



Guadalupe-Blanco River Authority

# **Board of Directors Meeting**

**April 17, 2024**

# **GUADALUPE-BLANCO RIVER AUTHORITY**

## **April 17, 2024 Meeting Schedule**

### **Board of Directors Meeting**

Wednesday, April 17, 2024

10:00 a.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, April 17, 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 March 20, 2024 Board Meeting.

**Attachment**

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

**Attachment**

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

**Attachment**

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

**Attachment**

## **GENERAL MANAGER/CEO ITEMS**

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. **(Amanda Buchanan, David Harris, Charlie Hickman, Nathan Pence, Randy Staats, Vanessa Guerrero, Adeline Fox)**

**Attachment**

## **ACTION ITEMS**

7. Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute an Interlocal Cooperation Contract between Guadalupe-Blanco River Authority and Texas Parks and Wildlife Department related to the subaward of grant funds for the Guadalupe-Blanco River Authority to perform the project titled, "Expanded Scope for the Guadalupe River Habitat Conservation Plan." **(Daniel Large)**

**Attachment**

8. Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute an agreement for the performance of the financial audit for fiscal year 2024. **(Oscar Ramirez)**

**Attachment**

9. Consideration of and possible action adopting a Resolution requesting financial assistance from the Texas Water Development Board to finance an expansion of the Carrizo Groundwater Supply Project; authorizing the filing of an application for financial assistance; and making certain findings in connection therewith. **(Randy Staats)**

**Attachment**

10. Consideration of and possible action approving a Resolution by the Guadalupe-Blanco River Authority declaring a public necessity for the acquisition of certain fee estates, 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 certain fee estates, 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-12 – Schmidt Business, L.P., a Texas limited partnership, an undivided ninety percent (90%) interest; and Schmidt Cattle, L.P., a Texas limited partnership, an undivided ten percent (10%) interest,** being a 1.082 acre (47,142 square foot) permanent easement, and 0.72 acre (31,363 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 176.82 acres conveyed to Schmidt Business, LTD. (undivided 90% interest) and Schmidt Cattle, L.P. (undivided 10% interest) by Warranty Deed dated September 5, 2019, as recorded in Document No. 2019-004512, Official Public Records, Caldwell County, Texas; said 1.082 acre (47,142 square foot) permanent easement and 0.72 acre (31,363 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit “A” attached hereto;

**Parcel ER-16 – Richard E. Blauvelt,** being a 1.249 acre (54,408 square foot) permanent easement, and 0.84 acre (36,590 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 described as 68.001 acres conveyed to Richard E. Blauvelt by General Warranty Deed dated July 12, 2016, 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; said 1.249 acres (54,408 square foot) permanent easement and 0.84 acre (36,590 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit “B” attached hereto;

**Parcel NR-01A – Alan Wayne Balsler and Pamela Guffey Balsler,** being a 4.593 acre (200,086 square foot) fee estate, out of the Byrd Lockhart Survey No. 8, Abstract No. 17, Caldwell County, Texas, being a portion of that tract described as 228.120 acres conveyed to Alan Wayne Balsler and Pamela Guffey Balsler by Warranty Deed with Vendor’s Lien dated October 16, 2017, as recorded in Document No. 2017-005439, Official Public Records, Caldwell County, Texas; said 4.593 acre (200,086 square foot) fee estate, being more particularly described by metes and bounds and survey as follows in Exhibit “C” attached hereto;

**Parcel NR-31 – Schmidt Cattle, L.P., a Texas limited partnership,** being a 2.143 acre (93,352 square foot) permanent easement, and 1.43 acre (62,291 square foot)

temporary construction easement, out of the Elizabeth Brown Survey, Abstract No. 368, Caldwell County, Texas, being a portion of Lot 100, C.M. Rogers Subdivision, a Subdivision of record in Cabinet A., Slide 98, Plat Records, Caldwell County, Texas, said all of Lot 100 and a portion of Lot 105, in said C.M. Rogers Subdivision being described as 103.149 acres conveyed to Schmidt Cattle, L.P., by Special Warranty Deed dated July 16, 2009, as recorded in Volume 577, Page 638, Official Public Records of Real Property, Caldwell County, Texas; said 2.143 acre (93,352 square foot) permanent easement and 1.43 acre (62,291 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "D" attached hereto;

**Parcel NR-32 – Joel Garcia and Priscilla Lynn Garcia**, being a 1.890 acre (82,342 square foot) permanent easement, and 1.26 acre (54,886 square foot) temporary construction easement, out of the Elizabeth Brown Survey, Abstract No. 368, and the John Mott Survey, Abstract No. 191, Caldwell County, Texas, being a portion of that tract described as 20.48 acres conveyed to Joel Garcia and Priscilla Garcia by Warranty Deed with Vendors Lien dated August 4, 2017, as recorded in Document No. 2017-004094, Official Public Records, Caldwell County, Texas; said 1.890 acre (82.342 square foot) permanent easement, and 1.26 acre (54,886 square foot) temporary construction easement more particularly described by metes and bounds and survey as follows in Exhibit "E" attached hereto; and

**Parcel NR-34 – Silver Mount Holdings, LLC, a Texas limited liability company**, being a 0.5963 acre (25,974 square foot) permanent easement, and 0.40 acre (17,424 square foot) temporary construction easement, out of the Thomas J. Hatton Survey, Abstract No. 121, Caldwell County, Texas, being a portion that tract described as 195.118 acres (Tract 1) conveyed to Silver Mount Holdings, LLC by Special Warranty Deed with Vendor's Lien dated October 26, 2021, as recorded in Document No. 2021-007932, Official Public Records, Caldwell County, Texas; said 0.5963 acre (25,974 square foot) permanent easement and 0.40 acre (17,424 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**

11. 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 FM 725 Wastewater Pipeline Relocation Project. **(Travis Basham)**

**Attachment**

12. Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a reimbursement agreement with the Texas Transportation Commission related to the FM 725 Wastewater Pipeline Relocation Project. **(Travis Basham)**

**Attachment**

13. Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a contract between the Guadalupe-Blanco River Authority and a Heating, Ventilation, and Air Conditioning (HVAC) vendor for the acquisition and installation of a new chiller system located at the 933 E. Court St. office. **(Ken Clinton)**

**Attachment**

## **DISCUSSION ITEMS**

14. Mid-Year presentation and update on GBRA's Fiscal Year 2024 Work Plan and Budget. **(Randy Staats)**

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**



## **CONSENT ITEM**

2. Consideration of and possible action approving the minutes of the March 20, 2024 Board Meeting.

**Attachment**

**GUADALUPE-BLANCO RIVER AUTHORITY**  
**Minutes of the Board of Directors**  
**March 20, 2024**

The Board of Directors of the Guadalupe-Blanco River Authority met in a regular meeting on March 20, 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, Patrick Cohoon, John Cyrier, and Robert Blaschke. Director Carbonara was not present. 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; 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 Meador led the Pledges of Allegiance to the United States flag and the Texas flag.

The Chairman congratulated staff on the recent GBRA event held to commemorate the completion of Lake Dunlap construction project and recognized Doug Harrison and Jay Harmon for the contributions of the Lake Dunlap Water Control and Improvement District and the Preserve Lake Dunlap Association for their collaborative efforts with GBRA on the project.

The Chairman then called for **Public Comments from the public**. There were no comments from the public.

The Chairman called for **Consent Item 2 - Consideration of and possible action approving the minutes of the February 21, 2024 Board Meeting; Consent Item 3 - Consideration of and possible action approving the monthly financial report for February 2024; Consent Item 4 - Consideration of and possible action approving the monthly operations report for February 2024; Consent Item 5 - Consideration of and possible action approving Directors' expense vouchers for February 2024; and Consent Item 6 - Consideration of and possible action approving the minutes of the February 21, 2024 Board Workshop Meeting**. Upon Motion by Director Old, seconded by Director Ehrig, the Board unanimously approved Consent Items 2, 3, 4, 5, and 6.

The Chairman then called for **General Manager/CEO Item 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, Safety and Risk

Manager, stated there were no incidents, lost time, or near misses reported during this period. During February, training focused on driving safety, HAZCOM general awareness, and site-specific chemical use review. The Hazard Mitigation Action Plan (HMAP) is 75% complete. When the mitigation action section is complete and reviewed, GBRA's consultant will then draft the HMAP plan, with a preliminary review to be performed by late April 2024. Tier II Reports have been completed and submitted to the TCEQ. The Safety Committee received a draft of the Short Service Employee Policy for review before being submitted to GBRA leadership. The first of four Safety Committee meetings was held in February in Seguin, Texas. A medical clinic map of GBRA's in-network insurance providers has been created with the assistance of GIS and is posted on GBRA's Intranet. Next, Adeline Fox, Executive Manager of Communications and Outreach, provided a Communications report to the Board, briefing on internal communications, developing a communications framework, and FY 24 priorities. Internal communications activities to be prioritized include internal learning, relationship building, and planning. At this time, the Communications department consists of three Communications staff and includes three Community and Government Affairs staff members. The Communications team focuses on social media, websites, media inquiries, and content development. The team has developed new internal communications including a quarterly newsletter, Better Basin Days, and a resource guide for internal and external purposes. The department is also implementing the rebranding the GBRA logo and GBRA's identity in the basin; and revising facts sheets and developing WaterSECURE information; and, in collaboration with New Braunfels Utilities and the City of New Braunfels, OneWater New Braunfels communication guides. The internal communication priorities for FY 2024 are the growth of

the communications framework, building relationships, and bridging information between divisions. The external priorities for FY 2024 include the development of a content library for social media platforms, websites, and the continued development of relationships with communities and customers. Next, Darrell Nichols, General Manager/CEO, expressed gratitude to the Communications team that organized the Lake Dunlap completion event and to the Board members who were able to attend. This event was organized to acknowledge the hard work of the Lake Dunlap Water Control and Improvement District (WCID) and The Preserve Lake Dunlap Association for their work in the restoration of Lake Dunlap. Special thanks were also given to Doug Harrison and Jay Harmon for their work in bringing Lake Dunlap to its current state.

The Chairman called for **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, Project Engineer, is seeking authorization for the selection of a general contractor for the Stein Falls Wastewater System Expansion project with the highest ranked bidder based on a competitive sealed proposal process. The treatment facility needs to be expanded due to growth in existing and new subdivisions within the system's current service area. Upon Motion by Director Meador, seconded by Director Valdez, the Board unanimously approved Action Item 8 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 Guadalupe-Blanco River Authority for selection of a general contractor for the Stein Falls Wastewater System Expansion project.

The Chairman then called for **Action Item 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, Executive Manager of Finance/CFO, is seeking approval of a resolution relating to the expansion of the Stein Falls Wastewater System. In 2012, GBRA entered into a loan agreement to finance extensions of and improvements to the Stein Falls Wastewater System. The loan agreement provides for the ability to prepay the principal outstanding, plus accrued interest, starting in September 2024. The early payoff will be made from currently available cash and investments on hand and will save \$215,355 in interest over the remaining maturity schedule. Upon Motion by Director Meador, seconded by Director Ehrig, the Board unanimously approved Action Item 9 approving the proposed 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. 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 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, Executive Manager of Finance/CFO, is seeking authorization to open two new bank accounts to manage proceeds from bonds issued by the Lake McQueeney and Lake Placid WCIDs. The new bank accounts will be necessary for payments during construction, and the investment account will account for excess construction funds.

The segregation of the funds is necessary to properly account for the tracking of receipts and disbursements of funds. Upon Motion by Director Old, seconded by Director Ehrig, the Board unanimously approved Action Item 10 authorizing Guadalupe-Blanco River Authority staff to open bank and investment accounts for the management of proceeds from bonds issued by the Lake McQueeney and Lake Placid Water Control and Improvement Districts.

Next, the Chairman called for **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 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 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 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 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 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 as follows in Exhibit “F” attached hereto.**

Courtney Kerr-Moore, Deputy General Counsel, is seeking approval of a Resolution declaring a public necessity for 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 properties located in Caldwell, Hays, and Guadalupe counties, Texas. Efforts to negotiate for the acquisition of these properties have been unsuccessful, making proceedings in eminent domain necessary to acquire such needed permanent easements and temporary construction easements.

Upon Motion by Director Cohoon, seconded by Director Cyrier, by a record vote, the Board unanimously approved Action Item 11 approving the proposed Resolution.

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

Next, the Chairman called for **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, Assistant General Counsel, is seeking authorization to negotiate a contract with NexMetro Homestead, LP (NexMetro) for GBRA's provision of wholesale wastewater service to the Western Duelm Tract, which lies within the GBRA Stein Falls Wastewater System service area. GBRA and NexMetro will need to execute an agreement requiring NexMetro to provide all construction plans and specifications for review, construct the wastewater collections system and connecting infrastructure, convey certain wastewater facilities to GBRA following their construction, and GBRA to provide continuous wholesale wastewater service to the Western Duelm Tract. Upon Motion by Director Meador, seconded by Director Cohoon, the Board unanimously approved Action Item 12 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.

Next, the Chairman called for **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, Executive Manager of Administration, is seeking approval for the award of a contract between GBRA and a management consulting firm, to conduct an annual evaluation of the performance of the General Manager/CEO. The Ad-Hoc Committee, assembled to review the various proposals, is recommending the contract for consulting services be awarded to Variate Consulting. Upon Motion by Director Cohoon, seconded by Director Old,

the Board unanimously approved Action Item 13 to award 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.

Chairman Patillo called for a recess at 11:28 a.m.

Chairman Patillo reconvened in open session at 11:40 a.m.

Next, the Chairman called for **Discussion Item 14 - Discussion regarding the 2024 Update to the Wholesale Drought Contingency Plan for Guadalupe-Blanco River Authority.**

Brian Perkins, Deputy Executive Manager of Engineering, briefed the Board on the 2024 Update to the Wholesale Drought Contingency Plan for Guadalupe-Blanco River Authority. The current Wholesale Drought Contingency Plan became effective in May 2019 with a requirement to be renewed every five-years. The basic requirements of the plan call for and include criteria for initiating and terminating drought stages, notification procedures, and targets for water use reductions. The 2024 update proposes provisions for pro-rata curtailment, variance, and enforcement procedures. The plan covers the following operations: Canyon Reservoir, Luling Water Rights, and Lower Basin Water Rights. The key proposed clarification updates for FY 24 are additional drought response stages for Canyon Reservoir, modified Lower Basin response stages, adding a provision requiring minimization of landscape irrigation; and updating procedures for mandatory pro-rata curtailments, enforcement provisions, and variance procedures. A draft copy of the updated plan will be posted on GBRA's website and provided to wholesale customers for review. The completed Plan update will be provided to the Texas Commission on Environmental Quality and the Texas Water Development Board after GBRA Board approval in April or May 2024.

The Chairman then called for **Discussion Item 15 - Discussion regarding Base Flow Report, Water Quality Index, long-term weather pattern, and condition of the Guadalupe Basin.** Daniel Worley, Project Engineer, 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 887.44 feet as of March 17, 2024. The J-17 Index Well level was at 640.7 feet as of March 17, 2024. Comal Springs was flowing around 153 cfs as of March 16, 2024.

There being no further business to be brought before the Board, the open meeting was recessed at 11:44 a.m. subject to call by the Chairman and convened the meeting in executive session at 11:44 a.m. pursuant to Chapter 551, Texas Government Code.

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

There being no further business to be brought before the Board, the meeting was adjourned at 11:53 a.m. subject to a call by the Chairman.

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Chairman

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Secretary/Treasurer

## **CONSENT ITEM**

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

**Attachment**



Guadalupe-Blanco River Authority

FINANCIAL REPORT  
TO THE  
BOARD OF DIRECTORS  
Month Ending March 2024

Financial Report To The  
BOARD OF DIRECTORS  
Month Ending March 2024

**Board of Directors**

NAME	POSITION	COUNTY 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

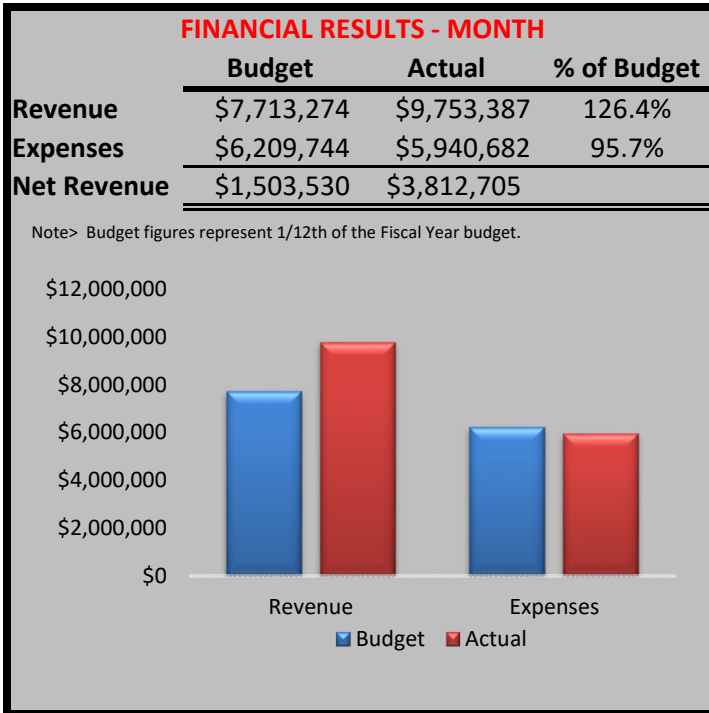
**Executive Team**

NAME	POSITION
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 March 31, 2024



**COMMENTS FOR MONTH**

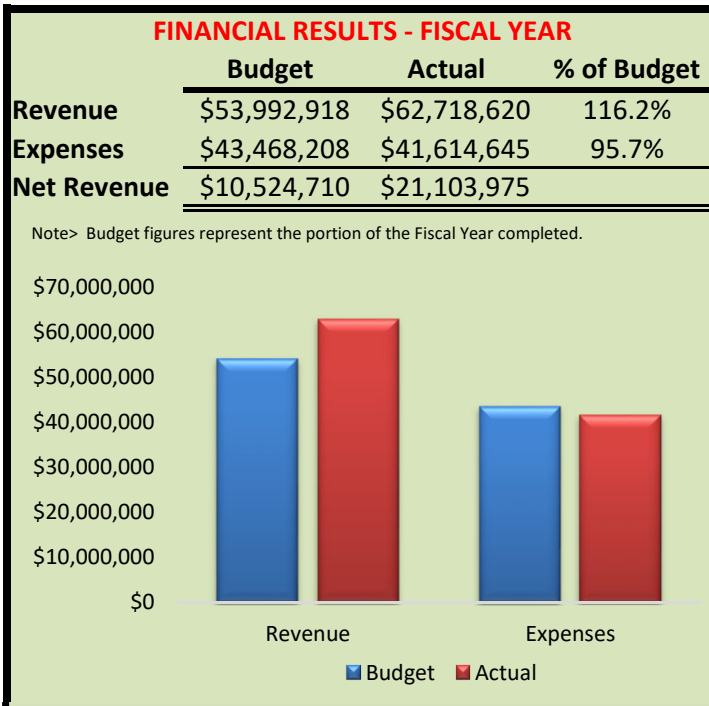
**REVENUE:**  
 Monthly total revenue was greater than budget by \$2.0 M.

**Water Sales** were greater than budget by \$57 K.  
**Wastewater Services** were more than budget by \$929 K due to higher level of connection fees received.  
**Power Sales** were less than budget by \$47 K due to no electrical generation at the Canyon Hydroelectric facility.  
**Recreation** was more than budget by \$26 K due to higher levels of activity during Spring Break.  
**Administrative & General** was less than budget by \$47 K. Revenue is offset by the same amount in A & G expense.  
**Interest Income** was greater than budget by \$1.1 M.  
 (interest generated from restricted funds is not budgeted)

**EXPENSES:**  
 Overall, expenses were less than budget by \$269 K.

**Operating expenses** were less than budget by \$491 K. Utility costs were less than budget by \$100 K and chemical costs were less than budget by \$24 K.

**Maintenance expenses** were less than budget by \$133 K.



**COMMENTS FOR FISCAL YEAR**

**REVENUE:**  
 Annual revenue year-to-date is greater than budget by \$8.7 M, driven by higher retail water sales, wastewater connection fees, and interest earnings.

**Water Sales** - over by \$1.3 M  
**Wastewater Services** - over by \$1.8 M  
**Power Sales** - under by \$416 K  
**Recreation** - under by \$116 K  
**A & G** - under by \$379 K, offset by the same amount in A & G expense  
**Investment Income** - over by \$5.9 M  
 (interest generated from restricted funds is not budgeted)  
**Miscellaneous Income** - over by \$1.1 M

**EXPENSES:**  
 Year-to-Date expenses are less than budget by \$1.8 M.

**Operating Expenses** were under budget by \$3.3 M, largely due to personnel expenses and professional services. **Maintenance & Repair** expenses were under budget by \$497 K due to the timing of project starts.

**GENERAL COMMENTS:**

- There have been no financial concerns during FY 2024.
- 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 **\$57.6 million**, which equates to **333 days** or **91%** of budgeted operations & maintenance expenses.



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

**March 31, 2024**

	CURRENT		YEAR TO DATE	ANNUAL	%
	ACTUAL	BUDGET	ACTUAL	BUDGET	of BDGT
<b>REVENUE</b>					
Power Sales	\$ 44,573	\$ 92,051	\$ 227,916	\$ 1,104,613	20.63%
Water Sales and Lake Operations	3,661,460	3,604,089	26,547,478	43,249,070	61.38%
Recreation and Land Use	124,087	97,121	562,903	1,165,455	48.30%
Wastewater Services	2,091,268	1,162,371	9,953,118	13,948,455	71.36%
Laboratory Services	141,845	81,667	634,801	980,000	64.78%
Administrative and General	343,537	391,484	2,361,029	4,697,807	50.26%
Interest Income	1,191,664	100,322	6,673,475	1,203,864	554.34%
Transfer to Project Fund Rev	4,800	4,800	33,600	57,600	58.33%
Gain (Loss) on Cap. Assets	-	-	-	-	-
Miscellaneous	209,344	241,979	2,845,904	2,903,745	98.01%
Grants & Local Contributions	139,591	126,926	293,657	1,523,106	19.28%
<b>Total Revenue</b>	<b>\$ 7,952,168</b>	<b>\$ 5,902,810</b>	<b>\$ 50,133,881</b>	<b>\$ 70,833,715</b>	<b>70.78%</b>
<b>EXPENSES</b>					
Operating Expenses	\$ 3,926,083	\$ 4,417,141	\$ 27,592,375	\$ 53,005,686	52.06%
Maintenance and Repairs	244,987	378,060	2,149,327	4,536,725	47.38%
Administrative and General	343,537	391,484	2,361,194	4,697,807	50.26%
Interest Expense	1,395,585	836,064	9,365,359	10,032,762	93.35%
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	30,490	26,192	146,389	314,300	46.58%
<b>Total Expenses</b>	<b>\$ 5,940,682</b>	<b>\$ 6,209,742</b>	<b>\$ 41,614,645</b>	<b>\$ 74,516,908</b>	<b>55.85%</b>
<b>Net Operating Revenues</b>	<b>\$ 2,011,487</b>	<b>\$ (306,933)</b>	<b>\$ 8,519,236</b>	<b>\$ (3,683,193)</b>	<b>-231.30%</b>
Depreciation and Amortization	\$ (517,881)	\$ -	(3,379,681)	-	-
Capacity Charge Revenue	1,801,219	1,810,464	12,584,739	21,725,568	57.93%
<b>Total Long-Term Assets</b>	<b>\$ 1,283,338</b>	<b>\$ 1,810,464</b>	<b>\$ 9,205,058</b>	<b>\$ 21,725,568</b>	<b>42.37%</b>
<b>Net Income</b>	<b>3,294,825</b>	<b>1,503,531</b>	<b>17,724,294</b>	<b>18,042,375</b>	<b>98.24%</b>
Deferred Revenues	\$ (192,196)	\$ -	\$ (1,345,373)	\$ -	-
<b>NET INCOME TRANSFERRED TO NET POSITION</b>	<b>\$ 3,102,629</b>	<b>\$ 1,503,531</b>	<b>\$ 16,378,921</b>	<b>\$ 18,042,375</b>	<b>90.78%</b>

**Guadalupe-Blanco River Authority**  
**Combined Balance Sheet**  
**March 31, 2024**

**CURRENT ASSETS**

Cash	\$ 8,019,962
Operating Investments	49,606,648
Interest Receivable	286,106
A/R-Operating	7,531,188
Other Current Assets	1,119,906
<b>Total Current Assets</b>	<b>66,563,810</b>

**RESTRICTED ASSETS**

Cash	108,701,496
Investments	88,619,702
Interest Receivable	426,596
<b>Total Restricted Assets</b>	<b>197,747,793</b>

**LONG-TERM ASSETS**

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

**FIXED ASSETS**

Land and Land Rights	18,972,511
Water and Storage Rights	59,047,185
Dams, Plants and Equip.	217,016,361
Work in Progress	333,075,669
Capital Improvement Projects	2,208,809
Less Accum. Depreciation	(112,492,550)
<b>Total Fixed Assets</b>	<b>517,827,985</b>

**OTHER ASSETS**

Contract Development Costs	-
FERC Permit	279,502
Deferred Outflows-DB Pension Plan	5,247,930
Deferred Outflows-TCDRS	3,028,939
Deferred Outflows-Bond Refunding	1,078,539
Deferred Outflows-Arbitrage Liability	1,861,267
Leased Assets	1,724,322
Less Accum. Amortization-Leases	(460,252)
<b>Total Other Assets</b>	<b>12,760,246</b>

**TOTAL ASSETS** **\$ 809,226,812**

**CURRENT LIABILITIES (Unrestricted)**

Curr. Portion, Long-term Loans	\$ 416,836
Loans, Interest Payable	3,721
A/P-Operating	1,422,446
A/P-Interfund	-
<b>Total Current Liab. (Unrest.)</b>	<b>1,843,003</b>

**CURRENT LIABILITIES (Restricted)**

Current Portion, Revenue Bonds	14,865,000
Current Portion, Interest Payable	3,480,553
A/P-Construction	-
<b>Total Current Liab. (Restr.)</b>	<b>18,345,553</b>

**LONG-TERM LIABILITIES**

Revenue Bonds Payable	599,271,938
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)
<b>Total Long-Term Liabilities</b>	<b>606,993,401</b>

**OTHER LIABILITIES**

Advances for Operations	130,047
Defined Benefit Pension Plan Liability	10,927,004
Deferred Inflows-Bonds	17,112,736
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
<b>Total Other Liabilities</b>	<b>33,517,005</b>

**TOTAL LIABILITIES** **660,698,962**

**NET POSITION**

Reserved/Unreserved Net Position	132,148,929
Net Position	16,378,921
<b>Total Net Position</b>	<b>148,527,850</b>

**TOTAL LIABILITIES & NET POSITION** **\$ 809,226,812**

**Guadalupe-Blanco River Authority**  
**Combining Balance Sheet**  
**03/31/2024**

	GENERAL	G.V. HYDRO	RURAL UTILITIES	WATER SUPPLY	RURAL WATER	COLETO CREEK	LULING	CANYON HYDRO	LOCKHART	TOTAL
<b>CURRENT ASSETS</b>										
Cash	\$ (521,413)	\$ (800,447)	\$ 2,983,232	\$ 4,444,600	\$ 277,477	\$ 403,110	\$ 889,936	\$ 105,998	\$ 237,469	\$ 8,019,962
Designated Cash	-	-	-	-	-	-	-	-	-	-
Operating Investments	8,033,966	-	7,720,072	32,562,071	570,599	-	719,940	-	-	49,606,648
Designated Investments	-	-	-	-	-	-	-	-	-	-
Interest Receivable	54,622	-	36,747	189,275	2,444	-	3,017	-	-	286,106
A/R-Operating	4,239	2,796,886	1,574,312	3,038,468	-	90,596	-	-	26,687	7,531,188
Other Current Assets	8,231	48,205	13,363	1,028,111	-	2,452	3,384	5,552	10,608	1,119,906
<b>Total Current Assets</b>	<b>7,579,647</b>	<b>2,044,645</b>	<b>12,327,725</b>	<b>41,262,525</b>	<b>850,520</b>	<b>496,158</b>	<b>1,616,277</b>	<b>111,550</b>	<b>274,764</b>	<b>66,563,810</b>
<b>RESTRICTED ASSETS</b>										
Cash	-	7,009,378	359,972	101,332,146	-	-	-	-	-	108,701,496
Investments	-	47,042,382	12,193,033	29,282,369	-	-	101,918	-	-	88,619,702
Interest Receivable	95	255,226	54,418	116,371	-	-	487	-	-	426,596
<b>Total Restricted Assets</b>	<b>95</b>	<b>54,306,986</b>	<b>12,607,422</b>	<b>130,730,886</b>	<b>-</b>	<b>-</b>	<b>102,405</b>	<b>-</b>	<b>-</b>	<b>197,747,793</b>
<b>LONG-TERM ASSETS</b>										
Interfund Loans Receivable	10,058,093	-	-	-	-	-	-	-	-	10,058,093
Long-term Loan Receivable	(0)	-	-	4,268,885	-	-	-	-	-	4,268,885
Deferred Revenue	-	-	-	-	-	-	-	-	-	-
<b>Total Long-Term Assets</b>	<b>10,058,093</b>	<b>-</b>	<b>-</b>	<b>4,268,885</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>14,326,978</b>
<b>FIXED ASSETS</b>										
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	18,947,773	156,681,700	3,421,556	2,440,930	7,856,297	12,553,881	1,173,576	217,016,361
Work in Progress	-	68,717,397	47,928,696	216,429,576	-	-	-	-	-	333,075,669
Capital Improvement Projects	-	2,208,809	-	-	-	-	-	-	-	2,208,809
Less Accum. Depreciation	(2,394,060)	(9,188,234)	(7,711,730)	(74,391,567)	(2,116,767)	(1,955,054)	(4,409,852)	(9,373,257)	(952,028)	(112,492,550)
<b>Total Fixed Assets</b>	<b>1,377,044</b>	<b>80,017,812</b>	<b>60,345,713</b>	<b>366,496,260</b>	<b>1,356,185</b>	<b>485,876</b>	<b>4,321,737</b>	<b>3,192,810</b>	<b>234,547</b>	<b>517,827,985</b>
<b>OTHER ASSETS</b>										
Contract Development Costs	-	-	-	-	-	-	-	-	-	-
FERC Permit	-	-	-	-	-	-	-	279,502	-	279,502
Deferred Outflows-DB Pension Plan	5,247,930	-	-	-	-	-	-	-	-	5,247,930
Deferred Outflows-TCDRS	3,028,939	-	-	-	-	-	-	-	-	3,028,939
Deferred Outflows-Bond Refunding	-	-	-	1,078,539	-	-	-	-	-	1,078,539
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)
<b>Total Other Assets</b>	<b>8,506,890</b>	<b>1,763,252</b>	<b>162,422</b>	<b>2,048,179</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>279,502</b>	<b>-</b>	<b>12,760,246</b>
<b>TOTAL ASSETS</b>	<b>\$ 27,521,769</b>	<b>\$ 138,132,695</b>	<b>\$ 85,443,283</b>	<b>\$ 544,806,735</b>	<b>\$ 2,206,705</b>	<b>\$ 982,033</b>	<b>\$ 6,040,419</b>	<b>\$ 3,583,862</b>	<b>\$ 509,312</b>	<b>\$ 809,226,812</b>

**Guadalupe-Blanco River Authority**  
**Combining Balance Sheet**  
**03/31/2024**

	GENERAL	G.V. HYDRO	RURAL UTILITIES	WATER SUPPLY	RURAL WATER	COLETO CREEK	LULING	CANYON HYDRO	LOCKHART	TOTAL
<b>CURRENT LIABILITIES (Unrestricted)</b>										
Curr. Portion, Long-term Loans	-	-	130,000	286,835	-	-	-	-	-	416,836
Loans, Interest Payable	-	-	-	3,721	-	-	-	-	-	3,721
A/P-Operating	357,489	88,922	152,362	645,107	-	88,386	21,959	16,229	51,993	1,422,446
A/P-Interfund	-	-	-	-	-	-	-	-	-	-
<b>Total Current Liab. (Unrest.)</b>	<b>357,489</b>	<b>88,922</b>	<b>282,362</b>	<b>935,663</b>	<b>-</b>	<b>88,386</b>	<b>21,959</b>	<b>16,229</b>	<b>51,993</b>	<b>1,843,003</b>
<b>CURRENT LIABILITIES (Restricted)</b>										
Current Portion, Revenue Bonds	-	3,680,000	-	10,865,000	-	-	320,000	-	-	14,865,000
Current Portion, Interest Payable	-	147,818	316,766	3,006,567	-	-	9,401	-	-	3,480,553
A/P-Construction	-	-	-	-	-	-	-	-	-	-
<b>Total Current Liab. (Restr.)</b>	<b>-</b>	<b>3,827,818</b>	<b>316,766</b>	<b>13,871,567</b>	<b>-</b>	<b>-</b>	<b>329,401</b>	<b>-</b>	<b>-</b>	<b>18,345,553</b>
<b>LONG-TERM LIABILITIES</b>										
Revenue Bonds Payable	-	117,640,000	57,585,373	421,869,801	-	-	2,176,764	-	-	599,271,938
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)
<b>Total Long-Term Liabilities</b>	<b>-</b>	<b>122,866,193</b>	<b>59,840,372</b>	<b>422,278,172</b>	<b>-</b>	<b>-</b>	<b>1,856,764</b>	<b>151,900</b>	<b>-</b>	<b>606,993,401</b>
<b>OTHER LIABILITIES</b>										
Advances for Operations	-	-	-	64,830	-	-	34,805	-	30,412	130,047
Defined Benefit Pension Plan Liability	10,927,004	-	-	-	-	-	-	-	-	10,927,004
Deferred Inflows-Bonds	-	-	-	12,768,081	-	-	885,576	3,459,079	-	17,112,736
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
<b>Total Other Liabilities</b>	<b>11,629,226</b>	<b>1,763,718</b>	<b>162,445</b>	<b>15,551,744</b>	<b>-</b>	<b>-</b>	<b>920,381</b>	<b>3,459,079</b>	<b>30,412</b>	<b>33,517,005</b>
<b>TOTAL LIABILITIES</b>	<b>11,986,715</b>	<b>128,546,651</b>	<b>60,601,946</b>	<b>452,637,147</b>	<b>-</b>	<b>88,386</b>	<b>3,128,506</b>	<b>3,627,208</b>	<b>82,405</b>	<b>660,698,962</b>
<b>NET POSITION</b>										
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	(258,444)	2,673,603	2,777,421	10,433,458	(43,038)	115,137	626,294	(143,951)	198,441	16,378,921
<b>Total Net Position</b>	<b>15,535,054</b>	<b>9,586,044</b>	<b>24,841,338</b>	<b>92,169,588</b>	<b>2,206,705</b>	<b>893,647</b>	<b>2,911,914</b>	<b>(43,346)</b>	<b>426,907</b>	<b>148,527,850</b>
<b>TOTAL LIABILITIES &amp; NET POSITION</b>	<b>\$ 27,521,769</b>	<b>\$ 138,132,695</b>	<b>\$ 85,443,283</b>	<b>\$ 544,806,735</b>	<b>\$ 2,206,705</b>	<b>\$ 982,033</b>	<b>\$ 6,040,419</b>	<b>\$ 3,583,862</b>	<b>\$ 509,312</b>	<b>\$ 809,226,812</b>

**Guadalupe-Blanco River Authority**  
**Combining Income and Expense**  
**03/31/2024**

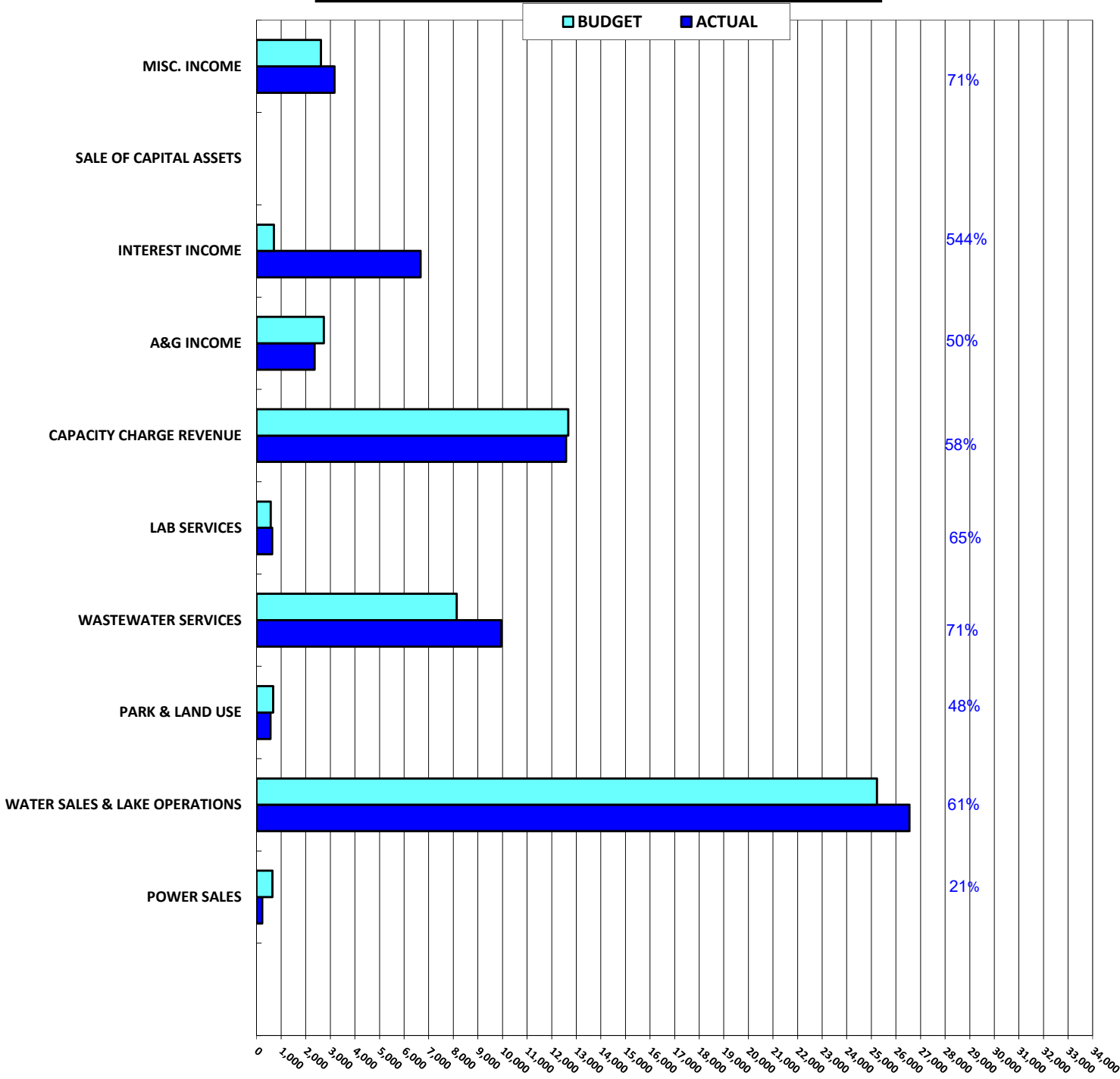
	GENERAL	G.V. HYDRO	RURAL UTILITIES	WATER SUPPLY	RURAL WATER	COLETO CREEK	LULING	CANYON HYDRO	LOCKHART	TOTAL
<b>REVENUE</b>										
Power Sales	\$ -	\$ 44,573	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,573
Water Sales and Lake Operations	-	-	-	3,304,454	-	90,537	186,467	-	80,002	3,661,460
Recreation and Land Use	-	-	-	26,701	-	97,386	-	-	-	124,087
Wastewater Services	-	-	1,618,605	405,617	-	-	-	-	67,046	2,091,268
Laboratory Services	-	-	-	141,845	-	-	-	-	-	141,845
Administrative and General	343,537	-	-	-	-	-	-	-	-	343,537
Interest Income	54,368	181,787	154,570	794,785	2,557	18	3,580	-	-	1,191,664
Transfer to Project Fund Rev	4,800	-	-	-	-	-	-	-	-	4,800
Gain (Loss) on Cap. Assets	-	-	-	-	-	-	-	-	-	-
Miscellaneous	5,545	4,540	21	133,941	-	331	-	-	64,965	209,344
Grants & Local Contributions	-	-	-	139,591	-	-	-	-	-	139,591
<b>Total Revenue</b>	<b>\$ 408,250</b>	<b>\$ 230,900</b>	<b>\$ 1,773,196</b>	<b>\$ 4,946,934</b>	<b>\$ 2,557</b>	<b>\$ 188,272</b>	<b>\$ 190,046</b>	<b>\$ -</b>	<b>\$ 212,013</b>	<b>\$ 7,952,168</b>
<b>EXPENSES</b>										
Operating Expenses	430,724	121,314	312,196	2,656,225	-	145,248	76,382	15,994	168,000	3,926,083
Maintenance and Repairs	2,244	13,235	23,353	185,856	-	7,419	1,835	33	11,012	244,987
Administrative and General	-	13,186	42,788	240,856	-	17,669	12,171	2,826	14,041	343,537
Interest Expense	-	98,546	199,045	1,091,727	-	-	6,268	-	-	1,395,585
Transfer to Project Fund Exp	-	-	-	-	-	-	-	-	-	-
Transfers-Restricted/Bond Covenant Fund Exp	-	-	-	-	-	-	-	-	-	-
Transfers-Reserve Fund Exp	-	-	-	-	-	-	-	-	-	-
Customer-owned Capital Exp	-	-	30,490	-	-	-	-	-	-	30,490
<b>Total Expenses</b>	<b>432,968</b>	<b>246,280</b>	<b>607,872</b>	<b>4,174,665</b>	<b>-</b>	<b>170,336</b>	<b>96,656</b>	<b>18,853</b>	<b>193,053</b>	<b>5,940,682</b>
<b>Net Operating Revenues</b>	<b>(24,719)</b>	<b>(15,380)</b>	<b>1,165,324</b>	<b>772,270</b>	<b>2,557</b>	<b>17,937</b>	<b>93,391</b>	<b>(18,853)</b>	<b>18,961</b>	<b>2,011,487</b>
Depreciation and Amortization	(15,367)	(16,792)	(62,644)	(372,821)	(8,516)	(5,534)	(13,857)	(21,245)	(1,106)	(517,881)
Capacity Charge Revenue	-	380,611	-	1,383,005	-	-	37,603	-	-	1,801,219
<b>Total Long-Term Assets</b>	<b>(15,367)</b>	<b>363,819</b>	<b>(62,644)</b>	<b>1,010,183</b>	<b>(8,516)</b>	<b>(5,534)</b>	<b>23,746</b>	<b>(21,245)</b>	<b>(1,106)</b>	<b>1,283,338</b>
<b>Net Income</b>	<b>(40,085)</b>	<b>348,440</b>	<b>1,102,680</b>	<b>1,782,453</b>	<b>(5,960)</b>	<b>12,403</b>	<b>117,137</b>	<b>(40,098)</b>	<b>17,855</b>	<b>3,294,825</b>
Deferred Revenues	-	-	-	(199,131)	-	-	(13,096)	20,031	-	(192,196)
<b>NET INCOME TRANSFERRED TO NET POSITION</b>	<b>\$ (40,085)</b>	<b>\$ 348,440</b>	<b>\$ 1,102,680</b>	<b>\$ 1,583,322</b>	<b>\$ (5,960)</b>	<b>\$ 12,403</b>	<b>\$ 104,041</b>	<b>\$ (20,067)</b>	<b>\$ 17,855</b>	<b>\$ 3,102,629</b>

**Guadalupe-Blanco River Authority**  
**Combining Income and Expense**  
**Year to Date at**  
**03/31/2024**

	GENERAL	G.V. HYDRO	RURAL UTILITIES	WATER SUPPLY	RURAL WATER	COLETO CREEK	LULING	CANYON HYDRO	LOCKHART	TOTAL
<b>REVENUE</b>										
Power Sales	\$ -	\$ 227,916	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 227,916
Water Sales and Lake Operations	-	-	-	23,960,163	-	644,324	1,382,980	-	560,012	26,547,478
Recreation and Land Use	-	-	-	136,210	-	426,693	-	-	-	562,903
Wastewater Services	-	-	6,874,591	2,609,204	-	-	-	-	469,323	9,953,118
Laboratory Services	-	-	-	634,801	-	-	-	-	-	634,801
Administrative and General	2,361,029	-	-	-	-	-	-	-	-	2,361,029
Interest Income	454,707	1,601,307	691,965	3,884,774	14,628	193	25,901	-	-	6,673,475
Transfer to Project Fund Rev	33,600	-	-	-	-	-	-	-	-	33,600
Gain (Loss) on Cap. Assets	-	-	-	-	-	-	-	-	-	-
Miscellaneous	45,296	4,242	10,334	2,260,470	-	94,390	554	-	430,618	2,845,904
Grants & Local Contributions	-	-	-	293,657	-	-	-	-	-	293,657
<b>Total Revenue</b>	<b>\$ 2,894,631</b>	<b>\$ 1,833,466</b>	<b>\$ 7,576,890</b>	<b>\$ 33,779,278</b>	<b>\$ 14,628</b>	<b>\$ 1,165,600</b>	<b>\$ 1,409,435</b>	<b>\$ -</b>	<b>\$ 1,459,953</b>	<b>\$ 50,133,881</b>
<b>EXPENSES</b>										
Operating Expenses	3,024,276	777,720	2,303,945	18,716,157	1,397	855,963	693,137	125,285	1,094,495	27,592,375
Maintenance and Repairs	27,954	152,213	372,510	1,475,669	-	49,372	25,612	394	45,605	2,149,327
Administrative and General	-	95,747	287,904	1,642,194	328	108,353	94,240	18,272	114,155	2,361,194
Interest Expense	-	687,409	1,393,522	7,235,494	-	-	48,933	-	-	9,365,359
Transfer to Project Fund Exp	-	-	-	-	-	-	-	-	-	-
Transfers-Restricted/Bond Covenant Fund Exp	-	-	-	-	-	-	-	-	-	-
Transfers-Reserve Fund Exp	-	-	-	-	-	-	-	-	-	-
Customer-owned Capital Exp	-	-	30,490	115,899	-	-	-	-	-	146,389
<b>Total Expenses</b>	<b>3,052,230</b>	<b>1,713,089</b>	<b>4,388,371</b>	<b>29,185,413</b>	<b>1,725</b>	<b>1,013,688</b>	<b>861,923</b>	<b>143,951</b>	<b>1,254,255</b>	<b>41,614,645</b>
<b>Net Operating Revenues</b>	<b>(157,599)</b>	<b>120,377</b>	<b>3,188,519</b>	<b>4,593,865</b>	<b>12,903</b>	<b>151,913</b>	<b>547,512</b>	<b>(143,951)</b>	<b>205,697</b>	<b>8,519,236</b>
Depreciation and Amortization	(100,845)	(111,052)	(411,099)	(2,425,544)	(55,941)	(36,776)	(90,952)	(140,217)	(7,256)	(3,379,681)
Capacity Charge Revenue	-	2,664,278	-	9,659,055	-	-	261,406	-	-	12,584,739
<b>Total Long-Term Assets</b>	<b>(100,845)</b>	<b>2,553,226</b>	<b>(411,099)</b>	<b>7,233,511</b>	<b>(55,941)</b>	<b>(36,776)</b>	<b>170,454</b>	<b>(140,217)</b>	<b>(7,256)</b>	<b>9,205,058</b>
<b>Net Income</b>	<b>(258,444)</b>	<b>2,673,603</b>	<b>2,777,421</b>	<b>11,827,375</b>	<b>(43,038)</b>	<b>115,137</b>	<b>717,966</b>	<b>(284,168)</b>	<b>198,441</b>	<b>17,724,294</b>
Deferred Revenues	-	-	-	(1,393,918)	-	-	(91,673)	140,217	-	(1,345,373)
<b>NET INCOME TRANSFERRED TO NET POSITION</b>	<b>\$ (258,444)</b>	<b>\$ 2,673,603</b>	<b>\$ 2,777,421</b>	<b>\$ 10,433,458</b>	<b>\$ (43,038)</b>	<b>\$ 115,137</b>	<b>\$ 626,294</b>	<b>\$ (143,951)</b>	<b>\$ 198,441</b>	<b>\$ 16,378,921</b>

## GUADALUPE-BLANCO RIVER AUTHORITY BUDGET TO ACTUAL REVENUE COMPARISON

BUDGETED INCOME TO DATE GENERALLY REPRESENTS **58%** OF ANNUAL BUDGET



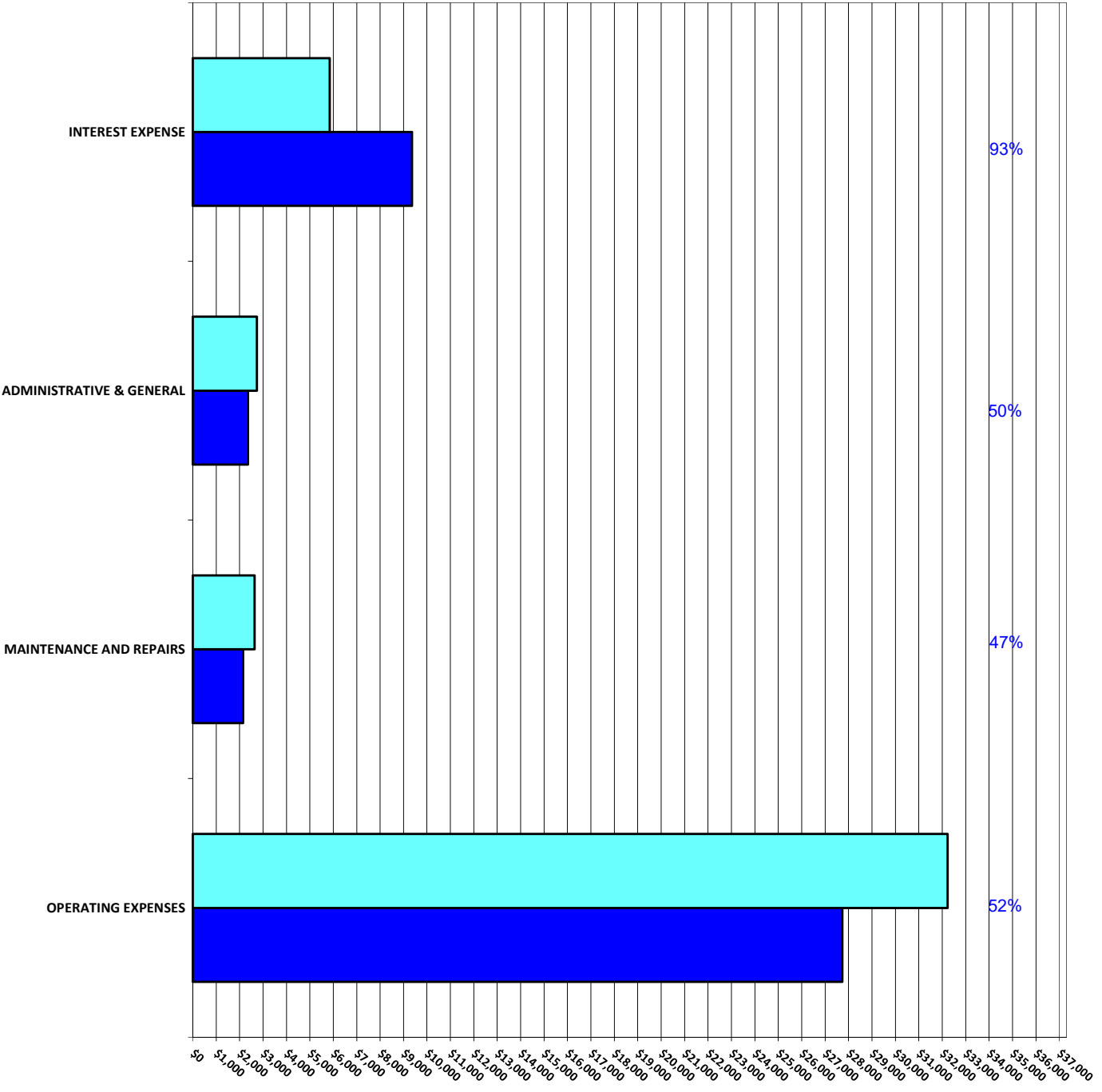
Thousands

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

AS OF MARCH 31, 2024

**GUADALUPE-BLANCO RIVER AUTHORITY**  
**BUDGET TO ACTUAL EXPENSE COMPARISON**  
 BUDGETED EXPENSES TO DATE GENERALLY REPRESENTS **58%** OF ANNUAL BUDGET

■ BUDGET     ■ ACTUAL



Thousands

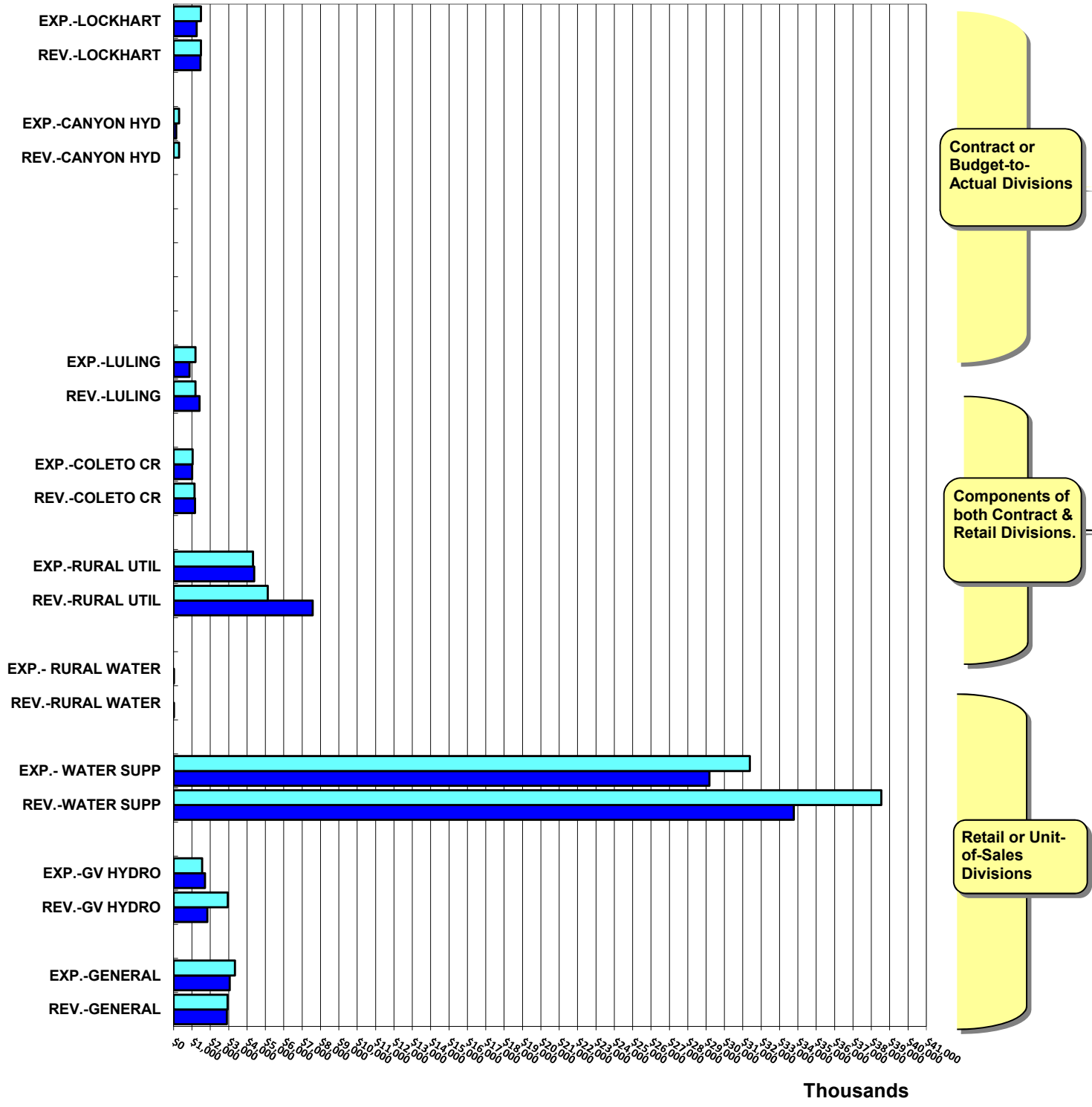
(Percentages represent actual expenses to date compared to annual budgeted expenses)

AS OF MARCH 31, 2024



# GUADALUPE-BLANCO RIVER AUTHORITY DIVISIONAL OPERATING REVENUE AND EXPENSES

■ BUDGET    ■ ACTUAL



Contract or Budget-to-Actual Divisions

Components of both Contract & Retail Divisions.

