod found at the northwest corner of said 19.387 acre 2401 CR 219 tract, and the northeast corner of that tract described as 71.30 acres (Tract One) conveyed to Duran Gravel Company, Inc. by Special Warranty Deed, as recorded in Volume 365, Page 133, Official Public Records of Real Property, Caldwell County, Texas, being in the existing south right-of-way line of Lovers Lane, bears **South 78°10'39" West 614.47 feet**;

15) **THENCE**, along the north line of this easement and said 19.367 acre 2401 CR 219 tract, and the existing south right-of-way line of Lovers Lane, **North 78°10'39" East 30.00 feet** to the **POINT OF BEGINNING** and containing 2.000 acres (87,124 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, South Central Zone (4204), NAD83 (2011) EPOCH 2010.00. The coordinates shown are grid coordinates.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500



A handwritten signature in blue ink, appearing to read "Chris Conrad", written over a horizontal line.

11/16/2023

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\ER-07~2.000 Ac WLE-R1_KS

Issued 09/22/2023; Revised 11/16/2023

CCAD ID 18596, 36991 & 17637

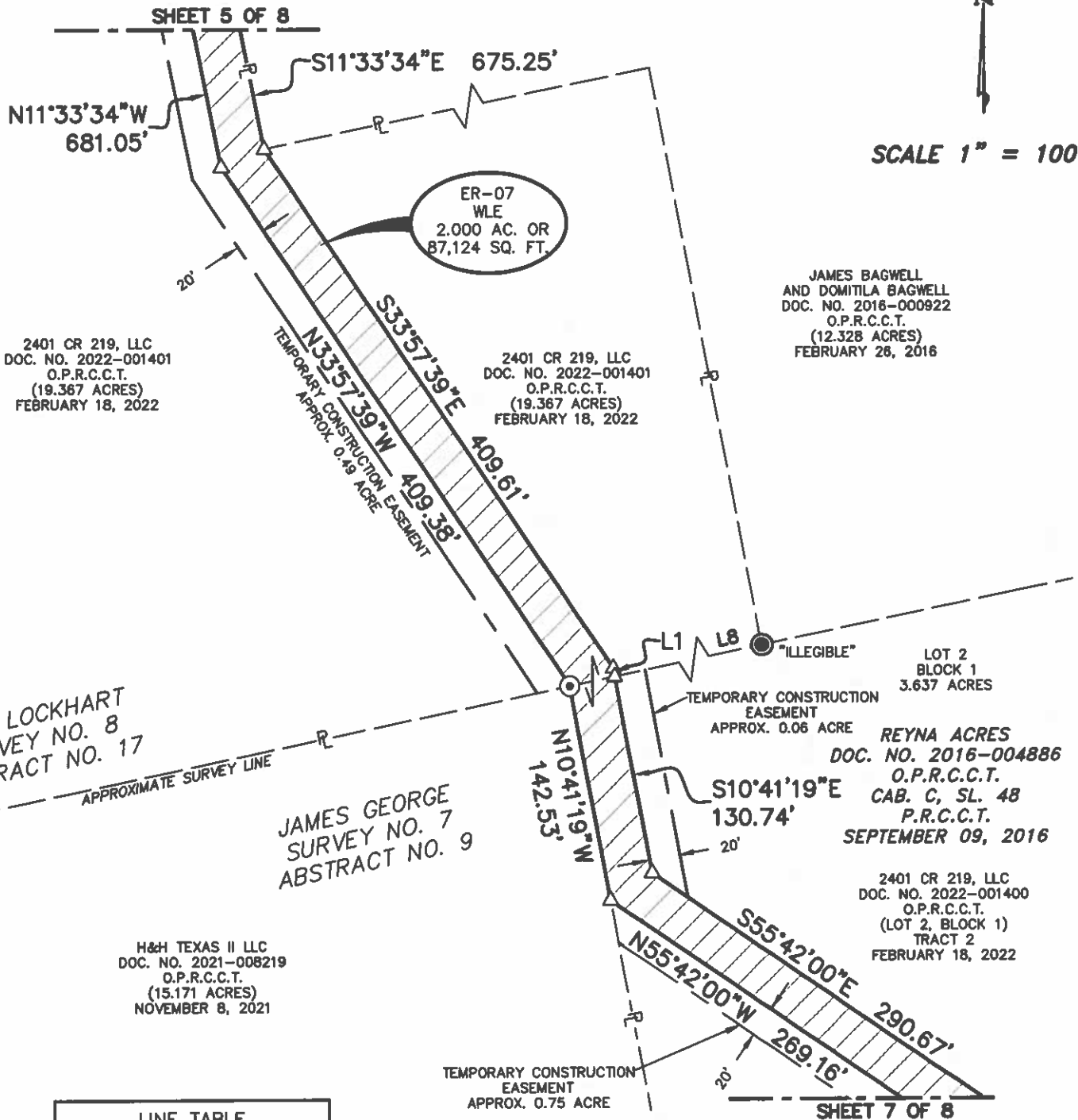
LINE TABLE		
LINE#	BEARING	DISTANCE
L3	N78°10'39"E	30.00'

SCALE:	1" = 100'		
DATE:	09/22/23	TECH:	EAN
PROJECT:	22-179	FIELD:	-
FIELD BOOK:	-	SHEET:	5 OF 8

**SKETCH TO ACCOMPANY DESCRIPTION
OF 2.000 AC. OR 87,124 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17 AND
JAMES GEORGE SURVEY NO. 7, ABSTRACT NO. 9
LOCKHART, CALDWELL COUNTY, TEXAS**



SCALE 1" = 100'



2401 CR 219, LLC
DOC. NO. 2022-001401
O.P.R.C.C.T.
(19.367 ACRES)
FEBRUARY 18, 2022

2401 CR 219, LLC
DOC. NO. 2022-001401
O.P.R.C.C.T.
(19.367 ACRES)
FEBRUARY 18, 2022

JAMES BAGWELL
AND DOMITILA BAGWELL
DOC. NO. 2016-000822
O.P.R.C.C.T.
(12.328 ACRES)
FEBRUARY 26, 2016

BYRD LOCKHART
SURVEY NO. 8
ABSTRACT NO. 17

JAMES GEORGE
SURVEY NO. 7
ABSTRACT NO. 9

H&H TEXAS II LLC
DOC. NO. 2021-008219
O.P.R.C.C.T.
(15.171 ACRES)
NOVEMBER 8, 2021

LOT 2
BLOCK 1
3.637 ACRES

REYNA ACRES
DOC. NO. 2016-004886
O.P.R.C.C.T.
CAB. C, SL. 48
P.R.C.C.T.
SEPTEMBER 09, 2016

2401 CR 219, LLC
DOC. NO. 2022-001400
O.P.R.C.C.T.
(LOT 2, BLOCK 1)
TRACT 2
FEBRUARY 18, 2022

TEMPORARY CONSTRUCTION
EASEMENT
APPROX. 0.75 ACRE

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S10°41'19"E	5.54'
L8	N78°05'35"E	98.62'

CCAD ID 18586, 36991 & 17637

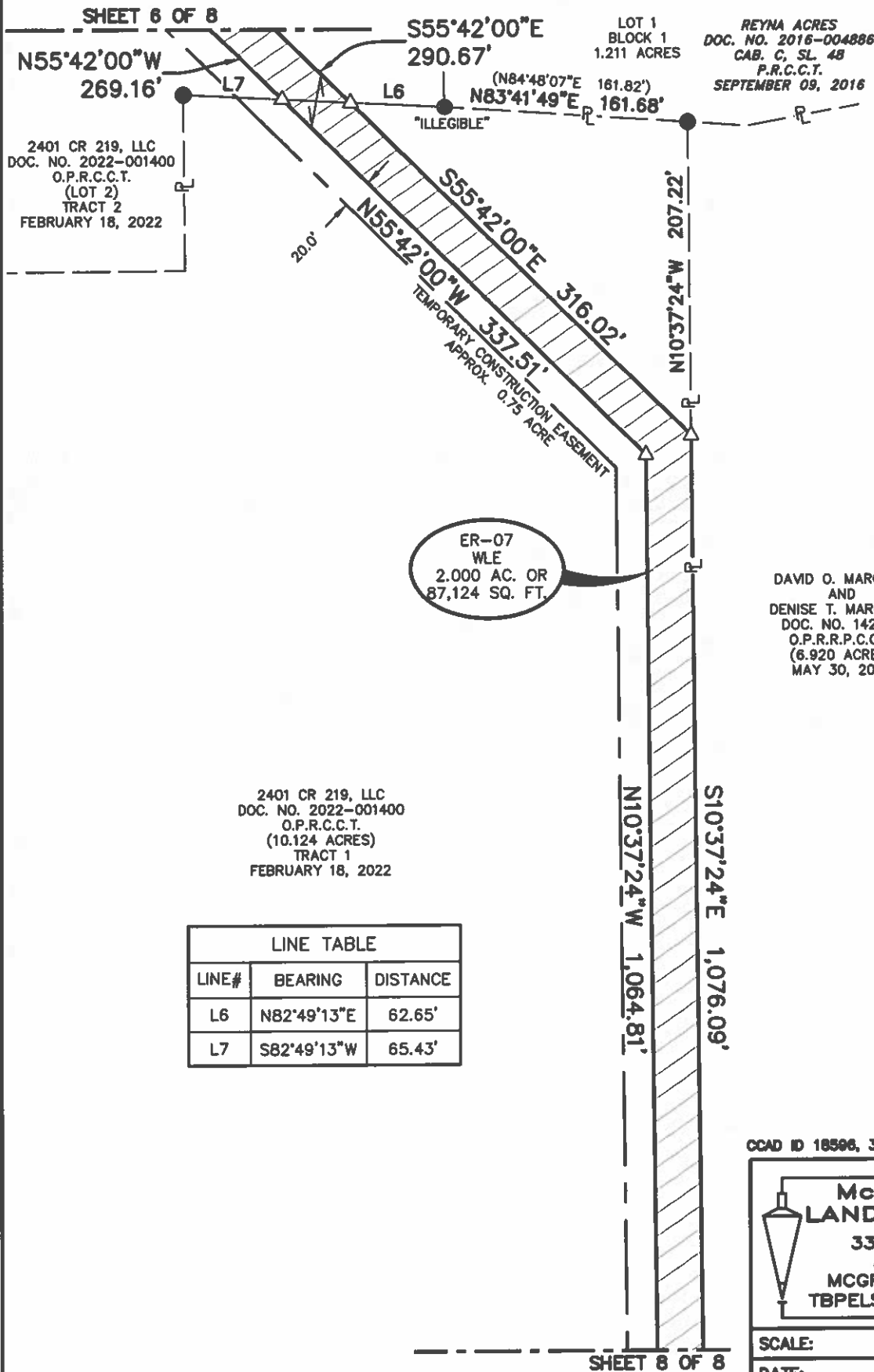
**McGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	
DATE:	09/22/23	TECH: EAN
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 6 OF 8