Retail or Unit-of-Sales Divisions

Thousands

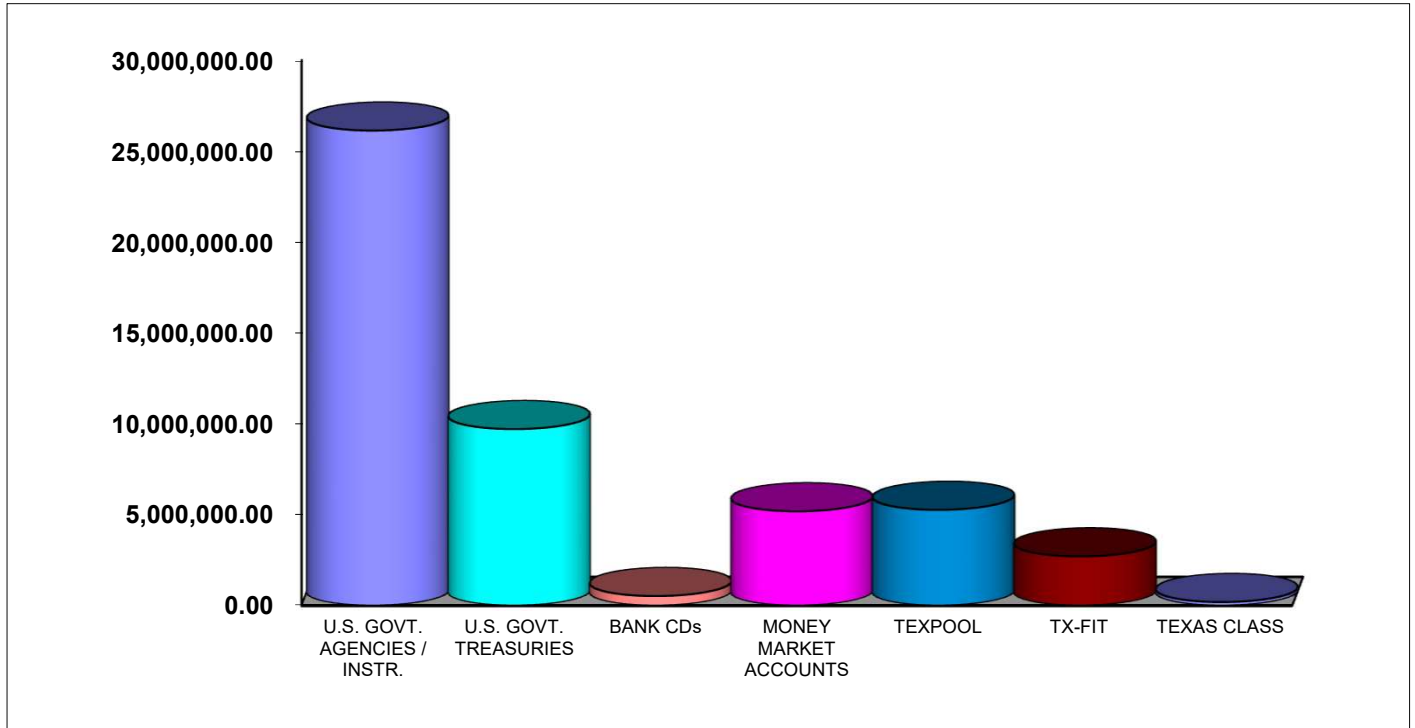
AS OF MARCH 31, 2024

## GUADALUPE-BLANCO RIVER AUTHORITY OPERATING INVESTMENTS

March 31, 2024

TOTAL OPERATING PORTFOLIO:

\$49,699,558



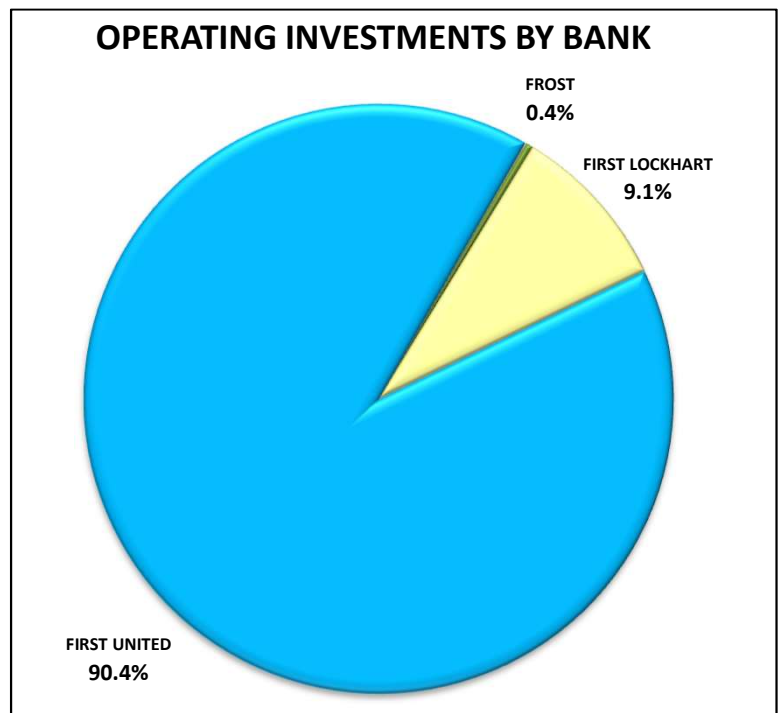
**INVESTMENT POLICY:** The operating funds portfolio should consist of no more than 75% U.S. government, its agencies and instrumentalities securities with no more than 50% of the portfolio in any one instrumentality; 100% public funds investment pools; 100% money market accounts; 50% bank certificates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

US GOV'T, AGENCIES & INSTRUMENTALITIES		
Type	Amount	% of Portfolio
US TREAS	\$9,703,845	19.5%
FHLB	12,700,915	25.6%
FNMA	1,873,260	3.8%
FFCB	-	0.0%
FFCB	11,561,000	23.3%
	<b>\$35,839,020</b>	<b>72.1%</b>

BANK CERTIFICATE OF DEPOSITS (CDs)		
Type	Amount	% of Portfolio
CD	\$521,699	1.0%

MONEY MARKET ACCOUNTS		
Type	Amount	% of Portfolio
MM	\$5,182,329	10.4%

PUBLIC FUNDS INVESTMENT POOLS		
Type	Amount	% of Portfolio
TEXPOOL	5,261,617	10.6%
TX-FIT	2,703,424	5.4%
TEXAS CLASS	191,468	0.4%
	<b>\$8,156,509</b>	<b>16.4%</b>

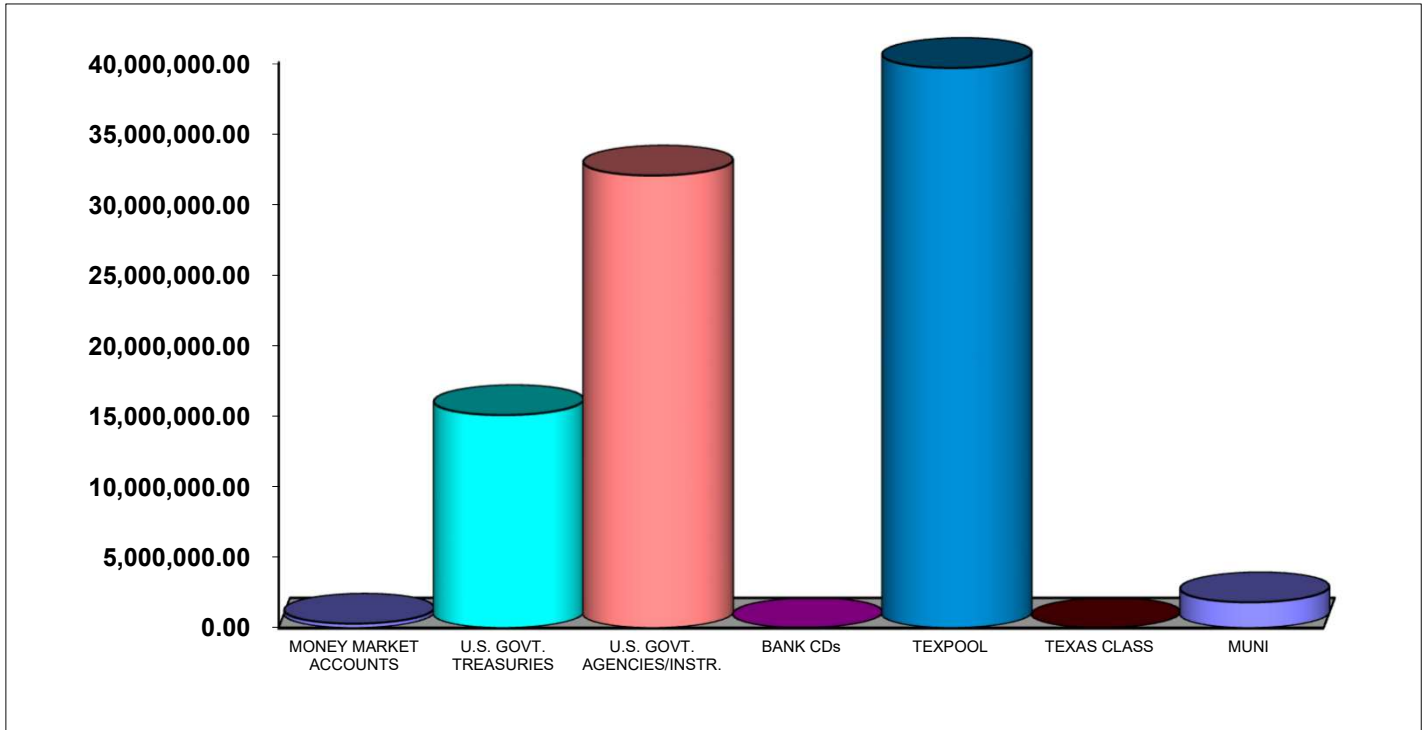


# GUADALUPE-BLANCO RIVER AUTHORITY RESTRICTED INVESTMENTS

March 31, 2024

TOTAL RESTRICTED PORTFOLIO:

\$88,849,195



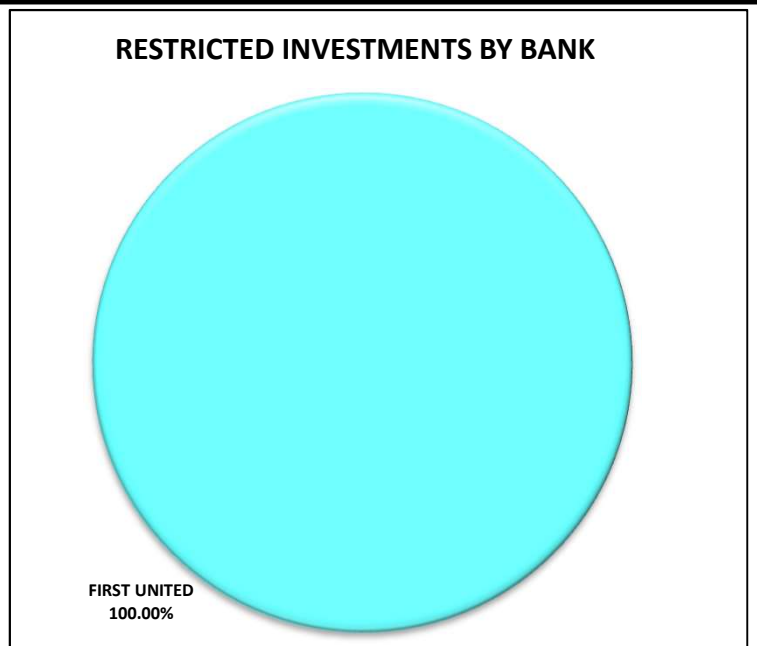
**INVESTMENT POLICY:** The restricted funds portfolio should consist of no more than 75% U.S. government, its agencies and instrumentalities securities with no more than 50% of the portfolio in any one instrumentality; 100% public funds investment pools; 100% money market accounts; 50% bank certificates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

US GOV'T, AGENCIES & INSTRUMENTALITIES		
Type	Amount	% of Portfolio
US TREAS	\$ 15,075,288	17.0%
FHLB	21,793,163	24.5%
FHLMC	6,408,211	7.2%
FNMA	1,058,392	1.2%
FFCB	2,759,000	3.1%
MUNICIPAL	1,822,912	2.1%
	<b>\$ 48,916,967</b>	<b>55.1%</b>

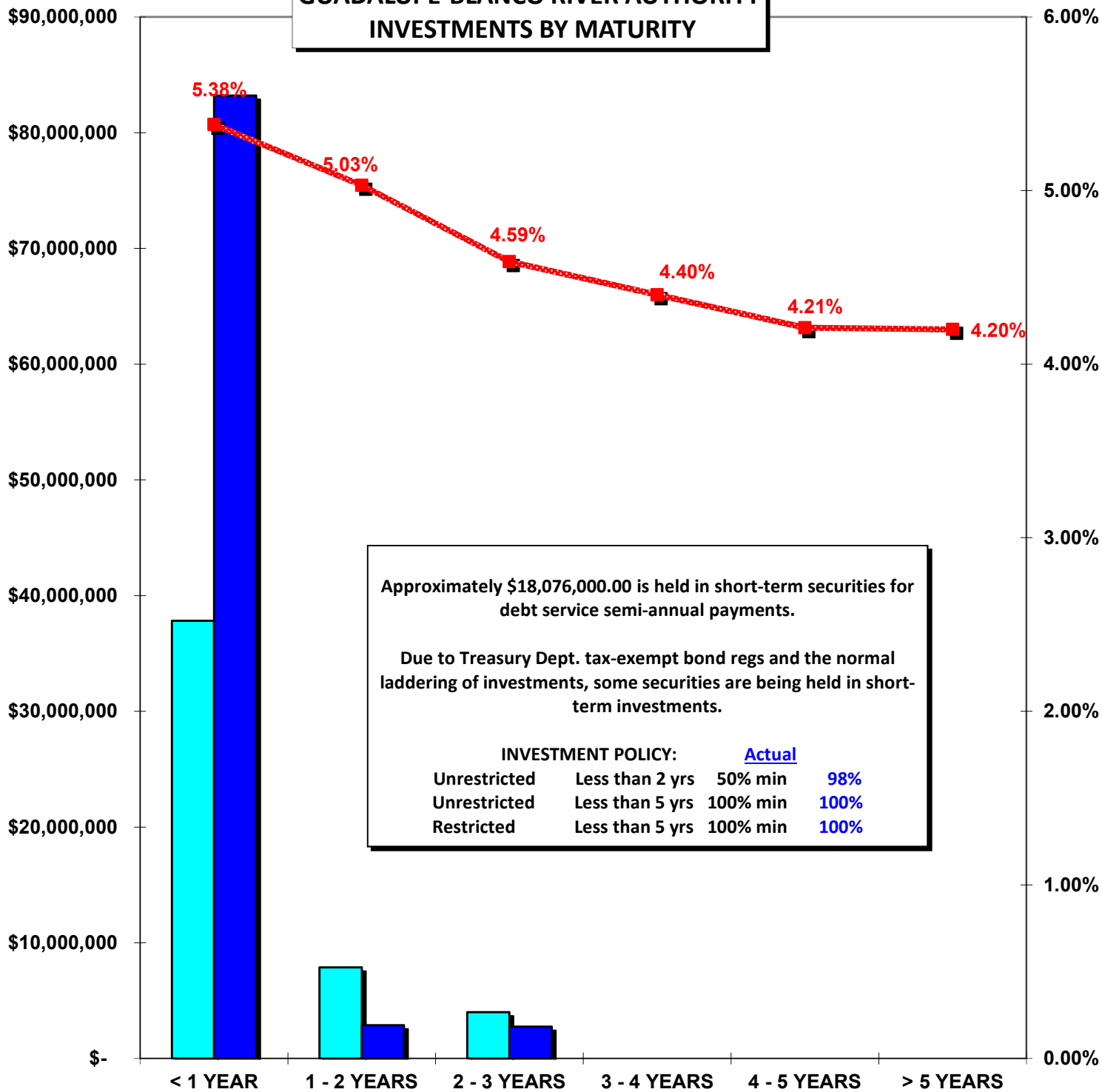
BANK CERTIFICATE OF DEPOSITS (CDs)		
Type	Amount	% of Portfolio
CD	\$ -	0.0%

MONEY MARKET ACCOUNTS		
Type	Amount	% of Portfolio
MM	\$ 310,930	0.3%

PUBLIC FUNDS INVESTMENT POOLS		
Type	Amount	% of Portfolio
TEXPOOL	39,621,298	44.6%



## GUADALUPE-BLANCO RIVER AUTHORITY INVESTMENTS BY MATURITY



Approximately \$18,076,000.00 is held in short-term securities for debt service semi-annual payments.

Due to Treasury Dept. tax-exempt bond regs and the normal laddering of investments, some securities are being held in short-term investments.

INVESTMENT POLICY:				Actual
Unrestricted	Less than 2 yrs	50% min		98%
Unrestricted	Less than 5 yrs	100% min		100%
Restricted	Less than 5 yrs	100% min		100%

■ UNRESTRICTED     
 ■ RESTRICTED     
 -■- CURRENT TREASURY RATE



**Monthly Board Report  
Texas Compliance Details  
Sorted by Fund  
March 31, 2024**

Guadalupe-Blanco River Auth  
Sequin, TX

CUSIP	Investment #	Fund	Issuer	Investmen Class	Par Value	Maturity Date	Call Date	Current Rate	Market Price	Market Date	Market Value	Book Value
<b>Fund: General Revenue</b>												
CMM-716278	U010-100-096	01010U	First United Bank & Trust	Fair	946,961.54			5.260			946,961.54	946,961.54
TX-01-0175-0001	U010-100-098	01010U	Texas Class	Fair	191,467.64			5.465			191,467.64	191,467.64
BC-400006076	U010-100-006	01010U	Frost National Bank	Fair	22,053.25			0.070			22,053.25	22,053.25
0941100002	U010-100-095	01010U	Texas State Treasurer	Fair	418,153.36			5.335			418,153.36	418,153.36
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	998,944.31
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	986,015.06
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	1,000,656.48
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	1,954,015.63
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
3133EP5K7	U010-100-011	01010U	Federal Farm Credit Bank	Fair	1,000,000.00	03/13/2026		4.500	100.000	03/25/2024	1,000,000.00	997,426.17
			<b>Subtotal</b>		<b>8,125,335.21</b>						<b>8,043,535.21</b>	<b>8,062,392.86</b>
<b>Fund: 2021 Const-Lk Dunlap</b>												
0941100016	R023-100-095	02310R	Texas State Treasurer	Fair	595,995.54			5.335			595,995.54	595,995.54
			<b>Subtotal</b>		<b>595,995.54</b>						<b>595,995.54</b>	<b>595,995.54</b>
<b>Fund: 2021 I&amp;S-Lk Dunlap</b>												
0941100017	R023-200-095	02320R	Texas State Treasurer	Fair	236,929.76			5.335			236,929.76	236,929.76
			<b>Subtotal</b>		<b>236,929.76</b>						<b>236,929.76</b>	<b>236,929.76</b>
<b>Fund: 2021 Const-Lk McQ</b>												
0941100018	R024-100-095	02410R	Texas State Treasurer	Fair	10,972,526.30			5.335			10,972,526.30	10,972,526.30
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	3,054,737.07
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	5,916,090.37
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	3,502,297.69
			<b>Subtotal</b>		<b>23,540,026.30</b>						<b>23,405,871.38</b>	<b>23,445,651.43</b>
<b>Fund: 2021 I&amp;S-Lk McQ</b>												
0941100019	R024-200-095	02420R	Texas State Treasurer	Fair	46,630.67			5.335			46,630.67	46,630.67
			<b>Subtotal</b>		<b>46,630.67</b>						<b>46,630.67</b>	<b>46,630.67</b>
<b>Fund: 2021 Const-Lk PI</b>												
0941100020	R025-100-095	02510R	Texas State Treasurer	Fair	10,273,065.63			5.335			10,273,065.63	10,273,065.63

**Monthly Board Report  
Texas Compliance Details  
March 31, 2024**

CUSIP	Investment #	Fund	Issuer	Investmen Class	Par Value	Maturity Date	Call Date	Current Rate	Market Price	Market Date	Market Value	Book Value
<b>Fund: 2021 Const-Lk PI</b>												
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	3,054,737.07
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	5,916,090.37
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	3,502,297.69
				<b>Subtotal</b>	<b>22,840,565.63</b>						<b>22,706,410.71</b>	<b>22,746,190.76</b>
<b>Fund: 2021/2022 I&amp;S Lk PI</b>												
0941100021	R025-200-095	02520R	Texas State Treasurer	Fair	157,299.56			5.335			157,299.56	157,299.56
				<b>Subtotal</b>	<b>157,299.56</b>						<b>157,299.56</b>	<b>157,299.56</b>
<b>Fund: Opr-Shadow Creek</b>												
CMM-716278	U030-100-096	03010U	First United Bank & Trust	Fair	49,499.17			5.260			49,499.17	49,499.17
912797JU2	U030-100-003	03010U	U.S. Treasury	Fair	400,000.00	08/01/2024		5.140	100.000	03/25/2024	400,000.00	393,032.43
3133EP5K7	U030-100-004	03010U	Federal Farm Credit Bank	Fair	500,000.00	03/13/2026		4.500	100.000	03/25/2024	500,000.00	498,713.09
				<b>Subtotal</b>	<b>949,499.17</b>						<b>949,499.17</b>	<b>941,244.69</b>
<b>Fund: 2012 Reserve-Stein F</b>												
CMM-716278	R033-100-096	03310R	First United Bank & Trust	Fair	33,047.29			5.260			33,047.29	33,047.29
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	164,446.11
				<b>Subtotal</b>	<b>208,047.29</b>						<b>196,957.54</b>	<b>197,493.40</b>
<b>Fund: Opr-Stein Falls</b>												
0941100002	U033-100-095	03310U	Texas State Treasurer	Fair	1,755,431.70			5.335			1,755,431.70	1,755,431.70
3133EP5K7	U033-100-002	03310U	Federal Farm Credit Bank	Fair	1,000,000.00	03/13/2026		4.500	100.000	03/25/2024	1,000,000.00	997,426.17
3133EP6K6	U033-100-003	03310U	Federal Farm Credit Bank	Fair	2,000,000.00	03/26/2027		4.500	100.000	03/28/2024	2,000,000.00	2,003,623.15
				<b>Subtotal</b>	<b>4,755,431.70</b>						<b>4,755,431.70</b>	<b>4,756,481.02</b>
<b>Fund: 2012 I&amp;S-Stein Falls</b>												
0941100002	R033-200-095	03320R	Texas State Treasurer	Fair	4,721.41			5.335			4,721.41	4,721.41
912797JU2	R033-200-001	03320R	U.S. Treasury	Fair	1,430,000.00	08/01/2024		5.140	100.000	03/25/2024	1,430,000.00	1,405,090.99
				<b>Subtotal</b>	<b>1,434,721.41</b>						<b>1,434,721.41</b>	<b>1,409,812.40</b>
<b>Fund: 2021 Const-Stein Fal</b>												
0941100022	R033-300-095	03330R	Texas State Treasurer	Fair	1,544,688.46			5.335			1,544,688.46	1,544,688.46
				<b>Subtotal</b>	<b>1,544,688.46</b>						<b>1,544,688.46</b>	<b>1,544,688.46</b>
<b>Fund: 2021 I&amp;S-Stein Falls</b>												
0941100024	R033-400-095	03340R	Texas State Treasurer	Fair	3,549.36			5.335			3,549.36	3,549.36
912797JU2	R033-400-001	03340R	U.S. Treasury	Fair	149,000.00	08/01/2024		5.140	100.000	03/25/2024	149,000.00	146,404.59

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				<b>Subtotal</b>	<b>152,549.36</b>						<b>152,549.36</b>	<b>149,953.95</b>
<b>Fund: 2022 Const-Sunfield</b>												
0941100027	R037-100-095	03710R	Texas State Treasurer	Fair	7,677,364.99			5.335			7,677,364.99	7,677,364.99
				<b>Subtotal</b>	<b>7,677,364.99</b>						<b>7,677,364.99</b>	<b>7,677,364.99</b>
<b>Fund: Opr-Sunfield WWTP</b>												
0941100002	U037-100-095	03710U	Texas State Treasurer	Fair	524,679.87			5.335			524,679.87	524,679.87
313313AG3	U037-100-003	03710U	Federal Farm Credit Bank	Fair	520,333.33	01/07/2025			4.885	100.000 03/25/2024	520,333.33	500,492.95
3133EP5K7	U037-100-002	03710U	Federal Farm Credit Bank	Fair	1,000,000.00	03/13/2026			4.500	100.000 03/25/2024	1,000,000.00	997,426.17
				<b>Subtotal</b>	<b>2,045,013.20</b>						<b>2,045,013.20</b>	<b>2,022,598.99</b>
<b>Fund: 2022 I&amp;S-Sunfield</b>												
0941100028	R037-200-095	03720R	Texas State Treasurer	Fair	6,187.93			5.335			6,187.93	6,187.93
912797JU2	R037-200-002	03720R	U.S. Treasury	Fair	244,000.00	08/01/2024			5.140	100.000 03/25/2024	244,000.00	239,749.79
				<b>Subtotal</b>	<b>250,187.93</b>						<b>250,187.93</b>	<b>245,937.72</b>
<b>Fund: 2021 Const-Dietz</b>												
0941100023	R038-100-095	03810R	Texas State Treasurer	Fair	944,435.64			5.335			944,435.64	944,435.64
				<b>Subtotal</b>	<b>944,435.64</b>						<b>944,435.64</b>	<b>944,435.64</b>
<b>Fund: 2021 I&amp;S-Dietz</b>												
0941100024	R038-400-095	03840R	Texas State Treasurer	Fair	2,488.28			5.335			2,488.28	2,488.28
912797JU2	R038-400-001	03840R	U.S. Treasury	Fair	44,000.00	08/01/2024			5.140	100.000 03/25/2024	44,000.00	43,233.57
				<b>Subtotal</b>	<b>46,488.28</b>						<b>46,488.28</b>	<b>45,721.85</b>
<b>Fund: 2010 I&amp;S-RRWDS</b>												
0941100002	R041-100-095	04110R	Texas State Treasurer	Fair	209,672.41			5.335			209,672.41	209,672.41
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	168,287.80
				<b>Subtotal</b>	<b>379,672.41</b>						<b>377,408.01</b>	<b>377,960.21</b>
<b>Fund: Opr-Water Supply</b>												
0941100002	U041-100-095	04110U	Texas State Treasurer	Fair	663,679.14			5.335			663,679.14	663,679.14
CMM-716278	U041-100-096	04110U	First United Bank & Trust	Fair	890,732.23			5.260			890,732.23	890,732.23
CMM-6257184	U041-100-097	04110U	Broadway National Bank	Fair	2,660.33			2.530	100.000 07/31/2023			2,660.33
1379800040	U041-100-094	04110U	Texas Fixed Income Trust	Fair	2,703,423.86			5.300			2,703,423.86	2,703,423.86
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	1,997,888.62
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	2,563,639.16
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	1,000,656.48
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	1,000,656.48

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<b>Fund: Opr-Water Supply</b>												
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	3,908,031.25
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	2,997,542.89
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	1,879,384.12
3133EP5K7	U041-100-013	04110U	Federal Farm Credit Bank	Fair	2,000,000.00	03/13/2026		4.500	100.000	03/25/2024	2,000,000.00	1,994,852.34
3133EP6K6	U041-100-014	04110U	Federal Farm Credit Bank	Fair	2,000,000.00	03/26/2027		4.500	100.000	03/28/2024	2,000,000.00	2,003,623.15
				<b>Subtotal</b>	<b>23,860,495.56</b>						<b>23,539,333.56</b>	<b>23,606,770.05</b>
<b>Fund: 2007B/2017 I&amp;S-RRWDS</b>												
0941100013	R041-120-095	04112R	Texas State Treasurer	Fair	7,526.65			5.335			7,526.65	7,526.65
313396WV6	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	328,626.97
912797JU2	R041-120-002	04112R	U.S. Treasury	Fair	338,000.00	08/01/2024		5.140	100.000	03/25/2024	338,000.00	332,112.42
				<b>Subtotal</b>	<b>675,526.65</b>						<b>672,627.93</b>	<b>668,266.04</b>
<b>Fund: 2007 Rate Stab-RRWDS</b>												
0941100002	R041-150-095	04115R	Texas State Treasurer	Fair	5,277.29			5.335			5,277.29	5,277.29
CMM-716278	R041-150-096	04115R	First United Bank & Trust	Fair	9,960.93			5.260			9,960.93	9,960.93
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	422,861.43
3133EP6K6	R041-150-004	04115R	Federal Farm Credit Bank	Fair	1,069,000.00	03/26/2027		4.500	100.000	03/28/2024	1,069,000.00	1,070,936.57
				<b>Subtotal</b>	<b>1,534,238.22</b>						<b>1,505,721.72</b>	<b>1,509,036.22</b>
<b>Fund: 2015 IWPP Bond</b>												
CMM-716278	R041-160-096	04116R	First United Bank & Trust	Fair	81,521.65			5.260			81,521.65	81,521.65
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	1,844,141.65
				<b>Subtotal</b>	<b>1,901,521.65</b>						<b>1,904,433.65</b>	<b>1,925,663.30</b>
<b>Fund: 2016 I&amp;S-SM WTP</b>												
CMM-716278	R041-180-096	04118R	First United Bank & Trust	Fair	3,261.74			5.260			3,261.74	3,261.74
912797JU2	R041-180-002	04118R	U.S. Treasury	Fair	102,000.00	08/01/2024		5.140	100.000	03/25/2024	102,000.00	100,223.27
				<b>Subtotal</b>	<b>105,261.74</b>						<b>105,261.74</b>	<b>103,485.01</b>
<b>Fund: 2020 I&amp;S-Gen Imp/Ref</b>												
CMM-716278	R041-200-096	04120R	First United Bank & Trust	Fair	5,459.59			5.260			5,459.59	5,459.59
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	275,200.05
912797JU2	R041-200-002	04120R	U.S. Treasury	Fair	233,000.00	08/01/2024		5.140	100.000	03/25/2024	233,000.00	228,941.40
				<b>Subtotal</b>	<b>516,459.59</b>						<b>512,756.63</b>	<b>509,601.04</b>
<b>Fund: 2012 Reserve-MidBasi</b>												
0941100002	R041-250-095	04125R	Texas State Treasurer	Fair	7,896.86			5.335			7,896.86	7,896.86



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<b>Fund: 2012 Reserve-MidBasi</b>												
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	75,175.36
3133EP6K6	R041-250-008	04125R	Federal Farm Credit Bank	Fair	190,000.00	03/26/2027		4.500	100.000	03/28/2024	190,000.00	190,344.20
				<b>Subtotal</b>	<b>277,896.86</b>						<b>272,827.26</b>	<b>273,416.42</b>
<b>Fund: 2012 I&amp;S-Mid-Basin</b>												
CMM-716278	R041-260-096	04126R	First United Bank & Trust	Fair	75,274.06			5.260			75,274.06	75,274.06
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	86,123.76
				<b>Subtotal</b>	<b>162,274.06</b>						<b>161,115.22</b>	<b>161,397.82</b>
<b>Fund: 2013 RateStab-WCanyo</b>												
0941100002	R041-310-095	04131R	Texas State Treasurer	Fair	10,784.65			5.335			10,784.65	10,784.65
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	499,472.16
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	499,590.48
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	187,938.41
3133EP6K6	R041-310-005	04131R	Federal Farm Credit Bank	Fair	700,000.00	03/26/2027		4.500	100.000	03/28/2024	700,000.00	701,268.10
				<b>Subtotal</b>	<b>1,910,784.65</b>						<b>1,889,955.65</b>	<b>1,899,053.80</b>
<b>Fund: 2013 Rate Stab-IH35</b>												
0941100011	R041-320-095	04132R	Texas State Treasurer	Fair	21,220.99			5.335			21,220.99	21,220.99
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	249,795.24
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	93,969.21
				<b>Subtotal</b>	<b>371,220.99</b>						<b>363,198.99</b>	<b>364,985.44</b>
<b>Fund: 2013 I&amp;S-IH35</b>												
0941100008	R041-350-095	04135R	Texas State Treasurer	Fair	5,026.83			5.335			5,026.83	5,026.83
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	360,333.88
912797JU2	R041-350-002	04135R	U.S. Treasury	Fair	215,000.00	08/01/2024		5.140	100.000	03/25/2024	215,000.00	211,254.94
				<b>Subtotal</b>	<b>584,026.83</b>						<b>579,178.35</b>	<b>576,615.65</b>
<b>Fund: 2013 Reserve-IH35</b>												
0941100009	R041-370-095	04137R	Texas State Treasurer	Fair	33,433.10			5.335			33,433.10	33,433.10
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	299,754.29
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	117,461.51
3133EP6K6	R041-370-004	04137R	Federal Farm Credit Bank	Fair	800,000.00	03/26/2027		4.500	100.000	03/28/2024	800,000.00	801,449.26
				<b>Subtotal</b>	<b>1,258,433.10</b>						<b>1,248,489.85</b>	<b>1,252,098.16</b>
<b>Fund: 2022 Const-NB Office</b>												
0941100025	R041-410-095	04141R	Texas State Treasurer	Fair	629,752.04			5.335			629,752.04	629,752.04

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				<b>Subtotal</b>	<b>629,752.04</b>						<b>629,752.04</b>	<b>629,752.04</b>
<b>Fund: 2022 I&amp;S-NB Office</b>												
0941100026	R041-420-095	04142R	Texas State Treasurer	Fair	79,535.50			5.335			79,535.50	79,535.50
				<b>Subtotal</b>	<b>79,535.50</b>						<b>79,535.50</b>	<b>79,535.50</b>
<b>Fund: 2022 Const-Saltwater</b>												
0941100029	R041-430-095	04143R	Texas State Treasurer	Fair	912,273.83			5.335			912,273.83	912,273.83
				<b>Subtotal</b>	<b>912,273.83</b>						<b>912,273.83</b>	<b>912,273.83</b>
<b>Fund: 2022 I&amp;S-Saltwater B</b>												
0941100030	R041-440-095	04144R	Texas State Treasurer	Fair	96,279.91			5.335			96,279.91	96,279.91
				<b>Subtotal</b>	<b>96,279.91</b>						<b>96,279.91</b>	<b>96,279.91</b>
<b>Fund: Opr-Canal</b>												
CMM-716278	U043-100-096	04310U	First United Bank & Trust	Fair	43,748.25			5.260			43,748.25	43,748.25
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	500,328.24
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	199,836.19
3133EP5K7	U043-100-006	04310U	Federal Farm Credit Bank	Fair	500,000.00	03/13/2026		4.500	100.000	03/25/2024	500,000.00	498,713.08
				<b>Subtotal</b>	<b>1,243,748.25</b>						<b>1,242,230.25</b>	<b>1,242,625.76</b>
<b>Fund: Opr-Buda WWTP</b>												
0941100002	U045-100-095	04510U	Texas State Treasurer	Fair	39,085.32			5.335			39,085.32	39,085.32
				<b>Subtotal</b>	<b>39,085.32</b>						<b>39,085.32</b>	<b>39,085.32</b>
<b>Fund: Opr-Carrizo Grndwtr</b>												
CMM-716278	U047-100-096	04710U	First United Bank & Trust	Fair	78,335.60			5.260			78,335.60	78,335.60
313313AG3	U047-100-005	04710U	Federal Farm Credit Bank	Fair	1,040,666.66	01/07/2025		4.885	100.000	03/25/2024	1,040,666.66	1,000,985.90
				<b>Subtotal</b>	<b>1,119,002.26</b>						<b>1,119,002.26</b>	<b>1,079,321.50</b>
<b>Fund: Const-Carrizo Grndwt</b>												
0941100014	R047-470-095	04747R	Texas State Treasurer	Fair	4,974,300.52			5.335			4,974,300.52	4,974,300.52
				<b>Subtotal</b>	<b>4,974,300.52</b>						<b>4,974,300.52</b>	<b>4,974,300.52</b>
<b>Fund: I&amp;S-Carrizo Grndwtr</b>												
0941100015	R047-480-095	04748R	Texas State Treasurer	Fair	133,399.68			5.335			133,399.68	133,399.68
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	1,979,856.49
912797JU2	R047-480-006	04748R	U.S. Treasury	Fair	6,102,000.00	08/01/2024		5.140	100.000	03/25/2024	6,102,000.00	5,995,709.94
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	1,972,030.12

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				<b>Subtotal</b>	<b>10,235,399.68</b>						<b>10,173,419.68</b>	<b>10,080,996.23</b>
<b>Fund: Opr-Western Canyon</b>												
CMM-716278	U050-100-096	05010U	First United Bank & Trust	Fair	1,163,198.87			5.260			1,163,198.87	1,163,198.87
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	500,328.24
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	499,590.48
				<b>Subtotal</b>	<b>2,163,198.87</b>						<b>2,159,658.87</b>	<b>2,163,117.59</b>
<b>Fund: 2020 I&amp;S-WCanyon, re</b>												
0941100005	R050-520-095	05052R	Texas State Treasurer	Fair	29,034.60			5.335			29,034.60	29,034.60
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	1,583,885.19
912797JU2	R050-520-002	05052R	U.S. Treasury	Fair	1,284,000.00	08/01/2024		5.140	100.000	03/25/2024	1,284,000.00	1,261,634.15
				<b>Subtotal</b>	<b>2,913,034.60</b>						<b>2,891,722.60</b>	<b>2,874,553.94</b>
<b>Fund: Opr-Cordillera WDS</b>												
0941100002	U052-100-095	05210U	Texas State Treasurer	Fair	286,316.13			5.335			286,316.13	286,316.13
CMM-716278	U052-100-096	05210U	First United Bank & Trust	Fair	728,194.43			5.260			728,194.43	728,194.43
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	249,736.08
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	493,007.53
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	500,328.24
				<b>Subtotal</b>	<b>2,264,510.56</b>						<b>2,253,113.06</b>	<b>2,257,582.41</b>
<b>Fund: Opr-Comal Trace</b>												
0941100002	U054-100-095	05410U	Texas State Treasurer	Fair	689,677.86			5.335			689,677.86	689,677.86
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	500,328.24
				<b>Subtotal</b>	<b>1,189,677.86</b>						<b>1,189,507.86</b>	<b>1,190,006.10</b>
<b>Fund: Opr-Johnson Ranch WD</b>												
CMM-716278	U055-100-096	05510U	First United Bank & Trust	Fair	820,351.35			5.260			820,351.35	820,351.35
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	249,736.08
				<b>Subtotal</b>	<b>1,070,351.35</b>						<b>1,067,958.85</b>	<b>1,070,087.43</b>
<b>Fund: Opr-Rural Wtr</b>												
0941100002	U070-100-095	07010U	Texas State Treasurer	Fair	573,155.90			5.335			573,155.90	573,155.90
				<b>Subtotal</b>	<b>573,155.90</b>						<b>573,155.90</b>	<b>573,155.90</b>
<b>Fund: Opr-Luling WTP</b>												
0941100002	U100-100-095	10010U	Texas State Treasurer	Fair	185,962.92			5.335			185,962.92	185,962.92
				<b>Subtotal</b>	<b>185,962.92</b>						<b>185,962.92</b>	<b>185,962.92</b>

**Monthly Board Report  
Texas Compliance Details  
March 31, 2024**

CUSIP	Investment #	Fund	Issuer	Investmen Class	Par Value	Maturity Date	Call Date	Current Rate	Market Price	Market Date	Market Value	Book Value
<b>Fund: Opr-Lu-Lo</b>												
CMM-716278	U100-200-096	10020U	First United Bank & Trust	Fair	411,594.39			5.260			411,594.39	411,594.39
0941100002	U100-200-095	10020U	Texas State Treasurer	Fair	125,475.29			5.335			125,475.29	125,475.29
				<b>Subtotal</b>	<b>537,069.68</b>						<b>537,069.68</b>	<b>537,069.68</b>
<b>Fund: 2014 I&amp;S-Lu-Lo</b>												
CMM-716278	R100-400-096	10040R	First United Bank & Trust	Fair	102,404.81			5.260			102,404.81	102,404.81
				<b>Subtotal</b>	<b>102,404.81</b>						<b>102,404.81</b>	<b>102,404.81</b>
				<b>Total</b>	<b>139,417,766.27</b>						<b>138,548,752.93</b>	<b>138,543,284.24</b>



**Monthly Board Report**  
**Accrued Interest**  
**Sorted by Fund - Investment Number**  
**March 1, 2024 - March 31, 2024**

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
<b>General Revenue</b>										
91282CFA4	U010-100-002	TRC	1,000,000.00	07/31/2024	3.000	2,472.53	0.00	2,554.94	0.00	5,027.47
3130AGWK7	U010-100-004	FAC	1,000,000.00	08/15/2024	1.500	666.67	0.00	1,250.00	0.00	1,916.67
BC-400006076	U010-100-006	PA2	22,053.25		0.070	23.68	0.00	100.07	23.68	100.07
3130AX2R8	U010-100-008	FAC	1,000,000.00	11/22/2024	5.375	14,781.25	0.00	4,479.17	0.00	19,260.42
912828YV6	U010-100-009	TRC	2,000,000.00	11/30/2024	1.500	7,049.18	0.00	2,540.99	0.00	9,590.17
CD-88155A	U010-100-010	BCD	521,699.42	12/12/2024	4.909	5,472.87	0.00	2,175.12	0.00	7,647.99
3133EP5K7	U010-100-011	FAC	1,000,000.00	03/13/2026	4.500	0.00	0.00	1,125.00	0.00	1,125.00
BC-729205	U010-100-090	LA2	25,000.00		0.500	114.73	0.00	10.62	0.00	125.35
0941100002	U010-100-095	LA3	418,153.36		5.335	1,703.59	0.00	1,865.30	1,703.59	1,865.30
CMM-716278	U010-100-096	LA2	946,961.54		5.260	4,470.80	0.00	6,719.26	4,470.80	6,719.26
TX-01-0175-0001	U010-100-098	LA4	191,467.64		5.465	826.28	0.00	884.09	826.28	884.09
	<b>Subtotal</b>		<b>8,125,335.21</b>			<b>37,581.58</b>	<b>0.00</b>	<b>23,704.56</b>	<b>7,024.35</b>	<b>54,261.79</b>
<b>2021 Const-Lk Dunlap</b>										
0941100016	R023-100-095	LA3	595,995.54		5.335	2,022.27	0.00	2,678.83	2,022.27	2,678.83
	<b>Subtotal</b>		<b>595,995.54</b>			<b>2,022.27</b>	<b>0.00</b>	<b>2,678.83</b>	<b>2,022.27</b>	<b>2,678.83</b>
<b>2021 I&amp;S-Lk Dunlap</b>										
0941100017	R023-200-095	LA3	236,929.76		5.335	779.99	0.00	964.51	779.99	964.51
	<b>Subtotal</b>		<b>236,929.76</b>			<b>779.99</b>	<b>0.00</b>	<b>964.51</b>	<b>779.99</b>	<b>964.51</b>
<b>2021 Const-Lk McQ</b>										
3130AGWK7	R024-100-003	FAC	6,000,000.00	08/15/2024	1.500	4,000.00	0.00	7,500.00	0.00	11,500.00
3130AX2R8	R024-100-004	FAC	3,500,000.00	11/22/2024	5.375	51,734.38	0.00	15,677.08	0.00	67,411.46
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	10,972,526.30		5.335	29,044.20	0.00	52,968.03	29,044.20	52,968.03
	<b>Subtotal</b>		<b>23,540,026.30</b>			<b>84,778.58</b>	<b>0.00</b>	<b>76,145.11</b>	<b>29,044.20</b>	<b>131,879.49</b>
<b>2021 I&amp;S-Lk McQ</b>										
0941100019	R024-200-095	LA3	46,630.67		5.335	605.52	0.00	190.48	605.51	190.49
	<b>Subtotal</b>		<b>46,630.67</b>			<b>605.52</b>	<b>0.00</b>	<b>190.48</b>	<b>605.51</b>	<b>190.49</b>
<b>2021 Const-Lk PI</b>										
3130AGWK7	R025-100-003	FAC	6,000,000.00	08/15/2024	1.500	4,000.00	0.00	7,500.00	0.00	11,500.00
3130AX2R8	R025-100-004	FAC	3,500,000.00	11/22/2024	5.375	51,734.38	0.00	15,677.08	0.00	67,411.46
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	10,273,065.63		5.335	23,795.88	0.00	49,267.04	23,795.74	49,267.18

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**Monthly Board Report  
Accrued Interest  
Sorted by Fund - Investment Number**

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
<b>Subtotal</b>			<b>22,840,565.63</b>			<b>79,530.26</b>	<b>0.00</b>	<b>72,444.12</b>	<b>23,795.74</b>	<b>128,178.64</b>
<b>2021/2022 I&amp;S Lk PI</b>										
0941100021	R025-200-095	LA3	157,299.56		5.335	1,183.58	0.00	686.93	1,183.58	686.93
<b>Subtotal</b>			<b>157,299.56</b>			<b>1,183.58</b>	<b>0.00</b>	<b>686.93</b>	<b>1,183.58</b>	<b>686.93</b>
<b>Opr-Shadow Creek</b>										
912797JU2	U030-100-003	ATD	400,000.00	08/01/2024	5.140	0.00	0.00	0.00	0.00	0.00
3133EP5K7	U030-100-004	FAC	500,000.00	03/13/2026	4.500	0.00	0.00	562.50	0.00	562.50
CMM-716278	U030-100-096	LA2	49,499.17		5.260	3,389.00	0.00	2,771.81	3,389.00	2,771.81
<b>Subtotal</b>			<b>949,499.17</b>			<b>3,389.00</b>	<b>0.00</b>	<b>3,334.31</b>	<b>3,389.00</b>	<b>3,334.31</b>
<b>2012 Reserve-Stein Falls</b>										
3135G05X7	R033-100-001	FAC	175,000.00	08/25/2025	0.375	10.95	0.00	54.69	0.00	65.64
CMM-716278	R033-100-096	LA2	33,047.29		5.260	136.73	0.00	136.78	136.73	136.78
<b>Subtotal</b>			<b>208,047.29</b>			<b>147.68</b>	<b>0.00</b>	<b>191.47</b>	<b>136.73</b>	<b>202.42</b>
<b>Opr-Stein Falls</b>										
3133EP5K7	U033-100-002	FAC	1,000,000.00	03/13/2026	4.500	0.00	0.00	1,125.00	0.00	1,125.00
3133EP6K6	U033-100-003	FAC	2,000,000.00	03/26/2027	4.500	0.00	0.00	1,250.00	0.00	1,250.00
0941100002	U033-100-095	LA3	1,755,431.70		5.335	21,289.64	0.00	20,376.18	21,289.64	20,376.18
<b>Subtotal</b>			<b>4,755,431.70</b>			<b>21,289.64</b>	<b>0.00</b>	<b>22,751.18</b>	<b>21,289.64</b>	<b>22,751.18</b>
<b>2012 I&amp;S-Stein Falls</b>										
912797JU2	R033-200-001	ATD	1,430,000.00	08/01/2024	5.140	0.00	0.00	0.00	0.00	0.00
0941100002	R033-200-095	LA3	4,721.41		5.335	348.32	0.00	451.97	348.32	451.97
<b>Subtotal</b>			<b>1,434,721.41</b>			<b>348.32</b>	<b>0.00</b>	<b>451.97</b>	<b>348.32</b>	<b>451.97</b>
<b>2021 Const-Stein Falls</b>										
0941100022	R033-300-095	LA3	1,544,688.46		5.335	6,688.71	0.00	7,073.22	6,688.71	7,073.22
<b>Subtotal</b>			<b>1,544,688.46</b>			<b>6,688.71</b>	<b>0.00</b>	<b>7,073.22</b>	<b>6,688.71</b>	<b>7,073.22</b>
<b>2021 I&amp;S-Stein Falls</b>										
912797JU2	R033-400-001	ATD	149,000.00	08/01/2024	5.140	0.00	0.00	0.00	0.00	0.00
0941100024	R033-400-095	LA3	3,549.36		5.335	775.02	0.00	200.48	775.02	200.48
<b>Subtotal</b>			<b>152,549.36</b>			<b>775.02</b>	<b>0.00</b>	<b>200.48</b>	<b>775.02</b>	<b>200.48</b>
<b>2022 Const-Sunfield</b>										
0941100027	R037-100-095	LA3	7,677,364.99		5.335	-7,575.53	0.00	41,865.34	34,289.81	0.00
<b>Subtotal</b>			<b>7,677,364.99</b>			<b>-7,575.53</b>	<b>0.00</b>	<b>41,865.34</b>	<b>34,289.81</b>	<b>0.00</b>

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**Monthly Board Report  
Accrued Interest  
Sorted by Fund - Investment Number**

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
<b>Opr-Sunfield WWTP</b>										
3133EP5K7	U037-100-002	FAC	1,000,000.00	03/13/2026	4.500	0.00	0.00	1,125.00	0.00	1,125.00
313313AG3	U037-100-003	AFD	520,333.33	01/07/2025	4.885	0.00	0.00	0.00	0.00	0.00
0941100002	U037-100-095	LA3	524,679.87		5.335	6,459.06	0.00	6,724.25	6,459.06	6,724.25
	<b>Subtotal</b>		<b>2,045,013.20</b>			<b>6,459.06</b>	<b>0.00</b>	<b>7,849.25</b>	<b>6,459.06</b>	<b>7,849.25</b>
<b>2022 I&amp;S-Sunfield</b>										
912797JU2	R037-200-002	ATD	244,000.00	08/01/2024	5.140	0.00	0.00	0.00	0.00	0.00
0941100028	R037-200-095	LA3	6,187.93		5.335	724.72	0.00	315.22	724.72	315.22
	<b>Subtotal</b>		<b>250,187.93</b>			<b>724.72</b>	<b>0.00</b>	<b>315.22</b>	<b>724.72</b>	<b>315.22</b>
<b>2021 Const-Dietz</b>										
0941100023	R038-100-095	LA3	944,435.64		5.335	3,961.09	0.00	4,244.99	3,961.09	4,244.99
	<b>Subtotal</b>		<b>944,435.64</b>			<b>3,961.09</b>	<b>0.00</b>	<b>4,244.99</b>	<b>3,961.09</b>	<b>4,244.99</b>
<b>2021 I&amp;S-Dietz</b>										
912797JU2	R038-400-001	ATD	44,000.00	08/01/2024	5.140	0.00	0.00	0.00	0.00	0.00
0941100024	R038-400-095	LA3	2,488.28		5.335	236.76	0.00	73.03	236.76	73.03
	<b>Subtotal</b>		<b>46,488.28</b>			<b>236.76</b>	<b>0.00</b>	<b>73.03</b>	<b>236.76</b>	<b>73.03</b>
<b>2010 I&amp;S-RRWDS</b>										
9128282N9	R041-100-001	TRC	170,000.00	07/31/2024	2.125	297.73	0.00	307.66	0.00	605.39
0941100002	R041-100-095	LA3	209,672.41		5.335	563.94	0.00	805.86	563.94	805.86
	<b>Subtotal</b>		<b>379,672.41</b>			<b>861.67</b>	<b>0.00</b>	<b>1,113.52</b>	<b>563.94</b>	<b>1,411.25</b>
<b>Opr-Water Supply</b>										
91282CFA4	U041-100-004	TRC	2,000,000.00	07/31/2024	3.000	4,945.05	0.00	5,109.90	0.00	10,054.95
3130AUVZ4	U041-100-006	FAC	3,000,000.00	02/13/2025	4.500	6,750.00	0.00	11,250.00	0.00	18,000.00
3130AGWK7	U041-100-008	FAC	2,600,000.00	08/15/2024	1.500	1,733.33	0.00	3,250.00	0.00	4,983.33
3130AX2R8	U041-100-009	FAC	1,000,000.00	11/22/2024	5.375	14,781.25	0.00	4,479.17	0.00	19,260.42
3130AX2R8	U041-100-010	FAC	1,000,000.00	11/22/2024	5.375	14,781.25	0.00	4,479.17	0.00	19,260.42
3135G05X7	U041-100-011	FAC	2,000,000.00	08/25/2025	0.375	125.00	0.00	625.00	0.00	750.00
912828YV6	U041-100-012	TRC	4,000,000.00	11/30/2024	1.500	14,098.36	0.00	5,081.96	0.00	19,180.32
3133EP5K7	U041-100-013	FAC	2,000,000.00	03/13/2026	4.500	0.00	0.00	2,250.00	0.00	2,250.00
3133EP6K6	U041-100-014	FAC	2,000,000.00	03/26/2027	4.500	0.00	0.00	1,250.00	0.00	1,250.00
1379800040	U041-100-094	LA5	2,703,423.86		5.300	11,200.13	0.00	12,005.57	11,200.13	12,005.57
0941100002	U041-100-095	LA3	663,679.14		5.335	2,544.87	0.00	2,960.55	2,544.87	2,960.55
CMM-716278	U041-100-096	LA2	890,732.23		5.260	8,996.60	0.00	9,721.12	8,996.60	9,721.12
CMM-6257184	U041-100-097	LA2	2,660.33		2.530	4,070.76	0.00	2,672.33	4,070.76	2,672.33
	<b>Subtotal</b>		<b>23,860,495.56</b>			<b>84,026.60</b>	<b>0.00</b>	<b>65,134.77</b>	<b>26,812.36</b>	<b>122,349.01</b>

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**Monthly Board Report  
Accrued Interest  
Sorted by Fund - Investment Number**

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
<b>2007B/2017 I&amp;S-RRWDS</b>										
313396WF6	R041-120-001	AFD	330,000.00	04/30/2024	5.165	0.00	0.00	0.00	0.00	0.00
912797JU2	R041-120-002	ATD	338,000.00	08/01/2024	5.140	0.00	0.00	0.00	0.00	0.00
0941100013	R041-120-095	LA3	7,526.65		5.335	742.48	0.00	712.65	742.48	712.65
	<b>Subtotal</b>		<b>675,526.65</b>			<b>742.48</b>	<b>0.00</b>	<b>712.65</b>	<b>742.48</b>	<b>712.65</b>
<b>2007 Rate Stab-RRWDS</b>										
3135G05X7	R041-150-003	FAC	450,000.00	08/25/2025	0.375	28.13	0.00	140.62	0.00	168.75
3133EP6K6	R041-150-004	FAC	1,069,000.00	03/26/2027	4.500	0.00	0.00	668.13	0.00	668.13
0941100002	R041-150-095	LA3	5,277.29		5.335	449.33	0.00	1,557.49	449.33	1,557.49
CMM-716278	R041-150-096	LA2	9,960.93		5.260	1,631.24	0.00	1,622.06	1,631.24	1,622.06
	<b>Subtotal</b>		<b>1,534,238.22</b>			<b>2,108.70</b>	<b>0.00</b>	<b>3,988.30</b>	<b>2,080.57</b>	<b>4,016.43</b>
<b>2015 IWPP Bond</b>										
796237G66	R041-160-001	MUN	1,820,000.00	02/01/2026	5.000	7,583.33	0.00	7,583.34	0.00	15,166.67
CMM-716278	R041-160-096	LA2	81,521.65		5.260	309.07	0.00	337.42	309.07	337.42
	<b>Subtotal</b>		<b>1,901,521.65</b>			<b>7,892.40</b>	<b>0.00</b>	<b>7,920.76</b>	<b>309.07</b>	<b>15,504.09</b>
<b>2016 I&amp;S-SM WTP</b>										
912797JU2	R041-180-002	ATD	102,000.00	08/01/2024	5.140	0.00	0.00	0.00	0.00	0.00
CMM-716278	R041-180-096	LA2	3,261.74		5.260	412.04	0.00	335.62	412.04	335.62
	<b>Subtotal</b>		<b>105,261.74</b>			<b>412.04</b>	<b>0.00</b>	<b>335.62</b>	<b>412.04</b>	<b>335.62</b>
<b>2020 I&amp;S-Gen Imp/Ref</b>										
9128282N9	R041-200-001	TRC	278,000.00	07/31/2024	2.125	486.88	0.00	503.11	0.00	989.99
912797JU2	R041-200-002	ATD	233,000.00	08/01/2024	5.140	0.00	0.00	0.00	0.00	0.00
CMM-716278	R041-200-096	LA2	5,459.59		5.260	2,528.69	0.00	551.27	660.96	2,419.00
	<b>Subtotal</b>		<b>516,459.59</b>			<b>3,015.57</b>	<b>0.00</b>	<b>1,054.38</b>	<b>660.96</b>	<b>3,408.99</b>
<b>2012 Reserve-MidBasin</b>										
3135G05X7	R041-250-003	FAC	80,000.00	08/25/2025	0.375	5.00	0.00	25.00	0.00	30.00
3133EP6K6	R041-250-008	FAC	190,000.00	03/26/2027	4.500	0.00	0.00	118.75	0.00	118.75
0941100002	R041-250-095	LA3	7,896.86		5.335	533.95	0.00	555.64	533.95	555.64
	<b>Subtotal</b>		<b>277,896.86</b>			<b>538.95</b>	<b>0.00</b>	<b>699.39</b>	<b>533.95</b>	<b>704.39</b>
<b>2012 I&amp;S-Mid-Basin</b>										
9128282N9	R041-260-001	TRC	87,000.00	07/31/2024	2.125	152.37	0.00	157.45	0.00	309.82
CMM-716278	R041-260-096	LA2	75,274.06		5.260	820.34	0.00	352.30	288.31	884.33
	<b>Subtotal</b>		<b>162,274.06</b>			<b>972.71</b>	<b>0.00</b>	<b>509.75</b>	<b>288.31</b>	<b>1,194.15</b>
<b>2013 RateStab-WCanyon</b>										
91282CFA4	R041-310-002	TRC	500,000.00	07/31/2024	3.000	1,236.26	0.00	1,277.48	0.00	2,513.74

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**Monthly Board Report**  
**Accrued Interest**  
**Sorted by Fund - Investment Number**

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
<b>2013 RateStab-WCanyon</b>										
3130AUVZ4	R041-310-003	FAC	500,000.00	02/13/2025	4.500	1,125.00	0.00	1,875.00	0.00	3,000.00
3135G05X7	R041-310-004	FAC	200,000.00	08/25/2025	0.375	12.50	0.00	62.50	0.00	75.00
3133EP6K6	R041-310-005	FAC	700,000.00	03/26/2027	4.500	0.00	0.00	437.50	0.00	437.50
0941100002	R041-310-095	LA3	10,784.65		5.335	1,028.43	0.00	1,965.43	1,028.43	1,965.43
	<b>Subtotal</b>		<b>1,910,784.65</b>			<b>3,402.19</b>	<b>0.00</b>	<b>5,617.91</b>	<b>1,028.43</b>	<b>7,991.67</b>
<b>2013 Rate Stab-IH35</b>										
3130AUVZ4	R041-320-001	FAC	250,000.00	02/13/2025	4.500	562.50	0.00	937.50	0.00	1,500.00
3135G05X7	R041-320-002	FAC	100,000.00	08/25/2025	0.375	6.25	0.00	31.25	0.00	37.50
0941100011	R041-320-095	LA3	21,220.99		5.335	86.66	0.00	95.43	71.05	111.04
	<b>Subtotal</b>		<b>371,220.99</b>			<b>655.41</b>	<b>0.00</b>	<b>1,064.18</b>	<b>71.05</b>	<b>1,648.54</b>
<b>2013 I&amp;S-IH35</b>										
9128282N9	R041-350-001	TRC	364,000.00	07/31/2024	2.125	637.50	0.00	658.75	0.00	1,296.25
912797JU2	R041-350-002	ATD	215,000.00	08/01/2024	5.140	0.00	0.00	0.00	0.00	0.00
0941100008	R041-350-095	LA3	5,026.83		5.335	476.21	0.00	285.77	476.21	285.77
	<b>Subtotal</b>		<b>584,026.83</b>			<b>1,113.71</b>	<b>0.00</b>	<b>944.52</b>	<b>476.21</b>	<b>1,582.02</b>
<b>2013 Reserve-IH35</b>										
3130AUVZ4	R041-370-002	FAC	300,000.00	02/13/2025	4.500	675.00	0.00	1,125.00	0.00	1,800.00
3135G05X7	R041-370-003	FAC	125,000.00	08/25/2025	0.375	7.81	0.00	39.07	0.00	46.88
3133EP6K6	R041-370-004	FAC	800,000.00	03/26/2027	4.500	0.00	0.00	500.00	0.00	500.00
0941100009	R041-370-095	LA3	33,433.10		5.335	206.85	0.00	2,472.12	206.85	2,472.12
	<b>Subtotal</b>		<b>1,258,433.10</b>			<b>889.66</b>	<b>0.00</b>	<b>4,136.19</b>	<b>206.85</b>	<b>4,819.00</b>
<b>2022 Const-NB Office</b>										
0941100025	R041-410-095	LA3	629,752.04		5.335	2,641.26	0.00	2,830.53	2,641.26	2,830.53
	<b>Subtotal</b>		<b>629,752.04</b>			<b>2,641.26</b>	<b>0.00</b>	<b>2,830.53</b>	<b>2,641.26</b>	<b>2,830.53</b>
<b>2022 I&amp;S-NB Office</b>										
0941100026	R041-420-095	LA3	79,535.50		5.335	236.82	0.00	225.80	236.82	225.80
	<b>Subtotal</b>		<b>79,535.50</b>			<b>236.82</b>	<b>0.00</b>	<b>225.80</b>	<b>236.82</b>	<b>225.80</b>
<b>2022 Const-Saltwater Barrier</b>										
0941100029	R041-430-095	LA3	912,273.83		5.335	3,889.30	0.00	4,115.56	3,889.30	4,115.56
	<b>Subtotal</b>		<b>912,273.83</b>			<b>3,889.30</b>	<b>0.00</b>	<b>4,115.56</b>	<b>3,889.30</b>	<b>4,115.56</b>
<b>2022 I&amp;S-Saltwater Barrier</b>										
0941100030	R041-440-095	LA3	96,279.91		5.335	267.52	0.00	336.10	267.52	336.10
	<b>Subtotal</b>		<b>96,279.91</b>			<b>267.52</b>	<b>0.00</b>	<b>336.10</b>	<b>267.52</b>	<b>336.10</b>

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**Monthly Board Report  
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
<b>Opr-Canal</b>										
3130AUVZ4	U043-100-003	FAC	200,000.00	02/13/2025	4.500	450.00	0.00	750.00	0.00	1,200.00
3130AX2R8	U043-100-005	FAC	500,000.00	11/22/2024	5.375	7,390.63	0.00	2,239.58	0.00	9,630.21
3133EP5K7	U043-100-006	FAC	500,000.00	03/13/2026	4.500	0.00	0.00	562.50	0.00	562.50
CMM-716278	U043-100-096	LA2	43,748.25		5.260	434.46	0.00	1,580.94	434.46	1,580.94
	<b>Subtotal</b>		<b>1,243,748.25</b>			<b>8,275.09</b>	<b>0.00</b>	<b>5,133.02</b>	<b>434.46</b>	<b>12,973.65</b>
<b>Opr-Buda WWTP</b>										
0941100002	U045-100-095	LA3	39,085.32		5.335	160.64	0.00	174.35	160.64	174.35
	<b>Subtotal</b>		<b>39,085.32</b>			<b>160.64</b>	<b>0.00</b>	<b>174.35</b>	<b>160.64</b>	<b>174.35</b>
<b>Opr-Carrizo Grndwtr</b>										
313313AG3	U047-100-005	AFD	1,040,666.66	01/07/2025	4.885	0.00	0.00	0.00	0.00	0.00
CMM-716278	U047-100-096	LA2	78,335.60		5.260	2,135.88	0.00	3,126.52	2,135.88	3,126.52
	<b>Subtotal</b>		<b>1,119,002.26</b>			<b>2,135.88</b>	<b>0.00</b>	<b>3,126.52</b>	<b>2,135.88</b>	<b>3,126.52</b>
<b>Const-Carrizo Grndwtr</b>										
0941100014	R047-470-095	LA3	4,974,300.52		5.335	29,047.54	0.00	29,391.86	29,047.54	29,391.86
CMM-716278	R047-470-096	LA2	0.00		5.120	0.00	0.00	0.00	0.00	0.00
	<b>Subtotal</b>		<b>4,974,300.52</b>			<b>29,047.54</b>	<b>0.00</b>	<b>29,391.86</b>	<b>29,047.54</b>	<b>29,391.86</b>
<b>I&amp;S-Carrizo Grndwtr</b>										
3130AGWK7	R047-480-003	FAC	2,000,000.00	08/15/2024	1.500	1,333.33	0.00	2,500.00	0.00	3,833.33
9128282N9	R047-480-005	TRC	2,000,000.00	07/31/2024	2.125	3,502.75	0.00	3,619.50	0.00	7,122.25
912797JU2	R047-480-006	ATD	6,102,000.00	08/01/2024	5.140	0.00	0.00	0.00	0.00	0.00
0941100015	R047-480-095	LA3	133,399.68		5.335	24,186.03	0.00	15,801.01	24,186.03	15,801.01
	<b>Subtotal</b>		<b>10,235,399.68</b>			<b>29,022.11</b>	<b>0.00</b>	<b>21,920.51</b>	<b>24,186.03</b>	<b>26,756.59</b>
<b>Opr-Western Canyon</b>										
3130AUVZ4	U050-100-003	FAC	500,000.00	02/13/2025	4.500	1,125.00	0.00	1,875.00	0.00	3,000.00
3130AX2R8	U050-100-004	FAC	500,000.00	11/22/2024	5.375	7,390.63	0.00	2,239.58	0.00	9,630.21
CMM-716278	U050-100-096	LA2	1,163,198.87		5.260	3,003.97	0.00	4,814.54	3,003.97	4,814.54
	<b>Subtotal</b>		<b>2,163,198.87</b>			<b>11,519.60</b>	<b>0.00</b>	<b>8,929.12</b>	<b>3,003.97</b>	<b>17,444.75</b>
<b>2020 I&amp;S-WCanyon, refunding</b>										
9128282N9	R050-520-001	TRC	1,600,000.00	07/31/2024	2.125	2,802.20	0.00	2,895.60	0.00	5,697.80
912797JU2	R050-520-002	ATD	1,284,000.00	08/01/2024	5.140	0.00	0.00	0.00	0.00	0.00
0941100005	R050-520-095	LA3	29,034.60		5.335	8,647.00	0.00	3,539.90	6,136.88	6,050.02
	<b>Subtotal</b>		<b>2,913,034.60</b>			<b>11,449.20</b>	<b>0.00</b>	<b>6,435.50</b>	<b>6,136.88</b>	<b>11,747.82</b>
<b>Opr-Cordillera WDS</b>										
91282CFA4	U052-100-002	TRC	250,000.00	07/31/2024	3.000	618.13	0.00	638.74	0.00	1,256.87

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**Monthly Board Report  
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
<b>Opr-Cordillera WDS</b>										
3130AGWK7	U052-100-003	FAC	500,000.00	08/15/2024	1.500	333.33	0.00	625.00	0.00	958.33
3130AX2R8	U052-100-004	FAC	500,000.00	11/22/2024	5.375	7,390.63	0.00	2,239.58	0.00	9,630.21
0941100002	U052-100-095	LA3	286,316.13		5.335	1,176.91	0.00	1,277.20	1,176.73	1,277.38
CMM-716278	U052-100-096	LA2	728,194.43		5.260	3,028.71	0.00	3,014.04	3,028.71	3,014.04
	<b>Subtotal</b>		<b>2,264,510.56</b>			<b>12,547.71</b>	<b>0.00</b>	<b>7,794.56</b>	<b>4,205.44</b>	<b>16,136.83</b>
<b>Opr-Comal Trace</b>										
3130AX2R8	U054-100-002	FAC	500,000.00	11/22/2024	5.375	7,390.63	0.00	2,239.58	0.00	9,630.21
0941100002	U054-100-095	LA3	689,677.86		5.335	2,834.50	0.00	3,076.53	2,834.50	3,076.53
	<b>Subtotal</b>		<b>1,189,677.86</b>			<b>10,225.13</b>	<b>0.00</b>	<b>5,316.11</b>	<b>2,834.50</b>	<b>12,706.74</b>
<b>Opr-Johnson Ranch WDS</b>										
91282CFA4	U055-100-002	TRC	250,000.00	07/31/2024	3.000	618.13	0.00	638.74	0.00	1,256.87
CMM-716278	U055-100-096	LA2	820,351.35		5.260	3,420.57	0.00	3,395.48	3,420.57	3,395.48
	<b>Subtotal</b>		<b>1,070,351.35</b>			<b>4,038.70</b>	<b>0.00</b>	<b>4,034.22</b>	<b>3,420.57</b>	<b>4,652.35</b>
<b>Opr-Rural Wtr</b>										
0941100002	U070-100-095	LA3	573,155.90		5.335	2,355.61	0.00	2,556.74	2,355.61	2,556.74
	<b>Subtotal</b>		<b>573,155.90</b>			<b>2,355.61</b>	<b>0.00</b>	<b>2,556.74</b>	<b>2,355.61</b>	<b>2,556.74</b>
<b>Opr-Luling WTP</b>										
0941100002	U100-100-095	LA3	185,962.92		5.335	764.29	0.00	829.55	764.29	829.55
	<b>Subtotal</b>		<b>185,962.92</b>			<b>764.29</b>	<b>0.00</b>	<b>829.55</b>	<b>764.29</b>	<b>829.55</b>
<b>Opr-Lu-Lo</b>										
0941100002	U100-200-095	LA3	125,475.29		5.335	515.69	0.00	559.72	515.69	559.72
CMM-716278	U100-200-096	LA2	411,594.39		5.260	1,716.20	0.00	1,703.61	1,716.20	1,703.61
	<b>Subtotal</b>		<b>537,069.68</b>			<b>2,231.89</b>	<b>0.00</b>	<b>2,263.33</b>	<b>2,231.89</b>	<b>2,263.33</b>
<b>2014 I&amp;S-Lu-Lo</b>										
CMM-716278	R100-400-096	LA2	102,404.81		5.260	586.75	0.00	486.75	586.75	486.75
	<b>Subtotal</b>		<b>102,404.81</b>			<b>586.75</b>	<b>0.00</b>	<b>486.75</b>	<b>586.75</b>	<b>486.75</b>
	<b>Total</b>		<b>139,417,766.27</b>			<b>480,953.38</b>	<b>0.00</b>	<b>464,297.07</b>	<b>265,480.07</b>	<b>679,770.38</b>

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**Monthly Board Report**  
**Texas Compliance Change in Val Report**  
**Sorted by Fund**  
**March 1, 2024 - March 31, 2024**

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
<b>Fund: General Revenue</b>									
U010-100-002	USTR	01010U	08/26/2022	2,554.94	998,673.84	0.00	0.00	270.47	998,944.31
91282CFA4	1,000,000.00	3.331	07/31/2024	0.00	990,430.00	0.00	0.00	0.00	990,430.00
U010-100-004	FHLB	01010U	08/30/2023	1,250.00	982,884.10	0.00	0.00	3,130.96	986,015.06
3130AGWK7	1,000,000.00	5.405	08/15/2024	0.00	982,330.00	0.00	0.00	0.00	982,330.00
U010-100-006	FROST	01010U	09/01/2023	100.07	21,953.18	123.75	0.00	100.07	22,053.25
BC-400006076	22,053.25	0.070	/ /	23.68	21,953.18	123.75	0.00	100.07	22,053.25
U010-100-008	FHLB	01010U	08/30/2023	4,479.17	1,000,741.74	0.00	0.00	-85.26	1,000,656.48
3130AX2R8	1,000,000.00	5.275	11/22/2024	0.00	999,660.00	0.00	0.00	0.00	999,660.00
U010-100-009	USTR	01010U	12/06/2023	2,540.99	1,948,149.31	0.00	0.00	5,866.32	1,954,015.63
912828YV6	2,000,000.00	5.094	11/30/2024	0.00	1,945,780.00	0.00	0.00	0.00	1,945,780.00
U010-100-010	FSTLOC	01010U	12/14/2023	2,175.12	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
U010-100-011	FFCB	01010U	03/22/2024	1,125.00	0.00	997,393.17	0.00	997,426.17	997,426.17
3133EP5K7	1,000,000.00	4.639	03/13/2026	0.00	0.00	997,393.17	0.00	1,000,000.00	1,000,000.00
U010-100-090	SEGST	01010U	09/01/2023	10.62	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	1,865.30	416,288.06	3,568.89	0.00	1,865.30	418,153.36
0941100002	418,153.36	5.335	/ /	1,703.59	416,288.06	3,568.89	0.00	1,865.30	418,153.36
U010-100-096	SEGST	01010U	09/01/2023	6,719.26	1,938,760.45	11,190.06	998,518.17	-991,798.91	946,961.54
CMM-716278	946,961.54	5.260	/ /	4,470.80	1,938,760.45	11,190.06	998,518.17	-991,798.91	946,961.54
U010-100-098	TXCLAS	01010U	09/01/2023	884.09	190,583.55	1,710.37	0.00	884.09	191,467.64
TX-01-0175-0001	191,467.64	5.465	/ /	826.28	190,583.55	1,710.37	0.00	884.09	191,467.64

**Monthly Board Report**  
**Texas Compliance Change in Val Report**  
**March 1, 2024 - March 31, 2024**

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
<b>Sub Totals For: Fund: General Revenue</b>				23,704.56	8,044,733.65	1,013,986.24	998,518.17	17,659.21	8,062,392.86
				7,024.35	8,032,484.66	1,013,986.24	998,518.17	11,050.55	8,043,535.21
<b>Fund: 2021 Const-Lk Dunlap</b>									
R023-100-095	TXPOOL	02310R	09/01/2023	2,678.83	593,316.71	4,701.10	0.00	2,678.83	595,995.54
0941100016	595,995.54	5.335	/ /	2,022.27	593,316.71	4,701.10	0.00	2,678.83	595,995.54
<b>Sub Totals For: Fund: 2021 Const-Lk Dunlap</b>				2,678.83	593,316.71	4,701.10	0.00	2,678.83	595,995.54
				2,022.27	593,316.71	4,701.10	0.00	2,678.83	595,995.54
<b>Fund: 2021 I&amp;S-Lk Dunlap</b>									
R023-200-095	TXPOOL	02320R	09/01/2023	964.51	207,070.25	30,639.50	0.00	29,859.51	236,929.76
0941100017	236,929.76	5.335	/ /	779.99	207,070.25	30,639.50	0.00	29,859.51	236,929.76
<b>Sub Totals For: Fund: 2021 I&amp;S-Lk Dunlap</b>				964.51	207,070.25	30,639.50	0.00	29,859.51	236,929.76
				779.99	207,070.25	30,639.50	0.00	29,859.51	236,929.76
<b>Fund: 2021 Const-Lk McQ</b>									
R024-100-003	FHLB	02410R	08/30/2023	7,500.00	5,897,304.63	0.00	0.00	18,785.74	5,916,090.37
3130AGWK7	6,000,000.00	5.405	08/15/2024	0.00	5,893,980.00	0.00	0.00	0.00	5,893,980.00
R024-100-004	FHLB	02410R	08/30/2023	15,677.08	3,502,596.09	0.00	0.00	-298.40	3,502,297.69
3130AX2R8	3,500,000.00	5.275	11/22/2024	0.00	3,498,810.00	0.00	0.00	0.00	3,498,810.00
R024-100-006	FHLMC	02410R	12/06/2023	0.00	3,041,093.94	0.00	0.00	13,643.13	3,054,737.07
313396WF6	3,067,500.00	5.348	04/30/2024	0.00	3,040,555.08	0.00	0.00	0.00	3,040,555.08
R024-100-095	TXPOOL	02410R	09/01/2023	52,968.03	12,719,558.27	82,012.23	1,800,000.00	-1,747,031.97	10,972,526.30
0941100018	10,972,526.30	5.335	/ /	29,044.20	12,719,558.27	82,012.23	1,800,000.00	-1,747,031.97	10,972,526.30
<b>Sub Totals For: Fund: 2021 Const-Lk McQ</b>				76,145.11	25,160,552.93	82,012.23	1,800,000.00	-1,714,901.50	23,445,651.43
				29,044.20	25,152,903.35	82,012.23	1,800,000.00	-1,747,031.97	23,405,871.38
<b>Fund: 2021 I&amp;S-Lk McQ</b>									
R024-200-095	TXPOOL	02420R	09/01/2023	190.48	40,946.19	6,289.99	0.00	5,684.48	46,630.67
0941100019	46,630.67	5.335	/ /	605.51	40,946.19	6,289.99	0.00	5,684.48	46,630.67

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Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
<b>Sub Totals For: Fund: 2021 I&amp;S-Lk McQ</b>				190.48	40,946.19	6,289.99	0.00	5,684.48	46,630.67
				605.51	40,946.19	6,289.99	0.00	5,684.48	46,630.67
<b>Fund: 2021 Const-Lk PI</b>									
R025-100-003	FHLB	02510R	08/30/2023	7,500.00	5,897,304.63	0.00	0.00	18,785.74	5,916,090.37
3130AGWK7	6,000,000.00	5.405	08/15/2024	0.00	5,893,980.00	0.00	0.00	0.00	5,893,980.00
R025-100-004	FHLB	02510R	08/30/2023	15,677.08	3,502,596.09	0.00	0.00	-298.40	3,502,297.69
3130AX2R8	3,500,000.00	5.275	11/22/2024	0.00	3,498,810.00	0.00	0.00	0.00	3,498,810.00
R025-100-007	FHLMC	02510R	12/06/2023	0.00	3,041,093.94	0.00	0.00	13,643.13	3,054,737.07
313396WF6	3,067,500.00	5.348	04/30/2024	0.00	3,040,555.08	0.00	0.00	0.00	3,040,555.08
R025-100-095	TXPOOL	02510R	09/01/2023	49,267.04	11,473,798.59	73,062.78	1,250,000.00	-1,200,732.96	10,273,065.63
0941100020	10,273,065.63	5.335	/ /	23,795.74	11,473,798.59	73,062.78	1,250,000.00	-1,200,732.96	10,273,065.63
<b>Sub Totals For: Fund: 2021 Const-Lk PI</b>				72,444.12	23,914,793.25	73,062.78	1,250,000.00	-1,168,602.49	22,746,190.76
				23,795.74	23,907,143.67	73,062.78	1,250,000.00	-1,200,732.96	22,706,410.71
<b>Fund: 2021/2022 I&amp;S Lk PI</b>									
R025-200-095	TXPOOL	02520R	09/01/2023	686.93	150,823.63	7,659.51	0.00	6,475.93	157,299.56
0941100021	157,299.56	5.335	/ /	1,183.58	150,823.63	7,659.51	0.00	6,475.93	157,299.56
<b>Sub Totals For: Fund: 2021/2022 I&amp;S Lk PI</b>				686.93	150,823.63	7,659.51	0.00	6,475.93	157,299.56
				1,183.58	150,823.63	7,659.51	0.00	6,475.93	157,299.56
<b>Fund: Opr-Shadow Creek</b>									
U030-100-003	USTR	03010U	03/22/2024	0.00	0.00	392,461.32	0.00	393,032.43	393,032.43
912797JU2	400,000.00	5.311	08/01/2024	0.00	0.00	392,461.32	0.00	400,000.00	400,000.00
U030-100-004	FFCB	03010U	03/22/2024	562.50	0.00	498,696.59	0.00	498,713.09	498,713.09
3133EP5K7	500,000.00	4.639	03/13/2026	0.00	0.00	498,696.59	0.00	500,000.00	500,000.00
U030-100-096	SEGST	03010U	09/01/2023	2,771.81	938,447.77	6,160.81	891,720.41	-888,948.60	49,499.17
CMM-716278	49,499.17	5.260	/ /	3,389.00	938,447.77	6,160.81	891,720.41	-888,948.60	49,499.17
<b>Sub Totals For: Fund: Opr-Shadow Creek</b>				3,334.31	938,447.77	897,318.72	891,720.41	2,796.92	941,244.69
				3,389.00	938,447.77	897,318.72	891,720.41	11,051.40	949,499.17

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Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
<b>Fund: 2012 Reserve-Stein F</b>									
R033-100-001	FNMA	03310R	08/30/2023	54.69	163,817.91	0.00	0.00	628.20	164,446.11
3135G05X7	175,000.00	4.951	08/25/2025	0.00	163,910.25	0.00	0.00	0.00	163,910.25
R033-100-096	SEGST	03310R	09/01/2023	136.78	32,910.51	273.51	0.00	136.78	33,047.29
CMM-716278	33,047.29	5.260	/ /	136.73	32,910.51	273.51	0.00	136.78	33,047.29
<b>Sub Totals For: Fund: 2012 Reserve-Stein F</b>				191.47	196,728.42	273.51	0.00	764.98	197,493.40
				136.73	196,820.76	273.51	0.00	136.78	196,957.54
<b>Fund: Opr-Stein Falls</b>									
U033-100-002	FFCB	03310U	03/22/2024	1,125.00	0.00	997,393.17	0.00	997,426.17	997,426.17
3133EP5K7	1,000,000.00	4.639	03/13/2026	0.00	0.00	997,393.17	0.00	1,000,000.00	1,000,000.00
U033-100-003	FFCB	03310U	03/26/2024	1,250.00	0.00	2,003,640.00	0.00	2,003,623.15	2,003,623.15
3133EP6K6	2,000,000.00	4.434	03/26/2027	0.00	0.00	2,003,640.00	0.00	2,000,000.00	2,000,000.00
U033-100-095	TXPOOL	03310U	11/29/2023	20,376.18	6,060,213.69	41,665.82	4,325,158.17	-4,304,781.99	1,755,431.70
0941100002	1,755,431.70	5.335	/ /	21,289.64	6,060,213.69	41,665.82	4,325,158.17	-4,304,781.99	1,755,431.70
<b>Sub Totals For: Fund: Opr-Stein Falls</b>				22,751.18	6,060,213.69	3,042,698.99	4,325,158.17	-1,303,732.67	4,756,481.02
				21,289.64	6,060,213.69	3,042,698.99	4,325,158.17	-1,304,781.99	4,755,431.70
<b>Fund: 2012 I&amp;S-Stein Falls</b>									
R033-200-001	USTR	03320R	03/22/2024	0.00	0.00	1,403,049.27	0.00	1,405,090.99	1,405,090.99
912797JU2	1,430,000.00	5.311	08/01/2024	0.00	0.00	1,403,049.27	0.00	1,430,000.00	1,430,000.00
R033-200-095	TXPOOL	03320R	09/01/2023	451.97	92,553.75	1,338,718.29	1,426,202.31	-87,832.34	4,721.41
0941100002	4,721.41	5.335	/ /	348.32	92,553.75	1,338,718.29	1,426,202.31	-87,832.34	4,721.41
<b>Sub Totals For: Fund: 2012 I&amp;S-Stein Falls</b>				451.97	92,553.75	2,741,767.56	1,426,202.31	1,317,258.65	1,409,812.40
				348.32	92,553.75	2,741,767.56	1,426,202.31	1,342,167.66	1,434,721.41
<b>Fund: 2021 Const-Stein Fal</b>									
R033-300-095	TXPOOL	03330R	09/01/2023	7,073.22	1,587,615.24	13,761.93	50,000.00	-42,926.78	1,544,688.46
0941100022	1,544,688.46	5.335	/ /	6,688.71	1,587,615.24	13,761.93	50,000.00	-42,926.78	1,544,688.46

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Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
<b>Sub Totals For: Fund: 2021 Const-Stein Fal</b>				7,073.22	1,587,615.24	13,761.93	50,000.00	-42,926.78	1,544,688.46
				6,688.71	1,587,615.24	13,761.93	50,000.00	-42,926.78	1,544,688.46
<b>Fund: 2021 I&amp;S-Stein Falls</b>									
R033-400-001	USTR	03340R	03/22/2024	0.00	0.00	146,191.85	0.00	146,404.59	146,404.59
912797JU2	149,000.00	5.311	08/01/2024	0.00	0.00	146,191.85	0.00	149,000.00	149,000.00
R033-400-095	TXPOOL	03340R	09/01/2023	200.48	78,206.73	72,309.50	146,191.85	-74,657.37	3,549.36
0941100024	3,549.36	5.335	/ /	775.02	78,206.73	72,309.50	146,191.85	-74,657.37	3,549.36
<b>Sub Totals For: Fund: 2021 I&amp;S-Stein Falls</b>				200.48	78,206.73	218,501.35	146,191.85	71,747.22	149,953.95
				775.02	78,206.73	218,501.35	146,191.85	74,342.63	152,549.36
<b>Fund: 2022 Const-Sunfield</b>									
R037-100-095	TXPOOL	03710R	09/01/2023	41,865.34	11,035,499.65	76,155.15	3,400,000.00	-3,358,134.66	7,677,364.99
0941100027	7,677,364.99	5.335	/ /	34,289.81	11,035,499.65	76,155.15	3,400,000.00	-3,358,134.66	7,677,364.99
<b>Sub Totals For: Fund: 2022 Const-Sunfield</b>				41,865.34	11,035,499.65	76,155.15	3,400,000.00	-3,358,134.66	7,677,364.99
				34,289.81	11,035,499.65	76,155.15	3,400,000.00	-3,358,134.66	7,677,364.99
<b>Fund: Opr-Sunfield WWTP</b>									
U037-100-002	FFCB	03710U	03/22/2024	1,125.00	0.00	997,393.17	0.00	997,426.17	997,426.17
3133EP5K7	1,000,000.00	4.639	03/13/2026	0.00	0.00	997,393.17	0.00	1,000,000.00	1,000,000.00
U037-100-003	FFCB	03710U	03/21/2024	0.00	0.00	499,716.28	0.00	500,492.95	500,492.95
313313AG3	520,333.33	5.108	01/07/2025	0.00	0.00	499,716.28	0.00	520,333.33	520,333.33
U037-100-095	TXPOOL	03710U	11/29/2023	6,724.25	2,016,190.07	13,183.31	1,498,234.45	-1,491,510.20	524,679.87
0941100002	524,679.87	5.335	/ /	6,459.06	2,016,190.07	13,183.31	1,498,234.45	-1,491,510.20	524,679.87
<b>Sub Totals For: Fund: Opr-Sunfield WWTP</b>				7,849.25	2,016,190.07	1,510,292.76	1,498,234.45	6,408.92	2,022,598.99
				6,459.06	2,016,190.07	1,510,292.76	1,498,234.45	28,823.13	2,045,013.20
<b>Fund: 2022 I&amp;S-Sunfield</b>									
R037-200-002	USTR	03720R	03/22/2024	0.00	0.00	239,401.41	0.00	239,749.79	239,749.79
912797JU2	244,000.00	5.311	08/01/2024	0.00	0.00	239,401.41	0.00	244,000.00	244,000.00



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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value	Purchases/ Additions	Redemptions	Change in Value	Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value				Ending Market Value
R037-200-095	TXPOOL	03720R	09/01/2023	315.22	128,415.12	117,898.94	239,401.41	-122,227.19	6,187.93
0941100028	6,187.93	5.335	/ /	724.72	128,415.12	117,898.94	239,401.41	-122,227.19	6,187.93
<b>Sub Totals For: Fund: 2022 I&amp;S-Sunfield</b>				315.22	128,415.12	357,300.35	239,401.41	117,522.60	245,937.72
				724.72	128,415.12	357,300.35	239,401.41	121,772.81	250,187.93
<b>Fund: 2021 Const-Dietz</b>									
R038-100-095	TXPOOL	03810R	09/01/2023	4,244.99	940,190.65	8,206.08	0.00	4,244.99	944,435.64
0941100023	944,435.64	5.335	/ /	3,961.09	940,190.65	8,206.08	0.00	4,244.99	944,435.64
<b>Sub Totals For: Fund: 2021 Const-Dietz</b>				4,244.99	940,190.65	8,206.08	0.00	4,244.99	944,435.64
				3,961.09	940,190.65	8,206.08	0.00	4,244.99	944,435.64
<b>Fund: 2021 I&amp;S-Dietz</b>									
R038-400-001	USTR	03840R	03/22/2024	0.00	0.00	43,170.75	0.00	43,233.57	43,233.57
912797JU2	44,000.00	5.311	08/01/2024	0.00	0.00	43,170.75	0.00	44,000.00	44,000.00
R038-400-095	TXPOOL	03840R	09/01/2023	73.03	23,869.00	22,026.79	43,170.75	-21,380.72	2,488.28
0941100024	2,488.28	5.335	/ /	236.76	23,869.00	22,026.79	43,170.75	-21,380.72	2,488.28
<b>Sub Totals For: Fund: 2021 I&amp;S-Dietz</b>				73.03	23,869.00	65,197.54	43,170.75	21,852.85	45,721.85
				236.76	23,869.00	65,197.54	43,170.75	22,619.28	46,488.28
<b>Fund: 2010 I&amp;S-RRWDS</b>									
R041-100-001	USTR	04110R	12/06/2023	307.66	167,849.14	0.00	0.00	438.66	168,287.80
9128282N9	170,000.00	5.249	07/31/2024	0.00	167,735.60	0.00	0.00	0.00	167,735.60
R041-100-095	TXPOOL	04110R	09/01/2023	805.86	155,950.55	54,285.80	0.00	53,721.86	209,672.41
0941100002	209,672.41	5.335	/ /	563.94	155,950.55	54,285.80	0.00	53,721.86	209,672.41
<b>Sub Totals For: Fund: 2010 I&amp;S-RRWDS</b>				1,113.52	323,799.69	54,285.80	0.00	54,160.52	377,960.21
				563.94	323,686.15	54,285.80	0.00	53,721.86	377,408.01
<b>Fund: Opr-Water Supply</b>									
U041-100-004	USTR	04110U	08/26/2022	5,109.90	1,997,347.68	0.00	0.00	540.94	1,997,888.62
91282CFA4	2,000,000.00	3.331	07/31/2024	0.00	1,980,860.00	0.00	0.00	0.00	1,980,860.00

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Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
U041-100-006	FHLB	04110U	02/13/2023	11,250.00	2,997,306.63	0.00	0.00	236.26	2,997,542.89
3130AUVZ4	3,000,000.00	4.600	02/13/2025	0.00	2,979,780.00	0.00	0.00	0.00	2,979,780.00
U041-100-008	FHLB	04110U	08/30/2023	3,250.00	2,555,498.67	0.00	0.00	8,140.49	2,563,639.16
3130AGWK7	2,600,000.00	5.405	08/15/2024	0.00	2,554,058.00	0.00	0.00	0.00	2,554,058.00
U041-100-009	FHLB	04110U	08/30/2023	4,479.17	1,000,741.74	0.00	0.00	-85.26	1,000,656.48
3130AX2R8	1,000,000.00	5.275	11/22/2024	0.00	999,660.00	0.00	0.00	0.00	999,660.00
U041-100-010	FHLB	04110U	08/30/2023	4,479.17	1,000,741.74	0.00	0.00	-85.26	1,000,656.48
3130AX2R8	1,000,000.00	5.275	11/22/2024	0.00	999,660.00	0.00	0.00	0.00	999,660.00
U041-100-011	FNMA	04110U	08/30/2023	625.00	1,872,204.61	0.00	0.00	7,179.51	1,879,384.12
3135G05X7	2,000,000.00	4.951	08/25/2025	0.00	1,873,260.00	0.00	0.00	0.00	1,873,260.00
U041-100-012	USTR	04110U	12/06/2023	5,081.96	3,896,298.61	0.00	0.00	11,732.64	3,908,031.25
912828YV6	4,000,000.00	5.094	11/30/2024	0.00	3,891,560.00	0.00	0.00	0.00	3,891,560.00
U041-100-013	FFCB	04110U	03/22/2024	2,250.00	0.00	1,994,786.34	0.00	1,994,852.34	1,994,852.34
3133EP5K7	2,000,000.00	4.639	03/13/2026	0.00	0.00	1,994,786.34	0.00	2,000,000.00	2,000,000.00
U041-100-014	FFCB	04110U	03/26/2024	1,250.00	0.00	2,003,640.00	0.00	2,003,623.15	2,003,623.15
3133EP6K6	2,000,000.00	4.434	03/26/2027	0.00	0.00	2,003,640.00	0.00	2,000,000.00	2,000,000.00
U041-100-094	TXFIT	04110U	09/01/2023	12,005.57	2,691,418.29	23,205.70	0.00	12,005.57	2,703,423.86
1379800040	2,703,423.86	5.300	/ /	11,200.13	2,691,418.29	23,205.70	0.00	12,005.57	2,703,423.86
U041-100-095	TXPOOL	04110U	09/01/2023	2,960.55	660,718.59	5,505.42	0.00	2,960.55	663,679.14
0941100002	663,679.14	5.335	/ /	2,544.87	660,718.59	5,505.42	0.00	2,960.55	663,679.14
U041-100-096	SEGST	04110U	09/01/2023	9,721.12	2,722,586.42	2,177,818.75	4,000,676.34	-1,831,854.19	890,732.23
CMM-716278	890,732.23	5.260	/ /	8,996.60	2,722,586.42	2,177,818.75	4,000,676.34	-1,831,854.19	890,732.23
U041-100-097	BRDWAY	04110U	09/01/2023	2,672.33	2,059,101.03	6,743.09	2,059,113.03	-2,056,440.70	2,660.33
CMM-6257184	2,660.33	2.530	/ /	4,070.76	2,059,101.03	6,743.09	2,059,113.03	-2,056,440.70	2,660.33
<b>Sub Totals For: Fund: Opr-Water Supply</b>				65,134.77	23,453,964.01	6,211,699.30	6,059,789.37	152,806.04	23,606,770.05
				26,812.36	23,412,662.33	6,211,699.30	6,059,789.37	126,671.23	23,539,333.56

**Fund: 2007B/2017 I&S-RRWDS**

Portfolio GBRA

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Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value				Ending Market Value
R041-120-001	FHLMC	04112R	12/06/2023	0.00	327,159.25	0.00	0.00	1,467.72	328,626.97
313396WF6	330,000.00	5.348	04/30/2024	0.00	327,101.28	0.00	0.00	0.00	327,101.28
R041-120-002	USTR	04112R	03/22/2024	0.00	0.00	331,629.83	0.00	332,112.42	332,112.42
912797JU2	338,000.00	5.311	08/01/2024	0.00	0.00	331,629.83	0.00	338,000.00	338,000.00
R041-120-095	TXPOOL	04112R	09/01/2023	712.65	257,333.83	82,565.13	331,629.83	-249,807.18	7,526.65
0941100013	7,526.65	5.335	/ /	742.48	257,333.83	82,565.13	331,629.83	-249,807.18	7,526.65
<b>Sub Totals For: Fund: 2007B/2017 I&amp;S-RRWDS</b>				712.65	584,493.08	414,194.96	331,629.83	83,772.96	668,266.04
				742.48	584,435.11	414,194.96	331,629.83	88,192.82	672,627.93
<b>Fund: 2007 Rate Stab-RRWDS</b>									
R041-150-003	FNMA	04115R	08/30/2023	140.62	421,246.03	0.00	0.00	1,615.40	422,861.43
3135G05X7	450,000.00	4.951	08/25/2025	0.00	421,483.50	0.00	0.00	0.00	421,483.50
R041-150-004	FFCB	04115R	03/26/2024	668.13	0.00	1,070,945.58	0.00	1,070,936.57	1,070,936.57
3133EP6K6	1,069,000.00	4.434	03/26/2027	0.00	0.00	1,070,945.58	0.00	1,069,000.00	1,069,000.00
R041-150-095	TXPOOL	04115R	09/01/2023	1,557.49	563,719.80	2,006.82	560,000.00	-558,442.51	5,277.29
0941100002	5,277.29	5.335	/ /	449.33	563,719.80	2,006.82	560,000.00	-558,442.51	5,277.29
R041-150-096	SEGST	04115R	09/01/2023	1,622.06	519,284.45	563,253.30	1,070,945.58	-509,323.52	9,960.93
CMM-716278	9,960.93	5.260	/ /	1,631.24	519,284.45	563,253.30	1,070,945.58	-509,323.52	9,960.93
<b>Sub Totals For: Fund: 2007 Rate Stab-RRWDS</b>				3,988.30	1,504,250.28	1,636,205.70	1,630,945.58	4,785.94	1,509,036.22
				2,080.57	1,504,487.75	1,636,205.70	1,630,945.58	1,233.97	1,505,721.72
<b>Fund: 2015 IWPP Bond</b>									
R041-160-001	SA TX	04116R	03/30/2023	7,583.34	1,845,239.00	0.00	0.00	-1,097.35	1,844,141.65
796237G66	1,820,000.00	4.222	02/01/2026	0.00	1,822,912.00	0.00	0.00	0.00	1,822,912.00
R041-160-096	SEGST	04116R	09/01/2023	337.42	81,184.23	646.49	0.00	337.42	81,521.65
CMM-716278	81,521.65	5.260	/ /	309.07	81,184.23	646.49	0.00	337.42	81,521.65
<b>Sub Totals For: Fund: 2015 IWPP Bond</b>				7,920.76	1,926,423.23	646.49	0.00	-759.93	1,925,663.30
				309.07	1,904,096.23	646.49	0.00	337.42	1,904,433.65
<b>Fund: 2016 I&amp;S-SM WTP</b>									

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Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value				Ending Market Value
R041-180-002	USTR	04118R	03/22/2024	0.00	0.00	100,077.64	0.00	100,223.27	100,223.27
912797JU2	102,000.00	5.311	08/01/2024	0.00	0.00	100,077.64	0.00	102,000.00	102,000.00
R041-180-096	SEGST	04118R	09/01/2023	335.62	80,400.76	23,350.66	100,077.64	-77,139.02	3,261.74
CMM-716278	3,261.74	5.260	/ /	412.04	80,400.76	23,350.66	100,077.64	-77,139.02	3,261.74
<b>Sub Totals For: Fund: 2016 I&amp;S-SM WTP</b>				335.62	80,400.76	123,428.30	100,077.64	23,084.25	103,485.01
				412.04	80,400.76	123,428.30	100,077.64	24,860.98	105,261.74
<b>Fund: 2020 I&amp;S-Gen Imp/Ref</b>									
R041-200-001	USTR	04120R	12/06/2023	503.11	274,482.71	0.00	0.00	717.34	275,200.05
9128282N9	278,000.00	5.249	07/31/2024	0.00	274,297.04	0.00	0.00	0.00	274,297.04
R041-200-002	USTR	04120R	03/22/2024	0.00	0.00	228,608.73	0.00	228,941.40	228,941.40
912797JU2	233,000.00	5.311	08/01/2024	0.00	0.00	228,608.73	0.00	233,000.00	233,000.00
R041-200-096	SEGST	04120R	09/01/2023	551.27	164,104.05	70,625.23	228,608.73	-158,644.46	5,459.59
CMM-716278	5,459.59	5.260	/ /	660.96	164,104.05	70,625.23	228,608.73	-158,644.46	5,459.59
<b>Sub Totals For: Fund: 2020 I&amp;S-Gen Imp/Ref</b>				1,054.38	438,586.76	299,233.96	228,608.73	71,014.28	509,601.04
				660.96	438,401.09	299,233.96	228,608.73	74,355.54	512,756.63
<b>Fund: 2012 Reserve-MidBasi</b>									
R041-250-003	FNMA	04125R	08/30/2023	25.00	74,888.18	0.00	0.00	287.18	75,175.36
3135G05X7	80,000.00	4.951	08/25/2025	0.00	74,930.40	0.00	0.00	0.00	74,930.40
R041-250-008	FFCB	04125R	03/26/2024	118.75	0.00	190,345.80	0.00	190,344.20	190,344.20
3133EP6K6	190,000.00	4.434	03/26/2027	0.00	0.00	190,345.80	0.00	190,000.00	190,000.00
R041-250-095	TXPOOL	04125R	09/01/2023	555.64	197,687.02	1,089.59	190,345.80	-189,790.16	7,896.86
0941100002	7,896.86	5.335	/ /	533.95	197,687.02	1,089.59	190,345.80	-189,790.16	7,896.86
<b>Sub Totals For: Fund: 2012 Reserve-MidBasi</b>				699.39	272,575.20	191,435.39	190,345.80	841.22	273,416.42
				533.95	272,617.42	191,435.39	190,345.80	209.84	272,827.26
<b>Fund: 2012 I&amp;S-Mid-Basin</b>									
R041-260-001	USTR	04126R	12/06/2023	157.45	85,899.26	0.00	0.00	224.50	86,123.76
9128282N9	87,000.00	5.250	07/31/2024	0.00	85,841.16	0.00	0.00	0.00	85,841.16

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Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
R041-260-096	SEGST	04126R	09/01/2023	352.30	53,288.76	22,273.61	0.00	21,985.30	75,274.06
CMM-716278	75,274.06	5.260	/ /	288.31	53,288.76	22,273.61	0.00	21,985.30	75,274.06
<b>Sub Totals For: Fund: 2012 I&amp;S-Mid-Basin</b>				509.75	139,188.02	22,273.61	0.00	22,209.80	161,397.82
				288.31	139,129.92	22,273.61	0.00	21,985.30	161,115.22
<b>Fund: 2013 RateStab-WCanyo</b>									
R041-310-002	USTR	04131R	08/26/2022	1,277.48	499,336.92	0.00	0.00	135.24	499,472.16
91282CFA4	500,000.00	3.331	07/31/2024	0.00	495,215.00	0.00	0.00	0.00	495,215.00
R041-310-003	FHLB	04131R	02/13/2023	1,875.00	499,551.11	0.00	0.00	39.37	499,590.48
3130AUVZ4	500,000.00	4.600	02/13/2025	0.00	496,630.00	0.00	0.00	0.00	496,630.00
R041-310-004	FNMA	04131R	08/30/2023	62.50	187,220.46	0.00	0.00	717.95	187,938.41
3135G05X7	200,000.00	4.951	08/25/2025	0.00	187,326.00	0.00	0.00	0.00	187,326.00
R041-310-005	FFCB	04131R	03/26/2024	437.50	0.00	701,274.00	0.00	701,268.10	701,268.10
3133EP6K6	700,000.00	4.434	03/26/2027	0.00	0.00	701,274.00	0.00	700,000.00	700,000.00
R041-310-095	TXPOOL	04131R	09/01/2023	1,965.43	710,093.22	2,993.86	701,274.00	-699,308.57	10,784.65
0941100002	10,784.65	5.335	/ /	1,028.43	710,093.22	2,993.86	701,274.00	-699,308.57	10,784.65
<b>Sub Totals For: Fund: 2013 RateStab-WCanyo</b>				5,617.91	1,896,201.71	704,267.86	701,274.00	2,852.09	1,899,053.80
				1,028.43	1,889,264.22	704,267.86	701,274.00	691.43	1,889,955.65
<b>Fund: 2013 Rate Stab-IH35</b>									
R041-320-001	FHLB	04132R	02/13/2023	937.50	249,775.55	0.00	0.00	19.69	249,795.24
3130AUVZ4	250,000.00	4.600	02/13/2025	0.00	248,315.00	0.00	0.00	0.00	248,315.00
R041-320-002	FNMA	04132R	08/30/2023	31.25	93,610.23	0.00	0.00	358.98	93,969.21
3135G05X7	100,000.00	4.951	08/25/2025	0.00	93,663.00	0.00	0.00	0.00	93,663.00
R041-320-095	TXPOOL	04132R	09/01/2023	95.43	21,125.56	166.48	0.00	95.43	21,220.99
0941100011	21,220.99	5.335	/ /	71.05	21,125.56	166.48	0.00	95.43	21,220.99
<b>Sub Totals For: Fund: 2013 Rate Stab-IH35</b>				1,064.18	364,511.34	166.48	0.00	474.10	364,985.44
				71.05	363,103.56	166.48	0.00	95.43	363,198.99