**SKETCH TO ACCOMPANY DESCRIPTION
OF 2.000 AC. OR 87,124 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17 AND
JAMES GEORGE SURVEY NO. 7, ABSTRACT NO. 9
LOCKHART, CALDWELL COUNTY, TEXAS**



SCALE 1" = 100'



CCAD ID 18596, 38991 & 17637

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #8
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPES SURVEY FIRM #10095500

SCALE:	1" = 100'	
DATE:	09/22/23	TECH: EAN
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 7 OF 8

**SKETCH TO ACCOMPANY DESCRIPTION
OF 2.000 AC. OR 87,124 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17 AND
JAMES GEORGE SURVEY NO. 7, ABSTRACT NO. 9
LOCKHART, CALDWELL COUNTY, TEXAS**

JAMES GEORGE SURVEY
SURVEY NO. 7
ABSTRACT NO. 9

2401 CR 219, LLC
DOC. NO. 2022-001400
O.P.R.C.C.T.
(10.124 ACRES)
TRACT 1
FEBRUARY 18, 2022

CABOT COOK LLC
DOC. NO.
2022-001690
O.P.R.C.C.T.
(0.289 ACRES)
FEBRUARY 22, 2022

LINE TABLE		
LINE#	BEARING	DISTANCE
L2	S77°07'42"W	30.02'
L4	S77°07'42"W	130.10'
L5	N77°10'00"E	185.85'

LEGEND

- 1/2" IRON ROD WITH CAP FOUND
- ⊙ 1/2" IRON ROD INSIDE 1" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- TXDOT TYPE I CONCRETE MON. FOUND
- △ CALCULATED POINT
- P.R.C.C.T. PLAT RECORDS OF CALDWELL COUNTY, TEXAS
- O.P.R.R.C.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY CALDWELL COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS CALDWELL COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- ℙ PROPERTY LINE
- (.....) RECORD INFORMATION
- ↔ CONTIGUOUS OWNERSHIP



Chris Conrad

11/16/23

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.

SHEET 7 OF 8

TEMPORARY CONSTRUCTION EASEMENT
APPROX. 0.75 ACRE

20.0'

N10°37'24"W 1,064.81'

S10°37'24"E 1,076.09'

DAVID O. MARQUEZ
AND
DENISE T. MARQUEZ,
DOC. NO. 142168
O.P.R.R.P.C.C.T.
(6.920 ACRES)
MAY 30, 2014

ER-07
WLE
2.000 AC. OR
87,124 SQ. FT.

SCALE 1" = 100'

OLD KELLEY ROAD
(C.R. NO. 186)
(VARIABLE WIDTH R.O.W.)

BLACKJACK STREET
(F.M. NO. 20)
(VARIABLE WIDTH R.O.W.)

NOTES:

- THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE GUARANTY COMPANY FILE NO. 2252994-BUD, EFFECTIVE DATE AUGUST 16, 2023.

CCAD ID 18596, 36991 & 17637

REVISED: 11/16/23
ISSUED: 09/22/23

**McGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	
DATE:	09/22/23	TECH: EAN
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 8 OF 8

EXHIBIT "C"

Parcel ER-11

2.911 Acre Waterline Easement
Byrd Lockhart Survey No. 8, Abstract No. 17
Caldwell County, Texas

DESCRIPTION FOR PARCEL ER-11

DESCRIPTION OF A 2.911 ACRE (126,796 SQUARE FOOT) EASEMENT, OUT OF THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 105.569 ACRES CONVEYED TO JOAN MARIE MACCOY BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN DATED AUGUST 5, 2016, AS RECORDED IN DOCUMENT NO. 2016-004017, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS; SAID 2.911 ACRE (126,796 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the southeast corner of this easement and said 105.569 acre MacCoy tract, and the southwest corner of that tract described as 81.22 acres conveyed to The Kenneth M. Bartsch and Mary Gail Bartsch Revocable Living Trust by Special Warranty Deed, as recorded in Document No. 118536, Official Public Records of Real Property, Caldwell County, Texas, being additionally described in Volume 568, Page 232, Official Public Records of Real Property, Caldwell County, Texas, and being in the existing north right-of-way line of Flores Street (F.M. 672, varying width), said POINT OF BEGINNING having Grid Coordinates of N=13,874,900.67, E=2,393,354.88, from which a Texas Department of Transportation Type I concrete monument found in the south line of said 81.22 acre The Kenneth M. Bartsch and Mary Gail Bartsch Revocable Living Trust tract, and in the existing north right-of-way line of Flores Street, bears, with a curve to the left, whose delta angle is 12°40'57", radius is 1,392.39 feet, an arc distance of 308.21 feet, and the chord of which bears North 58°17'59" East 307.58 feet;

- 1) THENCE, along the south line of this easement and said 105.569 acre MacCoy tract, and the existing north right-of-way line of Flores Street, along a curve to the right whose delta angle is **01°41'12"**, radius is **1,392.39 feet**, an arc distance of **40.99 feet**, and the chord of which bears **South 65°29'03" West 40.99 feet** to a calculated point at the southwest corner of this easement;

THENCE, along the west line of this easement, crossing said 105.569 acre MacCoy tract, the following six (6) courses, numbered 2 through 7:

- 2) **North 37°06'13" West 25.43 feet** to a calculated point,

- 3) **South 76°00'20" West 287.96 feet** to a calculated point,
- 4) **North 81°29'52" West 655.67 feet** to a calculated point,
- 5) **North 48°45'31" West 525.15 feet** to a calculated point,
- 6) **North 70°00'53" West 556.08 feet** to a calculated point, and
- 7) **North 82°42'21" West 707.48 feet** to a calculated point in the west line of said 105.569 acre MacCoy tract, being in the east line of that tract described as 5.00 acres conveyed to Deward Cummings, a/k/a Deward L. Cummings by Special Warranty Deed, as recorded in Document No. 2014-004155, Official Public Records, Caldwell County, Texas;
- 8) THENCE, continuing along the west line of this easement, along the west line of said 105.569 acre MacCoy tract, the east line of said 5.00 acre Cummings tract, and the east line of that tract described as 14.813 acres conveyed to Lockhart Ridge Land, LP by Special Warranty Deed with Vendor's Lien, as recorded in Document No. 2019-006494, Official Public Records, Caldwell County, Texas, being additionally described in Document No. 2017-004363, Official Public Records, Caldwell County, Texas, **North 16°24'24" West 1,454.43 feet** to a 1/2-inch iron rod found at the northwest corner of said 105.569 acre MacCoy tract, being the northeast corner of said 14.813 acre Lockhart Ridge Land tract, and in the south line of that tract described as 176.82 acres conveyed to Schmidt Business, Ltd. (undivided 90% interest) and Schmidt Cattle, L.P. (undivided 10% interest) by Warranty Deed, as recorded in Document No. 2019-004512, Official Public Records, Caldwell County, Texas, from which a 1/2-inch iron rod found at the northwest corner of said 14.813 acre Lockhart Ridge Land tract, and in the south line of said 176.82 acre Schmidt Business et al. tract, bears South 79°09'30" West 420.16 feet;
- 9) THENCE, along the north line of this easement and said 105.569 acre MacCoy tract, and the south line of said 176.82 acre Schmidt Business et al. tract, **North 78°24'58" East 30.11 feet** to a calculated point at the northeast corner of this easement;

THENCE, along the east line of this easement, crossing said 105.569 acre MacCoy tract, the following six (6) courses, numbered 10 through 15:

- 10) **South 16°24'24" East 1,432.30 feet** to a calculated point,
- 11) **South 82°42'21" East 691.23 feet** to a calculated point,

- 12) **South 70°00'53" East 565.04 feet** to a calculated point,
- 13) **South 48°45'31" East 521.97 feet** to a calculated point,
- 14) **South 81°29'52" East 640.89 feet** to a calculated point, and
- 15) **North 76°00'20" East 312.68 feet** to a calculated point in the east line of said 105.569 acre MacCoy tract, and the west line of said 81.22 acre The Kenneth M. Bartsch and Mary Gail Bartsch Revocable Living Trust tract;
- 16) THENCE, continuing along the east line of this easement, along the east line of said 105.569 acre MacCoy tract, and the west line of said 81.22 acre The Kenneth M. Bartsch and Mary Gail Bartsch Revocable Living Trust tract, **South 37°06'13" East 49.91 feet** to the POINT OF BEGINNING and containing 2.911 acres (126,796 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, South Central Zone (4204), NAD83 (2011) EPOCH 2010.00. The coordinates shown are grid coordinates.