**Fund: 2013 I&S-IH35**

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Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value				Ending Market Value
R041-350-001	USTR	04135R	12/06/2023	658.75	359,394.63	0.00	0.00	939.25	360,333.88
9128282N9	364,000.00	5.250	07/31/2024	0.00	359,151.52	0.00	0.00	0.00	359,151.52
R041-350-002	USTR	04135R	03/22/2024	0.00	0.00	210,947.97	0.00	211,254.94	211,254.94
912797JU2	215,000.00	5.311	08/01/2024	0.00	0.00	210,947.97	0.00	215,000.00	215,000.00
R041-350-095	TXPOOL	04135R	09/01/2023	285.77	115,583.03	100,867.98	210,947.97	-110,556.20	5,026.83
0941100008	5,026.83	5.335	/ /	476.21	115,583.03	100,867.98	210,947.97	-110,556.20	5,026.83
<b>Sub Totals For: Fund: 2013 I&amp;S-IH35</b>				944.52	474,977.66	311,815.95	210,947.97	101,637.99	576,615.65
				476.21	474,734.55	311,815.95	210,947.97	104,443.80	579,178.35
<b>Fund: 2013 Reserve-IH35</b>									
R041-370-002	FHLB	04137R	02/13/2023	1,125.00	299,730.66	0.00	0.00	23.63	299,754.29
3130AUVZ4	300,000.00	4.600	02/13/2025	0.00	297,978.00	0.00	0.00	0.00	297,978.00
R041-370-003	FNMA	04137R	08/30/2023	39.07	117,012.79	0.00	0.00	448.72	117,461.51
3135G05X7	125,000.00	4.951	08/25/2025	0.00	117,078.75	0.00	0.00	0.00	117,078.75
R041-370-004	FFCB	04137R	03/26/2024	500.00	0.00	801,456.00	0.00	801,449.26	801,449.26
3133EP6K6	800,000.00	4.434	03/26/2027	0.00	0.00	801,456.00	0.00	800,000.00	800,000.00
R041-370-095	TXPOOL	04137R	09/01/2023	2,472.12	832,416.98	2,678.97	801,456.00	-798,983.88	33,433.10
0941100009	33,433.10	5.335	/ /	206.85	832,416.98	2,678.97	801,456.00	-798,983.88	33,433.10
<b>Sub Totals For: Fund: 2013 Reserve-IH35</b>				4,136.19	1,249,160.43	804,134.97	801,456.00	2,937.73	1,252,098.16
				206.85	1,247,473.73	804,134.97	801,456.00	1,016.12	1,248,489.85
<b>Fund: 2022 Const-NB Office</b>									
R041-410-095	TXPOOL	04141R	09/01/2023	2,830.53	626,921.51	5,471.79	0.00	2,830.53	629,752.04
0941100025	629,752.04	5.335	/ /	2,641.26	626,921.51	5,471.79	0.00	2,830.53	629,752.04
<b>Sub Totals For: Fund: 2022 Const-NB Office</b>				2,830.53	626,921.51	5,471.79	0.00	2,830.53	629,752.04
				2,641.26	626,921.51	5,471.79	0.00	2,830.53	629,752.04
<b>Fund: 2022 I&amp;S-NB Office</b>									
R041-420-095	TXPOOL	04142R	09/01/2023	225.80	41,426.70	38,345.62	0.00	38,108.80	79,535.50
0941100026	79,535.50	5.335	/ /	236.82	41,426.70	38,345.62	0.00	38,108.80	79,535.50

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Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
<b>Sub Totals For: Fund: 2022 I&amp;S-NB Office</b>				225.80	41,426.70	38,345.62	0.00	38,108.80	79,535.50
				236.82	41,426.70	38,345.62	0.00	38,108.80	79,535.50
<b>Fund: 2022 Const-Saltwater</b>									
R041-430-095	TXPOOL	04143R	09/01/2023	4,115.56	923,158.27	8,004.86	15,000.00	-10,884.44	912,273.83
0941100029	912,273.83	5.335	/ /	3,889.30	923,158.27	8,004.86	15,000.00	-10,884.44	912,273.83
<b>Sub Totals For: Fund: 2022 Const-Saltwater</b>				4,115.56	923,158.27	8,004.86	15,000.00	-10,884.44	912,273.83
				3,889.30	923,158.27	8,004.86	15,000.00	-10,884.44	912,273.83
<b>Fund: 2022 I&amp;S-Saltwater B</b>									
R041-440-095	TXPOOL	04144R	09/01/2023	336.10	68,138.81	28,408.62	0.00	28,141.10	96,279.91
0941100030	96,279.91	5.335	/ /	267.52	68,138.81	28,408.62	0.00	28,141.10	96,279.91
<b>Sub Totals For: Fund: 2022 I&amp;S-Saltwater B</b>				336.10	68,138.81	28,408.62	0.00	28,141.10	96,279.91
				267.52	68,138.81	28,408.62	0.00	28,141.10	96,279.91
<b>Fund: Opr-Canal</b>									
U043-100-003	FHLB	04310U	02/13/2023	750.00	199,820.44	0.00	0.00	15.75	199,836.19
3130AUVZ4	200,000.00	4.600	02/13/2025	0.00	198,652.00	0.00	0.00	0.00	198,652.00
U043-100-005	FHLB	04310U	08/30/2023	2,239.58	500,370.87	0.00	0.00	-42.63	500,328.24
3130AX2R8	500,000.00	5.275	11/22/2024	0.00	499,830.00	0.00	0.00	0.00	499,830.00
U043-100-006	FFCB	04310U	03/22/2024	562.50	0.00	498,696.58	0.00	498,713.08	498,713.08
3133EP5K7	500,000.00	4.639	03/13/2026	0.00	0.00	498,696.58	0.00	500,000.00	500,000.00
U043-100-096	SEGST	04310U	09/01/2023	1,580.94	541,426.39	2,015.40	499,259.08	-497,678.14	43,748.25
CMM-716278	43,748.25	5.260	/ /	434.46	541,426.39	2,015.40	499,259.08	-497,678.14	43,748.25
<b>Sub Totals For: Fund: Opr-Canal</b>				5,133.02	1,241,617.70	500,711.98	499,259.08	1,008.06	1,242,625.76
				434.46	1,239,908.39	500,711.98	499,259.08	2,321.86	1,242,230.25
<b>Fund: Opr-Buda WWTP</b>									
U045-100-095	TXPOOL	04510U	09/01/2023	174.35	38,910.97	334.99	0.00	174.35	39,085.32
0941100002	39,085.32	5.335	/ /	160.64	38,910.97	334.99	0.00	174.35	39,085.32

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Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
<b>Sub Totals For: Fund: Opr-Buda WWTP</b>				174.35	38,910.97	334.99	0.00	174.35	39,085.32
				160.64	38,910.97	334.99	0.00	174.35	39,085.32
<b>Fund: Opr-Carrizo Grndwtr</b>									
U047-100-005	FFCB	04710U	03/21/2024	0.00	0.00	999,432.56	0.00	1,000,985.90	1,000,985.90
313313AG3	1,040,666.66	5.108	01/07/2025	0.00	0.00	999,432.56	0.00	1,040,666.66	1,040,666.66
U047-100-096	SEGST	04710U	09/01/2023	3,126.52	1,074,641.64	5,262.40	999,432.56	-996,306.04	78,335.60
CMM-716278	78,335.60	5.260	/ /	2,135.88	1,074,641.64	5,262.40	999,432.56	-996,306.04	78,335.60
<b>Sub Totals For: Fund: Opr-Carrizo Grndwtr</b>				3,126.52	1,074,641.64	1,004,694.96	999,432.56	4,679.86	1,079,321.50
				2,135.88	1,074,641.64	1,004,694.96	999,432.56	44,360.62	1,119,002.26
<b>Fund: Const-Carrizo Grndwt</b>									
R047-470-095	TXPOOL	04747R	09/01/2023	29,391.86	7,019,908.66	58,439.40	2,075,000.00	-2,045,608.14	4,974,300.52
0941100014	4,974,300.52	5.335	/ /	29,047.54	7,019,908.66	58,439.40	2,075,000.00	-2,045,608.14	4,974,300.52
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
<b>Sub Totals For: Fund: Const-Carrizo Grndwt</b>				29,391.86	7,019,908.66	58,439.40	2,075,000.00	-2,045,608.14	4,974,300.52
				29,047.54	7,019,908.66	58,439.40	2,075,000.00	-2,045,608.14	4,974,300.52
<b>Fund: I&amp;S-Carrizo Grndwtr</b>									
R047-480-003	FHLB	04748R	08/30/2023	2,500.00	1,965,768.21	0.00	0.00	6,261.91	1,972,030.12
3130AGWK7	2,000,000.00	5.405	08/15/2024	0.00	1,964,660.00	0.00	0.00	0.00	1,964,660.00
R047-480-005	USTR	04748R	12/06/2023	3,619.50	1,974,695.76	0.00	0.00	5,160.73	1,979,856.49
9128282N9	2,000,000.00	5.250	07/31/2024	0.00	1,973,360.00	0.00	0.00	0.00	1,973,360.00
R047-480-006	USTR	04748R	03/22/2024	0.00	0.00	5,986,997.64	0.00	5,995,709.94	5,995,709.94
912797JU2	6,102,000.00	5.311	08/01/2024	0.00	0.00	5,986,997.64	0.00	6,102,000.00	6,102,000.00
R047-480-095	TXPOOL	04748R	09/01/2023	15,801.01	5,487,828.34	656,755.01	5,986,997.64	-5,354,428.66	133,399.68
0941100015	133,399.68	5.335	/ /	24,186.03	5,487,828.34	656,755.01	5,986,997.64	-5,354,428.66	133,399.68
<b>Sub Totals For: Fund: I&amp;S-Carrizo Grndwtr</b>				21,920.51	9,428,292.31	6,643,752.65	5,986,997.64	652,703.92	10,080,996.23
				24,186.03	9,425,848.34	6,643,752.65	5,986,997.64	747,571.34	10,173,419.68



**Monthly Board Report**  
**Texas Compliance Change in Val Report**  
**March 1, 2024 - March 31, 2024**

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
<b>Fund: Opr-Western Canyon</b>									
U050-100-003	FHLB	05010U	02/13/2023	1,875.00	499,551.11	0.00	0.00	39.37	499,590.48
3130AUVZ4	500,000.00	4.600	02/13/2025	0.00	496,630.00	0.00	0.00	0.00	496,630.00
U050-100-004	FHLB	05010U	08/30/2023	2,239.58	500,370.87	0.00	0.00	-42.63	500,328.24
3130AX2R8	500,000.00	5.275	11/22/2024	0.00	499,830.00	0.00	0.00	0.00	499,830.00
U050-100-096	SEGST	05010U	09/01/2023	4,814.54	1,158,384.33	7,818.51	0.00	4,814.54	1,163,198.87
CMM-716278	1,163,198.87	5.260	/ /	3,003.97	1,158,384.33	7,818.51	0.00	4,814.54	1,163,198.87
<b>Sub Totals For: Fund: Opr-Western Canyon</b>				8,929.12	2,158,306.31	7,818.51	0.00	4,811.28	2,163,117.59
				3,003.97	2,154,844.33	7,818.51	0.00	4,814.54	2,159,658.87
<b>Fund: 2020 I&amp;S-WCanyon, re</b>									
R050-520-001	USTR	05052R	12/06/2023	2,895.60	1,579,756.60	0.00	0.00	4,128.59	1,583,885.19
9128282N9	1,600,000.00	5.250	07/31/2024	0.00	1,578,688.00	0.00	0.00	0.00	1,578,688.00
R050-520-002	USTR	05052R	03/22/2024	0.00	0.00	1,259,800.88	0.00	1,261,634.15	1,261,634.15
912797JU2	1,284,000.00	5.311	08/01/2024	0.00	0.00	1,259,800.88	0.00	1,284,000.00	1,284,000.00
R050-520-095	TXPOOL	05052R	09/01/2023	3,539.90	887,522.58	407,449.78	1,259,800.88	-858,487.98	29,034.60
0941100005	29,034.60	5.335	/ /	6,136.88	887,522.58	407,449.78	1,259,800.88	-858,487.98	29,034.60
<b>Sub Totals For: Fund: 2020 I&amp;S-WCanyon, re</b>				6,435.50	2,467,279.18	1,667,250.66	1,259,800.88	407,274.76	2,874,553.94
				6,136.88	2,466,210.58	1,667,250.66	1,259,800.88	425,512.02	2,891,722.60
<b>Fund: Opr-Cordillera WDS</b>									
U052-100-002	USTR	05210U	08/26/2022	638.74	249,668.46	0.00	0.00	67.62	249,736.08
91282CFA4	250,000.00	3.331	07/31/2024	0.00	247,607.50	0.00	0.00	0.00	247,607.50
U052-100-003	FHLB	05210U	08/30/2023	625.00	491,442.05	0.00	0.00	1,565.48	493,007.53
3130AGWK7	500,000.00	5.405	08/15/2024	0.00	491,165.00	0.00	0.00	0.00	491,165.00
U052-100-004	FHLB	05210U	08/30/2023	2,239.58	500,370.87	0.00	0.00	-42.63	500,328.24
3130AX2R8	500,000.00	5.275	11/22/2024	0.00	499,830.00	0.00	0.00	0.00	499,830.00
U052-100-095	TXPOOL	05210U	09/01/2023	1,277.20	285,038.93	2,453.93	0.00	1,277.20	286,316.13
0941100002	286,316.13	5.335	/ /	1,176.73	285,038.93	2,453.93	0.00	1,277.20	286,316.13

**Monthly Board Report**  
**Texas Compliance Change in Val Report**  
**March 1, 2024 - March 31, 2024**

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
U052-100-096	SEGST	05210U	09/01/2023	3,014.04	725,180.39	6,042.75	0.00	3,014.04	728,194.43
CMM-716278	728,194.43	5.260	/ /	3,028.71	725,180.39	6,042.75	0.00	3,014.04	728,194.43
<b>Sub Totals For: Fund: Opr-Cordillera WDS</b>				7,794.56	2,251,700.70	8,496.68	0.00	5,881.71	2,257,582.41
				4,205.44	2,248,821.82	8,496.68	0.00	4,291.24	2,253,113.06
<b>Fund: Opr-Comal Trace</b>									
U054-100-002	FHLB	05410U	08/30/2023	2,239.58	500,370.87	0.00	0.00	-42.63	500,328.24
3130AX2R8	500,000.00	5.275	11/22/2024	0.00	499,830.00	0.00	0.00	0.00	499,830.00
U054-100-095	TXPOOL	05410U	09/01/2023	3,076.53	686,601.33	5,911.03	0.00	3,076.53	689,677.86
0941100002	689,677.86	5.335	/ /	2,834.50	686,601.33	5,911.03	0.00	3,076.53	689,677.86
<b>Sub Totals For: Fund: Opr-Comal Trace</b>				5,316.11	1,186,972.20	5,911.03	0.00	3,033.90	1,190,006.10
				2,834.50	1,186,431.33	5,911.03	0.00	3,076.53	1,189,507.86
<b>Fund: Opr-Johnson Ranch WD</b>									
U055-100-002	USTR	05510U	08/26/2022	638.74	249,668.46	0.00	0.00	67.62	249,736.08
91282CFA4	250,000.00	3.331	07/31/2024	0.00	247,607.50	0.00	0.00	0.00	247,607.50
U055-100-096	SEGST	05510U	09/01/2023	3,395.48	816,955.87	6,816.05	0.00	3,395.48	820,351.35
CMM-716278	820,351.35	5.260	/ /	3,420.57	816,955.87	6,816.05	0.00	3,395.48	820,351.35
<b>Sub Totals For: Fund: Opr-Johnson Ranch WD</b>				4,034.22	1,066,624.33	6,816.05	0.00	3,463.10	1,070,087.43
				3,420.57	1,064,563.37	6,816.05	0.00	3,395.48	1,067,958.85
<b>Fund: Opr-Rural Wtr</b>									
U070-100-095	TXPOOL	07010U	09/01/2023	2,556.74	570,599.16	4,912.35	0.00	2,556.74	573,155.90
0941100002	573,155.90	5.335	/ /	2,355.61	570,599.16	4,912.35	0.00	2,556.74	573,155.90
<b>Sub Totals For: Fund: Opr-Rural Wtr</b>				2,556.74	570,599.16	4,912.35	0.00	2,556.74	573,155.90
				2,355.61	570,599.16	4,912.35	0.00	2,556.74	573,155.90
<b>Fund: Opr-Luling WTP</b>									
U100-100-095	TXPOOL	10010U	09/01/2023	829.55	185,133.37	1,593.84	0.00	829.55	185,962.92
0941100002	185,962.92	5.335	/ /	764.29	185,133.37	1,593.84	0.00	829.55	185,962.92

**Monthly Board Report**  
**Texas Compliance Change in Val Report**  
**March 1, 2024 - March 31, 2024**

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
<b>Sub Totals For: Fund: Opr-Luling WTP</b>				829.55	185,133.37	1,593.84	0.00	829.55	185,962.92
				764.29	185,133.37	1,593.84	0.00	829.55	185,962.92
<b>Fund: Opr-Lu-Lo</b>									
U100-200-095	TXPOOL	10020U	09/01/2023	559.72	124,915.57	1,075.41	0.00	559.72	125,475.29
0941100002	125,475.29	5.335	/ /	515.69	124,915.57	1,075.41	0.00	559.72	125,475.29
U100-200-096	SEGST	10020U	09/01/2023	1,703.61	409,890.78	3,419.81	0.00	1,703.61	411,594.39
CMM-716278	411,594.39	5.260	/ /	1,716.20	409,890.78	3,419.81	0.00	1,703.61	411,594.39
<b>Sub Totals For: Fund: Opr-Lu-Lo</b>				2,263.33	534,806.35	4,495.22	0.00	2,263.33	537,069.68
				2,231.89	534,806.35	4,495.22	0.00	2,263.33	537,069.68
<b>Fund: 2014 I&amp;S-Lu-Lo</b>									
R100-400-096	SEGST	10040R	09/01/2023	486.75	67,733.06	35,258.50	0.00	34,671.75	102,404.81
CMM-716278	102,404.81	5.260	/ /	586.75	67,733.06	35,258.50	0.00	34,671.75	102,404.81
<b>Sub Totals For: Fund: 2014 I&amp;S-Lu-Lo</b>				486.75	67,733.06	35,258.50	0.00	34,671.75	102,404.81
				586.75	67,733.06	35,258.50	0.00	34,671.75	102,404.81
<b>Report Grand Totals:</b>				464,297.07	144,870,870.10	30,954,331.77	37,159,162.60	-6,327,585.86	138,543,284.24
				265,480.07	144,755,210.37	30,954,331.77	37,159,162.60	-6,206,457.44	138,548,752.93



Your Trusted  
Water Resource

## Investment Report as of March 31, 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:

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Randy Staats  
Executive Manager of Finance/CFO

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Sandra Terry  
Deputy CFO

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Denise Lyssy  
Revenue & Budget Supervisor

## **CONSENT ITEM**

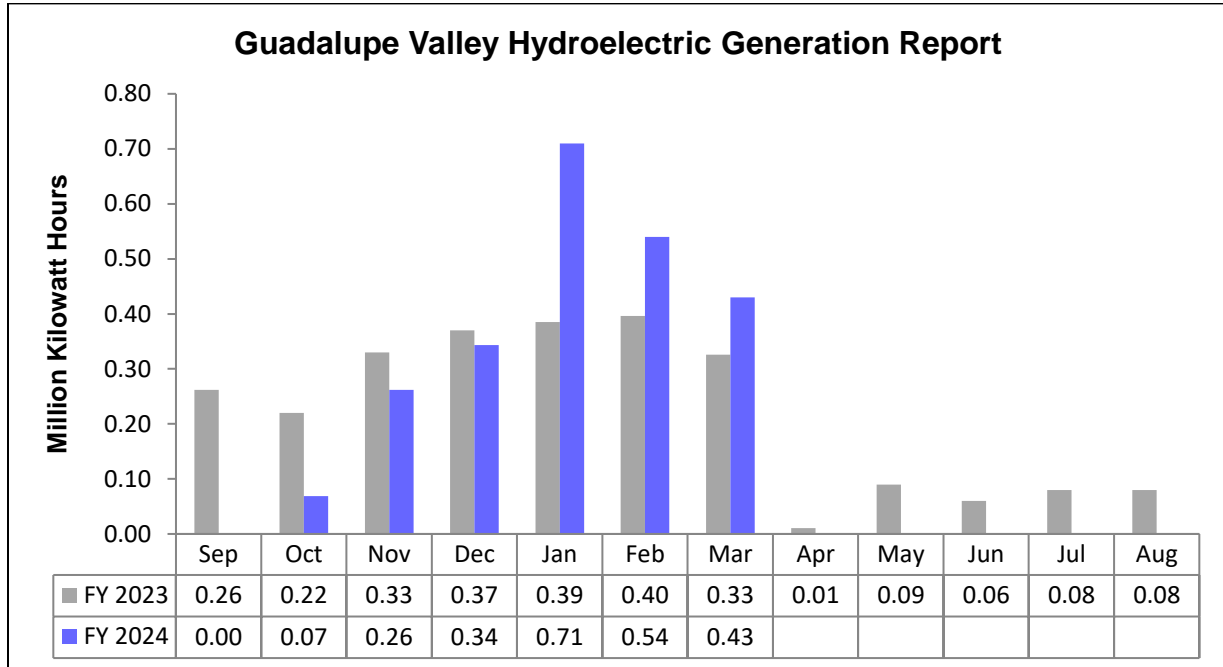
4. Consideration of and possible action approving the monthly operations report for March 2024.

**Attachment**

# Report of Operations

Month of March

Fiscal Year 2024



During the month, the Guadalupe Valley Hydroelectric System (GVHS) generated 0.43 million kilowatt hours of electrical power for the Guadalupe Valley Electric Cooperative (GVEC) for a total of 2.35 million kilowatt hours for the fiscal year and delivered 103.8 million gallons of water to the Calpine Guadalupe Energy Center (CGEC) for a total 537.4 million gallons for the year to date fiscal year.

The maintenance team performed an annual turbine inspection on Dunlap #1 generator. Assisted with draining and cleaning Regional Raw Water Booster Station #1 tank. Relocated no wake buoys at IH-35 boat ramp at Dunlap. The rotating assembly was removed from the Regional Raw Water Delivery System (RRWDS) pump station #3 and pump #1 for balance testing.

The heavy equipment operator has been hauling base and blading Canal Lane, RRWDS pump station #2 road, and the spillway at Dunlap. Performing maintenance on equipment.

The electricians have completed Preventative Maintenance at several locations throughout the GBRA service area, keeping our critical equipment online, such as the Chlorine Dioxide Meters and a motor for clarifier #1 at the San Marcos water treatment plant (WTP). The level transmitter was replaced at the Johnson Ranch north booster station, floats at the Buda wastewater treatment plant (WWTP), and a motor at the headworks of Canyon Park Estates WWTP.

## Canyon Hydroelectric Generation Report

Due to the low flow conditions, there has been no generation at the Canyon Hydroelectric Plant in the previous year.

### 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	0.311					
CBOD (mg/L)	5	1	2.8	1.2	1.5	1.8	2	*					
TSS (mg/L)	5	1.8	3.6	2.6	3.9	4.4	3.6	*					
Ammonia (mg/L)	2	0.1	1.8	0.1	0.2	0.1	0.1	*					
Phosphorous (mg/L)	1	0.8	0.4	0.3	0.2	0.3	0.4	*					
E.coli (CFU/ 100 mL)	126	5	4	4	1	5	4	*					
Year to Date Flows (MG)		8.68	18.29	27.56	36.98	48.7	57.89	67.53					
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 708 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 2.4 inches of rain during the month.

#### System Activities:

Work began on the rehabilitation of filter #1. The filter will be recoated and mechanical elements replaced. Operators completed 23 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	0.639					
CBOD (mg/L)	5	1	1	1	1	1	1	*					
TSS (mg/L)	5	2.5	1.4	1.1	1.7	2.7	4	*					
Ammonia (mg/L)	2	0.1	0.1	0.1	0.2	0.5	0.5	*					
Phosphorous (mg/L)	1	0.3	0.3	0.4	0.2	0.2	0.2	*					
E.coli (CFU/100 /mL)	126	*	1	1	1	1	12	*					
Year to Date Flows (MG)		17.64	36.98	55.19	73.98	97.91	116.7	136.54					
							3						

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	0	0					
Year to Date Reuse (MG)	4.95	9.91	9.91	9.91	9.91	9.91	9.91					
<b>Biosolids Processing</b>												
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 3,539 residential connections and 25 mixed-use connections in this system as of the end of the month. The system received 1.7 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. Operators moved a wall in the plant office to accommodate new control panels.

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. The Prairie Lakes force main was brought into the plant and tied into a manhole for a short-term solution until it is tied into the new headworks.

### System Activities:

Normal operations. Operators completed 26 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	0.580					
CBOD (mg/L)	10	2.5	1.5	1	1.3	1.8	3	3					
TSS (mg/L)	15	0.78	1.1	1.18	1.25	1.6	1.58	1.0					
E.coli (org/100 mL)	126	2	2	1.3	2	3	1.3	1.0					
Ammonia Nitrogen (mg/L)	2	0.21	0.1	0.1	0.1	0.32	0.16	0.10					
Phosphorous (mg/L)	1	0.149	0.343	0.145	0.226	0.200	0.293	0.256					
YTD Gal. Proc. (MG)	-	13.9	32.0	54.0	74.6	102.7	120.66						

### System Statistics:

There are an estimated 3353 sewer connections in this division as of the end of the month. The system received 1.4 inches of rain during the month. The team conducted 18 final tap inspections.



**System Activities:**

Team members helped clean the clarifier at the San Marcos WTP. Collected industrial pre-treatment samples in Seguin for the Seguin Lab. Becker’s sprayed the winter grass and weeds at the Gerdes site. Operator Zella passed his “D” wastewater test. Sewer lines in the collection system were cleaned. GBRA’s Engineering and Management Team met with the design engineer for the plant expansion project 90% drawings.

**Parkside Subdivision (Dietz):**

The total flow for the month was 460,000 gallons. The team conducted 14 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	20.1					
FY 24 Avg release	94.4	76.9	68.4	61.8	57.7	44.1	41.1					
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

**March 2024**

Elevation beginning of month	887.61’ msl
Elevation end of the month	887.28’ msl
Current Elevation (April 4, 2024)	887.21’ 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	4.18					
Lowest Elevation	3.67	3.58	3.99	3.19	1.05	2.20	3.99					

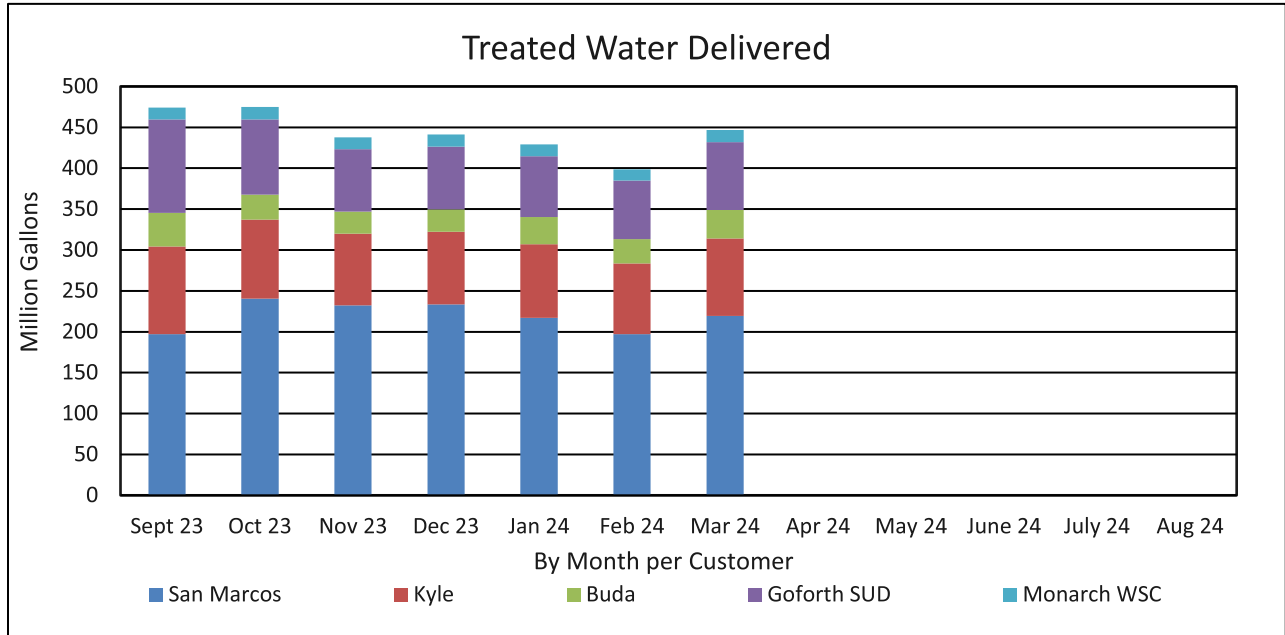
The highest and lowest recording (msl) on this gauge during the previous year:

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:**

The Salt Water Barrier has been in operation for March. Chief of Maintenance Billy Penney, Heavy Equipment Operator Walter Brown, and Chief Water Tender Curtis Gosnell have been removing materials and constructing a new crossing on the Main Canal. Water tender Chuck Deleon has been keeping the plants full and monitoring the bayous and the tide.

## SAN MARCOS WATER TREATMENT PLANT



### System Activities:

The plant operators drained and cleaned clarifier 1 during the first week of the month and then drained and cleaned the second clarifier during the second week of the month. Operators took samples from filter 1 media and sent them to the “Water Equipment Specialist” for analysis of the filter media. San Marcos team members helped clean tank 2 at pump station 3 for cleaning and maintenance. Continued pumping sludge from lagoon 2 to drying area for haul-off. San Marcos team repainted the IH-35 pump station pipe header.

## 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	1.291					
CBOD (mg/L)	5	3.6	2.3	2.9	2.7	3	1.9	*					
TSS (mg/L)	5	1	0.9	0.8	1	1.9	0.9	*					
Ammonia (mg/L)	1.2	0.1	0.2	0.2	0.1	0.4	0.2	*					
Phosphorous (mg/L)	0.8	0.4	0.4	0.5	0.3	0.4	0.6	*					
E.coli (CFU/100 ml)	126	1	3	3	1	2	1	*					
Year to Date Flows (MG)		35.34	74.59	113.65	153.18	200.92	240.19	280.21					

**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	1	*					
pH (SU)	7.4	7.8	7.3	7.4	7.5	7.5	*					
DO (mg/L)	7.8	8.3	8.3	8.7	10.1	9.5	*					
Rainfall (inches)	0.8	7.5	4.0	2.7	13.1	3.1	2.8					

**Effluent Reuse and Biosolids Processing**

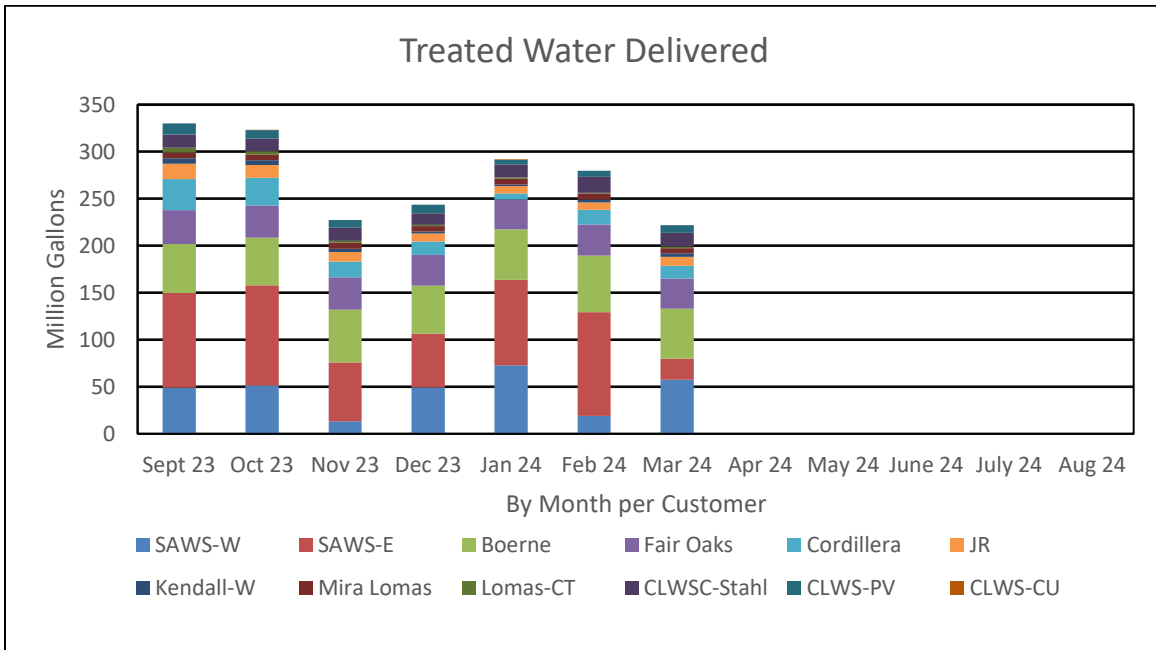
FY 2024	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Jul	Aug
Type I Reuse Avg. MGD	0.011	0.01	0.014	0.013	0.004	0.002	0.003					
Year to Date Reuse (MG)	0.321	0.626	1.041	1.429	1.574	1.645	1.73					
Biosolids Processed (metric tons)	39.65	37.86	38.26	31.61	35.44	*	*					
Year to Date Biosolids Processed (metric tons)	39.65	77.51	115.77	147.38	182.82	*	*					

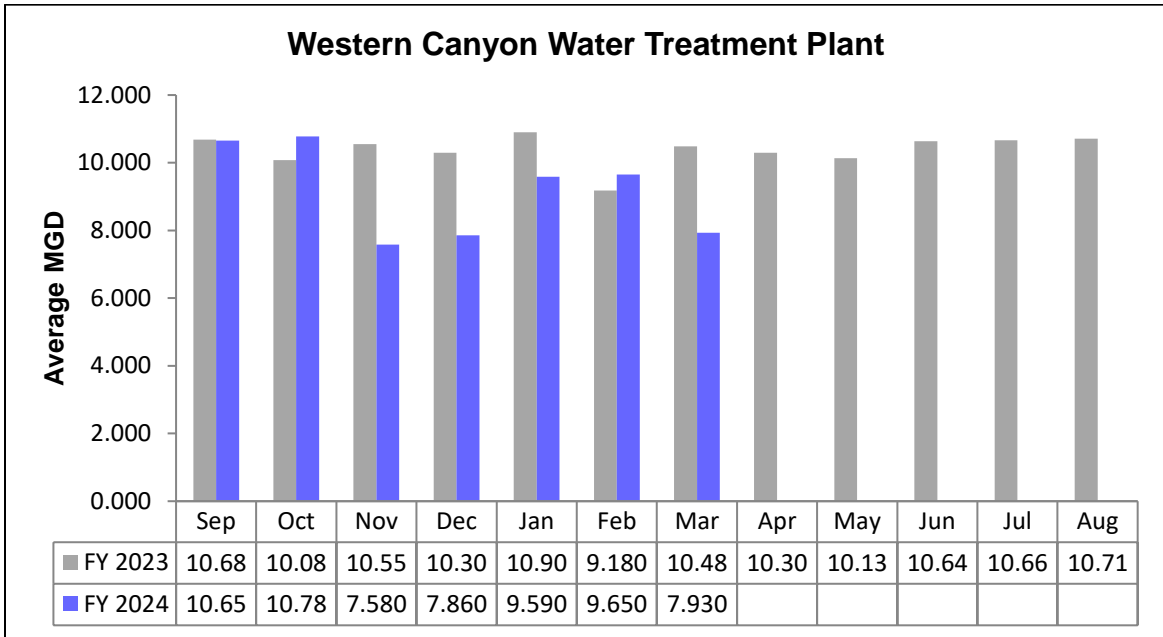
(\* data not available at printing. Report will be revised when this information is received.)

**System Activities:**

Operators cleaned the plant storm and floor drains as well as organized the electrical room and aeration basin storage.

**WESTERN CANYON DIVISION**





**System Statistics:**

The Western Canyon Water Treatment Plant produced an average of 7.93 MGD for the month as metered. Total gallons treated during the month were 221.94 MG. The total number of gallons produced during FY 2024 is 1923.48 MG.

**System Activities:**

Division Manager Holliday sent water quality data to wholesale customers for their Customer Confidence Reports and sent certificate of delivery to TCEQ. Lagoon # 1 decanted and ready for Synagro to press sludge. Synagro is waiting for disposal site permit renewal. Ceramic Pilot at the Western Canyon WTP is ongoing.

Chief Operator Segura changed out pH probe on acid chemical tank and ordered replacements for other chemical tanks and feed line.

**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	0.52					
CBOD (mg/L)	5	1	1	1	1	1	1	1					
TSS (mg/L)	5	1.78	2.37	2.73	3.03	3.09	2.23	2.83					
Ammonia (mg/L)	2	0.11	0.1	0.1	0.1	0.98	.53	0.19					
Phosphorous (mg/L)	1	0.114	0.112	0.115	0.119	0.126	0.094	0.102					
E.coli (CFU/100 mL)	126	1	1	1	1	1	1	1					
Year to Date Flows (MG)		1.57	3.04	4.42	5.75	7.08	8.26	9.87					

**System Statistics:**

The system received 1.73 inches of rainfall during the month.

**System Activities:**

Routine Operations

**Comal Trace Subdivision:**

**System Statistics:**

There are approximately 262 active water meters.

**System Activities:**

Operator Garcia and Gonzales finished up end of life meter replacement throughout 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	0.051					
CBOD (mg/L)	5	1	2	1	2	2	1	2					
TSS (mg/L)	5	1.65	1.80	1.48	2.45	2.38	2.58	1.37					
Ammonia (mg/L)	2	0.1	0.1	0.1	0.26	0.13	0.1	0.1					
Phosphorous (mg/L)	1	0.085	0.084	0.111	0.169	0.134	0.158	0.201					
E.coli (CFU/100 mL)	126	1	1	1	1	1	1	1					
Year to Date Flows (MG)		1.36	2.77	4.18	5.76	7.36	8.84	10.42					

**System Statistics:**

The team conducted 16 final tap inspections. There are approximately 379 active sewer connections. The system received 1.6 inches of rainfall during the month.

**System Activities:**

GBRA Engineering and Management Staff gave a tour of the treatment plant to Chesmar Home Builders and their engineering group.

**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	0.165					
CBOD (mg/L)	5	1	1	1	1	1	1	1					
TSS (mg/L)	5	0.75	0.9	0.67	0.55	0.5	2.05	0.5					
Ammonia (mg/L)	2	0.1	0.31	0.73	0.1	0.15	0.1	0.14					
Phosphorous (mg/L)	0.5	0.053	0.058	0.065	0.110	0.073	0.188	0.095					
E.coli (CFU/100 mL)	126	1	1	1	1	1	1	1					
Year to Date Flows (MG)	-	4.63	9.28	13.96	18.64	23.99	28.66	33.78					

**System Statistics:**

There are approximately 1394 active sewer connections. During the month 42 final tap inspections were conducted. The system received 2.5 inches of rainfall during the month.

**System Activities:**

Contractor still working on punch list items for phase 2 of treatment plant.

**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	0.002					
BOD (mg/L)	20	1	1	1	1	1	1	2					
TSS (mg/L)	20	0.5	0.5	0.66	0.5	0.53	0.5	0.57					
Year to Date Flows (MG)	-	0.101	0.197	0.285	0.328	0.384	0.453	0.515					

(\* 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	0.063					
CBOD (mg/L)	5	1	1	1	1	1	1	1.4					
TSS (mg/L)	5	4.2	1.7	0.5	1.2	1.2	0.8	2.6					
Ammonia (mg/L)	2	0.1	0.1	0.1	0.1	0.4	0.5	0.1					
Year to Date Flows (MG)		1.84	3.75	5.68	7.71	9.60	11.37	13.32					

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

**System Statistics:**

There are approximately 502 active sewer connections and 561 active water meters. The system received 2.5 inches of rainfall during the month.

**System Activities:**

Contractor continues to work on plant expansion project. Electrical team and operators are working together to keep plant operational with construction related issues.

**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	0.152					
CBOD (mg/L)	5	1	1	1	1	1	1	1					
TSS (mg/L)	5	0.63	1.07	0.83	0.55	1.05	2.03	0.81					
Ammonia (mg/L)	2	0.1	0.17	0.1	0.1	0.15	0.18	0.28					
Phosphorous (mg/L)	0.5	0.255	0.244	0.286	0.144	0.120	0.282	0.325					
E.coli (CFU/100 mL)	20	1	1	1	1	1	1	1					
Turbidity	3	0.6	0.76	0.55	0.45	1.21	1.5	0.65					
Year to Date Flows (MG)		4.23	8.85	13.31	18.24	23.20	27.70	32.42					

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

**System Statistics:**

There are approximately 827 active sewer connections and 884 active water meters. The system received 1.45 of rainfall during the month.

**System Activities:**

Routine Operations

**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	0.127					
CBOD (mg/L)	5	2	1	1	1	1	2	1					
TSS (mg/L)	5	1.73	1.2	0.87	0.85	0.63	0.7	1.07					
Ammonia (mg/L)	2	0.1	0.1	0.1	0.1	0.1	0.2	0.1					
E.coli (CFU/100 mL)	126	1	1	1	1	1	1	1					
Year to Date Flows (MG)	-	3.66	7.33	11.19	15.07	18.76	22.01	25.95					

(\* 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 252 residential connections for a total of 276 wastewater connections. The system received 2.75 inches of rainfall during the month.

**System Activities:**

Engineering staff and Division Manager Holliday met with the City of Bulverde staff and their design engineer for the treatment plant expansion. They toured the existing site to get a preliminary idea of what would be needed for the project.

## COLETO CREEK DIVISION

Elevation beginning of month: 98.37' MSL  
 Elevation end of month: 98.12' MSL  
 Elevation of full pool: 98.00' MSL

A total of 1.53 inches of rain was recorded at the Coletto Creek headquarters office.

### Reservoir System

Maintenance staff began the annual main spillway gate dewater project. This year's project will be performed on spillgates #1 and #7. The project includes replacement of the hoist system connecting u-bolts, installation of additional cathodic protect anodes, cleaning of hoist system open gears, and operation of the spillgate through the 30' full travel exercise.

Other activities for the month include completing the installation of septic system collection piping for the new campground septic system and assisting with electrical upgrades on the new Canal System Office in Tivoli.

Justin Weaver and Alan Schneider attended the annual TWUA Golden Crescent Regional Day school.

### Recreation System

#### Permits Sold During March

	March FY 2024	March FY 2023	Historical High for March	Y-T-D FY 2024	Y-T-D FY 2023	Historical Y-T-D High
<b>Annual Permits</b>	34	35	36 (FY 82)	108	114	163 (FY 83)
<b>Day Permits</b>	1065	856	1982 (FY 18)	3500	2976	6638 (FY 86)
<b>Camping Permits</b>	1747	1880	1939 (FY 13)	9907	9791	10742 (FY 22)
<b>Cabins</b>	87	86	87 (FY 24)	337	332	396 (FY 17)

### Volunteer Hours at Coletto Creek:

	Hours	Hours for FY
Park Hosts	240	1480
Texas Master Naturalist	0	5
Photo Club Volunteers	0	4
Project Volunteers	0	0
Work Force Solutions Inters	0	0
<b>TOTAL</b>	<b>240</b>	<b>1489</b>



**Staff Activities:**

Park Staff and Hosts activities included routine park and facility cleaning, pumping out holding tanks for long term campers, mowing of park grounds, repair shower tiles in camping loop 1 restroom, and maintenance repairs to our mowing equipment.

Additionally, staff completed the installation of septic system collection piping and the new septic system servicing campsites 34-39 was placed in service.

Jason Lewis attended the annual TWUA Golden Crescent Regional Day school.

**Lake Wood Recreation Area**

**Permits Sold During March**

	<b>March FY 2024</b>	<b>March FY 2023</b>	<b>Historical High For March</b>	<b>Y-T-D FY 2024</b>	<b>Y-T-D FY 2023</b>	<b>Historical Y-T-D High</b>
<b>Annual Permits</b>	0	0	12 (FY97)	0	0	21 (FY 96)
<b>Day Permits</b>	273	45	501 (FY13)	576	460	1911 (FY16)
<b>Camping Permits</b>	135	37	821 (FY13)	287	1042	3130 (FY13)
<b>RV Permits</b>	379	-	-	1851	-	-

\*Began separately tracking RV and tent camping August 2023

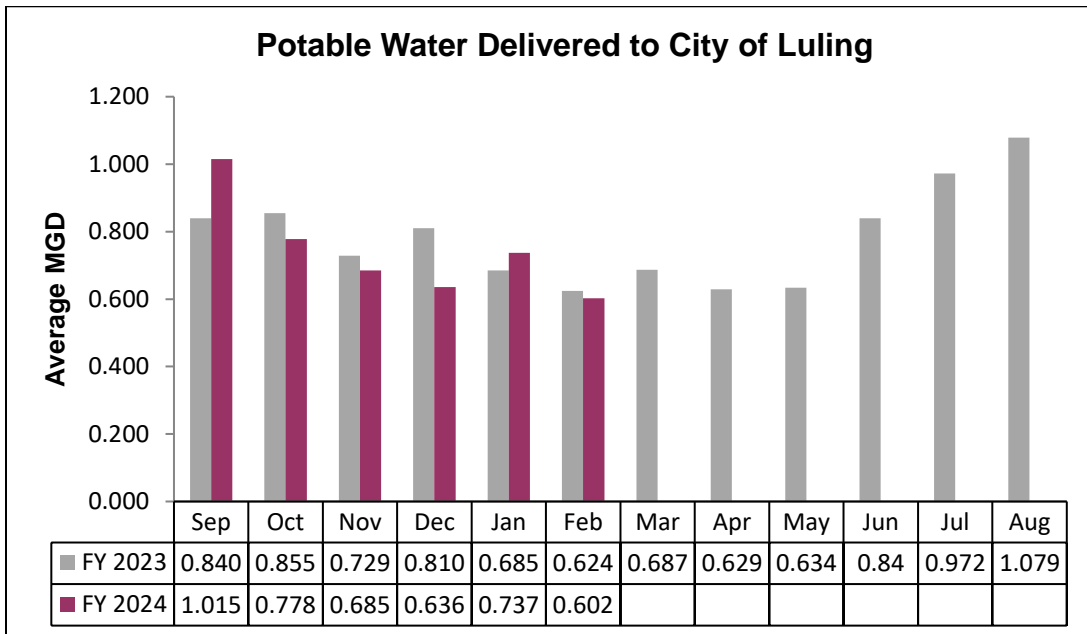
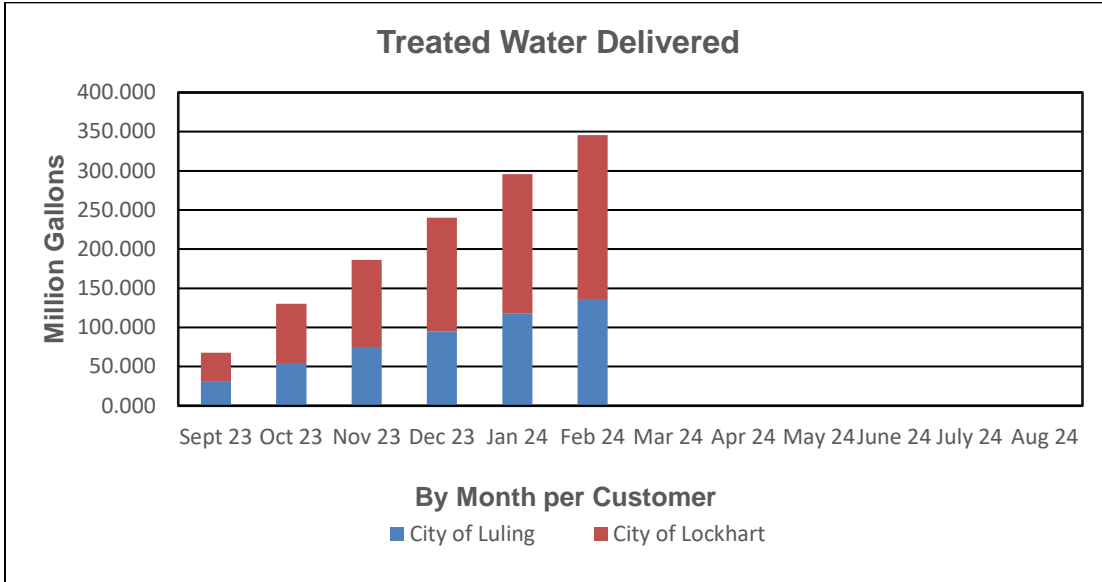
**Volunteer Hours at Lake Wood:**

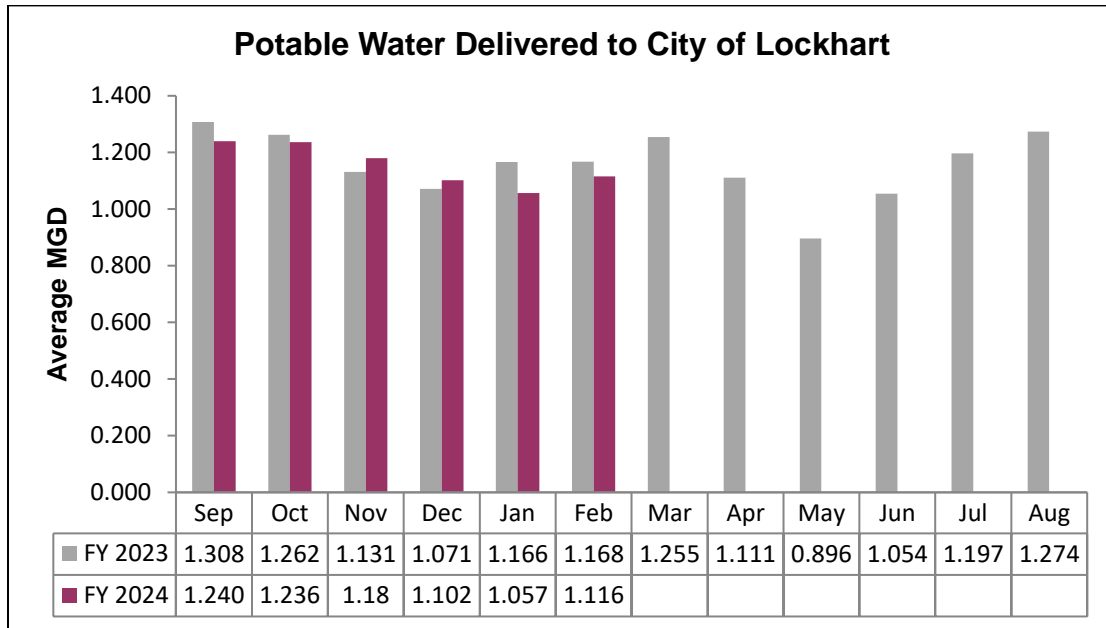
	<b>Hours</b>	<b>Hours for FY</b>
Park Hosts	153	657
ISF Crew	0	0
CSR Workers	135	379
Event Volunteers	0	151
<b>TOTAL</b>	<b>293</b>	<b>1237</b>

**Staff Activities:**

Replaced GFI receptacle at sites #27 and #31. Completed Nolte Island playground inspection. Completed First Aid/AED inspection. Easter egg hunt was held for the camper's kids on Easter Sunday. Kids ranged from 2yrs - 11yrs old. A total of 34 kids. Routine park maintenance.

# 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:**

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

The Luling WTP team completed a rehabilitation of a Luling high service valve. Maintenance Technician/Operator I Elizondo completed his 20-hour basic water course and submitted his application to the TCEQ to take the “D” Water exam.

## 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	0.398					
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	1.3					
Ammonia (mg/L)	3.0	0.2	0.1	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	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	0.684					
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	2.0					
Ammonia (mg/L)	3	0.1	0.2	0.3	0.3	0.3	0.2	0.2					
E.coli	126	8.0	7.2	15.3	4.9	6.4	2.8	2.4					
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	46.52	65.94	64.83							
Year to Date Biosolids	70.15	117.0	165.46	211.98	277.92	342.75							
Processed (metric tons)		1											

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

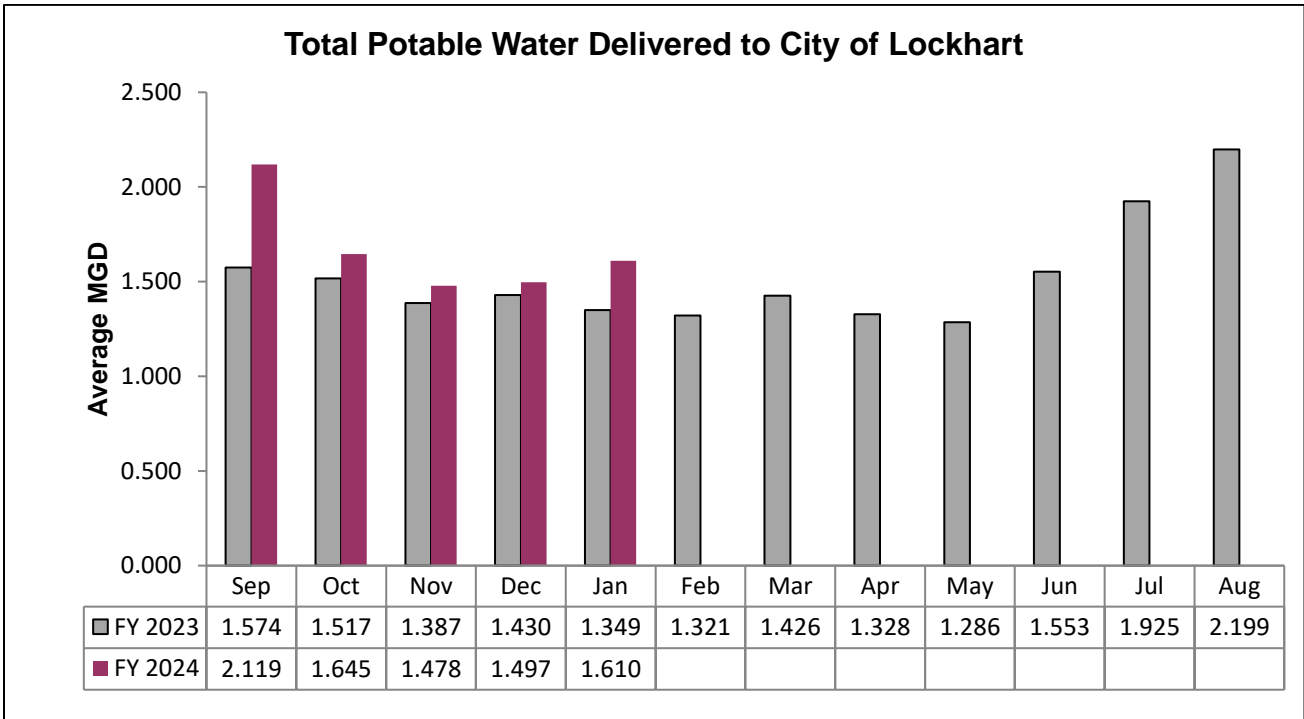
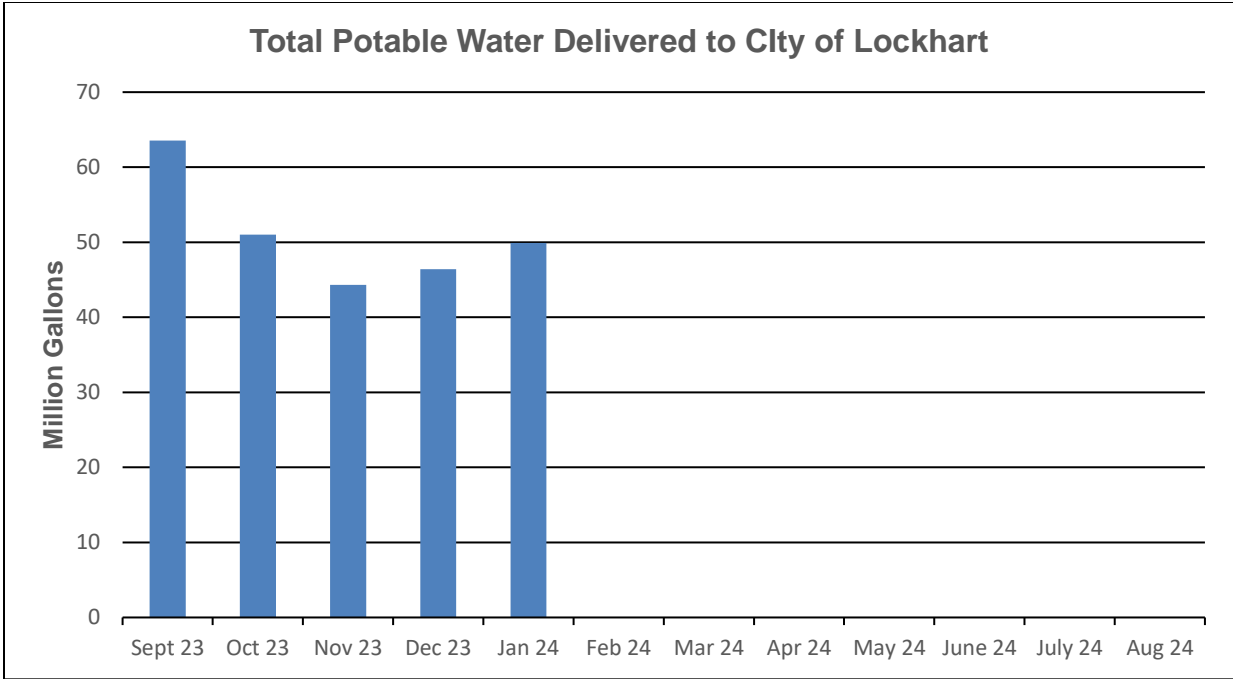
#### System Activities:

At the Larremore Plant, contractor EI<sup>2</sup> changed out a Sulphur Dioxide regulator.

At the FM20 Plant, blower 1 motor was aligned, timers and a scraper were replaced on the bar screen. Seals on the T-6 RAS Pumps were replaced and the tolerances adjusted. The motor on the non-potable pump was replaced.

Annual oil changes for the large drives were a part of the preventative maintenance for this month.

### LOCKHART WATER TREATMENT PLANT



**System Statistics:**

The Lockhart Water Treatment Plant produced an average of 1.522 MGD for a total of 47.172 MG for the month. Year-to-date total is 344.045 MG.

**System Activities:**

At the water treatment plant, well 10 pump and motor were replaced. Backwash pump 2 was removed for replacement. All desiccants for the inline turbidity meters were changed. The EPA UCMR5 sampling began.

Annual oil changes were a part of the preventative maintenance for this month.

## **CONSENT ITEM**

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

**Attachment**

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

**Month Ending March 31, 2024**

<b>Director</b>	<b>Fees</b>	<b>Auto</b>	<b>Airfare</b>	<b>Lodging</b>	<b>Meals</b>	<b>Registrations</b>	<b>Other</b>	<b>Total</b>
William R. Carbonara	-	-	-	-	-	-	-	-
Don Meador	-	-	-	-	-	-	-	-
Dennis Patillo	-	-	-	-	-	-	-	-
Steve Ehrig	-	-	-	-	-	-	-	-
Sheila L. Old	-	-	-	-	-	-	-	-
Emanuel Valdez	-	-	-	-	-	-	194.84	194.84
Robert Blaschke	221.00	154.10	-	-	-	-	225.00	600.10
James Cohoon	442.00	397.86	-	-	-	-	-	839.86
John Cyrier	-	-	-	-	-	-	-	-
Board Administrative Costs	-	-	-	-	-	-	1,193.91	1,193.91
<b>Total</b>	<b>663.00</b>	<b>551.96</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,613.75</b>	<b>2,828.71</b>

**Fiscal Year-To-Date Ending August 31, 2024**

<b>Director</b>	<b>Fees</b>	<b>Auto</b>	<b>Airfare</b>	<b>Lodging</b>	<b>Meals</b>	<b>Registrations</b>	<b>Other</b>	<b>Total</b>
William R. Carbonara	1,034.00	461.80	-	-	-	-	-	1,495.80
Don Meador	884.00	115.28	-	-	-	-	-	999.28
Dennis Patillo	2,447.00	1,688.24	-	423.38	-	450.00	-	5,008.62
Steve Ehrig	-	-	-	-	-	-	-	-
Sheila L. Old	-	-	-	-	-	-	-	-
Emanuel Valdez	-	-	-	-	-	-	194.84	194.84
Robert Blaschke	1,768.00	1,803.10	-	-	-	-	225.00	3,796.10
James Cohoon	1,989.00	1,059.52	-	-	-	450.00	-	3,498.52
John Cyrier	1,776.00	383.83	-	-	-	525.00	-	2,684.83
Board Administrative Costs	-	-	-	-	-	-	3,429.53	3,429.53
<b>Total</b>	<b>9,898.00</b>	<b>5,511.77</b>	<b>-</b>	<b>423.38</b>	<b>-</b>	<b>1,425.00</b>	<b>3,849.37</b>	<b>21,107.52</b>

Director Fees and Expenses Budget-To-Date	<u><u>8,750.00</u></u>
Director Fees and Expenses Annual Budget	<u><u>15,000.00</u></u>

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 \$13,260.

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

**Board Administrative Costs**

Month	Date Pd.	Check #	Vendor	\$ Amount	Description
<b>Sept Total</b>				<b>0.00</b>	
	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
<b>Oct Total</b>				<b>410.01</b>	
	30-Nov	EFT2544	Einstein Bros Bagels	35.61	October Board Meeting Breakfast
	30-Nov	EFT2544	Chuys	322.08	October Board Meeting Lunch
<b>Nov Total</b>				<b>357.69</b>	
	31-Dec	EFT2601	Einstein Bros Bagels	35.61	November Board Meeting Breakfast
	31-Dec	EFT2601	Chuys	219.06	November Board Meeting Lunch
<b>Dec Total</b>				<b>254.67</b>	
	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
<b>Jan Total</b>				<b>781.71</b>	
	28-Feb	EFT2685	Einstein Bros Bagels	35.61	January Board Meeting Breakfast
	28-Feb	EFT2685	Kreuz Market	395.93	January Board Meeting Lunch
<b>Feb Total</b>				<b>431.54</b>	
	15-Mar	327166	Hartford Insurance	750.00	Business Travel Accident Insurance
	31-Mar	EFT2734	Einstein Bros Bagels	36.64	February Board Meeting Breakfast
	31-Mar	EFT2734	Kreuz Market	407.27	February Board Meeting Lunch
<b>March Total</b>				<b>1,193.91</b>	
<b>April Total</b>				<b>0.00</b>	
<b>May Total</b>				<b>0.00</b>	
<b>June Total</b>				<b>0.00</b>	
<b>July Total</b>				<b>0.00</b>	
<b>August Total</b>				<b>0.00</b>	
<b>FY 2024 Total:</b>				<b>3,429.53</b>	



## **GENERAL MANAGER/CEO ITEMS**

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. **(Amanda Buchanan, David Harris, Charlie Hickman, Nathan Pence, Randy Staats, Vanessa Guerrero, Adeline Fox)**

**Attachment**

## **EXECUTIVE REPORT**

**APRIL 2024**

**Charlie Hickman  
Executive Manager of Engineering**

### **Projects Completed and in Progress since March Board Meeting**

#### **Ongoing Projects and Planning**

- Black and Veatch is developing various infrastructure scenarios for meeting the water demands provided by the customer entities for the WaterSECURE program. This involves various configurations of reservoir locations and configurations, ASR wellfield configurations, pipeline routes, pump stations and potential treatment plant locations. Black and Veatch is also underway with preparing initial cost estimates for these facilities. Given the large demands for water that were requested by the prospective project participants, Black and Veatch is also investigating alternative sources of water that can be incorporated into the program including brackish and fresh groundwater sources in GBRA's district.
- GBRA published a Developer Resources Guide to provide the development community with guidelines on the policies and procedures for obtaining retail water and wastewater services for new developments from GBRA. Development of this document was one of the initiatives outlined in GBRA's Strategic Plan, and input from developers, engineers, and contractors was incorporated into the policies and procedures outlined in the document.
- Sundt is now underway with installation of structural concrete on the primary spillway in the river channel at Placid Dam. They successfully lowered gate 1 at McQueeney dam using a temporary pumping process. The gate was previously locked in the up position, complicating the demolition process, so the lowering will assist the contractor with a simpler demolition process. Sundt also anticipates completing the first concrete pour for the primary spillway in the river channel at McQueeney Dam in April.

#### **Summary of Change Orders Pending Board Approval**

- None this month.

#### **Summary of Change Orders for General Manager/CEO Approval**

- FM 621 Pipeline Crossing Replacement & Windy Hill Casing Modification – Change Order No. 2. This change order provides Guerra Underground no additional day of

contract time and an increase of the contract price by \$20,708.23. This change order includes removal of existing 42-inch steel casing.

# EXECUTIVE REPORT

APRIL 2024

**David Harris**  
**Executive Manager of Operations**

## Activities Completed and in Progress since March Board Meeting

### Licenses

- |                    |               |                           |
|--------------------|---------------|---------------------------|
| • Lupe Chavez      | B Groundwater | Western Canyon Operations |
| • Zachery Gonzales | C Groundwater | Western Canyon Operations |
| • Sean McClary     | D Water       | Lockhart Operations       |
| • Zachery Zella    | D Wastewater  | Stein Falls Operations    |

### Training

- Basic Water
- Water Laboratory
- Water System Resiliency
- Basic Wastewater

### Compliance

- No TCEQ inspections.

### Projects

- In Calhoun County, a canal crossing was completed as part of an access and entry agreement allowing permanent access to property for maintenance of the main canal. Crossing included three 60" HDPE culvert pipes allowing continued delivery of water with a rock topped road crossing held in place with poles, timbers and cables.
- A tour of the San Marcos Water Treatment Plant by Texas Department of State Health Services lab technicians and supervisors was conducted on March 23. The attendees are some of the staff that conduct analyses to ensure that public water systems meet the requirements of the TCEQ and EPA. The tour was to help them understand water treatment and how the processes affect water quality. Nine DSHS employees attended. We conduct many tours each year for state agencies in their efforts to train their staff on real world applications of rules and regulations.
- Coleto Creek Dam gate inspection was completed for Gate #7. Stoplogs were installed to dewater the gate for maintenance. Gate was exercised to show that full

range of operation was possible if the need arises. U-bolts and sacrificial anodes were replaced. Gate #1 inspection will begin on the 15<sup>th</sup> of this month.

## **EXECUTIVE REPORT**

**APRIL 2024**

**Nathan Pence**  
**Executive Manager of Environmental Science**

### **Projects Completed and in Progress since March Board Meeting**

#### **Environmental**

- Staff attended annual United States Fish and Wildlife Service (USFWS) snorkel training at Spring Lake in San Marcos, TX.
- Staff retrieved data from continuous thermal loggers and performed Zebra Mussel infestation check on the Guadalupe River upstream of Canyon Lake and downstream of Gonzales, TX.
- Staff formatted and submitted GBRA 2022 & 2023 freshwater mussel survey data to the Mussels of Texas database.

#### **Habitat Conservation Plan (HCP)**

- HCP staff met with consultants to discuss analyzing the impact on covered species within GBRA's HCP for the Guadalupe Darter and spatial analysis for hydro dam operations.
- HCP staff convened to develop a framework addressing the relocation of covered freshwater mussel species. This aspect will form a major component of the conservation strategy of GBRA's HCP, particularly for HCP participants in the upper basin.
- A member of the HCP staff participated in the Conservation Measures Subcommittee meetings for the permit renewal of the Edwards Aquifer HCP.
- HCP staff organized a Lunch and Learn session at the GBRA New Braunfels office on March 26. They presented on "Increasing Reliability and Certainty for State Water Management through Proactive Endangered Species Conservation Planning: The Case of the Guadalupe River Habitat Conservation Plan."
- HCP staff presented at the annual Texas Water conference on April 12 in Fort Worth. Their presentation addressed the water resources management topic, "Increasing Reliability and Certainty for State Water Management through Proactive Endangered Species Conservation Planning: The Case of the Guadalupe River Habitat Conservation Plan."

#### **Water Quality**

- Staff attended Lake McQueeney Dam fish relocation.

- Staff attended Healthy Watersheds Consortium Grant Information Webinar.
- Staff conducted interviews for Summer Water Quality Internship.
- Conducted Aquatic Life Monitoring Event at Big Joshua Creek in Kendall County and at the North Fork Guadalupe River in Kerr County.
- Routine Samples for March:
  - 34 Routine Grab samples collected.
  - 3 Quarterly Grab samples collected.
  - 13 Weather Targeted Grab samples collected.
  - 7 Wastewater Treatment Facilities Sampled.
  - 7 Diurnal Probe Deployments

### **Laboratory**

- In March 2024, the laboratory processed approximately 1,100 orders with approximately 3,600 individual tests. This compares to 1,011 orders received and processed during March 2023.
- A beta software patch was installed on the Ion Chromatograph instruments to prevent communication errors between the software and instrument that paused sample analysis.
- Lab staff attended the Watt's Elementary career fair with over 250 3rd and 4th graders in attendance.

## **EXECUTIVE REPORT**

**APRIL 2024**

**Randy Staats**  
**Executive Manager of Finance/CFO**

### **Projects Completed and in Progress since March Board Meeting**

#### **Ongoing Operations**

- Collection and submission of data for the following year's insurance renewal
- The following formal competitive procurement processes were posted to electronic procurement systems:
  - Biosolids disposal
  - Alliance water treatment plant chemicals

#### **Projects and Planning**

- Preparations for FY 25 budget, working with departments and divisions on submissions, and discussions regarding requests for new positions
- Coordination with Legal team in response to Department of Energy grant applications
- Coordination with representatives of Lakes McQueeney and Placid WCIDs for upcoming WCID bond sales
- Continued training of upgraded financial system for department and division representatives
- Planning meetings related to WaterSECURE Initiative
- Issuance of refunds to retail customers previously held for deposit
- Update of water data for division billed based on winter average

#### **Upcoming Activities**

- Finalization of rate calculation for operation of GBRA's Carrizo groundwater wells and other facilities
- Continued planning and preparation of FY 25 budget
- Preparations for defined benefit pension plan audit
- Posting for public auction the capital assets approved for sale by the Board



## **EXECUTIVE REPORT**

**APRIL 2024**

**Vanessa Guerrero  
Executive Manager of Administration**

### **Projects Completed and in Progress since March Board Meeting**

#### **Information Technology**

##### Support

- IT responded to 197 support requests for a total of 125 hours during March
- Evaluating IT hardware and software inventory applications to streamline computer maintenance and tracking efforts
- Data Warehouse Project: Began interviewing staff to determine their data needs
- SharePoint Migration Project: Currently working with Finance primarily to migrate working files from local server to SharePoint in the cloud

##### 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, McQueeney Dam, Placid Dam, Branch Road Tower
- Reviewing and submitting comments and revisions for 90% design of the Stein Falls WWTP Expansion Project
- Working on setup and testing of first set of upgraded rainfall gauges using FirstNet cellular communications

##### GIS

- Attended GIS Developer Summit on March 11-15
- Completed upgrade of GIS enterprise software from version 11.1 to 11.2

#### **Human Resources, Facilities & Safety**

##### Recruitment

- 6 vacancies, reviewing resumes and conducting interviews- 1 offer extended

##### HR Initiatives

- Leadership Training Academy kick off will be held April 18, 2024.
- Hosted employee eclipse event for April 8<sup>th</sup>.
- Preparing employee engagement survey to be deployed in April.

- Reviewing departmental needs for upcoming fiscal year to include positions and levels.

#### Facilities

- Facilities responded to 31 work orders and 23 support requests in March
- Working warranty items and punch list for NB facility
- Developing a preventive maintenance plan and inputting it into Nextgen, GBRA's asset management program.
- Replacing fire control panel in Seguin Main Facility (installed in 1985)
- Reviewing quotes to replace the chiller HVAC system in Seguin. The chiller is at the end of its lifecycle and parts are no longer being manufactured.

#### **Safety Policies & Programs**

- No Loss Time Injuries
- Short Service Employee (SSE) Policy safety committee review complete
- Lone Worker Policy and update to Heat Prevention Plan – In progress
- HMP Draft HMAP slated for April 2024 completion – review to GBRA/TDEM
- Developed 1-page Site Visitor Safety Sheet, review by Safety Committee
- Reviewing DRAFT Crisis Communications Plan for any emphasis with Safety
- Reviewing OPS Work Plans, scope inquiries for high-risk activities planning
- TWCA RMF Loss Control Specialist request for safety program review, site walks at WTP and WWTP's, end of April
- Finalizing open Incident Reports with Corrective Actions
- April Monthly Online Safety Training
  - General – Working in Seasons
  - Lab – Personal Protective Equipment (PPE)
  - OPS – Hearing Conservation

## Education – Outreach and Gorge Programs

March 2024 Outreach			
County	Date	School, Public Event, or Science Trunk Request	Students
Caldwell	3/1	Bluebonnet Elementary - Lockhart ISD - Plum Creek Water Quality In-classroom Investigations	91
Hays	3/1	Holy Spirit Catholic School - Gorge Outdoor Classroom	44
Victoria	3/4	Dudley Elementary - Victoria ISD - In-classroom Investigations - Stream Erosion Models	66
Comal	3/5	Seele Elementary - New Braunfels ISD - Gorge Outdoor Classroom	48
Hays	3/5	Fuentes Elementary - Hays CISD - Plum Creek Water Quality In-classroom Investigations	110
Hays	3/5	Negley Elementary - Hays CISD - Plum Creek Water Quality In-classroom Investigations	167
Comal	3/6	Lamar Elementary - New Braunfels ISD - Gorge Outdoor Classroom	65
Bexar	3/7	Paschall Elementary - New Braunfels ISD - Gorge Outdoor Classroom	80
Hays	3/7	Wimberley High School - WISD - Gorge Tour, Canyon Hydro Tour, Guadalupe River Biological Assessment	8
Bexar	3/8	Copperfield Elementary - Judson ISD - Gorge Outdoor Classroom	90
Victoria	3/18	Chandler Elementary - Victoria ISD - In-classroom Investigations - Stream Erosion Models	75
Victoria	3/19	O'Conner Elementary - Victoria ISD - In-classroom Investigations - Stream Erosion Models	75
Guadalupe	3/19	Wilder Intermediate # 1- Gorge Outdoor Classroom	109
Guadalupe	3/20	Wilder Intermediate # 2- Gorge Outdoor Classroom	109
Bexar	3/22	Wortham Oaks Elementary - Judson ISD - Gorge Outdoor Classroom	74
Victoria	3/22	Scholemmer Elementary - Victoria ISD - In-classroom Investigations - Stream Erosion Models	132
Comal	3/26	Church Hill Middle School - New Braunfels ISD - River Basin Model Presentation	267
Victoria	3/27	Mission Valley Elementary - Victoria ISD - In-classroom Investigations - Stream Erosion Models	43
Comal	3/27	Comal Creek Elementary - Comal ISD - Gorge Outdoor Classroom	81
Hays	3/28	Negley Elementary - Hays CISD - STREAMS Night - Plum Creek Water Quality Outreach - River Basin Model	500
Victoria	3/28	DeLeon Elementary - Victoria ISD - Stream Erosion Models	100
Comal	3/28	Voss Farm Elementary - New Braunfels ISD - Gorge Outdoor Classroom	120
6 Counties	22 Events	Total 20 Schools	2,454
			YTD 10,876

### Gorge Attendance – March 2024

	STUDENTS	ADULTS	TOTAL
Fifth Grade Outdoor Classroom	687	308	995
Hiking Trails	246	956	1202
Guided Group Tours	58	387	445
Community Education Programs	0	0	0
Attendance Totals:	991	1651	2642

## **EXECUTIVE REPORT**

**APRIL 2024**

**Adeline Fox**  
**Executive Manager of Communications & Outreach**

### **Projects Completed and in Progress since March Board Meeting**

#### **Communications**

##### Completed

- Attended One Water (OW) New Braunfels meeting with representatives from the U.S. Water Alliance
- Assisted with the Coleta Creek Disc Golf tournament.

##### Ongoing

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

#### **Community Affairs**

##### Completed

- Hosted a tour of Dunlap Dam for U.S. Congressman Henry Cuellar and USACE personnel
- Helped Education with elementary science lessons in Victoria
- Helped Education with Gorge Tour for Leadership New Braunfels

##### Ongoing

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

## **ACTION ITEMS**

7. Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute an Interlocal Cooperation Contract between Guadalupe-Blanco River Authority and Texas Parks and Wildlife Department related to the subaward of grant funds for the Guadalupe-Blanco River Authority to perform the project titled, "Expanded Scope for the Guadalupe River Habitat Conservation Plan." **(Daniel Large)**

**Attachment**



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Water Resource

## Guadalupe-Blanco River Authority

### Board Meeting – April 17, 2024 Agenda Item 7 Action

**Action Requested:** Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute an Interlocal Cooperation Contract between Guadalupe-Blanco River Authority and Texas Parks and Wildlife Department related to the subaward of grant funds for the Guadalupe-Blanco River Authority to perform the project titled, “Expanded Scope for the Guadalupe River Habitat Conservation Plan.”

**Staff:** Daniel Large, HCP Director

**Background:** The purpose of this Interlocal Cooperation Contract is to award a \$1 million federal grant to Guadalupe-Blanco River Authority (GBRA) through Texas Parks and Wildlife Department (TPWD) as a pass-through state agency. The grant is funded through the U.S. Fish and Wildlife Service (USFWS) under the authority of the Cooperative Endangered Species Conservation Fund Grant Program. Under this arrangement, the grant was awarded to TPWD by USFWS, and TPWD in turn will sub-award the grant to GBRA. This grant will provide three years of funding to support the planning process needed to develop GBRA’s Habitat Conservation Plan (HCP).

**Item:** Authorization of the General Manager/CEO to negotiate and execute an Interlocal Cooperation Contract between Guadalupe-Blanco River Authority and Texas Parks and Wildlife Department.

## **ACTION ITEM**

8. Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute an agreement for the performance of the financial audit for fiscal year 2024. **(Oscar Ramirez )**  
**Attachment**



Your Trusted  
Water Resource

## Guadalupe-Blanco River Authority

**Board Meeting – April 17, 2024**

**Agenda Item 8**

**Action**

**Action Requested:** Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute an agreement for the performance of the financial audit for fiscal year 2024.

**Staff:** Oscar Ramirez, Controller

**Background:** GBRA's Board Policy 410.202 states that the term of the engagement of an independent auditor shall be one-year subject to annual evaluation of the audit firm's performance and mutually agreed terms. The firm of ABIP was selected in 2023 after a Request for Proposal (RFP) process and served as the auditor for fiscal year 2023 financial audit.

ABIP has submitted their proposal for auditing services for the fiscal year 2024 financial audit totaling \$60,950, including expenses. Should total federal expenses reach the threshold requiring additional audit procedures to comply with the Single Audit Act, an additional cost of \$5,000 will be necessary as part of the financial audit.

On March 20, 2024, the Audit Committee received an update on the audit firm's work and proposal for the upcoming audit and authorized staff to bring the item forward for the full Board's consideration.

**Item:** Authorization of the General Manager/CEO to negotiate and execute an agreement for the performance of the financial audit for fiscal year 2024.



## **ACTION ITEM**

9. Consideration of and possible action adopting a Resolution requesting financial assistance from the Texas Water Development Board to finance an expansion of the Carrizo Groundwater Supply Project; authorizing the filing of an application for financial assistance; and making certain findings in connection therewith. **(Randy Staats)**

**Attachment**



Your Trusted  
Water Resource

## Guadalupe-Blanco River Authority

**Board Meeting – April 17, 2024**

**Agenda Item 9**

**Action**

**Action Requested:** Consideration of and possible action adopting a Resolution requesting financial assistance from the Texas Water Development Board to finance an expansion of the Carrizo Groundwater Supply Project; authorizing the filing of an application for financial assistance; and making certain findings in connection therewith.

**Staff:** Randy Staats, Executive Manager of Finance/CFO

**Background:** The Carrizo Groundwater Supply Project was initially planned to provide up to 15,000 acre-feet of treated groundwater for three customers (New Braunfels Utilities, City of Lockhart, and Goforth Special Utility District). Given the demand for additional water supplies, other customers are now participants in the project.

The project is being expanded to include an additional approximately 9,000 acre feet of groundwater. Customers of the expansion include Goforth Special Utility District (an existing customer), County Line Special Utility District, Maxwell Special Utility District, and Camino Real Utility in Caldwell and Hays counties. Camino Real Utility, a private entity, is making cash contributions for their portion of the project and is not a participant in the debt issuance.

Bonds totaling \$112,335,000 were issued for the expansion in 2022 and 2023. However, increasing costs of the project, including easement acquisition, construction escalation, and additional requests by customers, have led to the need to obtain additional funds.

Management is seeking authorization to request additional financial assistance of up to \$87,705,000 from the TWDB for the construction and other costs associated with the expansion.

**Item:** Adoption of a Resolution requesting financial assistance from the Texas Water Development Board for an expansion to the Carrizo Groundwater Supply Project.

**RESOLUTION REQUESTING FINANCIAL ASSISTANCE FROM THE TEXAS WATER DEVELOPMENT BOARD TO FINANCE AN EXPANSION TO THE CARRIZO GROUNDWATER SUPPLY PROJECT; AUTHORIZING THE FILING OF AN APPLICATION FOR FINANCIAL ASSISTANCE; AND MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH**

**THE STATE OF TEXAS**

§

**GUADALUPE-BLANCO RIVER AUTHORITY**

§

**WHEREAS**, the **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**, GBRA has leased the right to produce groundwater from land in Gonzales and Caldwell counties, Texas; and

**WHEREAS**, GBRA has contracted with Alliance Regional Water Authority to construct and operate certain groundwater treatment and transportation facilities to be used to treat and transport groundwater for GBRA from such leased rights to current and future GBRA customers in Hays, Guadalupe, Caldwell, and Comal counties (the "**Carrizo Groundwater Supply Project**"); and

**WHEREAS**, GBRA, in 2018, executed *Gonzales Carrizo Water Supply Project Treated Water Supply Agreements* with New Braunfels Utilities, the City of Lockhart, and Goforth Special Utility District (the "**Initial Customers**") to supply treated water from the Carrizo Groundwater Supply Project; and

**WHEREAS**, GBRA has previously financed the acquisition of groundwater leases and the construction of the Carrizo Groundwater Supply Project and expects completing the construction of those portions of the Carrizo Groundwater Supply Project necessary to serve the Initial Customers in 2024; and

**WHEREAS**, GBRA has been advised by an Initial Customer and various potential expansion customers that they require an additional source of water to meet their retail water demands in the future and have determined that obtaining water from the Carrizo Groundwater Supply Project is in their best interests; and

**WHEREAS**, GBRA and several entities entered into a memorandum of understanding in 2021, the purpose of which was to identify their respective water supply needs, the infrastructure necessary to supply the additional water, and the

estimated total capital costs for the expansion infrastructure (the "***Carrizo Groundwater Supply Expansion Project***"); and

**WHEREAS**, as of the date of passage of this Resolution, GBRA has entered into a separate Treated Water Supply Agreement with each of County Line Special Utility District, Goforth Special Utility District and Maxwell Special Utility District for the purpose of selling and delivering annually up to approximately 9,000 additional acre feet of treated water through the Carrizo Groundwater Supply Expansion Project of the Carrizo Groundwater Supply Project; and

**WHEREAS**, the Texas Water Development Board, pursuant to Resolution No. 22-067 adopted on July 27, 2022 (the "***2022 TWDB Expansion Project Commitment***"), approved a commitment to provide financial assistance to GBRA for the costs of the Carrizo Groundwater Supply Expansion Project by committing to purchase up to \$112,335,000 principal amount of "Contract Revenue Bonds" of which (i) \$39,670,000 in aggregate principal amount of GBRA's Contract Revenue Bonds, Series 2022 (Low-Interest Financing) (Carrizo Groundwater Supply Expansion Project) were issued and delivered by GBRA, and purchased by the Texas Water Development Board on November 18, 2022 and (ii) \$72,665,000 in aggregate principal amount of GBRA's Contract Revenue Bonds, Series 2023 (Low-Interest Financing) (Carrizo Groundwater Supply Expansion Project) were issued and delivered by GBRA, and purchased by the Texas Water Development Board on November 17, 2023; and

**WHEREAS**, the Board of Directors hereby finds and determines that there is an urgent need to plan, design, acquire, construct and equip the Carrizo Groundwater Supply Expansion Project, including updated project cost and contingency estimates not contemplated in the 2022 TWDB Expansion Project Commitment resulting from more detailed design engineering analyses, and increasing construction and construction materials costs, and overages in easement acquisition costs; and

**WHEREAS**, the Board of Directors has further determined that it is necessary to request financial assistance through the *State Water Implementation Revenue Fund for Texas* created pursuant to Subchapter G of Chapter 15, Texas Water Code (and more commonly known as the "***SWIFT Program***") in the amount not to exceed \$87,705,000 to plan, design, acquire, construct, and equip the Carrizo Groundwater Supply Expansion Project, as described above, and to finance costs of issuance and capitalized interest and certain operating costs during the construction period; and

**WHEREAS**, it is hereby officially found and determined that the meeting at which this Resolution was passed 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;

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

**SECTION 1. REQUEST FOR FINANCIAL ASSISTANCE; APPROVAL OF APPLICATION.** The Texas Water Development Board is hereby requested to grant financial assistance, through its SWIFT Program, in an amount not to exceed \$87,705,000 to provide funds to pay all or a portion of the costs to plan, design, acquire, construct, and equip the Carrizo Groundwater Supply Expansion Project and to finance costs of issuance and capitalized interest and certain operating costs during the construction period, all as further described in the application for financial assistance related to the Carrizo Groundwater Supply Expansion Project (the "***Application***").

**SECTION 2. AUTHORIZED REPRESENTATIVES OF GBRA.** The General Manager/CEO and the Deputy General Manager of GBRA are hereby designated as authorized representatives of GBRA for purposes of furnishing such information and executing such documents as may be required in connection with the preparation and filing of the Application for financial assistance and the rules of the Texas Water Development Board. The General Manager/CEO, the Deputy General Manager, the Executive Manager of Finance/CFO, and the Executive Manager of Engineering of GBRA, together with bond counsel, financial advisor, and consulting engineers named in Section 3 below, are hereby authorized to appear before the Texas Water Development Board in support of such Application and the Carrizo Groundwater Supply Expansion Project. The General Manager/CEO and the Deputy General Manager are each further specifically authorized, individually or collectively, to make the required assurances to the Texas Water Development Board in accordance with the rules, regulations, and policies of the Texas Water Development Board.

**SECTION 3. APPROVAL OF PROFESSIONALS.** The following firms and individuals are hereby authorized and directed to aid and assist in the preparation and submission of the Application and appear on behalf of and represent GBRA before any hearing held by the Texas Water Development Board on the Application, to-wit:

<b>Financial Advisor</b>	<b>Bond Counsel</b>
Anne Burger Entrekin Hilltop Securities 70 NE Loop 410, Suite 710 San Antonio, Texas 78216	Gregory B. Salinas Richard S. Donoghue Orlando "Jay" Juarez, Jr. McCall, Parkhurst & Horton L.L.P. 600 Congress Ave., Suite 2150 Austin, Texas 78701

<b>Engineer</b>
Samuel K. Vaugh, P.E. HDR, Inc. 4401 West Gate Blvd., Suite 400 Austin, Texas 78745

**SECTION 4. INCLUSION OF RESOLUTION.** A certified copy of this Resolution shall be included with the Application herein authorized to be prepared in final form and submitted to the Texas Water Development Board.

**SECTION 5. INCORPORATION OF RECITALS.** GBRA hereby finds that the statements set forth in the recitals of this Resolution are true and correct, and GBRA hereby incorporates such recitals as a part of this Resolution.

**SECTION 6. EFFECTIVE DATE.** This Resolution shall become effective immediately after its adoption.

[The remainder of this page intentionally left blank]

***PASSED AND APPROVED BY THE BOARD OF DIRECTORS OF THE  
GUADALUPE-BLANCO RIVER AUTHORITY DURING A REGULAR  
MEETING HELD ON APRIL 17, 2024.***

**GUADALUPE-BLANCO RIVER AUTHORITY**

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Chair, Board of Directors

ATTEST:

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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 of the **GUADALUPE-BLANCO RIVER AUTHORITY ("GBRA")**, hereby certify as follows:

1. The Board of Directors of GBRA (the "**Board**") convened in Regular Meeting on April 17, 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	James P. Cohoon
Sheila L. Old, Vice Chair	John P. Cyrier
Steve Ehrig, Secretary/Treasurer	Don B. Meador
Robert Blaschke	Emanuel Valdez
William Carbonara	

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 REQUESTING FINANCIAL ASSISTANCE FROM THE TEXAS WATER DEVELOPMENT BOARD TO FINANCE AN EXPANSION TO THE CARRIZO GROUNDWATER SUPPLY PROJECT; AUTHORIZING THE FILING OF AN APPLICATION FOR FINANCIAL ASSISTANCE; AND MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH**

(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 the 17<sup>th</sup> day of April, 2024.

(Seal)

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

## **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 certain fee estates, 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 certain fee estates, 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-12 – Schmidt Business, L.P., a Texas limited partnership, an undivided ninety percent (90%) interest; and Schmidt Cattle, L.P., a Texas limited partnership, an undivided ten percent (10%) interest,** being a 1.082 acre (47,142 square foot) permanent easement, and 0.72 acre (31,363 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 176.82 acres conveyed to Schmidt Business, LTD. (undivided 90% interest) and Schmidt Cattle, L.P. (undivided 10% interest) by Warranty Deed dated September 5, 2019, as recorded in Document No. 2019-004512, Official Public Records, Caldwell County, Texas; said 1.082 acre (47,142 square foot) permanent easement and 0.72 acre (31,363 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit “A” attached hereto;

**Parcel ER-16 – Richard E. Blauvelt,** being a 1.249 acre (54,408 square foot) permanent easement, and 0.84 acre (36,590 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 described as 68.001 acres conveyed to Richard E. Blauvelt by General Warranty Deed dated July 12, 2016, 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; said 1.249 acres (54,408 square foot) permanent easement and 0.84 acre (36,590 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit “B” attached hereto;

**Parcel NR-01A – Alan Wayne Balsler and Pamela Guffey Balsler**, being a 4.593 acre (200,086 square foot) fee estate, out of the Byrd Lockhart Survey No. 8, Abstract No. 17, Caldwell County, Texas, being a portion of that tract described as 228.120 acres conveyed to Alan Wayne Balsler and Pamela Guffey Balsler by Warranty Deed with Vendor's Lien dated October 16, 2017, as recorded in Document No. 2017-005439, Official Public Records, Caldwell County, Texas; said 4.593 acre (200,086 square foot) fee estate, being more particularly described by metes and bounds and survey as follows in Exhibit "C" attached hereto;

**Parcel NR-31 – Schmidt Cattle, L.P., a Texas limited partnership**, being a 2.143 acre (93,352 square foot) permanent easement, and 1.43 acre (62,291 square foot) temporary construction easement, out of the Elizabeth Brown Survey, Abstract No. 368, Caldwell County, Texas, being a portion of Lot 100, C.M. Rogers Subdivision, a Subdivision of record in Cabinet A., Slide 98, Plat Records, Caldwell County, Texas, said all of Lot 100 and a portion of Lot 105, in said C.M. Rogers Subdivision being described as 103.149 acres conveyed to Schmidt Cattle, L.P., by Special Warranty Deed dated July 16, 2009, as recorded in Volume 577, Page 638, Official Public Records of Real Property, Caldwell County, Texas; said 2.143 acre (93,352 square foot) permanent easement and 1.43 acre (62,291 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "D" attached hereto;

**Parcel NR-32 – Joel Garcia and Priscilla Lynn Garcia**, being a 1.890 acre (82,342 square foot) permanent easement, and 1.26 acre (54,886 square foot) temporary construction easement, out of the Elizabeth Brown Survey, Abstract No. 368, and the John Mott Survey, Abstract No. 191, Caldwell County, Texas, being a portion of that tract described as 20.48 acres conveyed to Joel Garcia and Priscilla Garcia by Warranty Deed with Vendors Lien dated August 4, 2017, as recorded in Document No. 2017-004094, Official Public Records, Caldwell County, Texas; said 1.890 acre (82.342 square foot) permanent easement, and 1.26 acre (54,886 square foot) temporary construction easement more particularly described by metes and bounds and survey as follows in Exhibit "E" attached hereto; and

**Parcel NR-34 – Silver Mount Holdings, LLC, a Texas limited liability company**, being a 0.5963 acre (25,974 square foot) permanent easement, and 0.40 acre (17,424 square foot) temporary construction easement, out of the Thomas J. Hatton Survey, Abstract No. 121, Caldwell County, Texas, being a portion that tract described as 195.118 acres (Tract 1) conveyed to Silver Mount Holdings, LLC by Special Warranty Deed with Vendor's Lien dated October 26, 2021, as recorded in Document No. 2021-007932, Official Public Records, Caldwell County, Texas; said 0.5963 acre (25,974 square foot) permanent easement and 0.40 acre (17,424 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-12

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

DESCRIPTION FOR PARCEL ER-12

DESCRIPTION OF A 1.082 ACRE (47,142 SQUARE FOOT) EASEMENT, OUT OF THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17, CALDWELL COUNTY, TEXAS, BEING A PORTION 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 DATED SEPTEMBER 5, 2019, AS RECORDED IN DOCUMENT NO. 2019-004512, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS; SAID 1.082 ACRES (47,142 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found at the southwest corner of this easement, being in the south line of said 176.82 acre Schmidt Business et al. tract, also being at the northeast corner 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 further described in Document No. 2017-004363, Official Public Records, Caldwell County, Texas, and being at the northwest corner of that tract described as 105.569 acres conveyed to Joan Marie MacCoy by General Warranty Deed with Vendor's Lien, as recorded in Document No. 2016-004017, Official Public Records, Caldwell County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=13,876,952.53, E=2,390,344.34, from which a 1/2-inch iron rod found in the south line of said 176.82 acre Schmidt Business et al. tract, being the northwest corner of said 14.813 acre Lockhart Ridge Land tract, bears South 79°09'30" West 420.16 feet;

THENCE, along the west line of this easement, crossing said 176.82 acre Schmidt Business et al. tract, the following two (2) courses, numbered 1 and 2:

- 1) **North 38°58'23" West 665.01 feet** to a calculated point, and

- 2) **North 09°19'00" West 906.50 feet** to a calculated point at the northwest corner of this easement, being in the north line of said 176.82 acre Schmidt Business et al. tract, being in the south line of that tract described as 83.879 acres conveyed to 183 Lockhart, LLC by General Warranty Deed, as recorded in Document No. 2022-006425, Official Public Records, Caldwell County, Texas, from which a 5/8-inch iron rod with cap (illegible) found at the northwest corner of said 176.82 acre Schmidt Business et al. tract, being at the northeast corner of San Pablo Cemetery, as recorded in Volume 110, Page 311, Deed Records, Caldwell County, Texas, and in the south line of said 83.879 acre 183 Lockhart tract, bears South 78°33'09" West 2,035.28 feet;
- 3) THENCE, along the north line this easement and said 176.82 acre Schmidt Business et al. tract, and the south line of said 83.879 acre 183 Lockhart tract, **North 78°33'09" East 30.02 feet** to a calculated point at the northeast corner of this easement, from which a 4-inch wood post found in the north line of said 176.82 acre Schmidt Business et al. tract, and in the south line of said 83.879 acre 183 Lockhart tract, bears North 78°33'09" East 2,170.56 feet;

THENCE, along the east line of this easement, crossing said 176.82 acre Schmidt Business et al. tract, the following three (3) courses, numbered 4 through 6:

- 4) **South 09°19'00" East 899.67 feet** to a calculated point,
- 5) **South 38°58'23" East 663.06 feet** to a calculated point, and
- 6) **South 16°24'24" East 8.52 feet** to a calculated point at the southeast corner of this easement, being in the south line of said 176.82 acre Schmidt Business et al. tract, and in the north line of said 105.569 MacCoy tract;

- 7) THENCE, along the south line of this easement and said 176.82 acre Schmidt Business et al. tract, and the north line of said 105.569 acre MacCoy tract, **South 78°24'58" West 30.11 feet** to the POINT OF BEGINNING and containing 1.082 acres (47,142 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



01/09/2024

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-12~1.082 Ac WLE-R3\_KS

Issued 09/29/2023; Revised 11/17/2023; 11/30/2023; 12/08/2023; 01/09/2024

CCAD ID 18597

SKETCH TO ACCOMPANY DESCRIPTION  
OF 1.082 AC. OR 47,142 SQ. FT. OF LAND OUT OF  
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17  
LOCKHART, CALDWELL COUNTY, TEXAS

SHEET 5 OF 5



SCALE 1" = 100'

N09°19'00"W 906.50'  
S09°19'00"E 899.67'

BYRD LOCKHART  
SURVEY NO. 8  
ABSTRACT NO. 17

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

LINE TABLE		
LINE#	BEARING	DISTANCE
L2	S16°24'24"E	8.52'
L3	S78°24'58"W	30.11'

20'  
TEMPORARY CONSTRUCTION EASEMENT  
APPROX. 0.72 ACRE  
S38°58'23"E 663.06'  
N38°58'23"W 665.01'

ER-12  
WLE  
1.082 AC. OR  
47,142 SQ. FT.

(S80°47'50"W 420.23')  
S79°09'30"W 420.16'  
(S79°10'22"W 420.26')

P.O.B.  
GRID COORDINATE  
N= 13,876,952.53'  
E= 2,390,344.34'

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

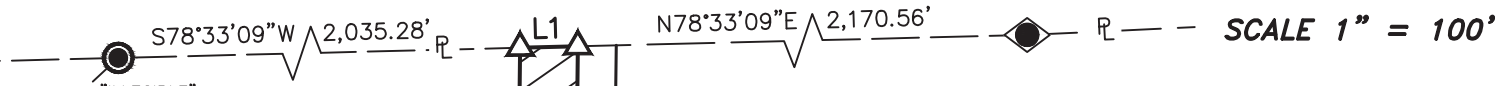
CCAD ID 18597

**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:	01/09/24	FIELD:	-
PROJECT:	22-179	SHEET:	4 OF 5
FIELD BOOK:	-		

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 1.082 AC. OR 47,142 SQ. FT. OF LAND OUT OF  
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17  
LOCKHART, CALDWELL COUNTY, TEXAS**

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



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

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N78°33'09"E	30.02'

**LEGEND**

- 5/8" IRON ROD WITH CAP FOUND "RPLS 1759" (UNLESS NOTED)
- 1/2" IRON ROD FOUND
- CALCULATED POINT
- 4" WOOD POST FOUND
- 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
- D.R.C.C.T. DEED RECORDS CALDWELL COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- ℞ PROPERTY LINE
- (.....) RECORD INFORMATION

ER-12  
WLE  
1.082 AC. OR  
47,142 SQ. FT.

BYRD LOCKHART  
SURVEY NO. 8  
ABSTRACT NO. 17

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

- 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. 2248358-BUD, EFFECTIVE DATE DECEMBER 11, 2023.
  - EXISTING EASEMENTS LISTED IN THE TITLE COMMITMENT SCHEDULE B, ITEM 10, DO NOT AFFECT THE PROPOSED ACQUISITION EXCEPT AS SHOWN HEREON.

TEMPORARY CONSTRUCTION EASEMENT  
APPROX. 0.72 ACRE



01/09/24

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

- REVISED: 01/09/24
- REVISED: 12/08/23
- REVISED: 11/30/23
- REVISED: 11/17/23
- ISSUED: 09/29/23

CCAD ID 18597

<p><b>McGRAY &amp; McGRAY LAND SURVEYORS, INC.</b> 3301 HANCOCK DRIVE #6 AUSTIN, TEXAS 78731 MCGRAY.COM (512) 451-8591 TBPELS SURVEY FIRM #10095500</p>	
SCALE:	1" = 100'
DATE:	01/09/24
TECH:	EAN
PROJECT:	22-179
FIELD:	-
FIELD BOOK:	-
SHEET:	5 OF 5



EXHIBIT "B"

Parcel ER-16

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

DESCRIPTION FOR PARCEL ER-16

DESCRIPTION OF A 1.249 ACRE (54,408 SQUARE FOOT) EASEMENT, OUT OF THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 68.001 ACRES CONVEYED TO RICHARD E. BLAUVELT BY GENERAL WARRANTY DEED DATED JULY 12, 2016, 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; SAID 1.249 ACRE (54,408 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the northeast corner of this easement, being in the east line of said 68.001 Blauvelt tract, and the west line of that tract described as 8.827 acres conveyed to SSPC Development, LLC by Special Warranty Deed, as recorded in Document No. 2017-001412, Official Public Records, Caldwell County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=13,879,450.19, E=2,386,423.52, from which an 8-inch cedar post found at the northeast corner of said 68.001 acre Blauvelt tract, being the northwest corner of said 8.827 acre SSPC Development tract, and being in the south line of the remainder of that tract described as 104 acres conveyed to Elsie Lucille Barth by Special Warranty Deed, as recorded in Volume 290, Page 833, Official Public Records of Real Property, Caldwell County, Texas, bears North 02°33'29" East 222.09 feet;

1) THENCE, along the east line of this easement and said 68.001 acre Blauvelt tract, and the west line of said 8.827 acre SSPC Development tract, **South 02°33'29" West 31.03 feet** to a calculated point at the southeast corner of this easement, from which a 5-inch wood post found in the east line of said 68.001 acre Blauvelt tract, being at the southwest corner of said 8.827 acre SSPC Development tract, and the northwest 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, bears South 02°33'29" West 943.94 feet;

- 2) THENCE, along the south line of this easement, crossing said 68.001 acre Blauvelt tract, **South 77°46'56" West 1,809.77 feet** to a calculated point at the southwest corner of this easement, being in the west line of said 68.001 acre Blauvelt tract, and in the east line of that tract described as 228.120 acres conveyed to Alan Wayne Balsler and Pamela Guffey Balsler by Warranty Deed with Vendor's Lien, as recorded in Document No. 2017-005439, Official Public Records, Caldwell County, Texas, from which an 8-inch wood post found at the southwest corner of said 68.001 acre Blauvelt tract, being the southeast corner of said 228.120 acre Balsler tract, and being in the north line of that tract described as 38.920 acres conveyed to Joel Garcia and Priscilla Lynn Garcia by General Warranty Deed, as recorded in Document No. 2016-001048, Official Public Records, Caldwell County, Texas, bears South 11°53'57" East 1,668.64 feet;
  
- 3) THENCE, along the west line of this easement and said 68.001 acre Blauvelt tract, and the east line of said 228.120 acre Balsler tract, **North 11°53'57" West 30.00 feet** to a calculated point at the northwest corner of this easement, from which a 6-inch wood post found at the northwest corner of said 68.001 acre Blauvelt tract, being the northeast corner of said 228.120 acre Balsler tract, and being in the south line of the remainder of said 104 acre Barth tract, bears North 11°53'57" West 211.62 feet;

- 4) THENCE, along the north line of this easement, crossing said 68.001 acre Blauvelt tract, **North 77°46'56" East 1,817.52 feet** to the POINT OF BEGINNING and containing 1.249 acres (54,408 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-16~1.249 Ac WLE-R4\_KS

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

CCAD ID 13847

EXHIBIT "B"

SKETCH TO ACCOMPANY DESCRIPTION  
OF 1.249 AC. OR 54,408 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

NORTH COLORADO STREET  
U.S. HIGHWAY 183  
(R.O.W. WIDTH VARIES)

EXISTING R.O.W.

CALDWELL COUNTY  
TO  
MARVIN BARTH  
WATER LINE EASEMENT  
VOL. 309, PG. 08, D.R.C.C.T.  
FIRST TRACT  
(1.11 AC)

SSPC DEVELOPMENT, LLC  
DOC. NO. 2017-001412  
O.P.R.C.C.T.  
(8.827 ACRES)  
MARCH 16, 2017

P.O.B.  
GRID COORDINATE  
N= 13,879,450.19'  
E= 2,386,423.52'

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S02°33'29"W	31.03'

CALDWELL COUNTY  
TO  
MARVIN BARTH  
WATER LINE EASEMENT  
VOL. 309, PG. 08, D.R.C.C.T.  
FIRST TRACT  
(1.11 AC)

JAMES B. MAZAC  
AND KAREN A. MAZAC  
DOC. NO. 137172  
O.P.R.P.C.C.T.  
(6.480 ACRES)  
DECEMBER 19, 2013

8" CEDAR POST

N02°33'29"E 222.09'

S02°33'29"W 943.94'

ELSIE LUCILLE BARTH  
VOL. 290, PG. 833  
O.P.R.R.P.C.C.T.  
(REMAINDER OF  
104 ACRES)  
JANUARY 24, 2001

JAMES HARPER  
"RIGHT-OF-WAY OF  
OLD STATE HIGHWAY 29"  
VOL. 519, PG. 768  
O.P.R.R.P.C.C.T.  
CALLED 1.151 ACRES

20' TEMPORARY  
CONSTRUCTION EASEMENT  
APPROX. 0.84 ACRE

CALDWELL COUNTY  
TO  
MARVIN BARTH  
WATER LINE EASEMENT  
VOL. 309, PG. 08, D.R.C.C.T.  
SECOND TRACT  
(1.27 AC)

5" WOOD POST

ER-16  
WLE  
1.249 AC. OR  
54,408 SQ. FT.

RICHARD E. BLAUVELT  
DOC. NO. 2016-003645  
O.P.R.C.C.T.  
(68.001 ACRES)  
JULY 12, 2016

DESCRIBED IN  
VOL. 519, PG. 768  
O.P.R.R.P.C.C.T.  
(68.001 ACRES)  
JANUARY 15, 2008

N77°46'56"E 1,817.52'  
S77°46'56"W 1,809.77'

CCAD ID 13847

**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:	01/12/2024	PROJECT:	22-179
FIELD BOOK:	-	FIELD:	-
		SHEET:	4 OF 6

SHEET 5 OF 6

SKETCH TO ACCOMPANY DESCRIPTION  
 OF 1.249 AC. OR 54,408 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 6

ER-16  
 WLE  
 1.249 AC. OR  
 54,408 SQ. FT.

BYRD LOCKHART  
 SURVEY NO. 8  
 ABSTRACT NO. 17

ELSIE LUCILLE BARTH  
 VOL. 290, PG. 833  
 O.P.R.R.P.C.C.T.  
 (REMAINDER OF  
 104 ACRES)  
 JANUARY 24, 2001

RICHARD E. BLAUVELT  
 DOC. NO. 2016-003645  
 O.P.R.C.C.T.  
 (68.001 ACRES)  
 JULY 12, 2016

DESCRIBED IN  
 VOL. 519, PG. 768  
 O.P.R.R.P.C.C.T.  
 (68.001 ACRES)  
 JANUARY 15, 2008

20' TEMPORARY  
 CONSTRUCTION EASEMENT  
 APPROX. 0.84 ACRE

N77°46'56"E 1,817.52'

S77°46'56"W 1,809.77'

20'

SHEET 6 OF 6

CCAD ID 13847

**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 6

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 1.249 AC. OR 54,408 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 5

ELSIE LUCILLE BARTH  
VOL. 290, PG. 833  
O.P.R.P.C.C.T.  
(REMAINDER OF  
104 ACRES)  
JANUARY 24, 2001

ER-16  
WLE  
1.249 AC. OR  
54,408 SQ. FT.