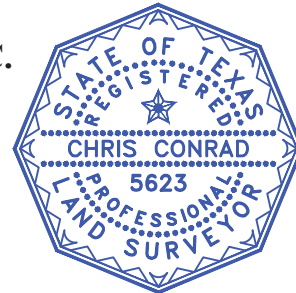
SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500



01/23/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\ER-11~2.911 Ac WLE-R3_KS

Issued 09/22/2023; Revised 11/17/2023; 11/30/2023; 01/23/2024

CCAD ID 18593

SKETCH TO ACCOMPANY DESCRIPTION
OF 2.911 AC. OR 126,796 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17
LOCKHART, CALDWELL COUNTY, TEXAS

SCALE 1" = 100'

TEXAS PUBLIC
UTILITIES COMPANY
ELECTRIC TRANSMISSION AND
DISTRIBUTION LINE
VOL. 105, PG. 207
D.R.C.C.T.
STA. 1333+22 TO 1341+08
TO 1363+62

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	40.99'	1,392.39'	01°41'12"	S65°29'03"W	40.99'

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N37°06'13"W	25.43'
L3	S37°06'13"E	49.91'

THE KENNETH M. BARTSCH
AND
MARY GAIL BARTSCH REVOCABLE LIVING TRUST
DOC. NO. 118536
O.P.R.P.C.C.T.
REMAINDER
(81.22 ACRES)
NOVEMBER 16, 2011

DESCRIBED IN
VOL. 568, PG. 232
O.P.R.P.C.C.T.
(81.22 ACRES)
MAY 8, 2009

JOAN MARIE MACCOY
DOC. NO. 2016-004017
O.P.R.C.C.T.
(105.569 ACRES)
AUGUST 5, 2016

ER-11
WLE
2.911 AC. OR
126,796 SQ. FT.

TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 1.90 ACRES

P.O.B.
GRID COORDINATE
N= 13,874,900.67'
E= 2,393,354.88'

BYRD LOCKHART
SURVEY NO. 8
ABSTRACT NO. 17

EXISTING R.O.W.
FLORES STREET
F.M. 672
(R.O.W. VARIES)

CCAD ID 18593

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'		
DATE:	01/23/24	TECH:	EAN
PROJECT:	22-179	FIELD:	-
FIELD BOOK:	-	SHEET:	4 OF 9

SKETCH TO ACCOMPANY DESCRIPTION
OF 2.911 AC. OR 126,796 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17
LOCKHART, CALDWELL COUNTY, TEXAS

BYRD LOCKHART
SURVEY NO. 8
ABSTRACT NO. 17

JOAN MARIE MACCOY
DOC. NO. 2016-004017
O.P.R.C.C.T.
(105.569 ACRES)
AUGUST 5, 2016

ER-11
WLE
2.911 AC. OR
126,796 SQ. FT.

TEXAS POWER & LIGHT COMPANY
ELECTRIC TRANSMISSION AND
DISTRIBUTION LINE
VOL. 123, PG. 258
D.R.C.C.T.
STA. 1376+66 TO
1406+14 = 1341+08.5

LCRA
ELECTRIC
TRANSMISSION
LINE EASEMENT
VOL. 283, PG. 190
O.P.R.C.C.T.
AREA ONE

LCRA ELECTRIC
TRANSMISSION LINE EASEMENT
VOL. 283, PG. 190, O.P.R.C.C.T.
AREA TWO

EXISTING R.O.W.

TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 1.90 ACRES

SHEET 4 OF 9

CCAD ID 18593

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

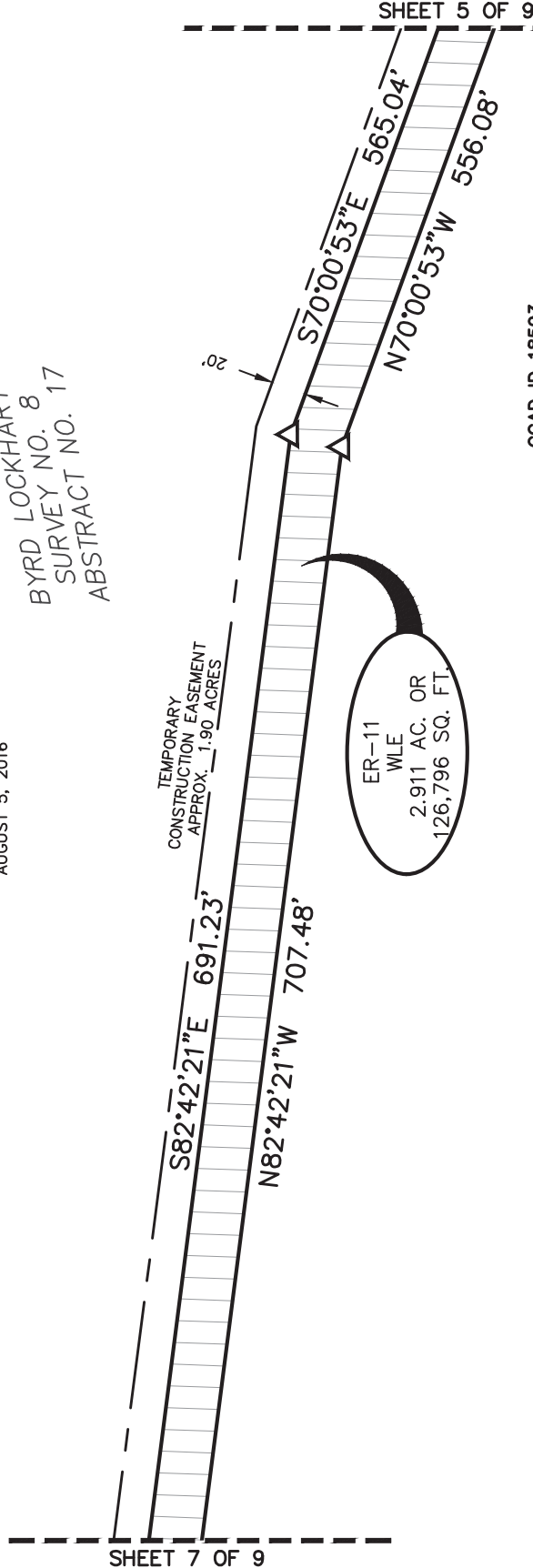
SCALE:	1" = 100'	
DATE:	01/23/24	TECH: EAN
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 5 OF 9

SKETCH TO ACCOMPANY DESCRIPTION
OF 2.911 AC. OR 126,796 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17
LOCKHART, CALDWELL COUNTY, TEXAS

JOAN MARIE MACCOY
DOC. NO. 2016-004017
O.P.R.C.G.T.
(105.569 ACRES)
AUGUST 5, 2016

BYRD LOCKHART
SURVEY NO. 8
ABSTRACT NO. 17

SCALE 1" = 100'



CCAD ID 18593

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	
DATE:	01/23/24	TECH: EAN
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 6 OF 9

SKETCH TO ACCOMPANY DESCRIPTION
OF 2.911 AC. OR 126,796 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17
LOCKHART, CALDWELL COUNTY, TEXAS