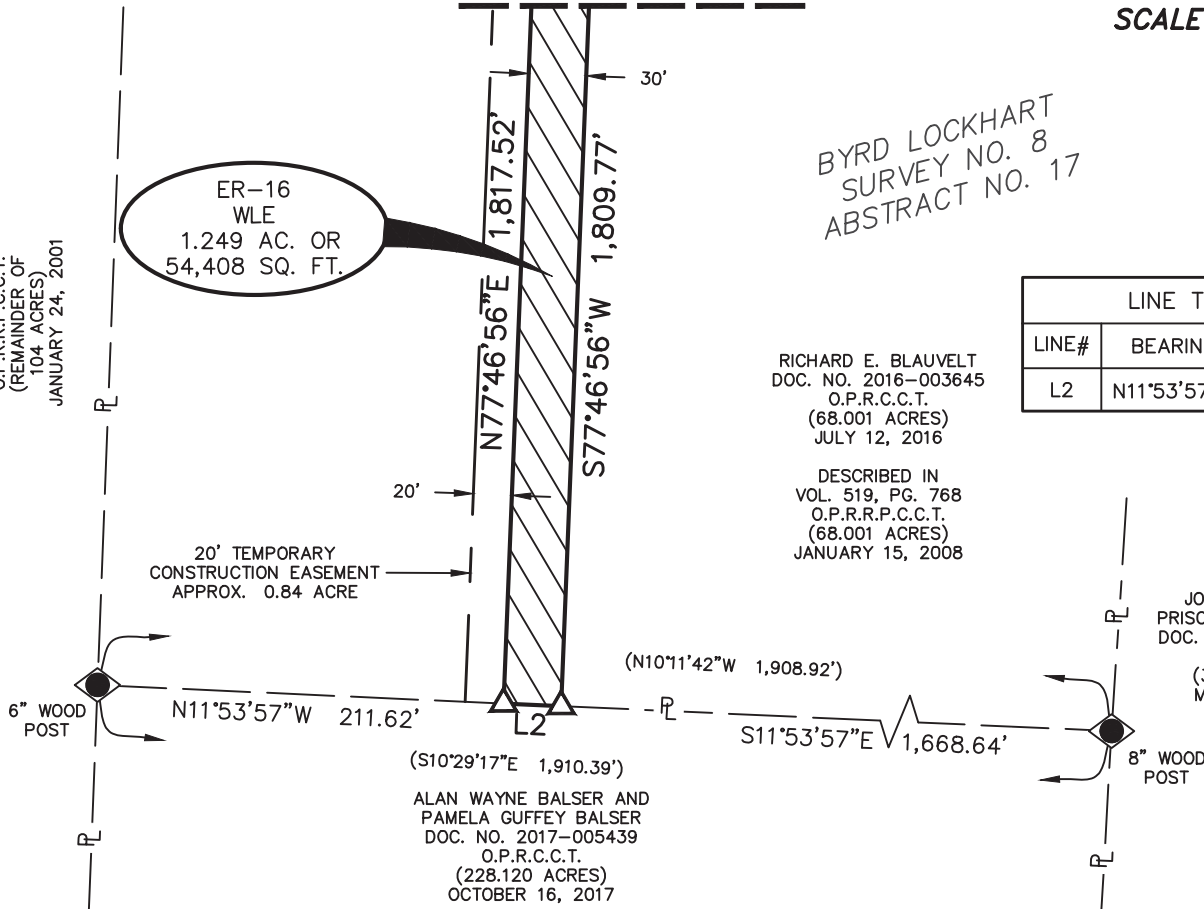
BYRD LOCKHART  
SURVEY NO. 8  
ABSTRACT NO. 17

LINE TABLE		
LINE#	BEARING	DISTANCE
L2	N11°53'57"W	30.00'

RICHARD E. BLAUVELT  
DOC. NO. 2016-003645  
O.P.R.C.C.T.  
(68.001 ACRES)  
JULY 12, 2016

DESCRIBED IN  
VOL. 519, PG. 768  
O.P.R.R.P.C.C.T.  
(68.001 ACRES)  
JANUARY 15, 2008

JOEL GARCIA AND  
PRISCILLA LYNN GARCIA  
DOC. NO. 2016-001048  
O.P.R.C.C.T.  
(38.920 ACRES)  
MARCH 3, 2016



(S10°29'17"E 1,910.39')  
ALAN WAYNE BALSER AND  
PAMELA GUFFEY BALSER  
DOC. NO. 2017-005439  
O.P.R.C.C.T.  
(228.120 ACRES)  
OCTOBER 16, 2017

**LEGEND**

- POST FOUND (TYPE & SIZE NOTED)
- CALCULATED POINT
- 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
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE

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

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. 2248191-BUD, EFFECTIVE DATE SEPTEMBER 25, 2023.  
3. EXISTING EASEMENTS LISTED IN THE TITLE COMMITMENT SCHEDULE B, ITEM 10, DO NOT AFFECT THE PROPOSED ACQUISITION EXCEPT AS SHOWN HEREON.



CCAD ID 13847

<b>McGRAY &amp; McGRAY LAND SURVEYORS, INC.</b> 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 6

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

EXHIBIT "C"

Parcel NR-01A (BPS)

4.593 Acre Booster Pump Station Site  
Byrd Lockhart Survey No. 8, Abstract No. 17  
Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-01A (BPS)

DESCRIPTION OF A 4.593 ACRE (200,086 SQUARE FOOT) PARCEL OUT OF THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 228.120 ACRES CONVEYED TO ALAN WAYNE BALSER AND PAMELA GUFFEY BALSER BY WARRANTY DEED WITH VENDOR'S LIEN DATED OCTOBER 16, 2017, AS RECORDED IN DOCUMENT NO. 2017-005439, OFFICIAL PUBLIC RECORDS, CALEWELL COUNTY, TEXAS; SAID 4.593 ACRE (200,086 SQUARE FOOT) PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an 8-inch wood post found at the southeast corner of this parcel and said 228.120 acre Balser tract, being the southwest corner 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, and also being in the north line of that tract described as 38.920 acres conveyed to Joel Garcia and Priscilla Lynn Garcia by General Warranty Deed, as recorded in Document No. 2016-001048, Official Public Records, Caldwell County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=13,877,403.41, E=2,384,997.42, from which a 1/2-iron rod found at the most northerly northeast corner of said 38.920 acre Garcia tract, being in the south line of said 68.001 acre Blauvelt tract, bears North 79°13'56" East 121.66 feet;

1) THENCE, along the south line of this parcel and said 228.120 acre Balser tract, and the north line of said 38.920 acre Garcia tract, **South 78°45'14" West 425.99 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at the southwest corner of this parcel, from which a 8-inch wood post at the northwest corner of said 38.920 acre Garcia tract, being the northeast corner of that tract described as 1.622 acres conveyed to Nicholas Nathan Hudgins by General Warranty Deed with Third Party Vendor's Lien, as recorded in Document No. 2020-005193, Official Public Records, Caldwell County, Texas, also being in the south line of said 228.120 acre Balser tract, bears South 78°45'14" West 1,239.75 feet;

- 2) THENCE, along the west line of this parcel, crossing said 228.120 acre Balser tract, **North 12°38'25" West 461.27 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at the northwest corner of this parcel;
- 3) THENCE, along the north line of this parcel, crossing said 228.120 acre Balser tract, **North 77°21'35" East 431.97 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at the northeast corner of this parcel, being in the east line of said 228.120 acre Balser tract, and in the west line of said 68.001 acre Blauvelt tract;
- 4) THENCE, along the east line of this parcel and said 228.120 acre Balser tract, and the west line of said 68.001 acre Blauvelt tract, **South 11°53'57" East 471.67 feet** to the POINT OF BEGINNING and containing 4.593 acres (200,086 square feet) of land within these metes and bounds.

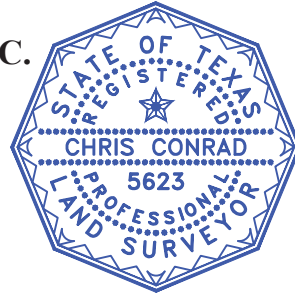
Bearing Basis Note

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



02/01/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

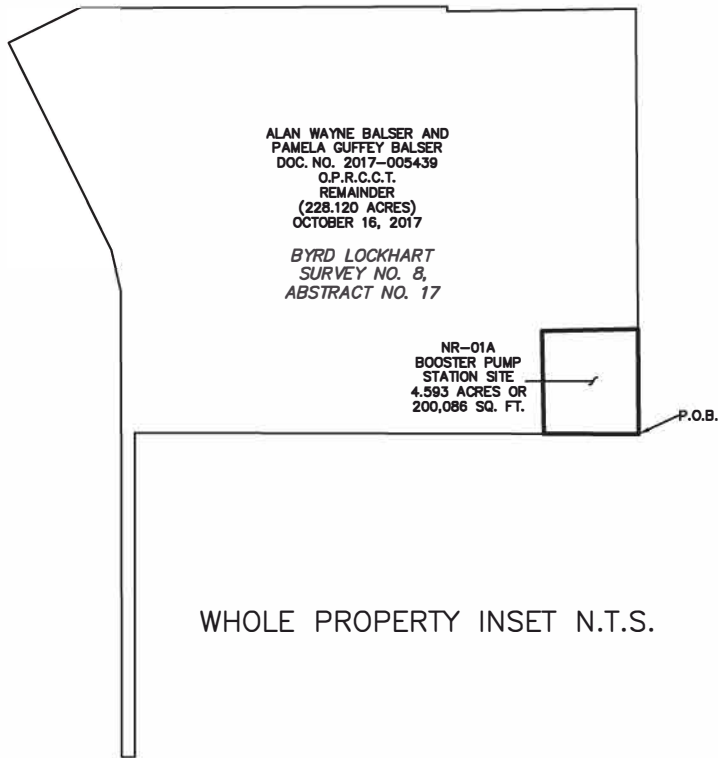
M:\HDR~22-179~GBRA Texas 130\Description\Pump Station 4.593 Ac

Issued 02/01/2024







CCAD ID 14646



SKETCH TO ACCOMPANY DESCRIPTION  
 OF 4.593 AC. OR 200,086 SQ. FT. OF LAND OUT OF  
 THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17  
 LOCKHART, CALDWELL COUNTY, TEXAS



LEGEND

-  FENCE POST FOUND
-  1/2" IRON ROD FOUND (UNLESS NOTED)
-  1/2" IRON ROD WITH CAP STAMPED "MCGRAY MCGRAY" SET
- 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
- R.O.W. RIGHT OF WAY
- (.....) RECORD INFORMATION
- N.T.S. NOT TO SCALE
-  PROPERTY BREAKLINE
-  WIRE FENCE

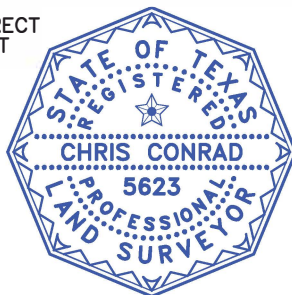
NOTES:

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. 2247218-BUD, EFFECTIVE DATE OCTOBER 31, 2023.
3. EXISTING EASEMENTS LISTED IN THE TITLE COMMITMENT SCHEDULE B, ITEM 10, DO NOT AFFECT THE PROPOSED ACQUISITION EXCEPT AS SHOWN HEREON.

I, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER DIRECTION AND SUPERVISION.

02/01/2024

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



REVISIONS	
-	-
-	-

AREA TABLE - ACRES (SQUARE FEET)		
SURVEYED AREA	ACQUISITION	REMAINDER
110.94 AC. (4,832,545 SF.)	4.593 AC. (200,086 SF.)	106.35 AC. (4,632,459 SF.)

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

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

SCALE:	N.T.S.	ISSUED:	02/01/2024
DATE:	02/01/2024	TECH:	EAN
PROJECT:	22-179	FIELD:	CR
FIELD BOOK:	-	SHEET:	3 OF 4

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 4.593 AC. OR 200,086 SQ. FT. OF LAND OUT OF  
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17  
LOCKHART, CALDWELL COUNTY, TEXAS**

SCALE 1" = 200'



LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N79°13'56"E	121.66'

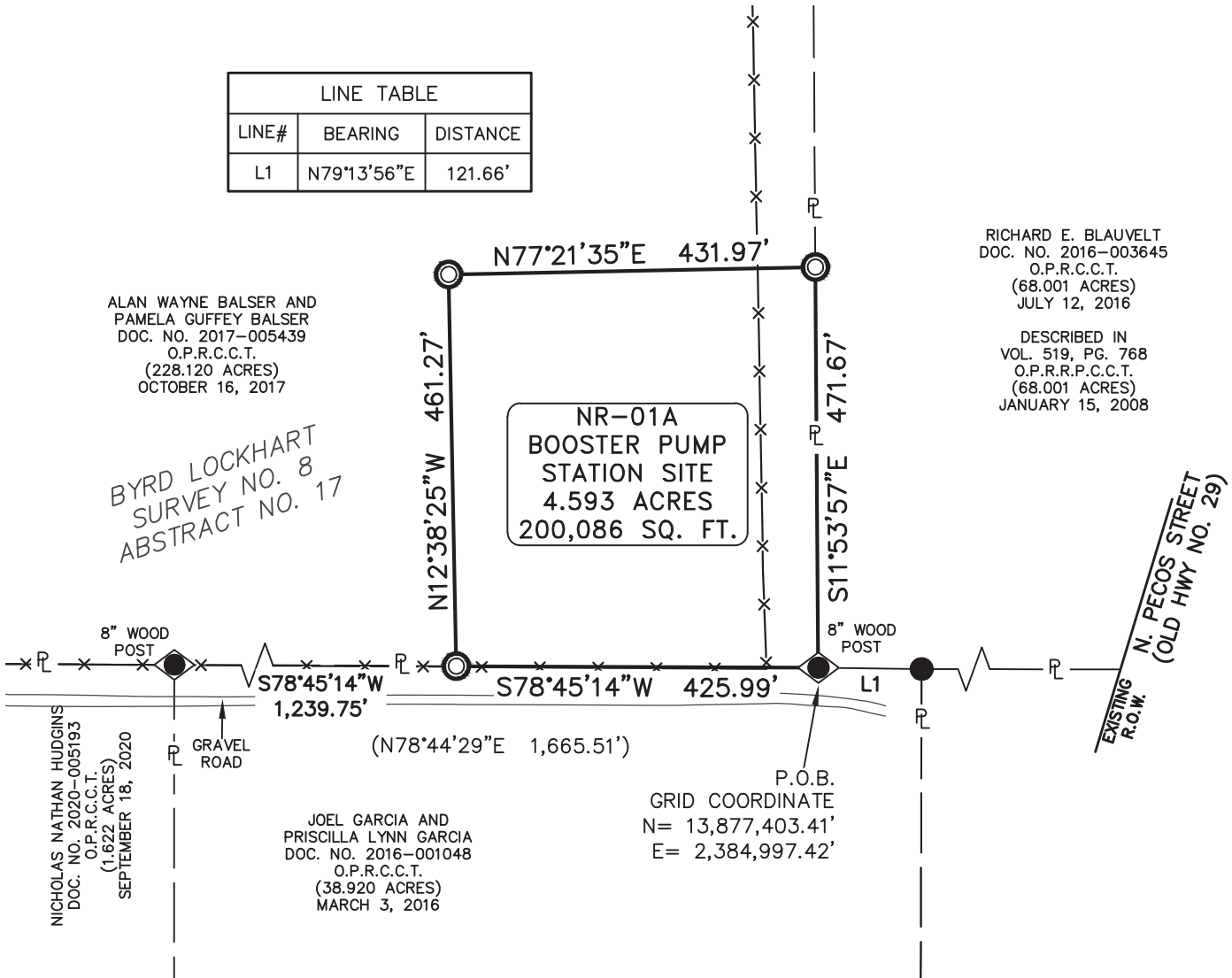
ALAN WAYNE BALSER AND  
PAMELA GUFFEY BALSER  
DOC. NO. 2017-005439  
O.P.R.C.C.T.  
(228.120 ACRES)  
OCTOBER 16, 2017

RICHARD E. BLAUVELT  
DOC. NO. 2016-003645  
O.P.R.C.C.T.  
(68.001 ACRES)  
JULY 12, 2016

DESCRIBED IN  
VOL. 519, PG. 768  
O.P.R.R.P.C.C.T.  
(68.001 ACRES)  
JANUARY 15, 2008

BYRD LOCKHART  
SURVEY NO. 8  
ABSTRACT NO. 17

NR-01A  
BOOSTER PUMP  
STATION SITE  
4.593 ACRES  
200,086 SQ. FT.



NICHOLAS NATHAN HUDGINS  
DOC. NO. 2020-005193  
O.P.R.C.C.T.  
(1.622 ACRES)  
SEPTEMBER 18, 2020

JOEL GARCIA AND  
PRISCILLA LYNN GARCIA  
DOC. NO. 2016-001048  
O.P.R.C.C.T.  
(38.920 ACRES)  
MARCH 3, 2016

P.O.B.  
GRID COORDINATE  
N= 13,877,403.41'  
E= 2,384,997.42'

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

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

SCALE:	1" = 200'	ISSUED:	02/01/2024
DATE:	02/01/2024	TECH:	EAN
PROJECT:	22-179	FIELD:	CR
FIELD BOOK:	-	SHEET:	4 OF 4

EXHIBIT "D"

Parcel NR-31

2.143 Acre Waterline Easement  
Elizabeth Brown Survey, Abstract No. 368  
Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-31

DESCRIPTION OF A 2.143 ACRE (93,352 SQUARE FOOT) EASEMENT OUT OF THE ELIZABETH BROWN SURVEY, ABSTRACT NO. 368, CALDWELL COUNTY, TEXAS, BEING A PORTION OF LOT 100, C.M. ROGERS SUBDIVISION, A SUBDIVISION OF RECORD IN CABINET A, SLIDE 98, PLAT RECORDS, CALDWELL COUNTY, TEXAS, SAID ALL OF LOT 100 AND A PORTION OF LOT 105, IN SAID C.M. ROGERS SUBDIVISION BEING DESCRIBED AS 103.149 ACRES CONVEYED TO SCHMIDT CATTLE, L.P. BY SPECIAL WARRANTY DEED DATED JULY 16, 2009, AS RECORDED IN VOLUME 577, PAGE 638, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS; SAID 2.143 ACRE (93,352 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the northeast corner of this easement, being in the east line of said 103.419 acre Schmidt Cattle tract, and in the existing west right-of-way line of Schuelke Road (County Road 222, varying width right-of-way), said POINT OF BEGINNING having Grid Coordinates of N=13,915,979.90, E=2,374,509.14, from which a 2-inch metal pipe found at the northeast corner of said 103.419 acre Schmidt Cattle tract, being the southeast corner of that tract described as 46.766 acres (a portion of said Lot 105) conveyed to Bobby Schmidt by Cash Warranty Deed, as recorded in Volume 208, Page 17, Official Public Records of Real Property, Caldwell County, Texas, and in the existing west right-of-way line of Schuelke Road, bears North 10°31'10" West 1,432.71 feet;

- 1) THENCE, along the east line of this easement and said 103.419 acre Schmidt Cattle tract, and the existing west right-of-way line of Schuelke Road, **South 10°31'10" East 399.73 feet** to a calculated point at the southeast corner of this easement and said 103.419 acre Schmidt Cattle tract, being the northeast corner of that tract described as 2.53 acres conveyed to Harriet Jean Grogan by General Warranty Deed, as recorded in Document No. 2023-004098, Official Public Records, Caldwell County, Texas, and in the existing west right-of-way line of Schuelke Road, from which a 1/2-inch iron rod with "Byrn Survey" cap found in the east line of that tract described as 1.65 acres conveyed to Matthew Alexander Grogan by General Warranty Deed, as recorded in Document No. 2017-000539, Official Public Records, Caldwell County, Texas, and in the existing west right-of-way line of Schuleke Road, bears South 10°30'19" East 143.32 feet;

- 2) THENCE, along the south line of this easement and said 103.419 acre Schmidt Cattle tract, the north line of said 2.53 acre Harriet Jean Grogan tract, the north line of that tract described as 2.00 acres conveyed to Martin Grogan and Joyce Joe by Warranty Deed, as recorded in Volume 218, Page 580, Official Public Records of Real Property, Caldwell County, Texas, and the north line of that tract described as 133.17 acres conveyed to Schmidt Ranch, LLC by General Warranty Deed, as recorded in Document No. 2018-001171, Official Public Records, Caldwell County, Texas, **South 79°30'57" West 2,742.07 feet** to a 2-inch metal post found at the southwest corner of this easement and said 103.419 acre Schmidt Cattle tract, being the northwest corner of said 133.17 acre Schmidt Ranch tract, at the southeast corner of the remainder of that tract described as 83 acres (Second Tract, Lot 106 in said C.M. Rogers Subdivision) conveyed to Gloria Hoppe Matejowsky by Deed, as recorded in Volume 311, Page 445, Deed Records, Caldwell County, Texas, and at the northeast corner of the remainder of that tract described as 100 acres (First Tract, Lot 108 in said C.M. Rogers Subdivision) conveyed to Gloria Hoppe Matejowsky by said Deed, as recorded in said Volume 311, Page 445, from which a 2-inch metal post found at the southeast corner of said Matejowsky (First Tract) tract, being in the west line of said 133.17 acre Schmidt Ranch tract, bears South 10°28'41" East 1,584.49 feet;
- 3) THENCE, along the west line of this easement and said 103.419 acre Schmidt Cattle tract, and the east line of said Matejowsky (Second Tract) tract, **North 10°21'26" West 30.00 feet** to a calculated point at the northwest corner of this easement;

THENCE, along the north line of this easement, crossing said 103.419 acre Schmidt Cattle tract, the following three (3) courses, numbered 4 through 6:

- 4) **North 79°30'57" East 2,711.99 feet** to a calculated point,
- 5) **North 10°31'10" West 369.83 feet** to a calculated point, and

- 6) **North 79°42'27" East 30.00 feet** to the POINT OF BEGINNING and containing 2.143 acres (93,352 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



01/09/2024

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\NR-31~2.143 Ac WLE\_KS

Issued 01/09/2024

CCAD ID 15713 & 45414

SKETCH TO ACCOMPANY DESCRIPTION  
 OF 2.143 AC. OR 93,352 SQ. FT. OF LAND OUT OF  
 THE ELIZABETH BROWN SURVEY, ABSTRACT NO. 368  
 LOCKHART, CALDWELL COUNTY, TEXAS



SCALE 1" = 200'

ELIZABETH BROWN SURVEY  
 ABSTRACT NO. 368

SCHMIDT CATTLE, L.P.  
 VOL. 577, PG. 638  
 O.P.R.R.P.C.C.T.  
 LOT 100  
 AND A  
 PORTION OF LOT 105  
 (103.419 ACRES)  
 JULY 16, 2009

C.M. ROGERS SUBDIVISION  
 CABINET A, SLIDE 98  
 P.R.C.C.T.  
 OCTOBER 13, 1898

LOT 100  
 (100 AC.)

HOUSTON PIPE LINE COMPANY  
 50' WIDE RIGHT-OF-WAY AND  
 EASEMENT FOR NATURAL GAS AND  
 LIQUID HYDROCARBONS PIPELINES  
 VOL. 510, PG. 347  
 D.R.C.C.T.

BOBBY SCHMIDT  
 VOL. 208, PG. 17  
 O.P.R.R.P.C.C.T.  
 (46.766 ACRES)  
 APRIL 1, 1999

PORTION  
 LOT 105

SCHUELKE ROAD  
 (CALDWELL C.R. NO. 222)  
 (VARIABLE WIDTH R.O.W.)

P.O.B.  
 GRID COORDINATES  
 N=13,915,979.90  
 E=2,374,509.14

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S10°31'10"E	399.73'
L2	S10°30'19"E	143.32'
L4	N79°42'27"E	30.00'

NR-31  
 WLE  
 2.143 AC. OR  
 93,352 SQ. FT.

20' TEMPORARY  
 CONSTRUCTION EASEMENT  
 APPROX. 1.43 ACRES

20' TEMPORARY  
 CONSTRUCTION EASEMENT  
 APPROX. 1.43 ACRES

N79°30'57"E 2,711.99'

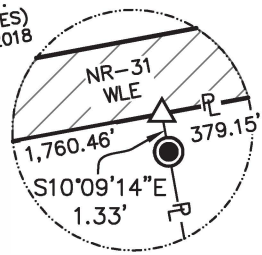
MATCHLINE - PAGE 5 OF 5

APPROXIMATE  
 SURVEY LINE

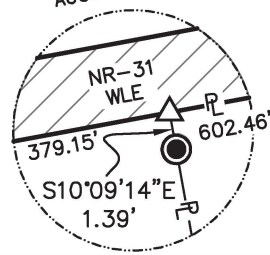
S79°30'57"W 2,742.07'

SCHMIDT RANCH, LLC  
 DOC. NO. 2018-001171  
 O.P.R.C.C.T.  
 (133.17 ACRES)  
 MARCH 2, 2018

LOT 99  
 (100 AC.)



DETAIL "B"  
 NOT TO SCALE



DETAIL "A"  
 NOT TO SCALE

MARTIN GROGAN  
 AND  
 JOYCE JOE  
 VOL. 218, PG. 580  
 O.P.R.R.P.C.C.T.  
 (2.00 ACRES)  
 AUGUST 16, 1999

HARRIET JEAN GROGAN  
 DOC. NO. 2023-004098  
 O.P.R.C.C.T.  
 (2.53 ACRES)  
 JUNE 1, 2023

J.V. MORTON SURVEY  
 ABSTRACT NO. 196

2-STORY  
 WOOD FRAME  
 HOUSE

MATTHEW ALEXANDER  
 GROGAN  
 DOC. NO. 2017-000539  
 O.P.R.C.C.T.  
 (1.65 ACRES)  
 JANUARY 31, 2017

CCAD ID 15713  
 CCAD ID 45414  
 SURVEYED BY:

PAGE 4 OF 5

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

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 2.143 AC. OR 93,352 SQ. FT. OF LAND OUT OF  
THE ELIZABETH BROWN SURVEY, ABSTRACT NO. 368  
LOCKHART, CALDWELL COUNTY, TEXAS**

SCALE 1" = 200'



MATCHLINE - PAGE 4 OF 5

ELIZABETH BROWN SURVEY  
ABSTRACT NO. 368

REMAINDER  
LOT 106

GLORIA HOPPE  
MATEJOWSKY  
VOL. 311, PG. 445  
D.R.C.C.T.  
SECOND TRACT  
REMAINDER  
LOT NO. 106  
(83 ACRES)  
C.M. ROGERS  
SUBDIVISION  
CAB. A, SL. 98  
P.R.C.C.T.  
OCTOBER 12, 1898

SCHMIDT CATTLE, L.P.  
VOL. 577, PG. 638  
O.P.R.R.P.C.C.T.  
LOT 100  
AND A  
PORTION OF LOT 105  
(103.419 ACRES)  
JULY 16, 2009

C.M. ROGERS SUBDIVISION  
CABINET A, SLIDE 98  
P.R.C.C.T.  
OCTOBER 13, 1898

LOT 100  
(100 AC.)

20' TEMPORARY  
CONSTRUCTION EASEMENT  
APPROX. 1.43 ACRES

N79°30'57"E 2,711.99'

S79°30'57"W 2,742.07'  
(S80°54'43"W 2,740.30')

J.V. MORTON SURVEY  
ABSTRACT NO. 196

APPROXIMATE  
SURVEY LINE  
A-368  
A-196

LOT 108

GLORIA HOPPE  
MATEJOWSKY  
VOL. 311, PG. 445  
D.R.C.C.T.  
FIRST TRACT  
REMAINDER  
LOT NO. 108  
(100 ACRES)  
C.M. ROGERS SUBDIVISION  
CAB. A, SL. 98  
P.R.C.C.T.  
OCTOBER 12, 1898

S10°28'41"E 1,584.49'  
(S09° 57'-2/3 VARAS)  
1,586.78'

NR-31  
WLE  
2.143 AC. OR  
93,352 SQ. FT.

LOT 99  
(100 AC.)

SCHMIDT RANCH, LLC  
DOC. NO. 2018-001171  
O.P.R.C.C.T.  
(133.17 ACRES)  
MARCH 2, 2018

LINE TABLE		
LINE#	BEARING	DISTANCE
L3	N10°21'26"W	30.00'

**LEGEND**

- 1/2" IRON ROD WITH CAP FOUND "BYRN SURVEY"
- 5/8" IRON ROD FOUND
- 2" METAL PIPE
- 2" METAL POST FOUND
- CALCULATED POINT
- O.P.R.R.P.C.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY CALDWELL COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS CALDWELL COUNTY, TEXAS
- D.R.C.C.T. DEED RECORDS CALDWELL COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS CALDWELL COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P PROPERTY LINE
- (.....) RECORD INFORMATION
- OWNERSHIP IN COMMON
- DISTANCE NOT TO SCALE

KSRV ESTATES LLC  
DOC. NO. 2022-000073  
O.P.R.C.C.T.  
(19.67 ACRES)  
DECEMBER 30, 2021

DESCRIBED IN  
VOL. 499, PG. 871  
O.P.R.R.P.C.C.T.  
JUNE 28, 2007

- 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. 2247251-BUD, EFFECTIVE DATE DECEMBER 15, 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*

01/09/2024

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

CCAD ID 15713  
CCAD ID 45414  
SURVEYED BY:

ISSUED: 01-09-2024  
PAGE 5 OF 5

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

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

EXHIBIT "E"

Parcel NR-32

1.890 Acre Waterline Easement  
Elizabeth Brown Survey, Abstract No. 368  
John Mott Survey, Abstract No. 191  
Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-32

DESCRIPTION OF A 1.890 ACRE (82,342 SQUARE FOOT) EASEMENT OUT OF THE ELIZABETH BROWN SURVEY, ABSTRACT NO. 368, AND THE JOHN MOTT SURVEY, ABSTRACT NO. 191, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 20.48 ACRES CONVEYED TO JOEL GARCIA AND PRISCILLA GARCIA BY WARRANTY DEED WITH VENDOR'S LIEN DATED AUGUST 4, 2017, AS RECORDED IN DOCUMENT NO. 2017-004094, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS; SAID 1.890 ACRE (82,342 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, being in the west line of said 20.48 acre Garcia tract, and in the existing east right-of-way line of Schuelke Road (County Road 222, varying width right-of-way), said POINT OF BEGINNING having Grid Coordinates of N=13,915,988.10, E=2,374,554.29, from which a 1/2-inch iron rod found at the northwest corner of said 20.48 acre Garcia tract, being the southwest corner of that tract described as 5.0 acres conveyed to Joe L. Moreno and Amy L. Moreno by Warranty Deed, as recorded in Document No. 141890, Official Public Records of Real Property, Caldwell County, Texas, and in the existing east right-of-way line of Schuelke Road, bears North 10°13'04" West 295.26 feet;



- 1) THENCE, along the north line of this easement, crossing said 20.48 acre Garcia tract, **North 79°42'27" East 2,744.67 feet** to a calculated point at the northeast corner of this easement, being in the east line of said 20.48 acre Garcia tract, and the west line of that tract described as 365.696 acres (Exhibit A-2, Tract 2) conveyed to Anne Cole-Pierce, William Jefferson McVey III, Robert Michael Joseph Cole and Edward Nicholas Cole, Jr., Co-Trustees of the Edward N. Cole Jr. Separate Descendants Trust (undivided 75% interest) by Trustee's Distribution Deed, as recorded in Document No. 2018-003353, Official Public Records, Caldwell County, Texas, corrected in Correction Affidavit As To Trustees Distribution Deed, and recorded in Document No. 2018-004113, Official Public Records, Caldwell County, Texas, said 365.696 acres also conveyed to Anne Cole-Pierce, William Jefferson McVey III, Robert Michael Joseph Cole and Edward Nicholas Cole, Jr., Co-Trustees of the William J. McVey III Separate Descendants Trust (undivided 25% interest) by Trustee's Distribution Deed, as recorded in Document No. 2018-003354, Official Public Records, Caldwell County, Texas, corrected in Correction Affidavit As To Trustees Distribution Deed, and recorded in Document No. 2018-004114, Official Public Records, Caldwell County, Texas, from which a 1-inch iron rod found at the northeast corner of said 20.48 acre Garcia tract, being the southeast corner of that tract described as 111.858 acres conveyed to Joel Garcia and Priscilla Lynn Garcia by General Warranty Deed, as recorded in Document No. 2015-005234, Official Public Records, Caldwell County, Texas, also being in the west line of said 365.696 acre Anne Cole-Pierce et al. tract, bears North 10°30'03" West 295.00 feet;
  
- 2) THENCE, along the east line of this easement and said 20.48 acre Garcia tract and the west line of said 365.696 acre Anne Cole-Pierce et al. tract, **South 10°30'03" East 30.00 feet** to a 1/2-inch iron rod with "Hayes 5703" cap found at the southeast corner of this easement and said 20.48 acre Garcia tract, being the northeast corner of the remainder of that tract described as 41.1046 acres (Tract 1) conveyed to Harry W. Borthwick, Jr. and Paula K. Borthwick by General Warranty Deed with Vendor's Lien in Favor of Third Party, as recorded in Volume 409, Page 112, Official Public Records of Real Property, Caldwell County, Texas, from which a 5-inch metal post found at the southeast corner of the remainder of said 41.1046 acre Borthwick tract, being in the west line of said 365.696 acre Anne Cole-Pierce et al. tract, bears South 10°32'25" East 373.41 feet;

- 3) THENCE, along the south line of this easement and said 20.48 acre Garcia tract, and the north line of the remainder of said 41.1046 acre Borthwick tract, **South 79°42'27" West 2,744.81 feet** to a 1/2-inch iron rod with "Hayes 5703" cap found at the southwest corner of this easement and said 20.48 acre Garcia tract, being the northwest corner of the remainder of said 41.1046 acre Borthwick tract, and in the existing east right-of-way line of Schuelke Road;
- 4) THENCE, along the west line of this easement and said 20.48 acre Garcia tract, and the existing east right-of-way line of Schuelke Road, **North 10°13'04" West 30.00 feet** to the POINT OF BEGINNING and containing 1.890 acres (82,342 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



01/16/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

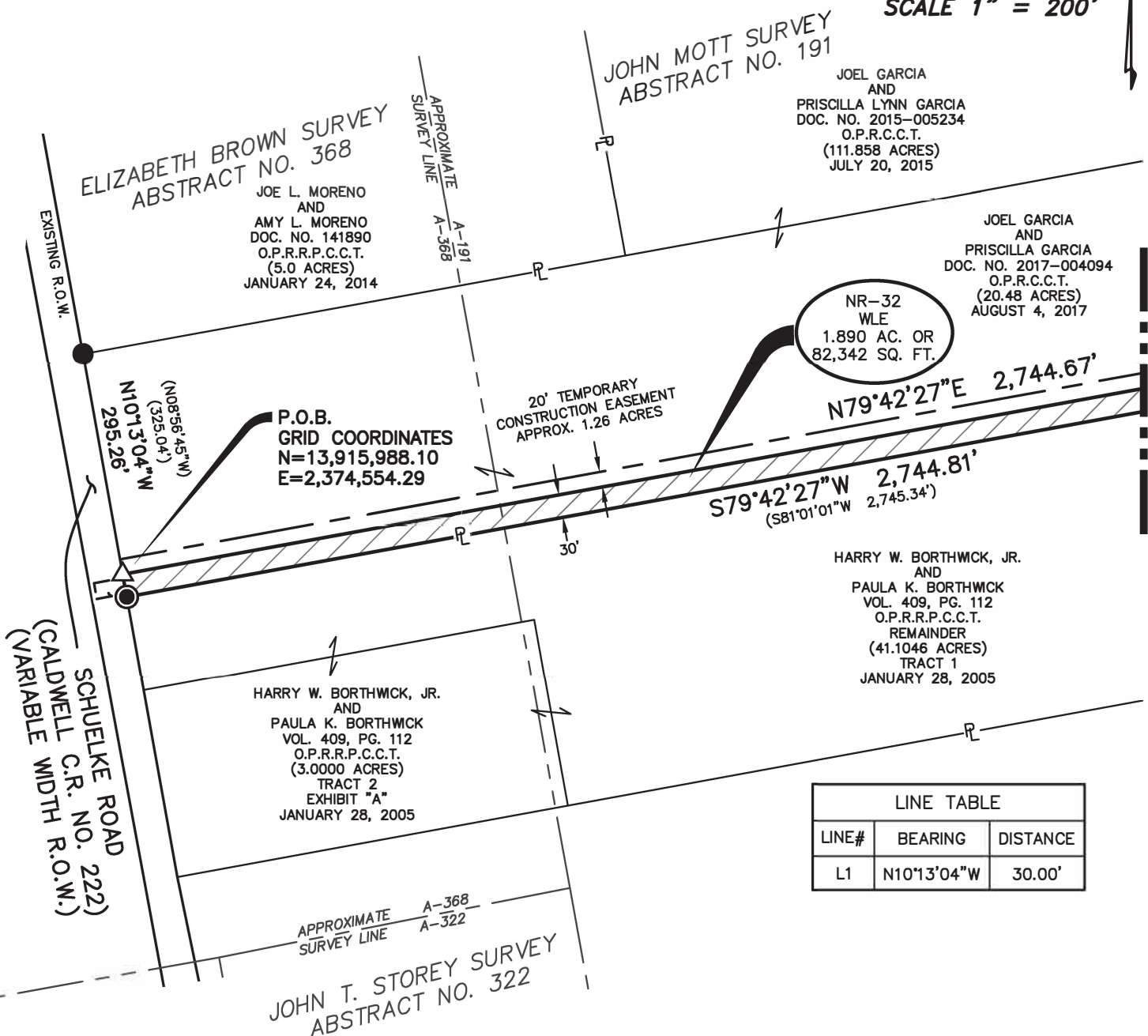
M:\HDR~22-179~GBRA Texas 130\Description\NR-32~1.890 Ac WLE\_KS

Issued 01/09/2024; Revised 01/16/2024

CCAD ID 115331

SKETCH TO ACCOMPANY DESCRIPTION  
 OF 1.890 AC. OR 82,342 SQ. FT. OF LAND OUT OF  
 THE ELIZABETH BROWN SURVEY, ABSTRACT NO. 368 AND  
 THE JOHN MOTT SURVEY, ABSTRACT NO. 191  
 CALDWELL COUNTY, TEXAS

SCALE 1" = 200'



NR-32  
 WLE  
 1.890 AC. OR  
 82,342 SQ. FT.

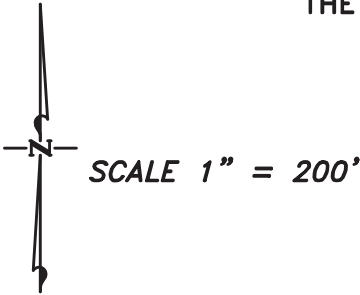
LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N10°13'04"W	30.00'

NOTE - EXISTING EASEMENT ON SUBJECT PROPERTY  
 GOFORTH WATER SUPPLY CORPORATION  
 20' WATERLINE EASEMENT  
 VOL. 411, PG. 796, D.R.C.C.T.  
 EASEMENT LOCATION CENTERED ON PIPE AS ORIGINALLY INSTALLED.  
 (LOCATION OF PIPE AS INSTALLED HAS NOT BEEN DETERMINED.)

CCAD ID 115331  
 SURVEYED BY: PAGE 4 OF 5

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

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 1.890 AC. OR 82,342 SQ. FT. OF LAND OUT OF  
THE ELIZABETH BROWN SURVEY, ABSTRACT NO. 368 AND  
THE JOHN MOTT SURVEY, ABSTRACT NO. 191  
CALDWELL COUNTY, TEXAS**



JOEL GARCIA  
AND  
PRISCILLA LYNN GARCIA  
DOC. NO. 2015-005234  
O.P.R.C.C.T.  
(111.858 ACRES)  
JULY 20, 2015

JOHN MOTT SURVEY  
ABSTRACT NO. 191

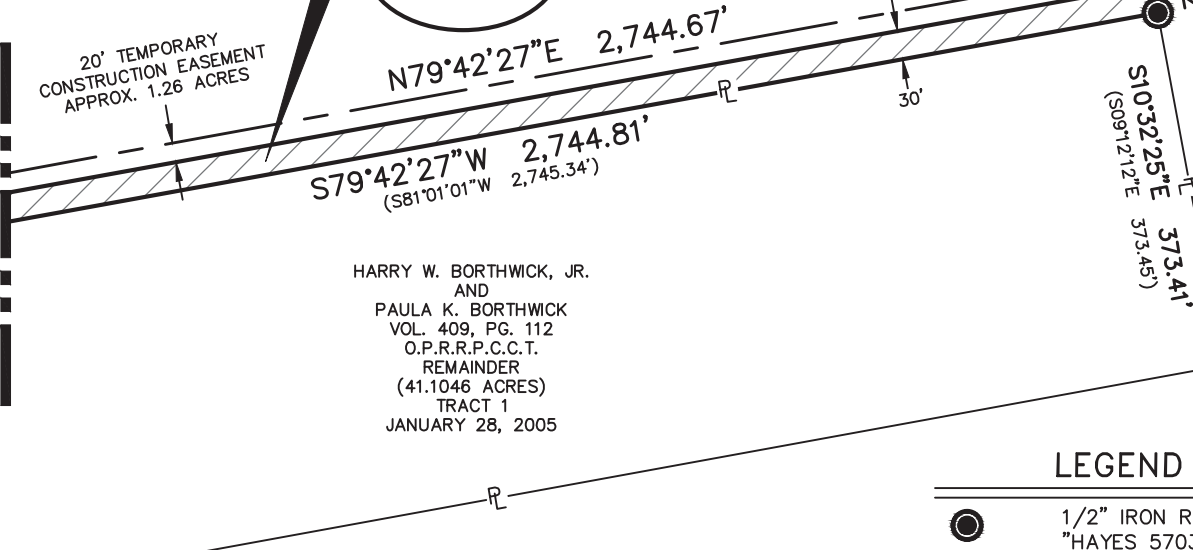
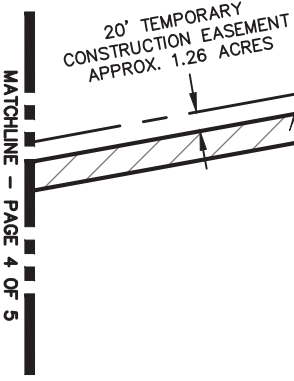
ANNE COLE-PIERCE,  
WILLIAM JEFFERSON MCVEY III,  
ROBERT MICHAEL JOSEPH COLE  
AND  
EDWARD NICHOLAS COLE, JR.,  
CO-TRUSTEES OF THE  
EDWARD N. COLE JR.  
SEPARATE DESCENDENTS  
TRUST  
DOC. NO. 2018-003353  
O.P.R.C.C.T.  
(UNDIVIDED 75% INTEREST)  
(365.696 ACRES)  
EXHIBIT A-2, TRACT TWO  
JUNE 13, 2018  
CORRECTED BY  
DOC. NO. 2018-004113  
O.P.R.C.C.T.  
JULY 16, 2018

JOEL GARCIA AND PRISCILLA GARCIA  
DOC. NO. 2017-004094  
O.P.R.C.C.T.  
(20.48 ACRES)  
AUGUST 4, 2017

NR-32  
WLE  
1.890 AC. OR  
82,342 SQ. FT.

AND THE  
WILLIAM J. MCVEY III  
SEPARATE  
DESCENDENTS TRUST  
DOC. NO. 2018-003354  
O.P.R.C.C.T.  
(UNDIVIDED  
25% INTEREST)  
(365.696 ACRES)  
EXHIBIT A-2  
TRACT TWO  
JUNE 13, 2018  
CORRECTED BY  
DOC. NO.  
2018-004114  
O.P.R.C.C.T.  
JULY 16, 2018

HARRY W. BORTHWICK, JR.  
AND  
PAULA K. BORTHWICK  
VOL. 409, PG. 112  
O.P.R.R.P.C.C.T.  
REMAINDER  
(41.1046 ACRES)  
TRACT 1  
JANUARY 28, 2005

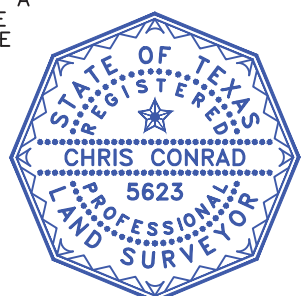


LINE TABLE		
LINE#	BEARING	DISTANCE
L2	S10°30'03"E	30.00'

**LEGEND**

- 1/2" IRON ROD WITH CAP FOUND "HAYES 5703"
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 5" METAL POST FOUND
- CALCULATED POINT
- O.P.R.R.P.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
- 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. 2247958-BUD, EFFECTIVE DATE DECEMBER 15, 2023.  
3. EXISTING EASEMENTS LISTED IN THE TITLE COMMITMENT SCHEDULE B, ITEM 10 DO NOT AFFECT THE PROPOSED ACQUISITION EXCEPT AS SHOWN HEREON.



01/16/2024

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

REVISED: 01-16-2024  
ISSUED: 01-09-2024  
CCAD ID 115331  
SURVEYED BY: PAGE 5 OF 5

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

EXHIBIT "F"

Parcel NR-34

0.5963 Acre Waterline Easement  
Thomas J. Hatton Survey, Abstract No. 121  
Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-34

DESCRIPTION OF A 0.5963 OF ONE ACRE (25,974 SQUARE FOOT) EASEMENT, OUT OF THE THOMAS J. HATTON SURVEY, ABSTRACT NO. 121, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 195.118 ACRES (TRACT 1) CONVEYED TO SILVER MOUNT HOLDINGS, LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED OCTOBER 26, 2021, AS RECORDED IN DOCUMENT NO. 2021-007932, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS; SAID 0.5963 OF ONE ACRE (25,974 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 9-inch wood post found at the west corner of this easement and said 195.118 acre Silver Mount Holdings tract, being the south corner of that tract described as 153.87 acres (Second Tract) conveyed to William P. Stromberg by Partition Deed, as recorded in Volume 106, Page 473, Official Public Records of Real Property, Caldwell County, Texas, and in the northeast line of that tract described as 365.696 acres (Exhibit A-2, Tract 2) conveyed to Anne Cole-Pierce, William Jefferson Mcvey III, Robert Michael Joseph Cole and Edward Nicholas Cole, Jr., Co-Trustees of the Edward N. Cole Jr. Separate Descendants Trust (undivided 75% interest) by Trustee's Distribution Deed, as recorded in Document No. 2018-003353, Official Public Records, Caldwell County, Texas, corrected in Correction Affidavit As To Trustees Distribution Deed, and recorded in Document No. 2018-004113, Official Public Records, Caldwell County, Texas, said 365.696 acres also conveyed to Anne Cole-Pierce, William Jefferson Mcvey III, Robert Michael Joseph Cole and Edward Nicholas Cole, Jr., Co-Trustees of the William J. Mcvey III Separate Descendants Trust (undivided 25% interest) by Trustee's Distribution Deed, as recorded in Document No. 2018-003354, Official Public Records, Caldwell County, Texas, corrected in Correction Affidavit As To Trustees Distribution Deed, and recorded in Document No. 2018-004114, Official Public Records, Caldwell County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=13,919,468.41, E=2,379,685.09, from which a 5-inch metal post found in the southwest line of said 153.87 acre Stromberg tract, being at the north corner of said 365.696 acre Anne Cole-Pierce et al. tract, bears North 45°46'07" West 346.87 feet;

- 1) THENCE, along the northwest line of this easement and said 195.118 acre Silver Mount Holdings tract, and the southeast line of said 153.87 acre Stromberg tract, **North 43°21'55" East 865.86 feet** to a calculated point at the north corner of this easement, from which a 1/2-inch iron rod with "RPLS 3693" cap found at the north corner of said 195.118 acre Silver Mount Holdings tract, being the east corner of said 153.87 acre Stromberg tract, and in the existing southwest right-of-way line of Williamson Road (County Road 177, varying width right-of-way), bears North 43°21'55" East 1,463.24 feet;
- 2) THENCE, along the northeast line of this easement, crossing said 195.118 acre Silver Mount Holdings tract, **South 46°38'05" East 30.00 feet** to a calculated point at the east corner of this easement;
- 3) THENCE, along the southeast line of this easement, crossing said 195.118 acre Silver Mount Holdings tract, **South 43°21'55" West 865.76 feet** to a calculated point at the south corner of this easement, being in the southwest line of said 195.118 acre Silver Mount Holdings tract, and the northeast line of said 365.696 acre Anne Cole-Pierce et al. tract;
- 4) THENCE, along the southwest line of this easement and said 195.118 acre Silver Mount Holdings tract, and the northeast line of said 365.696 acre Anne Cole-Pierce tract, **North 46°50'16" West 30.00 feet** to the POINT OF BEGINNING and containing 0.5963 of one acre (25,974 square feet) of land within these metes and bounds.

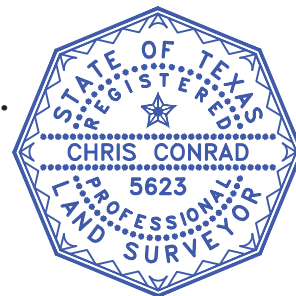
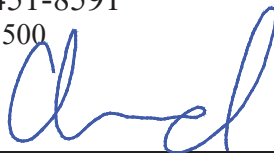
Bearing Basis Note

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



01/09/2024

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\NR-34 0.5963 Ac WLE\_KS







Issued 01/09/2024

CCAD ID 15049

SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.5963 AC. OR 25,974 SQ. FT. OF LAND OUT OF  
THE THOMAS J. HATTON SURVEY, ABSTRACT NO. 121  
LOCKHART, CALDWELL COUNTY, TEXAS

SCALE 1" = 200'

LEGEND

-  1/2" IRON ROD WITH CAP FOUND "RPLS 3693"
-  9" WOOD POST FOUND (UNLESS NOTED)
-  CALCULATED POINT
- O.P.R.R.P.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
-  OWNERSHIP IN COMMON
-  DISTANCE NOT TO SCALE

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S46°38'05"E	30.00'
L2	N46°50'16"W	30.00'

WILLIAM P. STROMBERG  
VOL. 106, PG. 473  
O.P.R.R.P.C.C.T.  
(153.87 ACRES)  
SECOND TRACT  
MARCH 18, 1994

NR-34  
WLE  
0.5963 AC. OR  
25,974 SQ. FT.

SILVER MOUNT HOLDINGS, LLC  
DOC. NO. 2021-007932  
O.P.R.C.C.T.  
(195.118 ACRES)  
TRACT 1  
OCTOBER 26, 2021

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. 2301034-BUD, EFFECTIVE DATE DECEMBER 15, 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*

01/09/2024

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

CCAD ID 15049

ISSUED: 01-09-2024

SURVEYED BY:

PAGE 3 OF 3

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

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



Your Trusted  
Water Resource

## Guadalupe-Blanco River Authority

### Board Meeting – April 17, 2024 Agenda Item 10 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 fee estates, 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 certain fee estates, 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-12 – Schmidt Business, L.P., a Texas limited partnership, an undivided ninety percent (90%) interest; and Schmidt Cattle, L.P., a Texas limited partnership, an undivided ten percent (10%) interest,** being a 1.082 acre (47,142 square foot) permanent easement, and 0.72 acre (31,363 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 176.82 acres conveyed to Schmidt Business, LTD. (undivided 90% interest) and Schmidt Cattle, L.P. (undivided 10% interest) by Warranty Deed dated September 5, 2019, as recorded in Document No. 2019-004512, Official Public Records, Caldwell County, Texas; said 1.082 acre (47,142 square foot) permanent easement and 0.72 acre (31,363 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit “A” attached hereto;



**Parcel ER-16 – Richard E. Blauvelt**, being a 1.249 acre (54,408 square foot) permanent easement, and 0.84 acre (36,590 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 described as 68.001 acres conveyed to Richard E. Blauvelt by General Warranty Deed dated July 12, 2016, 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; said 1.249 acres (54,408 square foot) permanent easement and 0.84 acre (36,590 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit “B” attached hereto;

**Parcel NR-01A – Alan Wayne Balsler and Pamela Guffey Balsler**, being a 4.593 acre (200,086 square foot) fee estate, out of the Byrd Lockhart Survey No. 8, Abstract No. 17, Caldwell County, Texas, being a portion of that tract described as 228.120 acres conveyed to Alan Wayne Balsler and Pamela Guffey Balsler by Warranty Deed with Vendor’s Lien dated October 16, 2017, as recorded in Document No. 2017-005439, Official Public Records, Caldwell County, Texas; said 4.593 acre (200,086 square foot) fee estate, being more particularly described by metes and bounds and survey as follows in Exhibit “C” attached hereto;

**Parcel NR-31 – Schmidt Cattle, L.P., a Texas limited partnership**, being a 2.143 acre (93,352 square foot) permanent easement, and 1.43 acre (62,291 square foot) temporary construction easement, out of the Elizabeth Brown Survey, Abstract No. 368, Caldwell County, Texas, being a portion of Lot 100, C.M. Rogers Subdivision, a Subdivision of record in Cabinet A., Slide 98, Plat Records, Caldwell County, Texas, said all of Lot 100 and a portion of Lot 105, in said C.M. Rogers Subdivision being described as 103.149 acres conveyed to Schmidt Cattle, L.P., by Special Warranty Deed dated July 16, 2009, as recorded in Volume 577, Page 638, Official Public Records of Real Property, Caldwell County, Texas; said 2.143 acre (93,352 square foot) permanent easement and 1.43 acre (62,291 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit “D” attached hereto;

**Parcel NR-32 – Joel Garcia and Priscilla Lynn Garcia**, being a 1.890 acre (82,342 square foot) permanent easement, and 1.26 acre (54,886 square foot) temporary construction easement, out of the Elizabeth Brown Survey, Abstract No. 368, and the John Mott Survey, Abstract No. 191, Caldwell County, Texas, being a portion of that tract described as 20.48 acres conveyed to Joel Garcia and Priscilla Garcia by Warranty Deed with Vendors Lien dated August 4, 2017, as recorded in Document No. 2017-004094, Official Public Records, Caldwell County, Texas; said 1.890 acre (82.342 square foot) permanent easement, and 1.26 acre (54,886 square foot) temporary construction easement more particularly described by metes and bounds and survey as follows in Exhibit “E” attached hereto; and

**Parcel NR-34 – Silver Mount Holdings, LLC, a Texas limited liability company**, being a 0.5963 acre (25,974 square foot) permanent easement, and 0.40 acre (17,424 square foot) temporary construction easement, out of the Thomas J. Hatton

Survey, Abstract No. 121, Caldwell County, Texas, being a portion that tract described as 195.118 acres (Tract 1) conveyed to Silver Mount Holdings, LLC by Special Warranty Deed with Vendor's Lien dated October 26, 2021, as recorded in Document No. 2021-007932, Official Public Records, Caldwell County, Texas; said 0.5963 acre (25,974 square foot) permanent easement and 0.40 acre (17,424 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.

EXHIBIT "A"

Parcel ER-12

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

DESCRIPTION FOR PARCEL ER-12

DESCRIPTION OF A 1.082 ACRE (47,142 SQUARE FOOT) EASEMENT, OUT OF THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17, CALDWELL COUNTY, TEXAS, BEING A PORTION 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 DATED SEPTEMBER 5, 2019, AS RECORDED IN DOCUMENT NO. 2019-004512, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS; SAID 1.082 ACRES (47,142 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found at the southwest corner of this easement, being in the south line of said 176.82 acre Schmidt Business et al. tract, also being at the northeast corner 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 further described in Document No. 2017-004363, Official Public Records, Caldwell County, Texas, and being at the northwest corner of that tract described as 105.569 acres conveyed to Joan Marie MacCoy by General Warranty Deed with Vendor's Lien, as recorded in Document No. 2016-004017, Official Public Records, Caldwell County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=13,876,952.53, E=2,390,344.34, from which a 1/2-inch iron rod found in the south line of said 176.82 acre Schmidt Business et al. tract, being the northwest corner of said 14.813 acre Lockhart Ridge Land tract, bears South 79°09'30" West 420.16 feet;

THENCE, along the west line of this easement, crossing said 176.82 acre Schmidt Business et al. tract, the following two (2) courses, numbered 1 and 2:

- 1) **North 38°58'23" West 665.01 feet** to a calculated point, and

- 2) **North 09°19'00" West 906.50 feet** to a calculated point at the northwest corner of this easement, being in the north line of said 176.82 acre Schmidt Business et al. tract, being in the south line of that tract described as 83.879 acres conveyed to 183 Lockhart, LLC by General Warranty Deed, as recorded in Document No. 2022-006425, Official Public Records, Caldwell County, Texas, from which a 5/8-inch iron rod with cap (illegible) found at the northwest corner of said 176.82 acre Schmidt Business et al. tract, being at the northeast corner of San Pablo Cemetery, as recorded in Volume 110, Page 311, Deed Records, Caldwell County, Texas, and in the south line of said 83.879 acre 183 Lockhart tract, bears South 78°33'09" West 2,035.28 feet;
- 3) THENCE, along the north line this easement and said 176.82 acre Schmidt Business et al. tract, and the south line of said 83.879 acre 183 Lockhart tract, **North 78°33'09" East 30.02 feet** to a calculated point at the northeast corner of this easement, from which a 4-inch wood post found in the north line of said 176.82 acre Schmidt Business et al. tract, and in the south line of said 83.879 acre 183 Lockhart tract, bears North 78°33'09" East 2,170.56 feet;

THENCE, along the east line of this easement, crossing said 176.82 acre Schmidt Business et al. tract, the following three (3) courses, numbered 4 through 6:

- 4) **South 09°19'00" East 899.67 feet** to a calculated point,
- 5) **South 38°58'23" East 663.06 feet** to a calculated point, and
- 6) **South 16°24'24" East 8.52 feet** to a calculated point at the southeast corner of this easement, being in the south line of said 176.82 acre Schmidt Business et al. tract, and in the north line of said 105.569 MacCoy tract;

- 7) THENCE, along the south line of this easement and said 176.82 acre Schmidt Business et al. tract, and the north line of said 105.569 acre MacCoy tract, **South 78°24'58" West 30.11 feet** to the POINT OF BEGINNING and containing 1.082 acres (47,142 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



01/09/2024

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-12~1.082 Ac WLE-R3\_KS

Issued 09/29/2023; Revised 11/17/2023; 11/30/2023; 12/08/2023; 01/09/2024

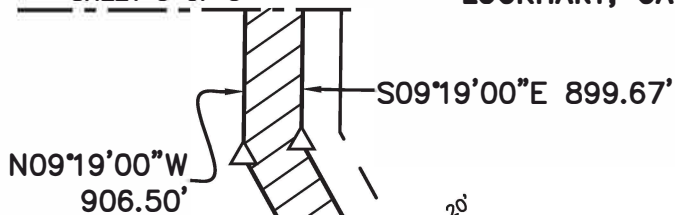
CCAD ID 18597

SKETCH TO ACCOMPANY DESCRIPTION  
 OF 1.082 AC. OR 47,142 SQ. FT. OF LAND OUT OF  
 THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17  
 LOCKHART, CALDWELL COUNTY, TEXAS

SHEET 5 OF 5



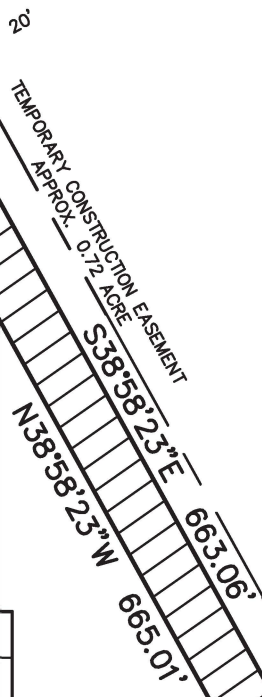
SCALE 1" = 100'



BYRD LOCKHART  
 SURVEY NO. 8  
 ABSTRACT NO. 17

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

LINE TABLE		
LINE#	BEARING	DISTANCE
L2	S16°24'24\"E	8.52'
L3	S78°24'58\"W	30.11'



ER-12  
 WLE  
 1.082 AC. OR  
 47,142 SQ. FT.

(S80°47'50\"W 420.23')  
 S79°09'30\"W 420.16'  
 (S79°10'22\"W 420.26')

P.O.B.  
 GRID COORDINATE  
 N= 13,876,952.53'  
 E= 2,390,344.34'

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

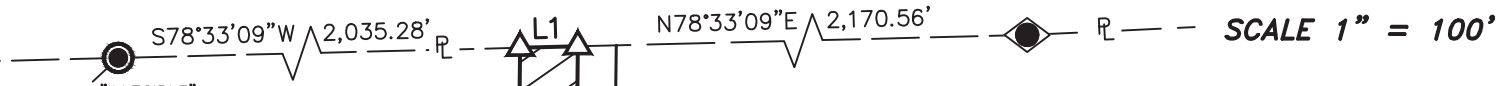
CCAD ID 18597

**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:	01/09/24	TECH:	EAN
PROJECT:	22-179	FIELD:	-
FIELD BOOK:	-	SHEET:	4 OF 5

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 1.082 AC. OR 47,142 SQ. FT. OF LAND OUT OF  
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17  
LOCKHART, CALDWELL COUNTY, TEXAS**

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



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

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N78°33'09"E	30.02'

**LEGEND**

- 5/8" IRON ROD WITH CAP FOUND  
"RPLS 1759" (UNLESS NOTED)
- 1/2" IRON ROD FOUND
- CALCULATED POINT
- 4" WOOD POST FOUND
- 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
- D.R.C.C.T. DEED RECORDS CALDWELL COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- ℞ PROPERTY LINE
- (.....) RECORD INFORMATION

ER-12  
WLE  
1.082 AC. OR  
47,142 SQ. FT.

BYRD LOCKHART  
SURVEY NO. 8  
ABSTRACT NO. 17

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

- 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. 2248358-BUD, EFFECTIVE DATE DECEMBER 11, 2023.
  - EXISTING EASEMENTS LISTED IN THE TITLE COMMITMENT SCHEDULE B, ITEM 10, DO NOT AFFECT THE PROPOSED ACQUISITION EXCEPT AS SHOWN HEREON.

TEMPORARY CONSTRUCTION EASEMENT  
APPROX. 0.72 ACRE



01/09/24

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

- REVISED: 01/09/24
- REVISED: 12/08/23
- REVISED: 11/30/23
- REVISED: 11/17/23
- ISSUED: 09/29/23

CCAD ID 18597

**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:	01/09/24	PROJECT:	22-179
FIELD BOOK:	-	FIELD:	-
		SHEET:	5 OF 5

EXHIBIT "B"

Parcel ER-16

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

DESCRIPTION FOR PARCEL ER-16

DESCRIPTION OF A 1.249 ACRE (54,408 SQUARE FOOT) EASEMENT, OUT OF THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 68.001 ACRES CONVEYED TO RICHARD E. BLAUVELT BY GENERAL WARRANTY DEED DATED JULY 12, 2016, 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; SAID 1.249 ACRE (54,408 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the northeast corner of this easement, being in the east line of said 68.001 Blauvelt tract, and the west line of that tract described as 8.827 acres conveyed to SSPC Development, LLC by Special Warranty Deed, as recorded in Document No. 2017-001412, Official Public Records, Caldwell County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=13,879,450.19, E=2,386,423.52, from which an 8-inch cedar post found at the northeast corner of said 68.001 acre Blauvelt tract, being the northwest corner of said 8.827 acre SSPC Development tract, and being in the south line of the remainder of that tract described as 104 acres conveyed to Elsie Lucille Barth by Special Warranty Deed, as recorded in Volume 290, Page 833, Official Public Records of Real Property, Caldwell County, Texas, bears North 02°33'29" East 222.09 feet;

1) THENCE, along the east line of this easement and said 68.001 acre Blauvelt tract, and the west line of said 8.827 acre SSPC Development tract, **South 02°33'29" West 31.03 feet** to a calculated point at the southeast corner of this easement, from which a 5-inch wood post found in the east line of said 68.001 acre Blauvelt tract, being at the southwest corner of said 8.827 acre SSPC Development tract, and the northwest 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, bears South 02°33'29" West 943.94 feet;



- 2) THENCE, along the south line of this easement, crossing said 68.001 acre Blauvelt tract, **South 77°46'56" West 1,809.77 feet** to a calculated point at the southwest corner of this easement, being in the west line of said 68.001 acre Blauvelt tract, and in the east line of that tract described as 228.120 acres conveyed to Alan Wayne Balsler and Pamela Guffey Balsler by Warranty Deed with Vendor's Lien, as recorded in Document No. 2017-005439, Official Public Records, Caldwell County, Texas, from which an 8-inch wood post found at the southwest corner of said 68.001 acre Blauvelt tract, being the southeast corner of said 228.120 acre Balsler tract, and being in the north line of that tract described as 38.920 acres conveyed to Joel Garcia and Priscilla Lynn Garcia by General Warranty Deed, as recorded in Document No. 2016-001048, Official Public Records, Caldwell County, Texas, bears South 11°53'57" East 1,668.64 feet;
  
- 3) THENCE, along the west line of this easement and said 68.001 acre Blauvelt tract, and the east line of said 228.120 acre Balsler tract, **North 11°53'57" West 30.00 feet** to a calculated point at the northwest corner of this easement, from which a 6-inch wood post found at the northwest corner of said 68.001 acre Blauvelt tract, being the northeast corner of said 228.120 acre Balsler tract, and being in the south line of the remainder of said 104 acre Barth tract, bears North 11°53'57" West 211.62 feet;

- 4) THENCE, along the north line of this easement, crossing said 68.001 acre Blauvelt tract, **North 77°46'56" East 1,817.52 feet** to the POINT OF BEGINNING and containing 1.249 acres (54,408 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-16~1.249 Ac WLE-R4\_KS

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

CCAD ID 13847

EXHIBIT "B"

SKETCH TO ACCOMPANY DESCRIPTION  
OF 1.249 AC. OR 54,408 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

NORTH COLORADO STREET  
U.S. HIGHWAY 183  
(R.O.W. WIDTH VARIES)

EXISTING R.O.W.

CALDWELL COUNTY  
TO  
MARVIN BARTH  
WATER LINE EASEMENT  
VOL. 309, PG. 08, D.R.C.C.T.  
FIRST TRACT  
(1.11 AC)

SSPC DEVELOPMENT, LLC  
DOC. NO. 2017-001412  
O.P.R.C.C.T.  
(8.827 ACRES)  
MARCH 16, 2017

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S02°33'29"W	31.03'

P.O.B.  
GRID COORDINATE  
N= 13,879,450.19'  
E= 2,386,423.52'

CALDWELL COUNTY  
TO  
MARVIN BARTH  
WATER LINE EASEMENT  
VOL. 309, PG. 08, D.R.C.C.T.  
FIRST TRACT  
(1.11 AC)

JAMES B. MAZAC  
AND KAREN A. MAZAC  
DOC. NO. 137172  
O.P.R.P.C.C.T.  
(6.480 ACRES)  
DECEMBER 19, 2013

8" CEDAR  
POST

JAMES HARPER  
"RIGHT-OF-WAY OF  
OLD STATE HIGHWAY 29"  
VOL. 519, PG. 768  
O.P.R.R.P.C.C.T.  
CALLED 1.151 ACRES

ELSIE LUCILLE BARTH  
VOL. 290, PG. 833  
O.P.R.R.P.C.C.T.  
(REMAINDER OF  
104 ACRES)  
JANUARY 24, 2001

20' TEMPORARY  
CONSTRUCTION EASEMENT  
APPROX. 0.84 ACRE

CALDWELL COUNTY  
TO  
MARVIN BARTH  
WATER LINE EASEMENT  
VOL. 309, PG. 08, D.R.C.C.T.  
SECOND TRACT  
(1.27 AC)

5" WOOD  
POST

RICHARD E. BLAUVELT  
DOC. NO. 2016-003645  
O.P.R.C.C.T.  
(68.001 ACRES)  
JULY 12, 2016

DESCRIBED IN  
VOL. 519, PG. 768  
O.P.R.R.P.C.C.T.  
(68.001 ACRES)  
JANUARY 15, 2008

ER-16  
WLE  
1.249 AC. OR  
54,408 SQ. FT.

CCAD ID 13847

**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:	01/12/2024	PROJECT:	22-179
FIELD BOOK:	-	FIELD:	-
		SHEET:	4 OF 6

SHEET 5 OF 6

SKETCH TO ACCOMPANY DESCRIPTION  
 OF 1.249 AC. OR 54,408 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 6

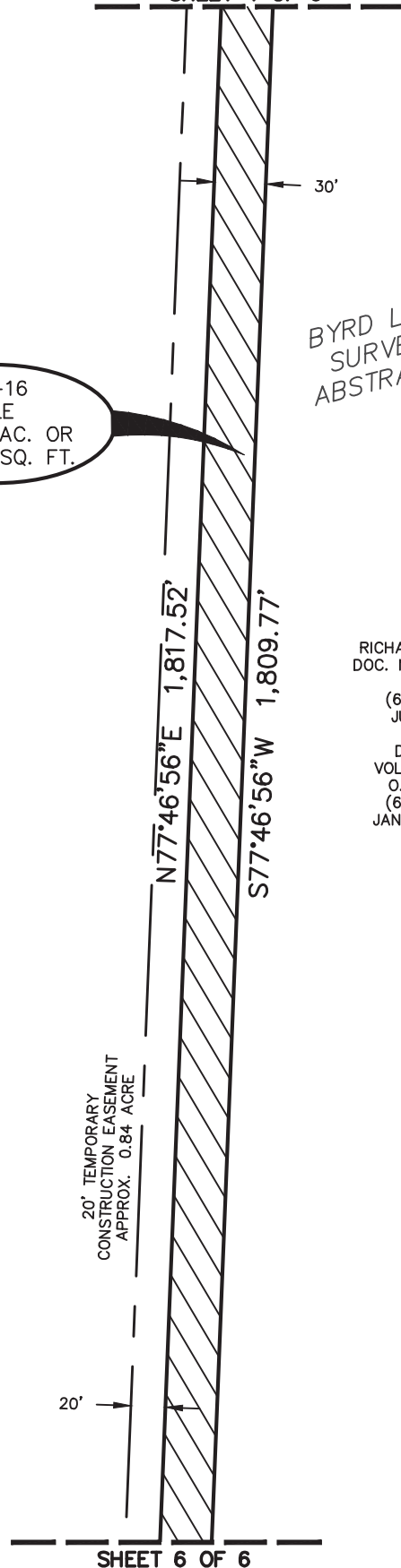
BYRD LOCKHART  
 SURVEY NO. 8  
 ABSTRACT NO. 17

ER-16  
 WLE  
 1.249 AC. OR  
 54,408 SQ. FT.

ELSIE LUCILLE BARTH  
 VOL. 290, PG. 833  
 O.P.R.R.P.C.C.T.  
 (REMAINDER OF  
 104 ACRES)  
 JANUARY 24, 2001

RICHARD E. BLAUVELT  
 DOC. NO. 2016-003645  
 O.P.R.C.C.T.  
 (68.001 ACRES)  
 JULY 12, 2016

DESCRIBED IN  
 VOL. 519, PG. 768  
 O.P.R.R.P.C.C.T.  
 (68.001 ACRES)  
 JANUARY 15, 2008



20' TEMPORARY  
 CONSTRUCTION EASEMENT  
 APPROX. 0.84 ACRE

CCAD ID 13847

**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 6

SHEET 6 OF 6

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 1.249 AC. OR 54,408 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 5

ELSIE LUCILLE BARTH  
VOL. 290, PG. 833  
O.P.R.P.C.C.T.  
(REMAINDER OF  
104 ACRES)  
JANUARY 24, 2001

ER-16  
WLE  
1.249 AC. OR  
54,408 SQ. FT.

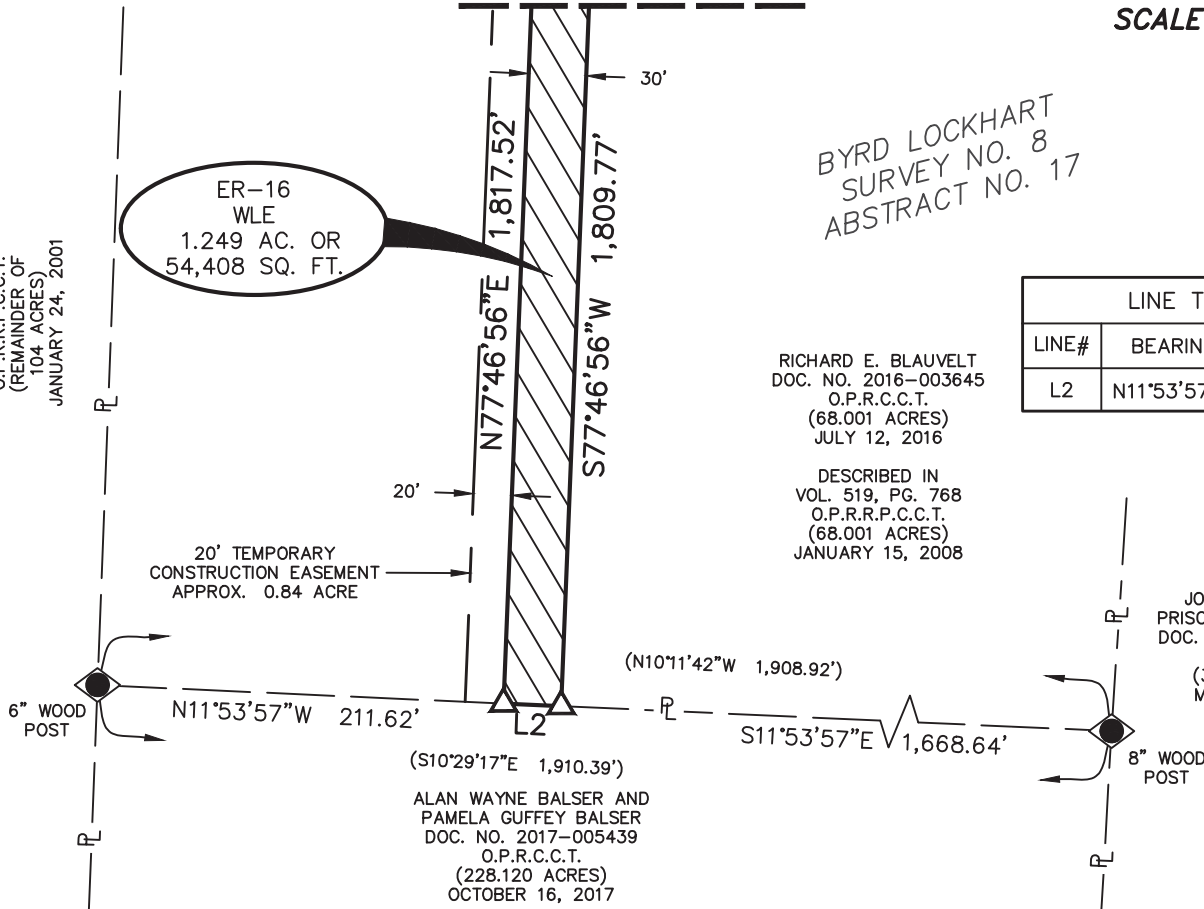
BYRD LOCKHART  
SURVEY NO. 8  
ABSTRACT NO. 17

LINE TABLE		
LINE#	BEARING	DISTANCE
L2	N11°53'57"W	30.00'

RICHARD E. BLAUVELT  
DOC. NO. 2016-003645  
O.P.R.C.C.T.  
(68.001 ACRES)  
JULY 12, 2016

DESCRIBED IN  
VOL. 519, PG. 768  
O.P.R.R.P.C.C.T.  
(68.001 ACRES)  
JANUARY 15, 2008

JOEL GARCIA AND  
PRISCILLA LYNN GARCIA  
DOC. NO. 2016-001048  
O.P.R.C.C.T.  
(38.920 ACRES)  
MARCH 3, 2016



(S10°29'17"E 1,910.39')  
ALAN WAYNE BALSER AND  
PAMELA GUFFEY BALSER  
DOC. NO. 2017-005439  
O.P.R.C.C.T.  
(228.120 ACRES)  
OCTOBER 16, 2017

**LEGEND**

- POST FOUND (TYPE & SIZE NOTED)
- CALCULATED POINT
- 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
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE

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

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. 2248191-BUD, EFFECTIVE DATE SEPTEMBER 25, 2023.  
3. EXISTING EASEMENTS LISTED IN THE TITLE COMMITMENT SCHEDULE B, ITEM 10, DO NOT AFFECT THE PROPOSED ACQUISITION EXCEPT AS SHOWN HEREON.



CCAD ID 13847

<b>McGRAY &amp; McGRAY LAND SURVEYORS, INC.</b> 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 6

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

EXHIBIT "C"

Parcel NR-01A (BPS)

4.593 Acre Booster Pump Station Site  
Byrd Lockhart Survey No. 8, Abstract No. 17  
Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-01A (BPS)

DESCRIPTION OF A 4.593 ACRE (200,086 SQUARE FOOT) PARCEL OUT OF THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 228.120 ACRES CONVEYED TO ALAN WAYNE BALSER AND PAMELA GUFFEY BALSER BY WARRANTY DEED WITH VENDOR'S LIEN DATED OCTOBER 16, 2017, AS RECORDED IN DOCUMENT NO. 2017-005439, OFFICIAL PUBLIC RECORDS, CALEWELL COUNTY, TEXAS; SAID 4.593 ACRE (200,086 SQUARE FOOT) PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an 8-inch wood post found at the southeast corner of this parcel and said 228.120 acre Balser tract, being the southwest corner 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, and also being in the north line of that tract described as 38.920 acres conveyed to Joel Garcia and Priscilla Lynn Garcia by General Warranty Deed, as recorded in Document No. 2016-001048, Official Public Records, Caldwell County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=13,877,403.41, E=2,384,997.42, from which a 1/2-iron rod found at the most northerly northeast corner of said 38.920 acre Garcia tract, being in the south line of said 68.001 acre Blauvelt tract, bears North 79°13'56" East 121.66 feet;

1) THENCE, along the south line of this parcel and said 228.120 acre Balser tract, and the north line of said 38.920 acre Garcia tract, **South 78°45'14" West 425.99 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at the southwest corner of this parcel, from which a 8-inch wood post at the northwest corner of said 38.920 acre Garcia tract, being the northeast corner of that tract described as 1.622 acres conveyed to Nicholas Nathan Hudgins by General Warranty Deed with Third Party Vendor's Lien, as recorded in Document No. 2020-005193, Official Public Records, Caldwell County, Texas, also being in the south line of said 228.120 acre Balser tract, bears South 78°45'14" West 1,239.75 feet;

- 2) THENCE, along the west line of this parcel, crossing said 228.120 acre Balser tract, **North 12°38'25" West 461.27 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at the northwest corner of this parcel;
- 3) THENCE, along the north line of this parcel, crossing said 228.120 acre Balser tract, **North 77°21'35" East 431.97 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at the northeast corner of this parcel, being in the east line of said 228.120 acre Balser tract, and in the west line of said 68.001 acre Blauvelt tract;
- 4) THENCE, along the east line of this parcel and said 228.120 acre Balser tract, and the west line of said 68.001 acre Blauvelt tract, **South 11°53'57" East 471.67 feet** to the POINT OF BEGINNING and containing 4.593 acres (200,086 square feet) of land within these metes and bounds.

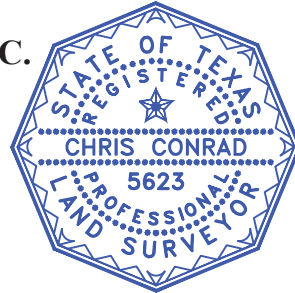

Bearing Basis Note

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



02/01/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

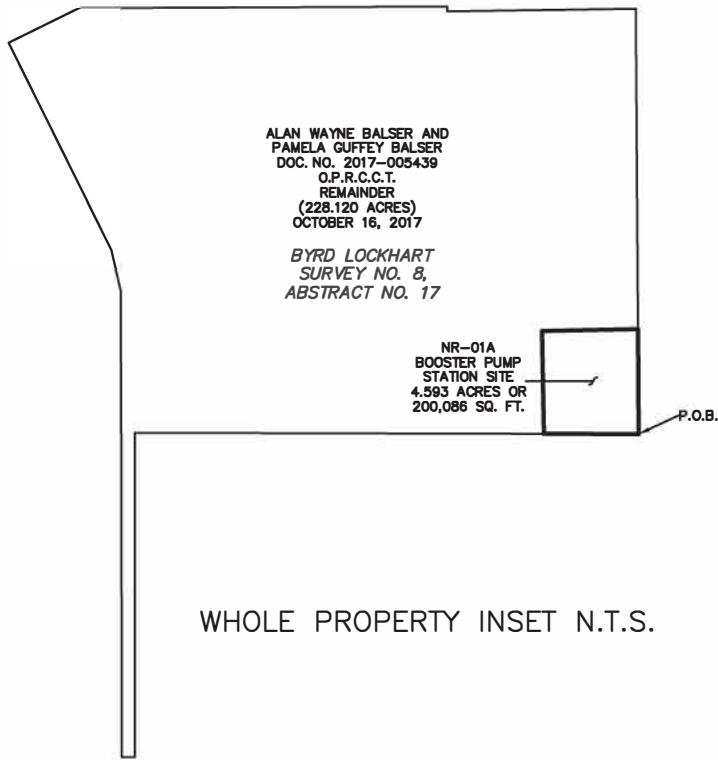
Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\Pump Station 4.593 Ac







Issued 02/01/2024

CCAD ID 14646

SKETCH TO ACCOMPANY DESCRIPTION  
 OF 4.593 AC. OR 200,086 SQ. FT. OF LAND OUT OF  
 THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17  
 LOCKHART, CALDWELL COUNTY, TEXAS



LEGEND

-  FENCE POST FOUND
-  1/2" IRON ROD FOUND (UNLESS NOTED)
-  1/2" IRON ROD WITH CAP STAMPED "MCGRAY MCGRAY" SET
- 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
- R.O.W. RIGHT OF WAY
- (.....) RECORD INFORMATION
- N.T.S. NOT TO SCALE
-  PROPERTY BREAKLINE
-  WIRE FENCE

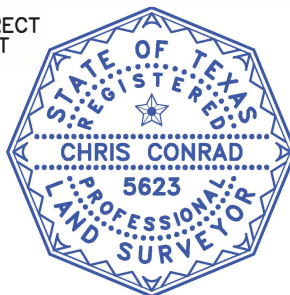
NOTES:

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. 2247218-BUD, EFFECTIVE DATE OCTOBER 31, 2023.
3. EXISTING EASEMENTS LISTED IN THE TITLE COMMITMENT SCHEDULE B, ITEM 10, DO NOT AFFECT THE PROPOSED ACQUISITION EXCEPT AS SHOWN HEREON.

I, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER DIRECTION AND SUPERVISION.

02/01/2024


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



REVISIONS	
-	-
-	-

AREA TABLE - ACRES (SQUARE FEET)

SURVEYED AREA	ACQUISITION	REMAINDER
110.94 AC. (4,832,545 SF.)	4.593 AC. (200,086 SF.)	106.35 AC. (4,632,459 SF.)



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

SCALE:	N.T.S.	ISSUED:	02/01/2024
DATE:	02/01/2024	TECH:	EAN
PROJECT:	22-179	FIELD:	CR
FIELD BOOK:	-	SHEET:	3 OF 4



**SKETCH TO ACCOMPANY DESCRIPTION  
OF 4.593 AC. OR 200,086 SQ. FT. OF LAND OUT OF  
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17  
LOCKHART, CALDWELL COUNTY, TEXAS**

SCALE 1" = 200'



LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N79°13'56"E	121.66'

ALAN WAYNE BALSER AND  
PAMELA GUFFEY BALSER  
DOC. NO. 2017-005439  
O.P.R.C.C.T.  
(228.120 ACRES)  
OCTOBER 16, 2017

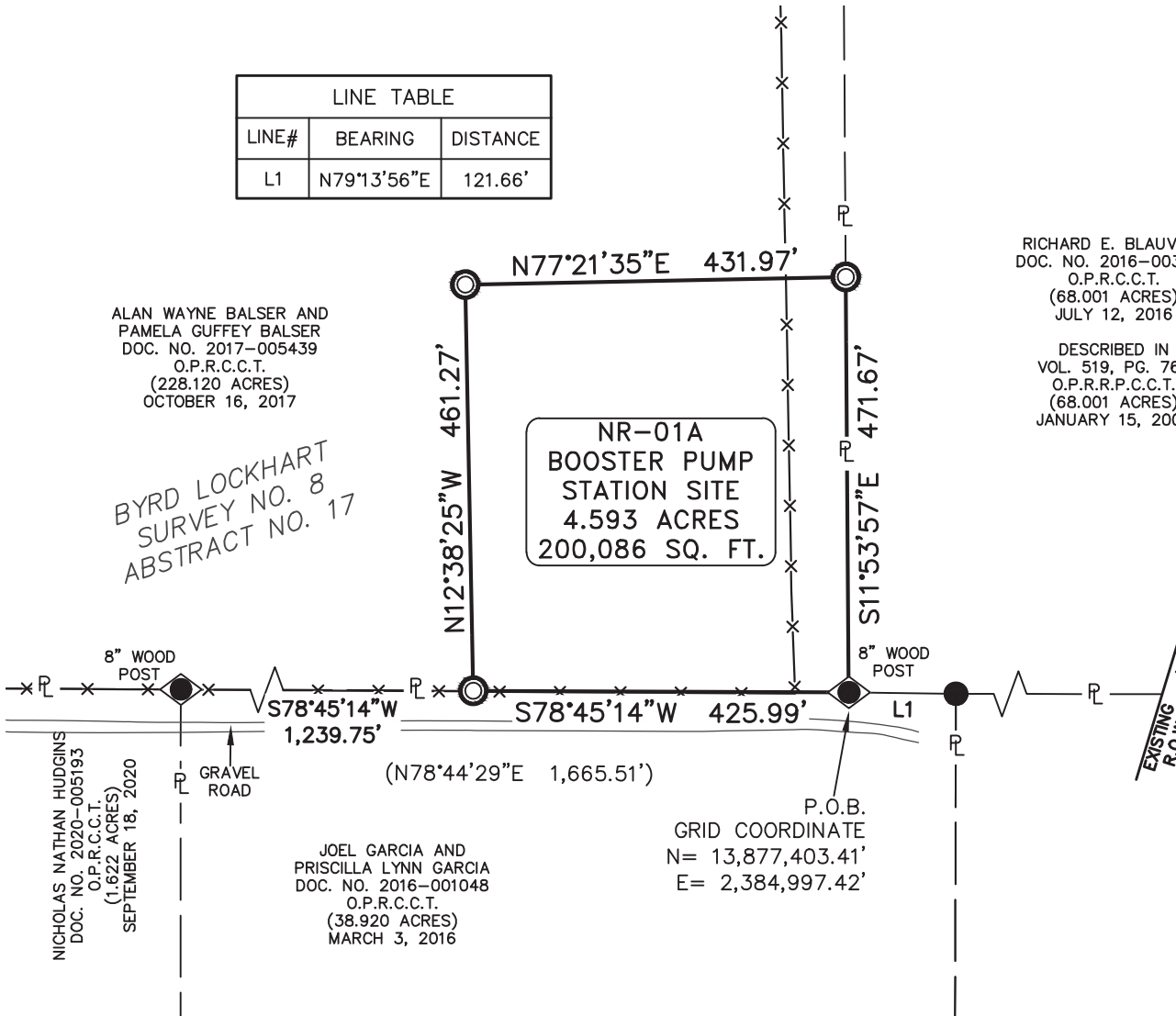
RICHARD E. BLAUVELT  
DOC. NO. 2016-003645  
O.P.R.C.C.T.  
(68.001 ACRES)  
JULY 12, 2016

DESCRIBED IN  
VOL. 519, PG. 768  
O.P.R.R.P.C.C.T.  
(68.001 ACRES)  
JANUARY 15, 2008

BYRD LOCKHART  
SURVEY NO. 8  
ABSTRACT NO. 17

NR-01A  
BOOSTER PUMP  
STATION SITE  
4.593 ACRES  
200,086 SQ. FT.

N. PECOS STREET  
(OLD HWY NO. 29)  
EXISTING  
R.O.W.



NICHOLAS NATHAN HUDGINS  
DOC. NO. 2020-005193  
O.P.R.C.C.T.  
(1.622 ACRES)  
SEPTEMBER 18, 2020

JOEL GARCIA AND  
PRISCILLA LYNN GARCIA  
DOC. NO. 2016-001048  
O.P.R.C.C.T.  
(38.920 ACRES)  
MARCH 3, 2016

P.O.B.  
GRID COORDINATE  
N= 13,877,403.41'  
E= 2,384,997.42'

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

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

SCALE:	1" = 200'	ISSUED:	02/01/2024
DATE:	02/01/2024	TECH:	EAN
PROJECT:	22-179	FIELD:	CR
FIELD BOOK:	-	SHEET:	4 OF 4

EXHIBIT "D"

Parcel NR-31

2.143 Acre Waterline Easement  
Elizabeth Brown Survey, Abstract No. 368  
Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-31

DESCRIPTION OF A 2.143 ACRE (93,352 SQUARE FOOT) EASEMENT OUT OF THE ELIZABETH BROWN SURVEY, ABSTRACT NO. 368, CALDWELL COUNTY, TEXAS, BEING A PORTION OF LOT 100, C.M. ROGERS SUBDIVISION, A SUBDIVISION OF RECORD IN CABINET A, SLIDE 98, PLAT RECORDS, CALDWELL COUNTY, TEXAS, SAID ALL OF LOT 100 AND A PORTION OF LOT 105, IN SAID C.M. ROGERS SUBDIVISION BEING DESCRIBED AS 103.149 ACRES CONVEYED TO SCHMIDT CATTLE, L.P. BY SPECIAL WARRANTY DEED DATED JULY 16, 2009, AS RECORDED IN VOLUME 577, PAGE 638, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS; SAID 2.143 ACRE (93,352 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the northeast corner of this easement, being in the east line of said 103.419 acre Schmidt Cattle tract, and in the existing west right-of-way line of Schuelke Road (County Road 222, varying width right-of-way), said POINT OF BEGINNING having Grid Coordinates of N=13,915,979.90, E=2,374,509.14, from which a 2-inch metal pipe found at the northeast corner of said 103.419 acre Schmidt Cattle tract, being the southeast corner of that tract described as 46.766 acres (a portion of said Lot 105) conveyed to Bobby Schmidt by Cash Warranty Deed, as recorded in Volume 208, Page 17, Official Public Records of Real Property, Caldwell County, Texas, and in the existing west right-of-way line of Schuelke Road, bears North 10°31'10" West 1,432.71 feet;

- 1) THENCE, along the east line of this easement and said 103.419 acre Schmidt Cattle tract, and the existing west right-of-way line of Schuelke Road, **South 10°31'10" East 399.73 feet** to a calculated point at the southeast corner of this easement and said 103.419 acre Schmidt Cattle tract, being the northeast corner of that tract described as 2.53 acres conveyed to Harriet Jean Grogan by General Warranty Deed, as recorded in Document No. 2023-004098, Official Public Records, Caldwell County, Texas, and in the existing west right-of-way line of Schuelke Road, from which a 1/2-inch iron rod with "Byrn Survey" cap found in the east line of that tract described as 1.65 acres conveyed to Matthew Alexander Grogan by General Warranty Deed, as recorded in Document No. 2017-000539, Official Public Records, Caldwell County, Texas, and in the existing west right-of-way line of Schuleke Road, bears South 10°30'19" East 143.32 feet;

- 2) THENCE, along the south line of this easement and said 103.419 acre Schmidt Cattle tract, the north line of said 2.53 acre Harriet Jean Grogan tract, the north line of that tract described as 2.00 acres conveyed to Martin Grogan and Joyce Joe by Warranty Deed, as recorded in Volume 218, Page 580, Official Public Records of Real Property, Caldwell County, Texas, and the north line of that tract described as 133.17 acres conveyed to Schmidt Ranch, LLC by General Warranty Deed, as recorded in Document No. 2018-001171, Official Public Records, Caldwell County, Texas, **South 79°30'57" West 2,742.07 feet** to a 2-inch metal post found at the southwest corner of this easement and said 103.419 acre Schmidt Cattle tract, being the northwest corner of said 133.17 acre Schmidt Ranch tract, at the southeast corner of the remainder of that tract described as 83 acres (Second Tract, Lot 106 in said C.M. Rogers Subdivision) conveyed to Gloria Hoppe Matejowsky by Deed, as recorded in Volume 311, Page 445, Deed Records, Caldwell County, Texas, and at the northeast corner of the remainder of that tract described as 100 acres (First Tract, Lot 108 in said C.M. Rogers Subdivision) conveyed to Gloria Hoppe Matejowsky by said Deed, as recorded in said Volume 311, Page 445, from which a 2-inch metal post found at the southeast corner of said Matejowsky (First Tract) tract, being in the west line of said 133.17 acre Schmidt Ranch tract, bears South 10°28'41" East 1,584.49 feet;
- 3) THENCE, along the west line of this easement and said 103.419 acre Schmidt Cattle tract, and the east line of said Matejowsky (Second Tract) tract, **North 10°21'26" West 30.00 feet** to a calculated point at the northwest corner of this easement;

THENCE, along the north line of this easement, crossing said 103.419 acre Schmidt Cattle tract, the following three (3) courses, numbered 4 through 6:

- 4) **North 79°30'57" East 2,711.99 feet** to a calculated point,
- 5) **North 10°31'10" West 369.83 feet** to a calculated point, and

- 6) **North 79°42'27" East 30.00 feet** to the POINT OF BEGINNING and containing 2.143 acres (93,352 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.

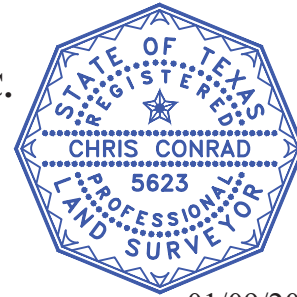
SURVEYED BY:

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

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500



01/09/2024

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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\NR-31~2.143 Ac WLE\_KS

Issued 01/09/2024

CCAD ID 15713 & 45414

SKETCH TO ACCOMPANY DESCRIPTION  
 OF 2.143 AC. OR 93,352 SQ. FT. OF LAND OUT OF  
 THE ELIZABETH BROWN SURVEY, ABSTRACT NO. 368  
 LOCKHART, CALDWELL COUNTY, TEXAS



SCALE 1" = 200'

ELIZABETH BROWN SURVEY  
 ABSTRACT NO. 368

SCHMIDT CATTLE, L.P.  
 VOL. 577, PG. 638  
 O.P.R.R.P.C.C.T.  
 LOT 100  
 AND A  
 PORTION OF LOT 105  
 (103.419 ACRES)  
 JULY 16, 2009

C.M. ROGERS SUBDIVISION  
 CABINET A, SLIDE 98  
 P.R.C.C.T.  
 OCTOBER 13, 1898

LOT 100  
 (100 AC.)

HOUSTON PIPE LINE COMPANY  
 50' WIDE RIGHT-OF-WAY AND  
 EASEMENT FOR NATURAL GAS AND  
 LIQUID HYDROCARBONS PIPELINES  
 VOL. 510, PG. 347  
 D.R.C.C.T.

BOBBY SCHMIDT  
 VOL. 208, PG. 17  
 O.P.R.R.P.C.C.T.  
 (46.766 ACRES)  
 APRIL 1, 1999

PORTION  
 LOT 105

SCHUELKE ROAD  
 (CALDWELL C.R. NO. 222)  
 (VARIABLE WIDTH R.O.W.)

P.O.B.  
 GRID COORDINATES  
 N=13,915,979.90  
 E=2,374,509.14

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S10°31'10"E	399.73'
L2	S10°30'19"E	143.32'
L4	N79°42'27"E	30.00'

NR-31  
 WLE  
 2.143 AC. OR  
 93,352 SQ. FT.

20' TEMPORARY  
 CONSTRUCTION EASEMENT  
 APPROX. 1.43 ACRES

20' TEMPORARY  
 CONSTRUCTION EASEMENT  
 APPROX. 1.43 ACRES

N79°30'57"E 2,711.99'

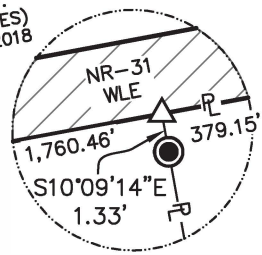
MATCHLINE - PAGE 5 OF 5

APPROXIMATE  
 SURVEY LINE

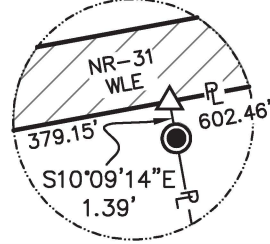
1,760.46' 2,742.07'

S79°30'57"W  
 SCHMIDT RANCH, LLC  
 DOC. NO. 2018-001171  
 O.P.R.C.C.T.  
 (133.17 ACRES)  
 MARCH 2, 2018

LOT 99  
 (100 AC.)



DETAIL "B"  
 NOT TO SCALE



DETAIL "A"  
 NOT TO SCALE

379.15'  
 (S80°54'43"W 2,740.30')  
 MARTIN GROGAN  
 AND  
 JOYCE JOE  
 VOL. 218, PG. 580  
 O.P.R.R.P.C.C.T.  
 (2.00 ACRES)  
 AUGUST 16, 1999

HARRIET JEAN GROGAN  
 DOC. NO. 2023-004098  
 O.P.R.C.C.T.  
 (2.53 ACRES)  
 JUNE 1, 2023

J.V. MORTON SURVEY  
 ABSTRACT NO. 196

2-STORY  
 WOOD FRAME  
 HOUSE

MATTHEW ALEXANDER  
 GROGAN  
 DOC. NO. 2017-000539  
 O.P.R.C.C.T.  
 (1.65 ACRES)  
 JANUARY 31, 2017

CCAD ID 15713  
 CCAD ID 45414  
 SURVEYED BY:

PAGE 4 OF 5

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

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 2.143 AC. OR 93,352 SQ. FT. OF LAND OUT OF  
THE ELIZABETH BROWN SURVEY, ABSTRACT NO. 368  
LOCKHART, CALDWELL COUNTY, TEXAS**

SCALE 1" = 200'



MATCHLINE - PAGE 4 OF 5

ELIZABETH BROWN SURVEY  
ABSTRACT NO. 368

**REMAINDER  
LOT 106**

GLORIA HOPPE  
MATEJOWSKY  
VOL. 311, PG. 445  
D.R.C.C.T.  
SECOND TRACT  
REMAINDER  
LOT NO. 106  
(83 ACRES)  
C.M. ROGERS  
SUBDIVISION  
CAB. A, SL. 98  
P.R.C.C.T.  
OCTOBER 12, 1898

SCHMIDT CATTLE, L.P.  
VOL. 577, PG. 638  
O.P.R.R.P.C.C.T.  
LOT 100  
AND A  
PORTION OF LOT 105  
(103.419 ACRES)  
JULY 16, 2009

**C.M. ROGERS SUBDIVISION  
CABINET A, SLIDE 98  
P.R.C.C.T.  
OCTOBER 13, 1898**

**LOT 100  
(100 AC.)**

20' TEMPORARY  
CONSTRUCTION EASEMENT  
APPROX. 1.43 ACRES

N79°30'57"E 2,711.99'

S79°30'57"W 2,742.07'  
(S80°54'43"W 2,740.30')

J.V. MORTON SURVEY  
ABSTRACT NO. 196

APPROXIMATE  
SURVEY LINE  
A-368  
A-196

**LOT 108**

GLORIA HOPPE  
MATEJOWSKY  
VOL. 311, PG. 445  
D.R.C.C.T.  
FIRST TRACT  
REMAINDER  
LOT NO. 108  
(100 ACRES)  
C.M. ROGERS SUBDIVISION  
CAB. A, SL. 98  
P.R.C.C.T.  
OCTOBER 12, 1898

S10°28'41"E 1,584.49'  
(S09E 571-2/3 VARAS)  
1,586.78'

NR-31  
WLE  
2.143 AC. OR  
93,352 SQ. FT.

**LOT 99  
(100 AC.)**

SCHMIDT RANCH, LLC  
DOC. NO. 2018-001171  
O.P.R.C.C.T.  
(133.17 ACRES)  
MARCH 2, 2018

LINE TABLE		
LINE#	BEARING	DISTANCE
L3	N10°21'26"W	30.00'

**LEGEND**

- 1/2" IRON ROD WITH CAP FOUND "BYRN SURVEY"
- 5/8" IRON ROD FOUND
- 2" METAL PIPE
- 2" METAL POST FOUND
- CALCULATED POINT
- O.P.R.R.P.C.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY CALDWELL COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS CALDWELL COUNTY, TEXAS
- D.R.C.C.T. DEED RECORDS CALDWELL COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS CALDWELL COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P PROPERTY LINE
- (.....) RECORD INFORMATION
- OWNERSHIP IN COMMON
- DISTANCE NOT TO SCALE

KSRV ESTATES LLC  
DOC. NO. 2022-000073  
O.P.R.C.C.T.  
(19.67 ACRES)  
DECEMBER 30, 2021

DESCRIBED IN  
VOL. 499, PG. 871  
O.P.R.R.P.C.C.T.  
JUNE 28, 2007

- 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. 2247251-BUD, EFFECTIVE DATE DECEMBER 15, 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*

01/09/2024

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

Note: There is a description to accompany this plat.

M:\HDR~22-179~GBRA Texas 130\Dwg\Parcels\NR-31\_Schmidt Cattle LP WLE.dwg

CCAD ID 15713  
CCAD ID 45414

ISSUED: 01-09-2024

SURVEYED BY:

PAGE 5 OF 5

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

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

JOB NO.: 22-179

EXHIBIT "E"

Parcel NR-32

1.890 Acre Waterline Easement  
Elizabeth Brown Survey, Abstract No. 368  
John Mott Survey, Abstract No. 191  
Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-32

DESCRIPTION OF A 1.890 ACRE (82,342 SQUARE FOOT) EASEMENT OUT OF THE ELIZABETH BROWN SURVEY, ABSTRACT NO. 368, AND THE JOHN MOTT SURVEY, ABSTRACT NO. 191, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 20.48 ACRES CONVEYED TO JOEL GARCIA AND PRISCILLA GARCIA BY WARRANTY DEED WITH VENDOR'S LIEN DATED AUGUST 4, 2017, AS RECORDED IN DOCUMENT NO. 2017-004094, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS; SAID 1.890 ACRE (82,342 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, being in the west line of said 20.48 acre Garcia tract, and in the existing east right-of-way line of Schuelke Road (County Road 222, varying width right-of-way), said POINT OF BEGINNING having Grid Coordinates of N=13,915,988.10, E=2,374,554.29, from which a 1/2-inch iron rod found at the northwest corner of said 20.48 acre Garcia tract, being the southwest corner of that tract described as 5.0 acres conveyed to Joe L. Moreno and Amy L. Moreno by Warranty Deed, as recorded in Document No. 141890, Official Public Records of Real Property, Caldwell County, Texas, and in the existing east right-of-way line of Schuelke Road, bears North 10°13'04" West 295.26 feet;

- 1) THENCE, along the north line of this easement, crossing said 20.48 acre Garcia tract, **North 79°42'27" East 2,744.67 feet** to a calculated point at the northeast corner of this easement, being in the east line of said 20.48 acre Garcia tract, and the west line of that tract described as 365.696 acres (Exhibit A-2, Tract 2) conveyed to Anne Cole-Pierce, William Jefferson McVey III, Robert Michael Joseph Cole and Edward Nicholas Cole, Jr., Co-Trustees of the Edward N. Cole Jr. Separate Descendants Trust (undivided 75% interest) by Trustee's Distribution Deed, as recorded in Document No. 2018-003353, Official Public Records, Caldwell County, Texas, corrected in Correction Affidavit As To Trustees Distribution Deed, and recorded in Document No. 2018-004113, Official Public Records, Caldwell County, Texas, said 365.696 acres also conveyed to Anne Cole-Pierce, William Jefferson McVey III, Robert Michael Joseph Cole and Edward Nicholas Cole, Jr., Co-Trustees of the William J. McVey III Separate Descendants Trust (undivided 25% interest) by Trustee's Distribution Deed, as recorded in Document No. 2018-003354, Official Public Records, Caldwell County, Texas, corrected in Correction Affidavit As To Trustees Distribution Deed, and recorded in Document No. 2018-004114, Official Public Records, Caldwell County, Texas, from which a 1-inch iron rod found at the northeast corner of said 20.48 acre Garcia tract, being the southeast corner of that tract described as 111.858 acres conveyed to Joel Garcia and Priscilla Lynn Garcia by General Warranty Deed, as recorded in Document No. 2015-005234, Official Public Records, Caldwell County, Texas, also being in the west line of said 365.696 acre Anne Cole-Pierce et al. tract, bears North 10°30'03" West 295.00 feet;
  
- 2) THENCE, along the east line of this easement and said 20.48 acre Garcia tract and the west line of said 365.696 acre Anne Cole-Pierce et al. tract, **South 10°30'03" East 30.00 feet** to a 1/2-inch iron rod with "Hayes 5703" cap found at the southeast corner of this easement and said 20.48 acre Garcia tract, being the northeast corner of the remainder of that tract described as 41.1046 acres (Tract 1) conveyed to Harry W. Borthwick, Jr. and Paula K. Borthwick by General Warranty Deed with Vendor's Lien in Favor of Third Party, as recorded in Volume 409, Page 112, Official Public Records of Real Property, Caldwell County, Texas, from which a 5-inch metal post found at the southeast corner of the remainder of said 41.1046 acre Borthwick tract, being in the west line of said 365.696 acre Anne Cole-Pierce et al. tract, bears South 10°32'25" East 373.41 feet;



- 3) THENCE, along the south line of this easement and said 20.48 acre Garcia tract, and the north line of the remainder of said 41.1046 acre Borthwick tract, **South 79°42'27" West 2,744.81 feet** to a 1/2-inch iron rod with "Hayes 5703" cap found at the southwest corner of this easement and said 20.48 acre Garcia tract, being the northwest corner of the remainder of said 41.1046 acre Borthwick tract, and in the existing east right-of-way line of Schuelke Road;
- 4) THENCE, along the west line of this easement and said 20.48 acre Garcia tract, and the existing east right-of-way line of Schuelke Road, **North 10°13'04" West 30.00 feet** to the POINT OF BEGINNING and containing 1.890 acres (82,342 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



01/16/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

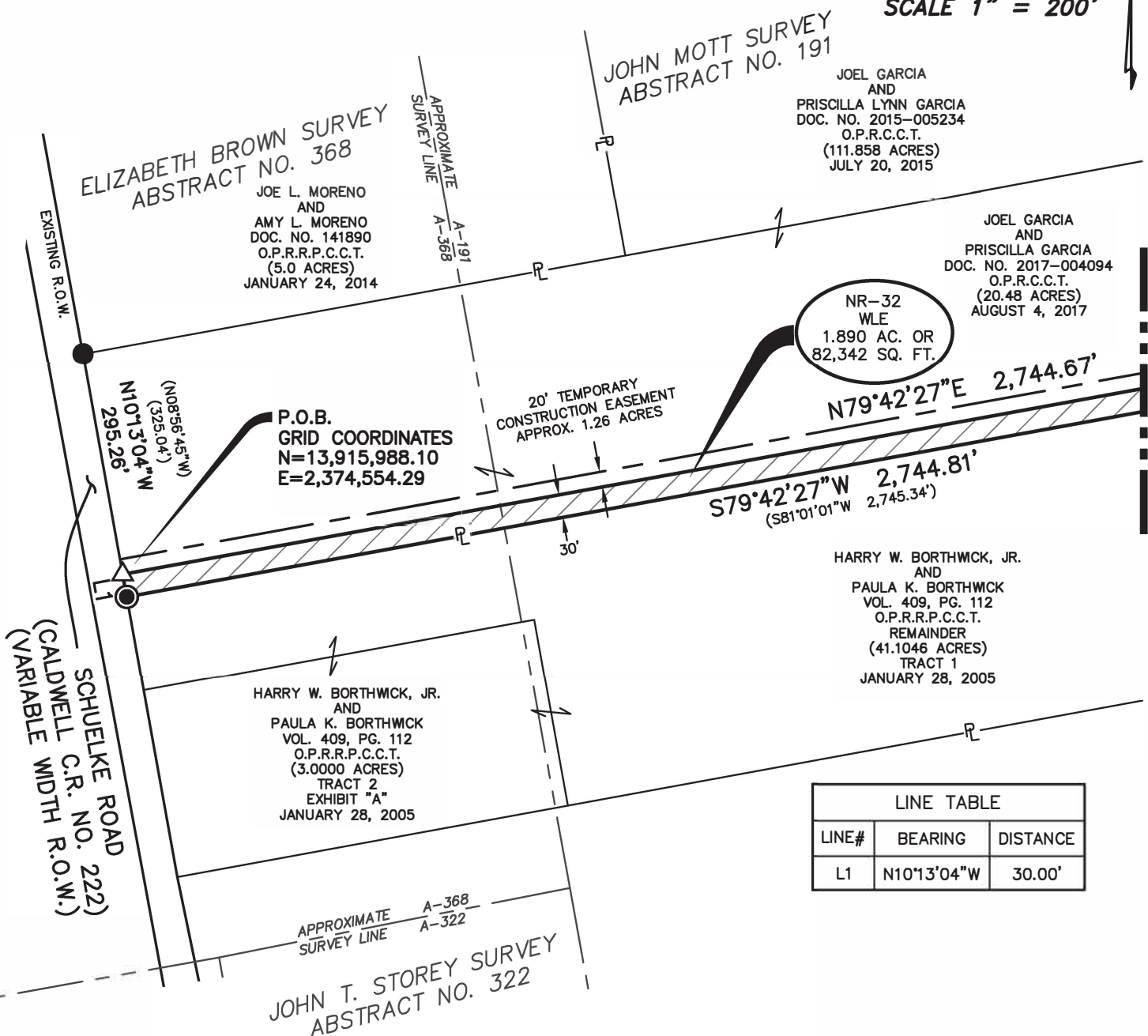
M:\HDR~22-179~GBRA Texas 130\Description\NR-32~1.890 Ac WLE\_KS

Issued 01/09/2024; Revised 01/16/2024

CCAD ID 115331

SKETCH TO ACCOMPANY DESCRIPTION  
OF 1.890 AC. OR 82,342 SQ. FT. OF LAND OUT OF  
THE ELIZABETH BROWN SURVEY, ABSTRACT NO. 368 AND  
THE JOHN MOTT SURVEY, ABSTRACT NO. 191  
CALDWELL COUNTY, TEXAS

SCALE 1" = 200'



NR-32  
WLE  
1.890 AC. OR  
82,342 SQ. FT.