SHEET 8 OF 9

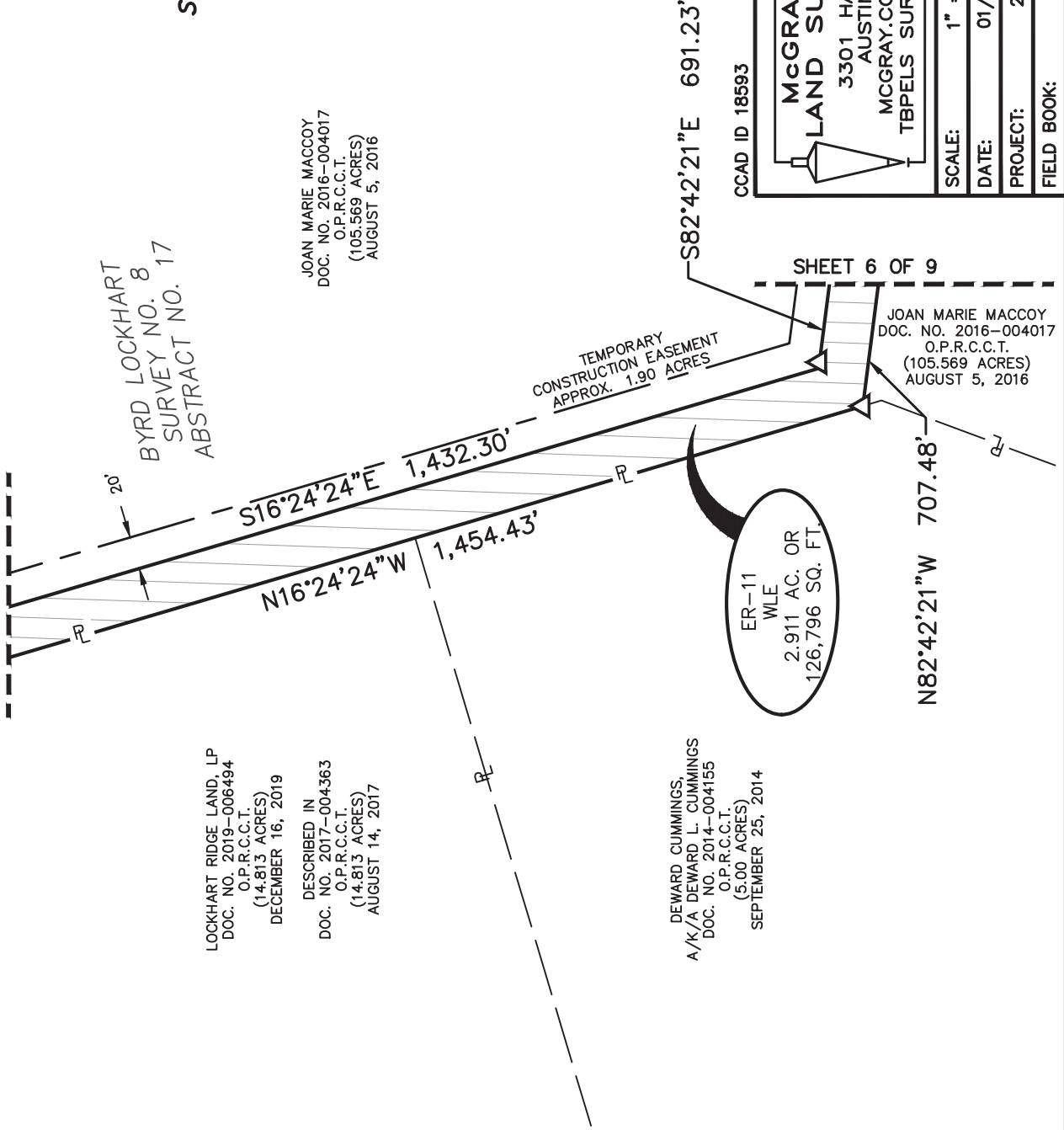
LOCKHART RIDGE LAND, LP
DOC. NO. 2019-006494
O.P.R.C.C.T.
(14.813 ACRES)
DECEMBER 16, 2019

DESCRIBED IN
DOC. NO. 2017-004363
O.P.R.C.C.T.
(14.813 ACRES)
AUGUST 14, 2017

JOAN MARIE MACCOY
DOC. NO. 2016-004017
O.P.R.C.C.T.
(105.569 ACRES)
AUGUST 5, 2016

BYRD LOCKHART
SURVEY NO. 8
ABSTRACT NO. 17

SCALE 1" = 100'



DEWARD CUMMINGS,
A/K/A DEWARD L. CUMMINGS
DOC. NO. 2014-004155
O.P.R.C.C.T.
(5.00 ACRES)
SEPTEMBER 25, 2014

CCAD ID 18593

MCGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	
DATE:	01/23/24	TECH: EAN
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 7 OF 9

JOAN MARIE MACCOY
DOC. NO. 2016-004017
O.P.R.C.C.T.
(105.569 ACRES)
AUGUST 5, 2016

SHEET 6 OF 9

SHEET 9 OF 9

SKETCH TO ACCOMPANY DESCRIPTION
OF 2.911 AC. OR 126,796 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17
LOCKHART, CALDWELL COUNTY, TEXAS

BYRD LOCKHART
SURVEY NO. 8
ABSTRACT NO. 17

JOAN MARIE MACCOY
DOC. NO. 2016-004017
O.P.R.C.C.T.
(105.569 ACRES)
AUGUST 5, 2016

LOCKHART RIDGE LAND, LP
DOC. NO. 2019-006494
O.P.R.C.C.T.
(14.813 ACRES)
DECEMBER 16, 2019
DESCRIBED IN
DOC. NO. 2017-004363
O.P.R.C.C.T.
(14.813 ACRES)
AUGUST 14, 2017

ER-11
WLE
2.911 AC. OR
126,796 SQ. FT.

TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 1.90 ACRES

SHEET 7 OF 9



SCALE 1" = 100'

CCAD ID 18593

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'		
DATE:	01/23/24	TECH:	EAN
PROJECT:	22-179	FIELD:	-
FIELD BOOK:	-	SHEET:	8 OF 9

**SKETCH TO ACCOMPANY DESCRIPTION
OF 2.911 AC. OR 126,796 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17
LOCKHART, CALDWELL COUNTY, TEXAS**

SCHMIDT BUSINESS, LTD.
UNDIVIDED NINETY PERCENT (90%) INTEREST
SCHMIDT CATTLE, L.P.
UNDIVIDED TEN PERCENT (10%) INTEREST
DOC. NO. 2019-004512
O.P.R.C.C.T.
(176.82 ACRES)
SEPTEMBER 5, 2019

BYRD LOCKHART
SURVEY NO. 8
ABSTRACT NO. 17



SCALE 1" = 100'

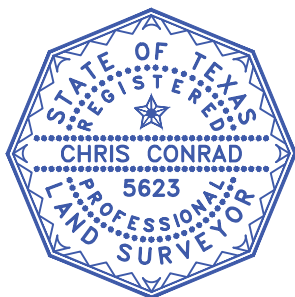
LINE TABLE		
LINE#	BEARING	DISTANCE
L2	N78°24'58"E	30.11'

LEGEND

- 1/2" IRON ROD WITH CAP FOUND
- 1/2" IRON ROD INSIDE 1" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- TXDOT TYPE I CONCRETE MON. FOUND
- CALCULATED POINT
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY CALDWELL COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS CALDWELL COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- (.....) RECORD INFORMATION

LOCKHART RIDGE LAND, LP
DOC. NO. 2019-006494
O.P.R.C.C.T.
(14.813 ACRES)
DECEMBER 16, 2019

DESCRIBED IN
DOC. NO. 2017-004363
O.P.R.C.C.T.
(14.813 ACRES)
AUGUST 14, 2017



Chris Conrad

01/23/24

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE GUARANTY COMPANY FILE NO. 2247953-BUD, EFFECTIVE DATE AUGUST 16, 2023.
3. EXISTING EASEMENTS LISTED IN THE TITLE COMMITMENT SCHEDULE B, ITEM 10, DO NOT AFFECT THE PROPOSED ACQUISITION EXCEPT AS SHOWN HEREON.

JOAN MARIE MACCOY
DOC. NO. 2016-004017
O.P.R.C.C.T.
(105.569 ACRES)
AUGUST 5, 2016

TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 1.90 ACRES

SHEET 8 OF 9

CCAD ID 18593

REVISED: 01/23/24
REVISED: 11/30/23
REVISED: 11/17/23
ISSUED: 09/22/23

**McGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	
DATE:	01/23/24	TECH: EAN
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 9 OF 9

EXHIBIT "D"

Parcel ER-13

0.9344 Acre Waterline Easement
Byrd Lockhart Survey No. 8, Abstract No. 17
Caldwell County, Texas

DESCRIPTION FOR PARCEL ER-13

DESCRIPTION OF A 0.9344 OF ONE ACRE (40,701 SQUARE FOOT) EASEMENT, OUT OF THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 83.879 ACRES CONVEYED TO 183 LOCKHART, LLC BY GENERAL WARRANTY DEED DATED AUGUST 8, 2022, AS RECORDED IN DOCUMENT NO. 2022-006425, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS, ALSO BEING A PORTION OF THAT TRACT DESCRIBED AS 43.719 ACRES CONVEYED TO 183 LOCKHART, LLC BY GENERAL WARRANTY DEED DATED AUGUST 8, 2022, AS RECORDED IN DOCUMENT NO. 2022-006424, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS; SAID 0.9344 OF ONE ACRE (40,701 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the southwest corner of this easement, being in the south line of said 83.879 acre 183 Lockhart tract, and in the north line of that tract described as 176.82 acres conveyed to Schmidt Business, Ltd. (undivided 90% interest), and Schmidt Cattle, L.P. (undivided 10% interest) by Warranty Deed, as recorded in Document No. 2019-004512, Official Public Records, Caldwell County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=13,878,364.08, E=2,389,779.32, from which a 1/2-inch iron rod with cap (illegible) found in the south line of said 83.879 acre 183 Lockhart tract, being at the northwest corner of said 176.82 acre Schmidt Business et al. tract, also being at the northeast corner of San Pablo Cemetery, as recorded in Volume 110, Page 311, Deed Records, Caldwell County, Texas, bears South 78°33'09" West 2,035.28 feet;

1) THENCE, along the west line of this easement, crossing said 83.879 acre 183 Lockhart tract and said 43.719 acre 183 Lockhart tract, **North 09°19'00" West 1,356.53 feet** to a calculated point in the north line of said 43.719 acre 183 Lockhart tract, being in the south line of that tract described as 204.145 acres conveyed to La Familia Partnership, Ltd. by Special Warranty Deed, as recorded in Volume 228, Page 493, Official Public Records of Real Property, Caldwell County, Texas, from which a 1/2-inch iron rod found at the northwest corner of said 43.719 acre 183 Lockhart tract, being the southwest corner of said 204.145 acre La Familia Partnership tract, and being in the existing east right-of-way line of North Colorado Street (US Highway 183, varying width right-of-way), bears South 77°41'42" West 2,733.37 feet;

- 2) THENCE, along the north line of this easement and said 43.719 acre 183 Lockhart tract, and the south line of said 204.145 acre La Familia Partnership tract, **North 77°41'42" East 30.04 feet** to a calculated point at the northeast corner of this easement, from which a 1/2-inch iron rod found in the north line of said 43.719 acre 183 Lockhart tract, and in the south line of said 204.145 acre La Familia Partnership tract, bears North 77°41'42" East 589.55 feet;
- 3) THENCE, along the east line of this easement, crossing said 43.179 acre 183 Lockhart tract, and said 83.879 acre 183 Lockhart tract, **South 09°19'00" East 1,356.98 feet** to a calculated point at the southeast corner of this easement, being in the south line of said 83.879 acre 183 Lockhart tract, and the north line of said 176.82 acre Schmidt Business et al. tract, from which a 4-inch wood post found in the south line of said 83.879 acre 183 Lockhart tract, and the north line of said 176.82 acre Schmidt Business et al. tract, bears North 78°33'09" East 2,170.56 feet;
- 4) THENCE, along the south line of this easement and said 83.879 acre 183 Lockhart tract, and the north line of said 176.82 acre Schmidt Business et al. tract, **South 78°33'09" West 30.02 feet** to the POINT OF BEGINNING and containing 0.9344 of one acre (40,701 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, South Central Zone (4204), NAD83 (2011) EPOCH 2010.00. The coordinates shown are grid coordinates.

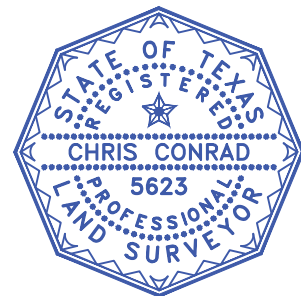
SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500



01/12/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\ER-13~0.9344 Ac WLE-R2_KS

Issued 12/08/2023; Revised 12/20/2023; 01/12/2024

CCAD ID 13872 & 13873

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.9344 AC. OR 40,701 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17
LOCKHART, CALDWELL COUNTY, TEXAS



SCALE 1" = 100'

SHEET 4 OF 4

183 LOCKHART, LLC
DOC. NO. 2022-006425
O.P.R.C.C.T.
(83.879 ACRES)
AUGUST 8, 2022

LINE TABLE		
LINE#	BEARING	DISTANCE
L2	S78°33'09"W	30.02'

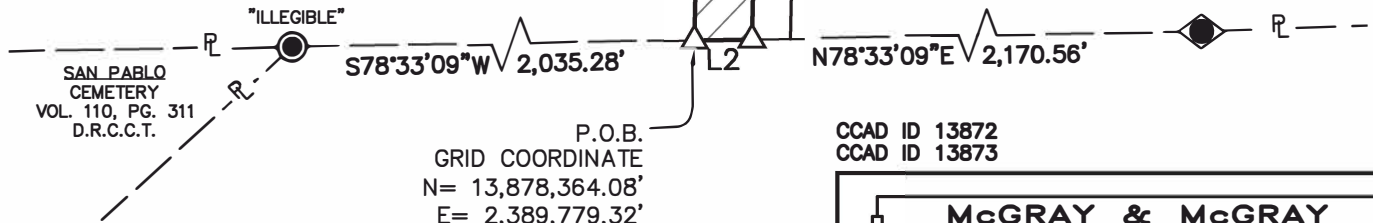
BYRD LOCKHART
SURVEY NO. 8
ABSTRACT NO. 17

N09°19'00"W 1,356.53'

S09°19'00"E 1,356.98'

20' TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 0.62 ACRE

ER-13
WLE
0.9344 AC. OR
40,701 SQ. FT.



SAN PABLO
CEMETERY
VOL. 110, PG. 311
D.R.C.C.T.

SCHMIDT BUSINESS, LTD.
UNDIVIDED NINETY PERCENT (90%) INTEREST
SCHMIDT CATTLE, L.P.
UNDIVIDED TEN PERCENT (10%) INTEREST
DOC. NO. 2019-004512
O.P.R.C.C.T.
(176.82 ACRES)
SEPTEMBER 5, 2019

P.O.B.
GRID COORDINATE
N= 13,878,364.08'
E= 2,389,779.32'

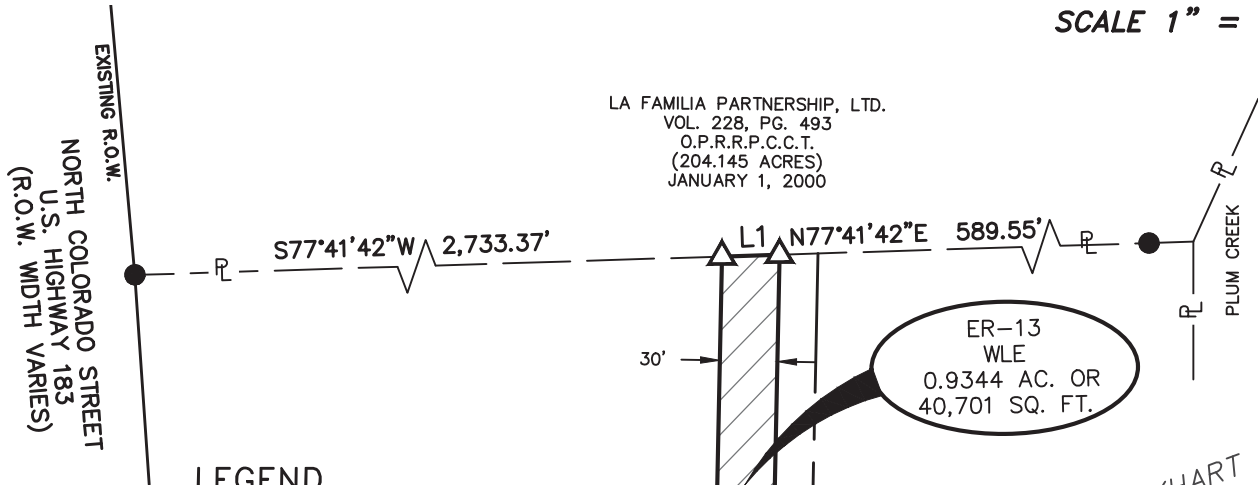
CCAD ID 13872
CCAD ID 13873

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	
DATE:	01/12/2024	TECH: EAN
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 3 OF 4

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.9344 AC. OR 40,701 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17
LOCKHART, CALDWELL COUNTY, TEXAS

SCALE 1" = 100'



LEGEND

- 5/8" IRON ROD WITH CAP FOUND (UNLESS NOTED)
- 1/2" IRON ROD FOUND
- CALCULATED POINT
- 4" WOOD POST FOUND

- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS CALDWELL COUNTY, TEXAS
- O.P.R.R.P.C.C.T. OFFICIAL PUBLIC RECORDS REAL PROPERTY CALDWELL COUNTY, TEXAS
- D.R.C.C.T. DEED RECORDS CALDWELL COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- RECORD INFORMATION
- CONTIGUOUS OWNERSHIP

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE GUARANTY COMPANY FILE NO. 2247231-BUD, EFFECTIVE DATE SEPTEMBER 27, 2022.
3. EXISTING EASEMENTS LISTED IN THE TITLE COMMITMENT SCHEDULE B, ITEM 10, DO NOT AFFECT THE PROPOSED ACQUISITION EXCEPT AS SHOWN HEREON.

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N77°41'42"E	30.04'

183 LOCKHART, LLC
DOC. NO. 2022-006424
O.P.R.C.C.T.
(43.719 ACRES)
AUGUST 8, 2022

183 LOCKHART, LLC
DOC. NO. 2022-006425
O.P.R.C.C.T.
(83.879 ACRES)
AUGUST 8, 2022

SHEET 3 OF 4

CCAD ID 13872
CCAD ID 13873

REVISED: 01/12/2024
REVISED: 12/20/2023
ISSUED: 12/08/2023



CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE 01/12/2024
Note: There is a description to accompany this plat.

McGRAY & McGRAY LAND SURVEYORS, INC. 3301 HANCOCK DRIVE #6 AUSTIN, TEXAS 78731 MCGRAY.COM (512) 451-8591 TBPELS SURVEY FIRM #10095500		
SCALE:	1" = 100'	
DATE:	01/12/2024	TECH: EAN
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 4 OF 4

EXHIBIT "E"

Parcel ER-14

2.174 Acre Waterline Easement
Byrd Lockhart Survey No. 8, Abstract No. 17
Caldwell County, Texas

DESCRIPTION FOR A PARCEL ER-14

DESCRIPTION OF A 2.174 ACRE (94,698 SQUARE FOOT) EASEMENT, OUT OF THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 204.145 ACRES CONVEYED TO LA FAMILIA PARTNERSHIP, LTD. BY SPECIAL WARRANTY DEED EXECUTED JANUARY 1, 2000, AS RECORDED IN VOLUME 228, PAGE 493 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS; SAID 2.174 ACRE (94,698 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point the northwest corner of this easement, being in the west line of said 204.145 acre La Familia Partnership tract, and in the existing east right-of-way line of North Colorado Street (U.S. Highway 183, varying width right-of-way), said POINT OF BEGINNING having Grid Coordinates of N=13,879,527.13, E=2,386,778.87, from which a 1/2-inch iron rod with "Hinkle" cap found at the most westerly northwest corner of said 204.145 acre La Familia Partnership tract, and in the existing east right-of-way line of North Colorado Street, bears, with a curve to the right, whose delta angle is 16°32'51", radius is 5,654.58 feet, an arc distance of 1,633.09 feet, the chord of which bears North 03°19'36" West 1,627.42 feet;

- 1) THENCE, along a north line of this easement, crossing said 204.145 acre La Familia Partnership tract, **North 77°46'56" East 40.00 feet** to a calculated point at the most westerly northeast corner of this easement;

THENCE, along an east line of this easement, crossing said 204.145 acre La Familia Partnership tract, the following two (2) courses, numbered 2 and 3:

- 2) **South 11°50'52" East 49.36 feet** to a calculated point, and
- 3) **South 15°36'37" East 342.23 feet** to a calculated point at a corner of this easement;
- 4) THENCE, along a north line of this easement, crossing said 201.145 acre La Familia Partnership tract, **North 77°41'42" East 2,726.64 feet** to a calculated point at the most easterly northeast corner of this easement;

- 5) THENCE, along the east line of this easement, crossing said 204.145 acre La Familia Partnership tract, **South 09°19'00" East 30.04 feet** to a calculated point at the southeast corner of this easement, being in the south line of said 204.145 acre La Familia Partnership tract, and the north line of that tract described as 43.719 acres conveyed to 183 Lockhart, LLC by General Warranty Deed, as recorded in Document No. 2022-006424, Official Public Records, Caldwell County, Texas, from which a 1/2-inch iron rod found in the south line of said 204.145 acre La Familia Partnership tract, and the north line of said 43.719 acre 183 Lockhart tract, bears North 77°41'42" East 589.55 feet;
- 6) THENCE, along a south line of this easement, the south line of said 204.145 acre La Familia Partnership tract, and the north line of said 43.719 acre 183 Lockhart tract, **South 77°41'42" West 2,753.39 feet** to a calculated point at the most southerly southwest corner of this easement, being at the southeast corner of an existing 10 foot wide telephone easement recorded in Volume 365, Page 629, Official Public Records, Caldwell County, Texas, from which a 1/2-inch iron rod found at the southwest corner of said 204.145 acre La Familia Partnership tract, being the northwest corner of said 43.719 acre 183 Lockhart tract, and in the existing east right-of-way line of North Colorado Street, bears, South 77°41'42" West 10.02 feet;

THENCE, along a west line of this easement, crossing said 204.145 acre La Familia Partnership tract, the following two (2) courses, numbered 7 and 8:

- 7) **North 15°36'37" West 371.53 feet** along the existing east line of said 10 foot wide telephone easement to a calculated point, and
- 8) **North 11°50'52" West 20.16 feet** to a calculated point at a corner in this easement,
- 9) THENCE, along a south line of this easement, crossing said 204.145 acre La Familia Partnership tract, **South 77°46'56" West 10.05 feet** to a calculated point at the most northerly southwest corner of this easement, being in the west line of said 204.145 acre La Familia Partnership tract, and the existing east right-of-way line of North Colorado Street, from which a 1/2-inch iron rod found in the west line of said 204.145 acre La Familia Partnership tract, and the existing east right-of-way line of North Colorado Street, bears, with a curve to the left, whose delta angle is 00°12'28", radius is 5,654.58 feet, an arc distance of 20.51 feet, and the chord of which bears South 12°00'29" East 20.51 feet;

10)THENCE, along a west line of this easement, the west line of said 204.145 acre La Familia Partnership tract, and the existing east right-of-way line of North Colorado Street, with a curve to the right, whose delta angle is **00°18'14"**, radius is **5,654.58 feet**, an arc distance of **30.00 feet**, and the chord or which bears **North 11°45'08" West 30.00 feet** to the POINT OF BEGINNING and containing 2.174 acres (94,698 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, South Central Zone (4204), NAD83 (2011) EPOCH 2010.00. The coordinates shown are grid coordinates.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



01/12/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\ER-14~2.174 Ac WLE-R5_KS

Issued 09/29/2023; Revised 11/21/2023; 12/08/2023; 12/15/2023; 12/20/2023; 01/12/2024

CCAD ID 13513 & 40378

**SKETCH TO ACCOMPANY DESCRIPTION
OF 2.174 AC. OR 94,698 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17
LOCKHART, CALDWELL COUNTY, TEXAS**



SCALE 1" = 100'

BYRD LOCKHART
SURVEY NO. 8
ABSTRACT NO. 17

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N77°46'56"E	40.00'
L2	S11°50'52"E	49.36'
L4	N11°50'52"W	20.16'
L5	S77°46'56"W	10.05'
L6	S77°41'42"W	10.02'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	30.00'	5,654.58'	00°18'14"	N11°45'08"W	30.00'
C2	1,633.09'	5,654.58'	16°32'51"	N03°19'36"W	1,627.42'
C3	20.51'	5,654.58'	00°12'28"	S12°00'29"E	20.51'

LA FAMILIA PARTNERSHIP, LTD.
VOL. 228, PG. 493
O.P.R.R.P.C.C.T.
(204.145 ACRES)
JANUARY 1, 2000

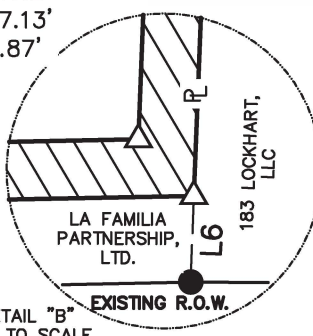
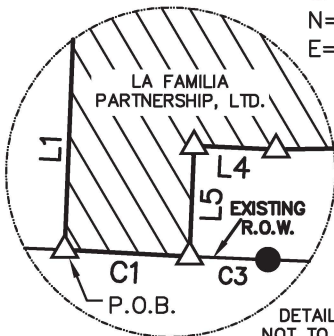
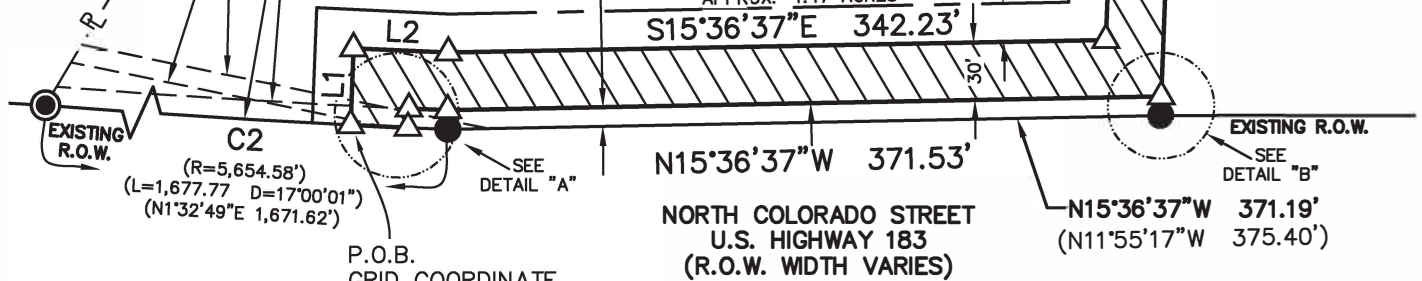
SOUTHWESTERN BELL
TELEPHONE COMPANY
10' WIDE
TELEPHONE EASEMENT
VOL. 591, PG. 182
O.P.R.R.P.C.C.T.

SOUTHWESTERN BELL
TELEPHONE COMPANY
10' WIDE TELEPHONE EASEMENT
VOL. 365, PG. 629
O.P.R.C.C.T.

ER-14
WLE
2.174 AC. OR
94,698 SQ. FT.

20' TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 1.47 ACRES

183 LOCKHART, LLC
DOC. NO. 2022-006424
O.P.R.C.C.T.
(43.719 ACRES)
AUGUST 8, 2022



CCAD ID 40378
CCAD ID 13513

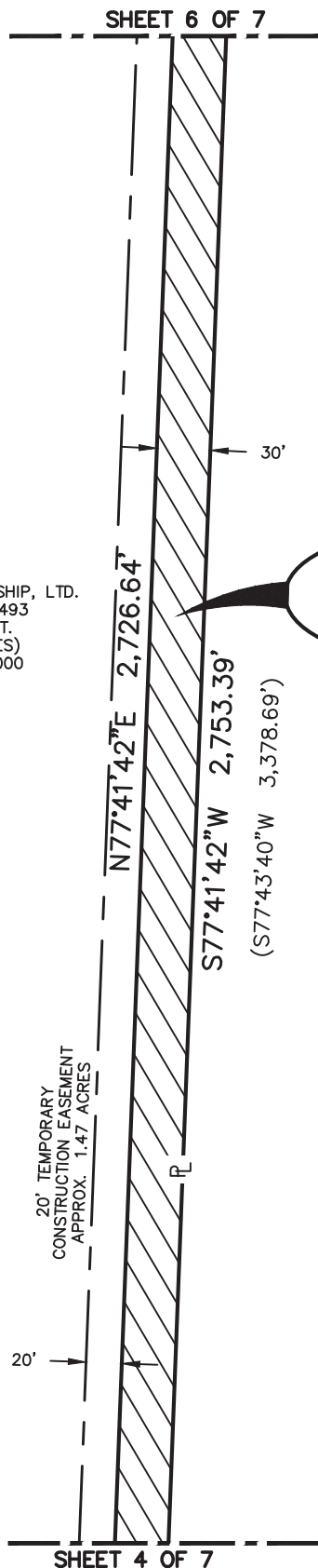
**McGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPES SURVEY FIRM #10095500

SCALE:	1" = 100'	
DATE:	01/12/2024	TECH: EAN
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 4 OF 7

SKETCH TO ACCOMPANY DESCRIPTION
OF 2.174 AC. OR 94,698 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17
LOCKHART, CALDWELL COUNTY, TEXAS



SCALE 1" = 100'



LA FAMILIA PARTNERSHIP, LTD.
VOL. 228, PG. 493
O.P.R.R.P.C.C.T.
(204.145 ACRES)
JANUARY 1, 2000

BYRD LOCKHART
SURVEY NO. 8
ABSTRACT NO. 17

ER-14
WLE
2.174 AC. OR
94,698 SQ. FT.

183 LOCKHART, LLC
DOC. NO. 2022-006424
O.P.R.C.C.T.
(43.719 ACRES)
AUGUST 8, 2022

CCAD ID 40378
CCAD ID 13513



McGRAY & McGRAY
LAND SURVEYORS, INC.

3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

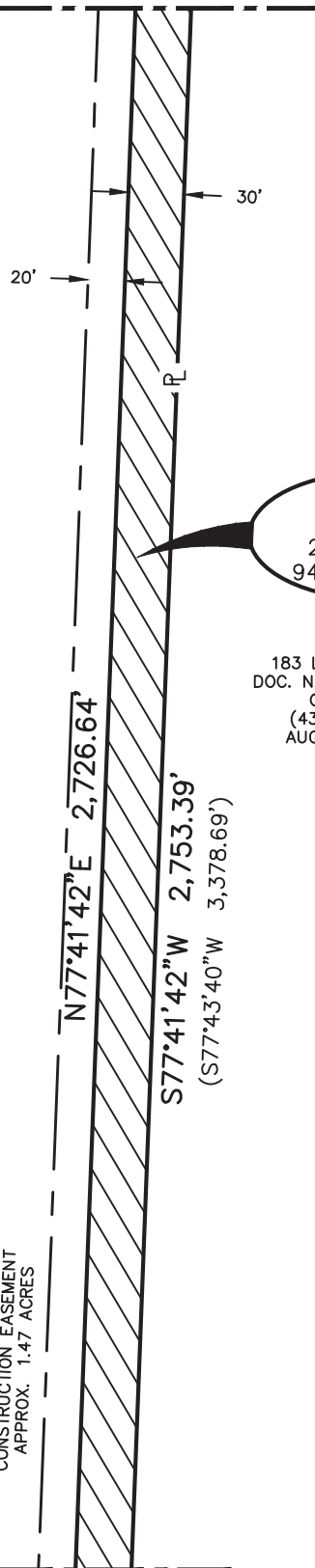
SCALE:	1" = 100'	
DATE:	01/12/2024	TECH: EAN
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 5 OF 7

SKETCH TO ACCOMPANY DESCRIPTION
OF 2.174 AC. OR 94,698 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17
LOCKHART, CALDWELL COUNTY, TEXAS



SCALE 1" = 100'

SHEET 7 OF 7



ER-14
WLE
2.174 AC. OR
94,698 SQ. FT.

LA FAMILIA PARTNERSHIP, LTD.
VOL. 228, PG. 493
O.P.R.R.P.C.C.T.
(204.145 ACRES)
JANUARY 1, 2000

183 LOCKHART, LLC
DOC. NO. 2022-006424
O.P.R.C.C.T.
(43.719 ACRES)
AUGUST 8, 2022

BYRD LOCKHART
SURVEY NO. 8
ABSTRACT NO. 17

20' TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 1.47 ACRES

SHEET 5 OF 7

CCAD ID 40378
CCAD ID 13513

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	
DATE:	01/12/2024	TECH: EAN
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 6 OF 7

**SKETCH TO ACCOMPANY DESCRIPTION
OF 2.174 AC. OR 94,698 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17
LOCKHART, CALDWELL COUNTY, TEXAS**



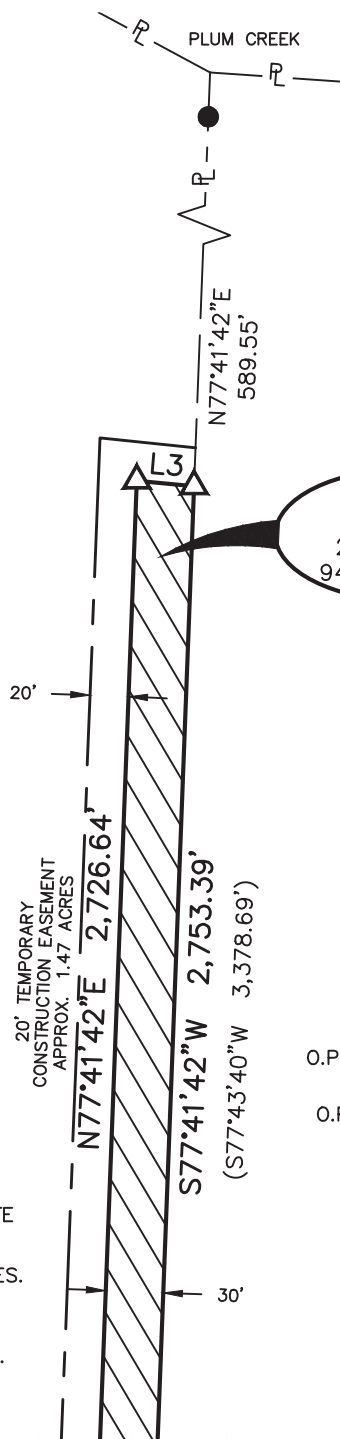
SCALE 1" = 100'

LINE TABLE		
LINE#	BEARING	DISTANCE
L3	S09°19'00"E	30.04'

183 LOCKHART, LLC
DOC. NO. 2022-006424
O.P.R.C.C.T.
(43.719 ACRES)
AUGUST 8, 2022

BYRD LOCKHART
SURVEY NO. 8
ABSTRACT NO. 17

LA FAMILIA PARTNERSHIP, LTD.
VOL. 228, PG. 493
O.P.R.R.P.C.C.T.
(204.145 ACRES)
JANUARY 1, 2000



LEGEND



1/2" IRON ROD WITH CAP FOUND
WITH "HINKLE"



1/2" IRON ROD FOUND



CALCULATED POINT

O.P.R.R.C.C.T. OFFICIAL PUBLIC RECORDS OF REAL
PROPERTY CALDWELL COUNTY, TEXAS

O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS
CALDWELL COUNTY, TEXAS

P.O.B. POINT OF BEGINNING



PROPERTY LINE



RECORD INFORMATION

NOTES:

1. THIS PROJECT IS REFERENCED, FOR ALL BEARING
AND COORDINATE BASIS, TO THE TEXAS COORDINATE
SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH
AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00.
COORDINATES SHOWN HEREON ARE GRID COORDINATES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT
OF A TITLE COMMITMENT PREPARED BY FIRST
AMERICAN TITLE GUARANTY COMPANY FILE NO.
2303830-BUD, EFFECTIVE DATE DECEMBER 10, 2023.
3. EXISTING EASEMENTS LISTED IN THE TITLE
COMMITMENT SCHEDULE B, ITEM 10, DO NOT AFFECT
THE PROPOSED ACQUISITION EXCEPT AS SHOWN
HEREON.

REVISED: 01/12/2024
REVISED: 12/20/23
REVISED: 12/15/23
REVISED: 12/08/23
REVISED: 11/21/23
ISSUED: 09/29/23

CCAD ID 40378
CCAD ID 13513

SHEET 6 OF 7

Chris Conrad



01/12/2024

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.

McGRAY & McGRAY LAND SURVEYORS, INC. 3301 HANCOCK DRIVE #6 AUSTIN, TEXAS 78731 MCGRAY.COM (512) 451-8591 TBPELS SURVEY FIRM #10095500		
SCALE:	1" = 100'	
DATE:	01/12/2024	TECH: EAN
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 7 OF 7

EXHIBIT "F"

Parcel ER-15

0.1570 Acre Waterline Easement
Byrd Lockhart Survey No. 8, Abstract No. 17
Caldwell County, Texas

DESCRIPTION FOR PARCEL ER-15

DESCRIPTION OF A 0.1570 OF ONE ACRE (6,840 SQUARE FOOT) EASEMENT, OUT OF THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 8.827 ACRES CONVEYED TO SSPC DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED, DATED MARCH 16, 2017, AS RECORDED IN DOCUMENT NO. 2017-001412, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS; SAID 0.1570 OF ONE ACRE (6,840 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the southeast corner of this easement, being in the east line of said 8.827 acre SSPC Development tract, and in the existing west right-of-way line of North Colorado Street (U.S. Highway 183, varying width right-of-way), said POINT OF BEGINNING having Grid Coordinates of N=13,879,468.27, E=2,386,648.79, from which a 1/2-inch iron rod found at the southeast corner of said 8.827 acre SSPC Development tract, being the northeast corner of that tract described as 6.480 acres conveyed to James B. Mazac and Karen A. Mazac by General Warranty Deed, as recorded in Document No. 137172, Official Public Records of Real Property, Caldwell County, Texas, and in the existing west right-of-way line of North Colorado Street, bears, with a curve to the left, whose delta angle is 02°15'04", radius is 5,804.58 feet, an arc distance of 228.06 feet, and the chord of which bears South 13°24'19" East 228.05 feet, and South 14°26'08" East 690.94 feet;

- 1) THENCE, along the south line of this easement, crossing said 8.827 acre SSPC Development tract, **South 77°46'56" West 231.90 feet** to a calculated point at the southwest corner of this easement, being in the west line of said 8.827 acre SSPC Development tract, and the east line of that tract described as 68.001 acres conveyed to Richard E. Blauvelt by General Warranty Deed, as recorded in Document No. 2016-003645, Official Public Records, Caldwell County, Texas, being further described in Volume 519, Page 768, Official Public Records, of Real Property, Caldwell County, Texas, from which a 5-inch wood post found at the southwest corner of said 8.827 acre SSPC Development tract, being the northwest corner of said 6.480 acre Mazac tract, and in the east line of said 68.001 acre Blauvelt tract, bears South 02°33'29" West 943.94 feet;

- 2) THENCE, along the west line of this easement and said 8.827 acre SSPC Development tract, and the east line of said 68.001 acre Blauvelt tract, **North 02°33'29" East 31.03 feet** to a calculated point at the northwest corner of this easement, from which a 8-inch cedar post found at the northwest corner of said 8.827 acre SSPC Development tract, being the northeast corner of said 68.001 acre Blauvelt tract bears North 02°33'29" East 222.09 feet;
- 3) THENCE, along the north line of this easement, crossing said 8.827 acre SSPC Development tract, **North 77°46'56" East 224.04 feet** to a calculated point at the northeast corner of this easement, being in the east line of said 8.827 acre SSPC Development tract, and in the existing west right-of-way line of North Colorado Street;
- 4) THENCE, along the east line of this easement and said 8.827 acre SSPC Development tract, and the existing west right-of-way line of North Colorado Street, with a curve to the left, whose delta angle is **00°17'46"**, radius is **5804.58 feet**, an arc distance of **30.00 feet**, and the chord of which bears **South 12°07'54" East 30.00 feet** to the POINT OF BEGINNING and containing 0.1570 of one acre (6,840 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, South Central Zone (4204), NAD83 (2011) EPOCH 2010.00. The coordinates shown are grid coordinates.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500



A handwritten signature in blue ink, appearing to be "Chris Conrad".

01/12/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

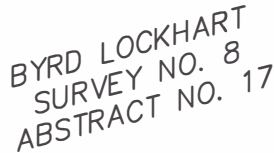
Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\ER-15~0.1570 Ac WLE-R4_KS

Issued 09/29/2023; Revised 11/21/2023; 12/15/2023; 12/20/2023; 01/12/2024

CCAD ID 13874

P.O.B.
GRID COORDINATE
N= 13,879,468.27'
E= 2,386,648.79'



RICHARD E. BLAUVELT
DOC. NO. 2016-003645
O.P.R.C.C.T.
(68.001 ACRES)
JULY 12, 2016

PROPERTY LINE

ISSUED: 09/29/23

SCALE:	1" = 100'	
DATE:	01/12/2024	TECH: EAN
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 3 OF 3

M:\HDR~22-179~GBRA Texas 130\Dwg\Parcels\ER-15_SSPC Development_REV3.dwg

ACTION ITEM

12. Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a Wholesale Wastewater Service Agreement between Guadalupe-Blanco River Authority and NexMetro Homestead, LP for the Western Duelm Tract.

(Justin Adkins)

Attachment



Your Trusted
Water Resource

Guadalupe-Blanco River Authority

Board Meeting – March 20, 2024

Agenda Item 12

Action

Action Requested: Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a Wholesale Wastewater Service Agreement between Guadalupe-Blanco River Authority and NexMetro Homestead, LP for the Western Duelm Tract.

Staff: Justin Adkins, Assistant General Counsel

Background: NexMetro Homestead, LP (“NexMetro”) intends to develop a residential subdivision in the Western Duelm Tract, which lies within the GBRA Stein Falls Wastewater System service area, and has requested that GBRA provide wholesale wastewater service to the tract. The proposed development is located wholly within Guadalupe County.

The Western Duelm Tract is located near the intersection of FM 725 and E Klein Rd, and lies in the southeast portion of the City of New Braunfels. NexMetro has requested wholesale wastewater service for 248 Living Unit Equivalents (LUEs) on the tract.

In order to provide the requested wastewater service, GBRA and NexMetro will need to execute an agreement principally requiring: (1) NexMetro to provide all construction plans and specifications for GBRA review; (2) NexMetro to construct the wastewater collection system within the developed tract; (3) NexMetro to construct the connecting infrastructure from the tract to GBRA’s existing facilities, (4) NexMetro to convey certain wastewater facilities to GBRA following their construction; (5) NexMetro to pay GBRA Connection Fees (currently \$6,800 per LUE); and (6) GBRA to provide continuous wholesale wastewater service to the Western Duelm Tract following the completion of the project.

Item: Authorization of the General Manager/CEO to negotiate and execute a Wholesale Wastewater Service Agreement with NexMetro Homestead, LP.

ACTION ITEM

13. Consideration of and possible action to award a contract between the Guadalupe-Blanco River Authority and a management consulting firm to provide services to conduct an annual evaluation of the performance of the General Manager/CEO.

(Vanessa Guerrero)

Attachment



Your Trusted
Water Resource

Guadalupe-Blanco River Authority

Board Meeting – March 20, 2024

Agenda Item 13

Action

Action Requested: Consideration of and possible action to award a contract between the Guadalupe-Blanco River Authority and a management consulting firm to provide services to conduct an annual evaluation of the performance of the General Manager/CEO.

Staff: Vanessa Guerrero, Executive Manager of Administration

Background: It is the practice of the Board to review and evaluate the General Manager/CEO on an annual basis. GBRA has received proposals from three qualified firms to develop a systematic evaluation process to accurately assesses key performance indicators and the overall effectiveness of the General Manager/CEO.

Item: Approval of award of a contract between the Guadalupe-Blanco River Authority and a management consulting firm to provide services to conduct an annual evaluation of the performance of the General Manager/CEO.

DISCUSSION ITEM

14. Discussion regarding the 2024 Update to the Wholesale Drought Contingency Plan for Guadalupe-Blanco River Authority. **(Brian Perkins)**

DISCUSSION ITEM

15. Discussion regarding Base Flow Report, Water Quality Index, long-term weather pattern, and condition of the Guadalupe Basin. **(Charlie Hickman)**

Attachment

ITEMS FOR EXECUTIVE SESSION

16. The Board may meet in Executive Session as authorized by Chapter 551, Texas Government Code, to discuss one or more of the following matters:

- a. Any items listed on this agenda;
- b. Advice from legal counsel about pending or threatened litigation, including litigation options, representation, settlements, settlement-related agreements and memoranda of understanding and, if applicable, the impact of pending or contemplated litigation on GBRA projects and proposed projects;
- c. The following matters: (i) GBRA's Mid-Basin Water User Permit Application in Gonzales County (98th District Court of Travis County); (ii) San Antonio Water System's application to TCEQ for a bed and banks permit on the San Antonio River (TCEQ); (iii) Cibolo Creek Municipal Authority's application to TCEQ for a bed and banks permit on the San Antonio River (TCEQ); (iv) other pending applications for TCEQ water use or water quality permits on which GBRA is the permittee or co-permittee; (v) pending applications for TCEQ water use or water quality permits in the Guadalupe or adjacent river basins; and (vi) pending or threatened litigation to which GBRA is a party or potential party;
- d. Advice from legal counsel about pending litigation or threatened litigation relating to right of way acquisition; deliberation on matters relating to the purchase, exchange, lease, or value of real property interests and advice from legal counsel on those matters, including without limitation, issues relating to (i) right-of-way acquisitions for GBRA-related projects within or adjacent to the boundaries of GBRA's district; (ii) exchange, sale, or transfer of real property interests within or adjacent to the boundaries of GBRA's district; and (iii) sale, acquisition, and/or transfer of GBRA water treatment and distribution assets in Calhoun County;
- e. Briefing and advice from legal counsel relating to matters covered by legal counsel's duty of confidentiality, including without limitation: (i) issues relating to agreements under negotiation; (ii) issues relating to potential litigation and representation in that litigation, including without limitation, issues or disputes arising from existing contracts to which GBRA is a party and bid protests, (iii) legal and regulatory issues relating to GBRA's groundwater and/or surface water rights and permits throughout the Guadalupe River Basin; (iv) issues relating to GBRA easement rights, enforcement of same, and other property rights; and (v) issues relating to agricultural water sales;
- f. Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of public officers or employees; and to receive and obtain legal advice regarding same from legal counsel.

- General Manager/CEO, public officers, or employees

No action will be taken in executive session. The Board may take final action on any of the above-mentioned matters while convened in open session pursuant to Chapter 551 of the Texas Government Code.

ADJOURN