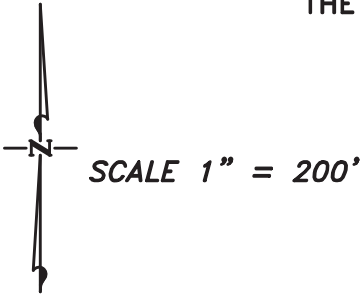
LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N10°13'04"W	30.00'

NOTE - EXISTING EASEMENT ON SUBJECT PROPERTY  
GOFORTH WATER SUPPLY CORPORATION  
20' WATERLINE EASEMENT  
VOL. 411, PG. 796, D.R.C.C.T.  
EASEMENT LOCATION CENTERED ON PIPE AS ORIGINALLY INSTALLED.  
(LOCATION OF PIPE AS INSTALLED HAS NOT BEEN DETERMINED.)

CCAD ID 115331  
SURVEYED BY: PAGE 4 OF 5

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

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 1.890 AC. OR 82,342 SQ. FT. OF LAND OUT OF  
THE ELIZABETH BROWN SURVEY, ABSTRACT NO. 368 AND  
THE JOHN MOTT SURVEY, ABSTRACT NO. 191  
CALDWELL COUNTY, TEXAS**



JOEL GARCIA  
AND  
PRISCILLA LYNN GARCIA  
DOC. NO. 2015-005234  
O.P.R.C.C.T.  
(111.858 ACRES)  
JULY 20, 2015

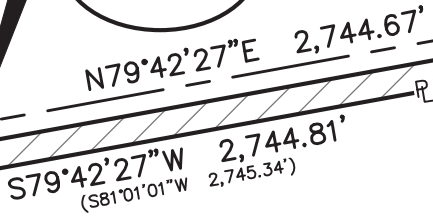
JOHN MOTT SURVEY  
ABSTRACT NO. 191

ANNE COLE-PIERCE,  
WILLIAM JEFFERSON MCVEY III,  
ROBERT MICHAEL JOSEPH COLE  
AND  
EDWARD NICHOLAS COLE, JR.,  
CO-TRUSTEES OF THE  
EDWARD N. COLE JR.  
SEPARATE DESCENDENTS  
TRUST  
DOC. NO. 2018-003353  
O.P.R.C.C.T.  
(UNDIVIDED 75% INTEREST)  
(365.696 ACRES)  
EXHIBIT A-2, TRACT TWO  
JUNE 13, 2018  
CORRECTED BY  
DOC. NO. 2018-004113  
O.P.R.C.C.T.  
JULY 16, 2018

JOEL GARCIA AND PRISCILLA GARCIA  
DOC. NO. 2017-004094  
O.P.R.C.C.T.  
(20.48 ACRES)  
AUGUST 4, 2017

NR-32  
WLE  
1.890 AC. OR  
82,342 SQ. FT.

20' TEMPORARY  
CONSTRUCTION EASEMENT  
APPROX. 1.26 ACRES



AND THE  
WILLIAM J. MCVEY III  
SEPARATE  
DESCENDENTS TRUST  
DOC. NO. 2018-003354  
O.P.R.C.C.T.  
(UNDIVIDED  
25% INTEREST)  
(365.696 ACRES)  
EXHIBIT A-2  
TRACT TWO  
JUNE 13, 2018  
CORRECTED BY  
DOC. NO.  
2018-004114  
O.P.R.C.C.T.  
JULY 16, 2018

HARRY W. BORTHWICK, JR.  
AND  
PAULA K. BORTHWICK  
VOL. 409, PG. 112  
O.P.R.R.P.C.C.T.  
REMAINDER  
(41.1046 ACRES)  
TRACT 1  
JANUARY 28, 2005

MATCHLINE - PAGE 4 OF 5

**LEGEND**

- 1/2" IRON ROD WITH CAP FOUND  
"HAYES 5703"
- 1/2" IRON ROD FOUND  
(UNLESS NOTED)
- 5" METAL POST FOUND
- CALCULATED POINT

- O.P.R.R.P.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
- OWNERSHIP IN COMMON

LINE TABLE		
LINE#	BEARING	DISTANCE
L2	S10°30'03"E	30.00'

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. 2247958-BUD, EFFECTIVE DATE DECEMBER 15, 2023.  
3. EXISTING EASEMENTS LISTED IN THE TITLE COMMITMENT SCHEDULE B, ITEM 10 DO NOT AFFECT THE PROPOSED ACQUISITION EXCEPT AS SHOWN HEREON.



01/16/2024

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

REVISED: 01-16-2024  
ISSUED: 01-09-2024  
CCAD ID 115331  
SURVEYED BY: PAGE 5 OF 5

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

EXHIBIT "F"

Parcel NR-34

0.5963 Acre Waterline Easement  
Thomas J. Hatton Survey, Abstract No. 121  
Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-34

DESCRIPTION OF A 0.5963 OF ONE ACRE (25,974 SQUARE FOOT) EASEMENT, OUT OF THE THOMAS J. HATTON SURVEY, ABSTRACT NO. 121, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 195.118 ACRES (TRACT 1) CONVEYED TO SILVER MOUNT HOLDINGS, LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED OCTOBER 26, 2021, AS RECORDED IN DOCUMENT NO. 2021-007932, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS; SAID 0.5963 OF ONE ACRE (25,974 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 9-inch wood post found at the west corner of this easement and said 195.118 acre Silver Mount Holdings tract, being the south corner of that tract described as 153.87 acres (Second Tract) conveyed to William P. Stromberg by Partition Deed, as recorded in Volume 106, Page 473, Official Public Records of Real Property, Caldwell County, Texas, and in the northeast line of that tract described as 365.696 acres (Exhibit A-2, Tract 2) conveyed to Anne Cole-Pierce, William Jefferson Mcvey III, Robert Michael Joseph Cole and Edward Nicholas Cole, Jr., Co-Trustees of the Edward N. Cole Jr. Separate Descendants Trust (undivided 75% interest) by Trustee's Distribution Deed, as recorded in Document No. 2018-003353, Official Public Records, Caldwell County, Texas, corrected in Correction Affidavit As To Trustees Distribution Deed, and recorded in Document No. 2018-004113, Official Public Records, Caldwell County, Texas, said 365.696 acres also conveyed to Anne Cole-Pierce, William Jefferson Mcvey III, Robert Michael Joseph Cole and Edward Nicholas Cole, Jr., Co-Trustees of the William J. Mcvey III Separate Descendants Trust (undivided 25% interest) by Trustee's Distribution Deed, as recorded in Document No. 2018-003354, Official Public Records, Caldwell County, Texas, corrected in Correction Affidavit As To Trustees Distribution Deed, and recorded in Document No. 2018-004114, Official Public Records, Caldwell County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=13,919,468.41, E=2,379,685.09, from which a 5-inch metal post found in the southwest line of said 153.87 acre Stromberg tract, being at the north corner of said 365.696 acre Anne Cole-Pierce et al. tract, bears North 45°46'07" West 346.87 feet;

- 1) THENCE, along the northwest line of this easement and said 195.118 acre Silver Mount Holdings tract, and the southeast line of said 153.87 acre Stromberg tract, **North 43°21'55" East 865.86 feet** to a calculated point at the north corner of this easement, from which a 1/2-inch iron rod with "RPLS 3693" cap found at the north corner of said 195.118 acre Silver Mount Holdings tract, being the east corner of said 153.87 acre Stromberg tract, and in the existing southwest right-of-way line of Williamson Road (County Road 177, varying width right-of-way), bears North 43°21'55" East 1,463.24 feet;
- 2) THENCE, along the northeast line of this easement, crossing said 195.118 acre Silver Mount Holdings tract, **South 46°38'05" East 30.00 feet** to a calculated point at the east corner of this easement;
- 3) THENCE, along the southeast line of this easement, crossing said 195.118 acre Silver Mount Holdings tract, **South 43°21'55" West 865.76 feet** to a calculated point at the south corner of this easement, being in the southwest line of said 195.118 acre Silver Mount Holdings tract, and the northeast line of said 365.696 acre Anne Cole-Pierce et al. tract;
- 4) THENCE, along the southwest line of this easement and said 195.118 acre Silver Mount Holdings tract, and the northeast line of said 365.696 acre Anne Cole-Pierce tract, **North 46°50'16" West 30.00 feet** to the POINT OF BEGINNING and containing 0.5963 of one acre (25,974 square feet) of land within these metes and bounds.

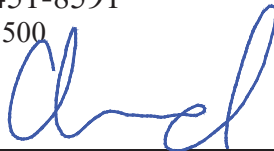
Bearing Basis Note

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



01/09/2024

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\NR-34 0.5963 Ac WLE\_KS







Issued 01/09/2024

CCAD ID 15049

SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.5963 AC. OR 25,974 SQ. FT. OF LAND OUT OF  
THE THOMAS J. HATTON SURVEY, ABSTRACT NO. 121  
LOCKHART, CALDWELL COUNTY, TEXAS

SCALE 1" = 200'

LEGEND

-  1/2" IRON ROD WITH CAP FOUND "RPLS 3693"
-  9" WOOD POST FOUND (UNLESS NOTED)
-  CALCULATED POINT
- O.P.R.R.P.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
-  OWNERSHIP IN COMMON
-  DISTANCE NOT TO SCALE

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S46°38'05"E	30.00'
L2	N46°50'16"W	30.00'

WILLIAM P. STROMBERG  
VOL. 106, PG. 473  
O.P.R.R.P.C.C.T.  
(153.87 ACRES)  
SECOND TRACT  
MARCH 18, 1994

P.O.B.  
GRID COORDINATES  
N=13,919,468.41  
E=2,379,685.09

NR-34  
WLE  
0.5963 AC. OR  
25,974 SQ. FT.

SILVER MOUNT HOLDINGS, LLC  
DOC. NO. 2021-007932  
O.P.R.C.C.T.  
(195.118 ACRES)  
TRACT 1  
OCTOBER 26, 2021

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. 2301034-BUD, EFFECTIVE DATE DECEMBER 15, 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*

01/09/2024

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

CCAD ID 15049

ISSUED: 01-09-2024

SURVEYED BY:

PAGE 3 OF 3

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

3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731

MCGRAY.COM (512) 451-8591  
TBPELS SURVEY FIRM #10095500

## **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 fee estates, 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 fee estates, 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 fee estates, 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 fee estates, 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 fee estate, 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 fee estates, permanent and temporary water pipeline easements are more fully described as follows:

**Parcel ER-12 – Schmidt Business, L.P., a Texas limited partnership, an undivided ninety percent (90%) interest; and Schmidt Cattle, L.P., a Texas limited partnership, an undivided ten percent (10%) interest**, being a 1.082 acre (47,142 square foot) permanent easement, and 0.72 acre (31,363 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 176.82 acres conveyed to Schmidt Business, LTD. (undivided 90% interest) and Schmidt Cattle, L.P. (undivided 10% interest) by Warranty Deed dated September 5, 2019, as recorded in Document No. 2019-004512, Official Public Records, Caldwell County, Texas; said 1.082 acre (47,142 square foot) permanent easement and 0.72 acre (31,363 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit “A” attached hereto;

**Parcel ER-16 – Richard E. Blauvelt**, being a 1.249 acre (54,408 square foot) permanent easement, and 0.84 acre (36,590 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 described as 68.001 acres conveyed to Richard E. Blauvelt by General Warranty Deed dated July 12, 2016, 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; said 1.249 acres (54,408 square foot) permanent easement and 0.84 acre (36,590 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit “B” attached hereto;



**Parcel NR-01A – Alan Wayne Balser and Pamela Guffey Balser**, being a 4.593 acre (200,086 square foot) fee estate, out of the Byrd Lockhart Survey No. 8, Abstract No. 17, Caldwell County, Texas, being a portion of that tract described as 228.120 acres conveyed to Alan Wayne Balser and Pamela Guffey Balser by Warranty Deed with Vendor's Lien dated October 16, 2017, as recorded in Document No. 2017-005439, Official Public Records, Caldwell County, Texas; said 4.593 acre (200,086 square foot) fee estate, being more particularly described by metes and bounds and survey as follows in Exhibit "C" attached hereto;

**Parcel NR-31 – Schmidt Cattle, L.P., a Texas limited partnership**, being a 2.143 acre (93,352 square foot) permanent easement, and 1.43 acre (62,291 square foot) temporary construction easement, out of the Elizabeth Brown Survey, Abstract No. 368, Caldwell County, Texas, being a portion of Lot 100, C.M. Rogers Subdivision, a Subdivision of record in Cabinet A., Slide 98, Plat Records, Caldwell County, Texas, said all of Lot 100 and a portion of Lot 105, in said C.M. Rogers Subdivision being described as 103.149 acres conveyed to Schmidt Cattle, L.P., by Special Warranty Deed dated July 16, 2009, as recorded in Volume 577, Page 638, Official Public Records of Real Property, Caldwell County, Texas; said 2.143 acre (93,352 square foot) permanent easement and 1.43 acre (62,291 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "D" attached hereto;

**Parcel NR-32 – Joel Garcia and Priscilla Lynn Garcia**, being a 1.890 acre (82,342 square foot) permanent easement, and 1.26 acre (54,886 square foot) temporary construction easement, out of the Elizabeth Brown Survey, Abstract No. 368, and the John Mott Survey, Abstract No. 191, Caldwell County, Texas, being a portion of that tract described as 20.48 acres conveyed to Joel Garcia and Priscilla Garcia by Warranty Deed with Vendors Lien dated August 4, 2017, as recorded in Document No. 2017-004094, Official Public Records, Caldwell County, Texas; said 1.890 acre (82.342 square foot) permanent easement, and 1.26 acre (54,886 square foot) temporary construction easement more particularly described by metes and bounds and survey as follows in Exhibit "E" attached hereto; and

**Parcel NR-34 – Silver Mount Holdings, LLC, a Texas limited liability company**, being a 0.5963 acre (25,974 square foot) permanent easement, and 0.40 acre (17,424 square foot) temporary construction easement, out of the Thomas J. Hatton Survey, Abstract No. 121, Caldwell County, Texas, being a portion that tract described as 195.118 acres (Tract 1) conveyed to Silver Mount Holdings, LLC by Special Warranty Deed with Vendor's Lien dated October 26, 2021, as recorded in Document No. 2021-007932, Official Public Records, Caldwell County, Texas; said 0.5963 acre (25,974 square foot) permanent easement and 0.40 acre (17,424 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 fee estates, 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 17th day of April, 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-12

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

DESCRIPTION FOR PARCEL ER-12

DESCRIPTION OF A 1.082 ACRE (47,142 SQUARE FOOT) EASEMENT, OUT OF THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17, CALDWELL COUNTY, TEXAS, BEING A PORTION 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 DATED SEPTEMBER 5, 2019, AS RECORDED IN DOCUMENT NO. 2019-004512, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS; SAID 1.082 ACRES (47,142 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found at the southwest corner of this easement, being in the south line of said 176.82 acre Schmidt Business et al. tract, also being at the northeast corner 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 further described in Document No. 2017-004363, Official Public Records, Caldwell County, Texas, and being at the northwest corner of that tract described as 105.569 acres conveyed to Joan Marie MacCoy by General Warranty Deed with Vendor's Lien, as recorded in Document No. 2016-004017, Official Public Records, Caldwell County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=13,876,952.53, E=2,390,344.34, from which a 1/2-inch iron rod found in the south line of said 176.82 acre Schmidt Business et al. tract, being the northwest corner of said 14.813 acre Lockhart Ridge Land tract, bears South 79°09'30" West 420.16 feet;

THENCE, along the west line of this easement, crossing said 176.82 acre Schmidt Business et al. tract, the following two (2) courses, numbered 1 and 2:

- 1) **North 38°58'23" West 665.01 feet** to a calculated point, and

- 2) **North 09°19'00" West 906.50 feet** to a calculated point at the northwest corner of this easement, being in the north line of said 176.82 acre Schmidt Business et al. tract, being in the south line of that tract described as 83.879 acres conveyed to 183 Lockhart, LLC by General Warranty Deed, as recorded in Document No. 2022-006425, Official Public Records, Caldwell County, Texas, from which a 5/8-inch iron rod with cap (illegible) found at the northwest corner of said 176.82 acre Schmidt Business et al. tract, being at the northeast corner of San Pablo Cemetery, as recorded in Volume 110, Page 311, Deed Records, Caldwell County, Texas, and in the south line of said 83.879 acre 183 Lockhart tract, bears South 78°33'09" West 2,035.28 feet;
- 3) THENCE, along the north line this easement and said 176.82 acre Schmidt Business et al. tract, and the south line of said 83.879 acre 183 Lockhart tract, **North 78°33'09" East 30.02 feet** to a calculated point at the northeast corner of this easement, from which a 4-inch wood post found in the north line of said 176.82 acre Schmidt Business et al. tract, and in the south line of said 83.879 acre 183 Lockhart tract, bears North 78°33'09" East 2,170.56 feet;

THENCE, along the east line of this easement, crossing said 176.82 acre Schmidt Business et al. tract, the following three (3) courses, numbered 4 through 6:

- 4) **South 09°19'00" East 899.67 feet** to a calculated point,
- 5) **South 38°58'23" East 663.06 feet** to a calculated point, and
- 6) **South 16°24'24" East 8.52 feet** to a calculated point at the southeast corner of this easement, being in the south line of said 176.82 acre Schmidt Business et al. tract, and in the north line of said 105.569 MacCoy tract;

- 7) THENCE, along the south line of this easement and said 176.82 acre Schmidt Business et al. tract, and the north line of said 105.569 acre MacCoy tract, **South 78°24'58" West 30.11 feet** to the POINT OF BEGINNING and containing 1.082 acres (47,142 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



01/09/2024

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-12~1.082 Ac WLE-R3\_KS

Issued 09/29/2023; Revised 11/17/2023; 11/30/2023; 12/08/2023; 01/09/2024

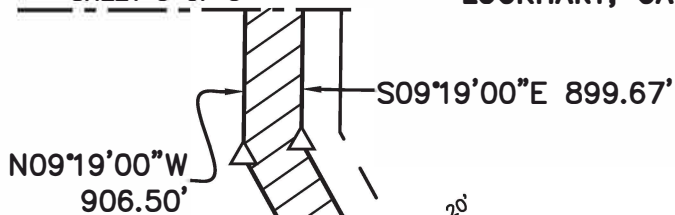
CCAD ID 18597

SKETCH TO ACCOMPANY DESCRIPTION  
 OF 1.082 AC. OR 47,142 SQ. FT. OF LAND OUT OF  
 THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17  
 LOCKHART, CALDWELL COUNTY, TEXAS

SHEET 5 OF 5



SCALE 1" = 100'



BYRD LOCKHART  
 SURVEY NO. 8  
 ABSTRACT NO. 17

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

LINE TABLE		
LINE#	BEARING	DISTANCE
L2	S16°24'24\"E	8.52'
L3	S78°24'58\"W	30.11'



ER-12  
 WLE  
 1.082 AC. OR  
 47,142 SQ. FT.

(S80°47'50\"W 420.23')  
 S79°09'30\"W 420.16'  
 (S79°10'22\"W 420.26')

P.O.B.  
 GRID COORDINATE  
 N= 13,876,952.53'  
 E= 2,390,344.34'

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

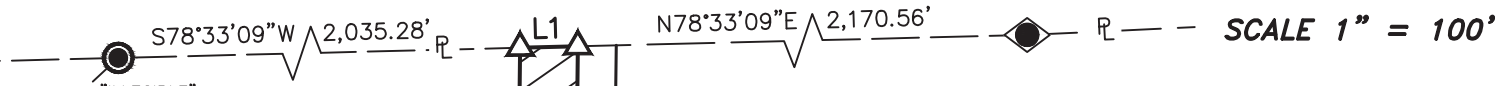
CCAD ID 18597

**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:	01/09/24	TECH:	EAN
PROJECT:	22-179	FIELD:	-
FIELD BOOK:	-	SHEET:	4 OF 5

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 1.082 AC. OR 47,142 SQ. FT. OF LAND OUT OF  
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17  
LOCKHART, CALDWELL COUNTY, TEXAS**

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



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

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N78°33'09"E	30.02'

**LEGEND**

- 5/8" IRON ROD WITH CAP FOUND "RPLS 1759" (UNLESS NOTED)
- 1/2" IRON ROD FOUND
- CALCULATED POINT
- 4" WOOD POST FOUND
- 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
- D.R.C.C.T. DEED RECORDS CALDWELL COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- ℙ PROPERTY LINE
- (.....) RECORD INFORMATION

ER-12  
WLE  
1.082 AC. OR  
47,142 SQ. FT.

BYRD LOCKHART  
SURVEY NO. 8  
ABSTRACT NO. 17

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

- 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. 2248358-BUD, EFFECTIVE DATE DECEMBER 11, 2023.
  - EXISTING EASEMENTS LISTED IN THE TITLE COMMITMENT SCHEDULE B, ITEM 10, DO NOT AFFECT THE PROPOSED ACQUISITION EXCEPT AS SHOWN HEREON.

TEMPORARY CONSTRUCTION EASEMENT  
APPROX. 0.72 ACRE



01/09/24

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

- REVISED: 01/09/24
- REVISED: 12/08/23
- REVISED: 11/30/23
- REVISED: 11/17/23
- ISSUED: 09/29/23

CCAD ID 18597

**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:	01/09/24	PROJECT:	22-179
FIELD BOOK:	-	FIELD:	-
		SHEET:	5 OF 5

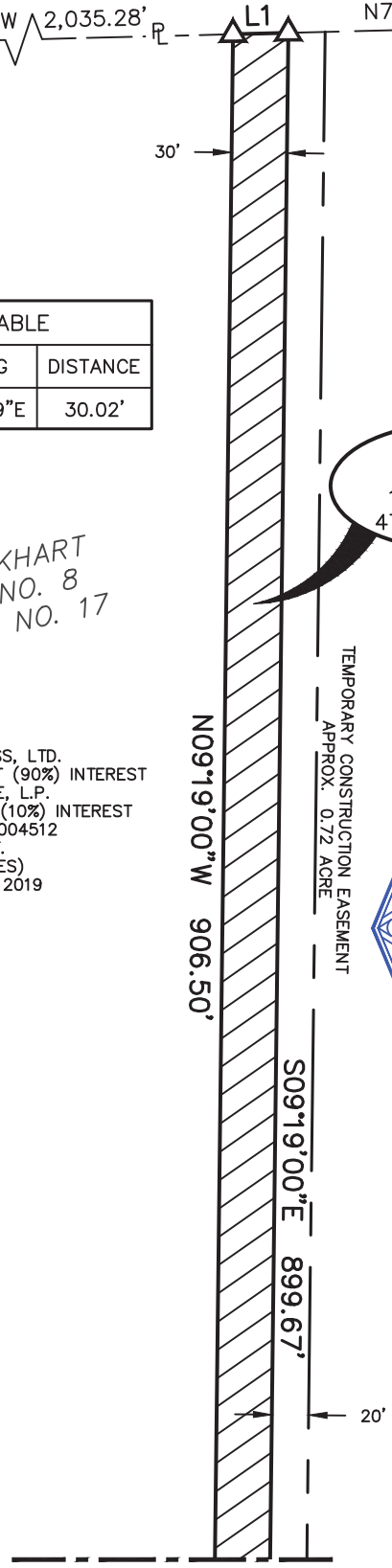




EXHIBIT "B"

Parcel ER-16

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

DESCRIPTION FOR PARCEL ER-16

DESCRIPTION OF A 1.249 ACRE (54,408 SQUARE FOOT) EASEMENT, OUT OF THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 68.001 ACRES CONVEYED TO RICHARD E. BLAUVELT BY GENERAL WARRANTY DEED DATED JULY 12, 2016, 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; SAID 1.249 ACRE (54,408 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the northeast corner of this easement, being in the east line of said 68.001 Blauvelt tract, and the west line of that tract described as 8.827 acres conveyed to SSPC Development, LLC by Special Warranty Deed, as recorded in Document No. 2017-001412, Official Public Records, Caldwell County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=13,879,450.19, E=2,386,423.52, from which an 8-inch cedar post found at the northeast corner of said 68.001 acre Blauvelt tract, being the northwest corner of said 8.827 acre SSPC Development tract, and being in the south line of the remainder of that tract described as 104 acres conveyed to Elsie Lucille Barth by Special Warranty Deed, as recorded in Volume 290, Page 833, Official Public Records of Real Property, Caldwell County, Texas, bears North 02°33'29" East 222.09 feet;

1) THENCE, along the east line of this easement and said 68.001 acre Blauvelt tract, and the west line of said 8.827 acre SSPC Development tract, **South 02°33'29" West 31.03 feet** to a calculated point at the southeast corner of this easement, from which a 5-inch wood post found in the east line of said 68.001 acre Blauvelt tract, being at the southwest corner of said 8.827 acre SSPC Development tract, and the northwest 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, bears South 02°33'29" West 943.94 feet;

- 2) THENCE, along the south line of this easement, crossing said 68.001 acre Blauvelt tract, **South 77°46'56" West 1,809.77 feet** to a calculated point at the southwest corner of this easement, being in the west line of said 68.001 acre Blauvelt tract, and in the east line of that tract described as 228.120 acres conveyed to Alan Wayne Balser and Pamela Guffey Balser by Warranty Deed with Vendor's Lien, as recorded in Document No. 2017-005439, Official Public Records, Caldwell County, Texas, from which an 8-inch wood post found at the southwest corner of said 68.001 acre Blauvelt tract, being the southeast corner of said 228.120 acre Balser tract, and being in the north line of that tract described as 38.920 acres conveyed to Joel Garcia and Priscilla Lynn Garcia by General Warranty Deed, as recorded in Document No. 2016-001048, Official Public Records, Caldwell County, Texas, bears South 11°53'57" East 1,668.64 feet;
  
- 3) THENCE, along the west line of this easement and said 68.001 acre Blauvelt tract, and the east line of said 228.120 acre Balser tract, **North 11°53'57" West 30.00 feet** to a calculated point at the northwest corner of this easement, from which a 6-inch wood post found at the northwest corner of said 68.001 acre Blauvelt tract, being the northeast corner of said 228.120 acre Balser tract, and being in the south line of the remainder of said 104 acre Barth tract, bears North 11°53'57" West 211.62 feet;

- 4) THENCE, along the north line of this easement, crossing said 68.001 acre Blauvelt tract, **North 77°46'56" East 1,817.52 feet** to the POINT OF BEGINNING and containing 1.249 acres (54,408 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-16~1.249 Ac WLE-R4\_KS

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

CCAD ID 13847

EXHIBIT "B"

SKETCH TO ACCOMPANY DESCRIPTION  
OF 1.249 AC. OR 54,408 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

NORTH COLORADO STREET  
U.S. HIGHWAY 183  
(R.O.W. WIDTH VARIES)

EXISTING R.O.W.

CALDWELL COUNTY  
TO  
MARVIN BARTH  
WATER LINE EASEMENT  
VOL. 309, PG. 08, D.R.C.C.T.  
FIRST TRACT  
(1.11 AC)

SSPC DEVELOPMENT, LLC  
DOC. NO. 2017-001412  
O.P.R.C.C.T.  
(8.827 ACRES)  
MARCH 16, 2017

P.O.B.  
GRID COORDINATE  
N= 13,879,450.19'  
E= 2,386,423.52'

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S02°33'29"W	31.03'

CALDWELL COUNTY  
TO  
MARVIN BARTH  
WATER LINE EASEMENT  
VOL. 309, PG. 08, D.R.C.C.T.  
FIRST TRACT  
(1.11 AC)

JAMES B. MAZAC  
AND KAREN A. MAZAC  
DOC. NO. 137172  
O.P.R.P.C.C.T.  
(6.480 ACRES)  
DECEMBER 19, 2013

8" CEDAR POST

N02°33'29"E 222.09'

S02°33'29"W 943.94'

ELSIE LUCILLE BARTH  
VOL. 290, PG. 833  
O.P.R.R.P.C.C.T.  
(REMAINDER OF  
104 ACRES)  
JANUARY 24, 2001

JAMES HARPER  
"RIGHT-OF-WAY OF  
OLD STATE HIGHWAY 29"  
VOL. 519, PG. 768  
O.P.R.R.P.C.C.T.  
CALLED 1.151 ACRES

20' TEMPORARY  
CONSTRUCTION EASEMENT  
APPROX. 0.84 ACRE

CALDWELL COUNTY  
TO  
MARVIN BARTH  
WATER LINE EASEMENT  
VOL. 309, PG. 08, D.R.C.C.T.  
SECOND TRACT  
(1.27 AC)

5" WOOD POST

ER-16  
WLE  
1.249 AC. OR  
54,408 SQ. FT.

RICHARD E. BLAUVELT  
DOC. NO. 2016-003645  
O.P.R.C.C.T.  
(68.001 ACRES)  
JULY 12, 2016

DESCRIBED IN  
VOL. 519, PG. 768  
O.P.R.R.P.C.C.T.  
(68.001 ACRES)  
JANUARY 15, 2008

N77°46'56"E 1,817.52'  
S77°46'56"W 1,809.77'

CCAD ID 13847

**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:	01/12/2024	PROJECT:	22-179
FIELD BOOK:	-	FIELD:	-
		SHEET:	4 OF 6

SHEET 5 OF 6

SKETCH TO ACCOMPANY DESCRIPTION  
 OF 1.249 AC. OR 54,408 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 6

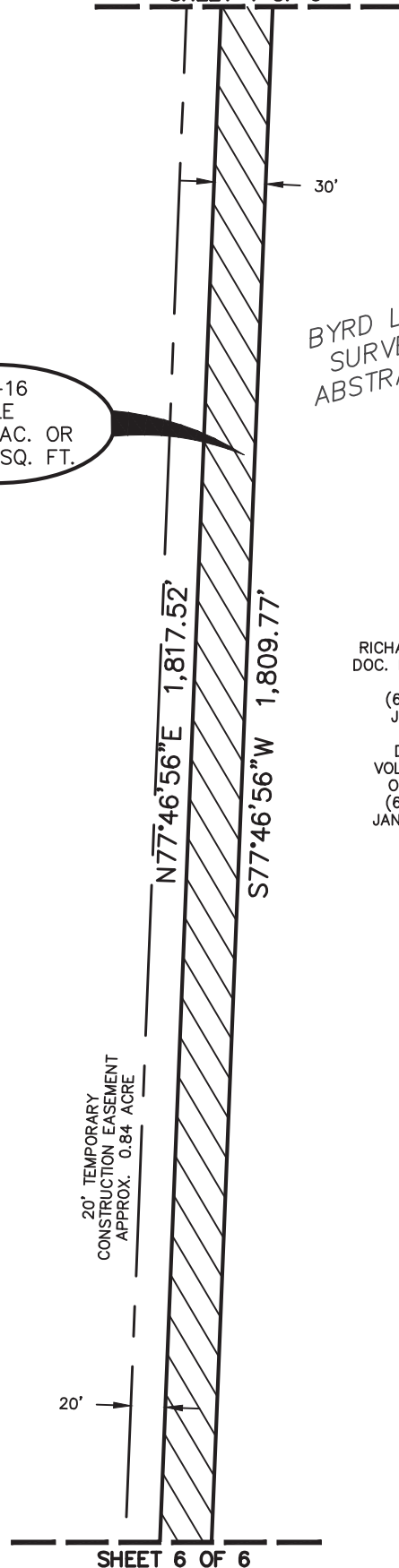
ER-16  
 WLE  
 1.249 AC. OR  
 54,408 SQ. FT.

BYRD LOCKHART  
 SURVEY NO. 8  
 ABSTRACT NO. 17

ELSIE LUCILLE BARTH  
 VOL. 290, PG. 833  
 O.P.R.R.P.C.C.T.  
 (REMAINDER OF  
 104 ACRES)  
 JANUARY 24, 2001

RICHARD E. BLAUVELT  
 DOC. NO. 2016-003645  
 O.P.R.C.C.T.  
 (68.001 ACRES)  
 JULY 12, 2016

DESCRIBED IN  
 VOL. 519, PG. 768  
 O.P.R.R.P.C.C.T.  
 (68.001 ACRES)  
 JANUARY 15, 2008



20' TEMPORARY  
 CONSTRUCTION EASEMENT  
 APPROX. 0.84 ACRE

CCAD ID 13847

**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 6

SHEET 6 OF 6

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 1.249 AC. OR 54,408 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 5**

ELSIE LUCILLE BARTH  
VOL. 290, PG. 833  
O.P.R.P.C.C.T.  
(REMAINDER OF  
104 ACRES)  
JANUARY 24, 2001

ER-16  
WLE  
1.249 AC. OR  
54,408 SQ. FT.

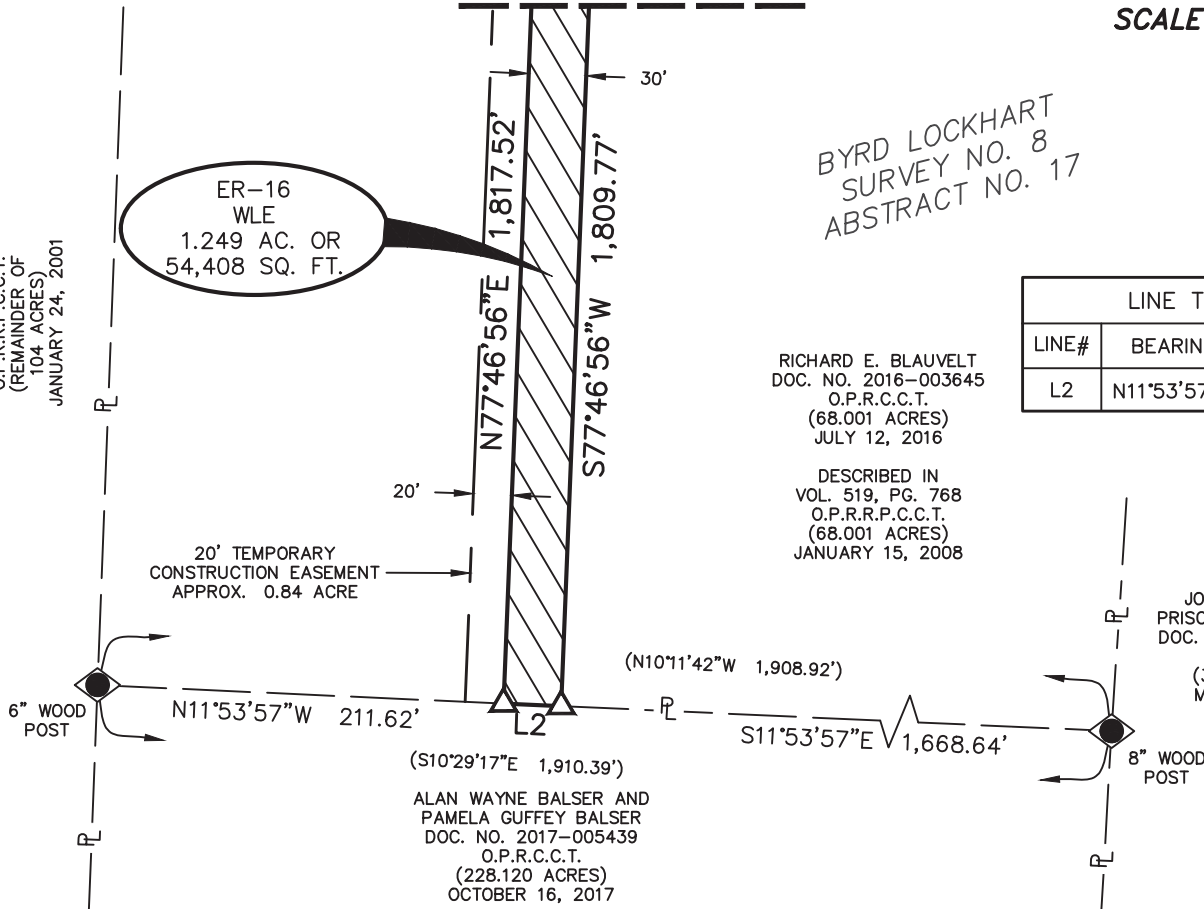
BYRD LOCKHART  
SURVEY NO. 8  
ABSTRACT NO. 17

LINE TABLE		
LINE#	BEARING	DISTANCE
L2	N11°53'57"W	30.00'

RICHARD E. BLAUVELT  
DOC. NO. 2016-003645  
O.P.R.C.C.T.  
(68.001 ACRES)  
JULY 12, 2016

DESCRIBED IN  
VOL. 519, PG. 768  
O.P.R.R.P.C.C.T.  
(68.001 ACRES)  
JANUARY 15, 2008

JOEL GARCIA AND  
PRISCILLA LYNN GARCIA  
DOC. NO. 2016-001048  
O.P.R.C.C.T.  
(38.920 ACRES)  
MARCH 3, 2016



(S10°29'17"E 1,910.39')  
ALAN WAYNE BALSER AND  
PAMELA GUFFEY BALSER  
DOC. NO. 2017-005439  
O.P.R.C.C.T.  
(228.120 ACRES)  
OCTOBER 16, 2017

**LEGEND**

- POST FOUND (TYPE & SIZE NOTED)
- CALCULATED POINT
- 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
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE

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

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. 2248191-BUD, EFFECTIVE DATE SEPTEMBER 25, 2023.  
3. EXISTING EASEMENTS LISTED IN THE TITLE COMMITMENT SCHEDULE B, ITEM 10, DO NOT AFFECT THE PROPOSED ACQUISITION EXCEPT AS SHOWN HEREON.



CCAD ID 13847

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

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

EXHIBIT "C"

Parcel NR-01A (BPS)

4.593 Acre Booster Pump Station Site  
Byrd Lockhart Survey No. 8, Abstract No. 17  
Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-01A (BPS)

DESCRIPTION OF A 4.593 ACRE (200,086 SQUARE FOOT) PARCEL OUT OF THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 228.120 ACRES CONVEYED TO ALAN WAYNE BALSER AND PAMELA GUFFEY BALSER BY WARRANTY DEED WITH VENDOR'S LIEN DATED OCTOBER 16, 2017, AS RECORDED IN DOCUMENT NO. 2017-005439, OFFICIAL PUBLIC RECORDS, CALEWELL COUNTY, TEXAS; SAID 4.593 ACRE (200,086 SQUARE FOOT) PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an 8-inch wood post found at the southeast corner of this parcel and said 228.120 acre Balser tract, being the southwest corner 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, and also being in the north line of that tract described as 38.920 acres conveyed to Joel Garcia and Priscilla Lynn Garcia by General Warranty Deed, as recorded in Document No. 2016-001048, Official Public Records, Caldwell County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=13,877,403.41, E=2,384,997.42, from which a 1/2-iron rod found at the most northerly northeast corner of said 38.920 acre Garcia tract, being in the south line of said 68.001 acre Blauvelt tract, bears North 79°13'56" East 121.66 feet;

1) THENCE, along the south line of this parcel and said 228.120 acre Balser tract, and the north line of said 38.920 acre Garcia tract, **South 78°45'14" West 425.99 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at the southwest corner of this parcel, from which a 8-inch wood post at the northwest corner of said 38.920 acre Garcia tract, being the northeast corner of that tract described as 1.622 acres conveyed to Nicholas Nathan Hudgins by General Warranty Deed with Third Party Vendor's Lien, as recorded in Document No. 2020-005193, Official Public Records, Caldwell County, Texas, also being in the south line of said 228.120 acre Balser tract, bears South 78°45'14" West 1,239.75 feet;

- 2) THENCE, along the west line of this parcel, crossing said 228.120 acre Balser tract, **North 12°38'25" West 461.27 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at the northwest corner of this parcel;
- 3) THENCE, along the north line of this parcel, crossing said 228.120 acre Balser tract, **North 77°21'35" East 431.97 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at the northeast corner of this parcel, being in the east line of said 228.120 acre Balser tract, and in the west line of said 68.001 acre Blauvelt tract;
- 4) THENCE, along the east line of this parcel and said 228.120 acre Balser tract, and the west line of said 68.001 acre Blauvelt tract, **South 11°53'57" East 471.67 feet** to the POINT OF BEGINNING and containing 4.593 acres (200,086 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



02/01/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

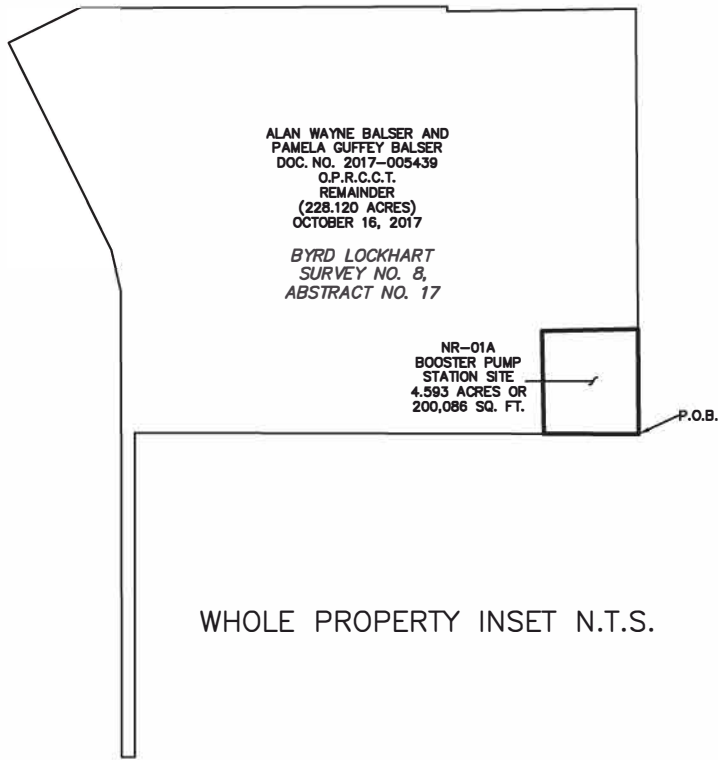
M:\HDR~22-179~GBRA Texas 130\Description\Pump Station 4.593 Ac

Issued 02/01/2024







CCAD ID 14646



SKETCH TO ACCOMPANY DESCRIPTION  
 OF 4.593 AC. OR 200,086 SQ. FT. OF LAND OUT OF  
 THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17  
 LOCKHART, CALDWELL COUNTY, TEXAS



LEGEND

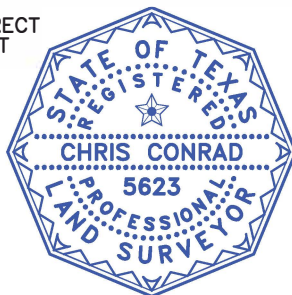
-  FENCE POST FOUND
-  1/2" IRON ROD FOUND (UNLESS NOTED)
-  1/2" IRON ROD WITH CAP STAMPED "MCGRAY MCGRAY" SET
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS CALDWELL COUNTY, TEXAS
- O.P.R.R.P.C.C.T. OFFICIAL PUBLIC RECORDS REAL PROPERTY CALDWELL COUNTY, TEXAS
- D.R.C.C.T. DEED RECORDS CALDWELL COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
-  PROPERTY LINE
- R.O.W. RIGHT OF WAY
- (.....) RECORD INFORMATION
- N.T.S. NOT TO SCALE
-  PROPERTY BREAKLINE
-  WIRE FENCE

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. 2247218-BUD, EFFECTIVE DATE OCTOBER 31, 2023.
3. EXISTING EASEMENTS LISTED IN THE TITLE COMMITMENT SCHEDULE B, ITEM 10, DO NOT AFFECT THE PROPOSED ACQUISITION EXCEPT AS SHOWN HEREON.

I, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER DIRECTION AND SUPERVISION.

02/01/2024



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

REVISIONS	
-	-
-	-

AREA TABLE - ACRES (SQUARE FEET)

SURVEYED AREA	ACQUISITION	REMAINDER
110.94 AC. (4,832,545 SF.)	4.593 AC. (200,086 SF.)	106.35 AC. (4,632,459 SF.)



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

SCALE:	N.T.S.	ISSUED:	02/01/2024
DATE:	02/01/2024	TECH:	EAN
PROJECT:	22-179	FIELD:	CR
FIELD BOOK:	-	SHEET:	3 OF 4

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 4.593 AC. OR 200,086 SQ. FT. OF LAND OUT OF  
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17  
LOCKHART, CALDWELL COUNTY, TEXAS**

SCALE 1" = 200'



LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N79°13'56"E	121.66'

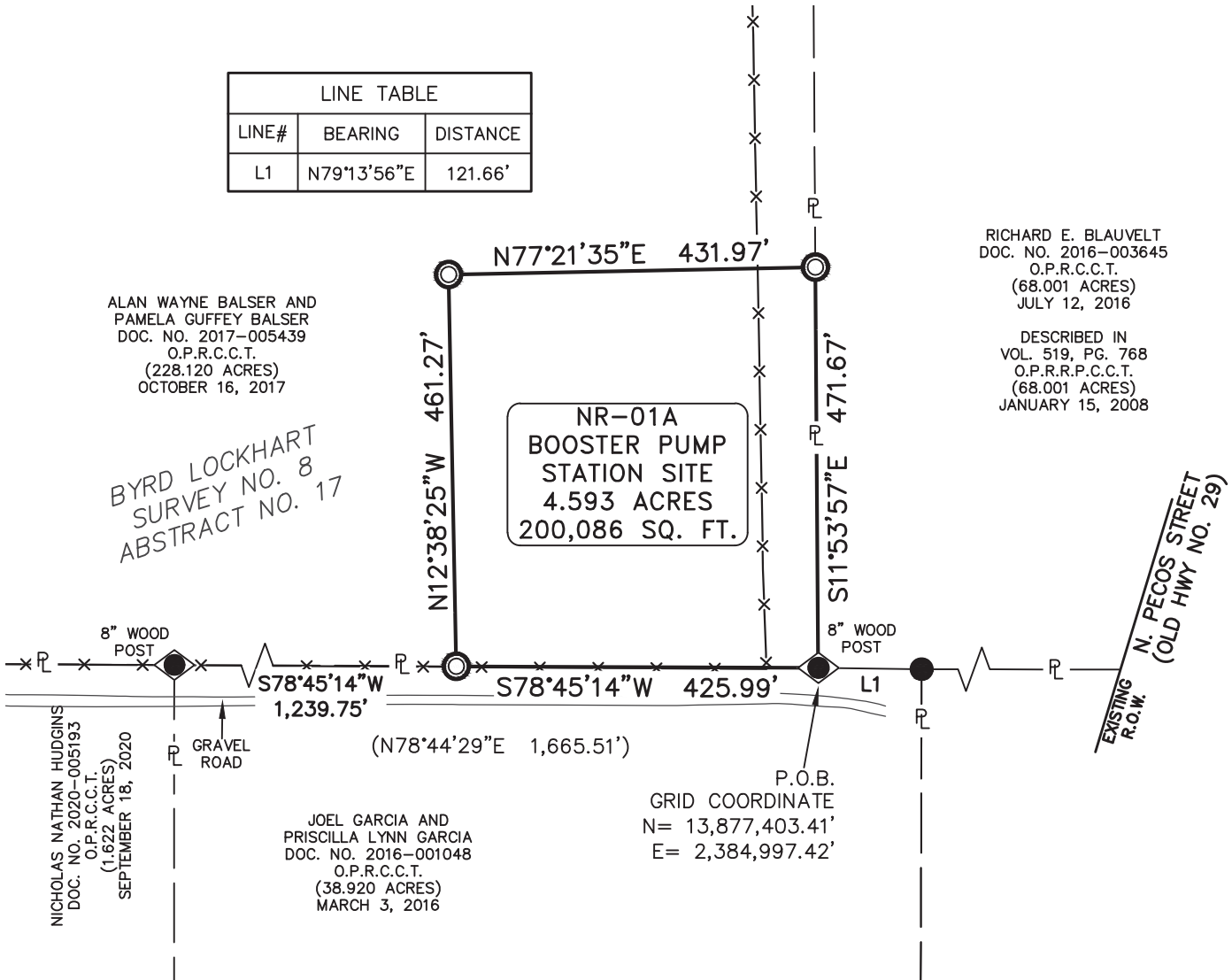
ALAN WAYNE BALSER AND  
PAMELA GUFFEY BALSER  
DOC. NO. 2017-005439  
O.P.R.C.C.T.  
(228.120 ACRES)  
OCTOBER 16, 2017

RICHARD E. BLAUVELT  
DOC. NO. 2016-003645  
O.P.R.C.C.T.  
(68.001 ACRES)  
JULY 12, 2016

DESCRIBED IN  
VOL. 519, PG. 768  
O.P.R.R.P.C.C.T.  
(68.001 ACRES)  
JANUARY 15, 2008

BYRD LOCKHART  
SURVEY NO. 8  
ABSTRACT NO. 17

NR-01A  
BOOSTER PUMP  
STATION SITE  
4.593 ACRES  
200,086 SQ. FT.



NICHOLAS NATHAN HUDGINS  
DOC. NO. 2020-005193  
O.P.R.C.C.T.  
(1.622 ACRES)  
SEPTEMBER 18, 2020

JOEL GARCIA AND  
PRISCILLA LYNN GARCIA  
DOC. NO. 2016-001048  
O.P.R.C.C.T.  
(38.920 ACRES)  
MARCH 3, 2016

P.O.B.  
GRID COORDINATE  
N= 13,877,403.41'  
E= 2,384,997.42'

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

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

SCALE:	1" = 200'	ISSUED:	02/01/2024
DATE:	02/01/2024	TECH:	EAN
PROJECT:	22-179	FIELD:	CR
FIELD BOOK:	-	SHEET:	4 OF 4

EXHIBIT "D"

Parcel NR-31

2.143 Acre Waterline Easement  
Elizabeth Brown Survey, Abstract No. 368  
Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-31

DESCRIPTION OF A 2.143 ACRE (93,352 SQUARE FOOT) EASEMENT OUT OF THE ELIZABETH BROWN SURVEY, ABSTRACT NO. 368, CALDWELL COUNTY, TEXAS, BEING A PORTION OF LOT 100, C.M. ROGERS SUBDIVISION, A SUBDIVISION OF RECORD IN CABINET A, SLIDE 98, PLAT RECORDS, CALDWELL COUNTY, TEXAS, SAID ALL OF LOT 100 AND A PORTION OF LOT 105, IN SAID C.M. ROGERS SUBDIVISION BEING DESCRIBED AS 103.149 ACRES CONVEYED TO SCHMIDT CATTLE, L.P. BY SPECIAL WARRANTY DEED DATED JULY 16, 2009, AS RECORDED IN VOLUME 577, PAGE 638, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS; SAID 2.143 ACRE (93,352 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the northeast corner of this easement, being in the east line of said 103.419 acre Schmidt Cattle tract, and in the existing west right-of-way line of Schuelke Road (County Road 222, varying width right-of-way), said POINT OF BEGINNING having Grid Coordinates of N=13,915,979.90, E=2,374,509.14, from which a 2-inch metal pipe found at the northeast corner of said 103.419 acre Schmidt Cattle tract, being the southeast corner of that tract described as 46.766 acres (a portion of said Lot 105) conveyed to Bobby Schmidt by Cash Warranty Deed, as recorded in Volume 208, Page 17, Official Public Records of Real Property, Caldwell County, Texas, and in the existing west right-of-way line of Schuelke Road, bears North 10°31'10" West 1,432.71 feet;

1) THENCE, along the east line of this easement and said 103.419 acre Schmidt Cattle tract, and the existing west right-of-way line of Schuelke Road, **South 10°31'10" East 399.73 feet** to a calculated point at the southeast corner of this easement and said 103.419 acre Schmidt Cattle tract, being the northeast corner of that tract described as 2.53 acres conveyed to Harriet Jean Grogan by General Warranty Deed, as recorded in Document No. 2023-004098, Official Public Records, Caldwell County, Texas, and in the existing west right-of-way line of Schuelke Road, from which a 1/2-inch iron rod with "Byrn Survey" cap found in the east line of that tract described as 1.65 acres conveyed to Matthew Alexander Grogan by General Warranty Deed, as recorded in Document No. 2017-000539, Official Public Records, Caldwell County, Texas, and in the existing west right-of-way line of Schuleke Road, bears South 10°30'19" East 143.32 feet;

- 2) THENCE, along the south line of this easement and said 103.419 acre Schmidt Cattle tract, the north line of said 2.53 acre Harriet Jean Grogan tract, the north line of that tract described as 2.00 acres conveyed to Martin Grogan and Joyce Joe by Warranty Deed, as recorded in Volume 218, Page 580, Official Public Records of Real Property, Caldwell County, Texas, and the north line of that tract described as 133.17 acres conveyed to Schmidt Ranch, LLC by General Warranty Deed, as recorded in Document No. 2018-001171, Official Public Records, Caldwell County, Texas, **South 79°30'57" West 2,742.07 feet** to a 2-inch metal post found at the southwest corner of this easement and said 103.419 acre Schmidt Cattle tract, being the northwest corner of said 133.17 acre Schmidt Ranch tract, at the southeast corner of the remainder of that tract described as 83 acres (Second Tract, Lot 106 in said C.M. Rogers Subdivision) conveyed to Gloria Hoppe Matejowsky by Deed, as recorded in Volume 311, Page 445, Deed Records, Caldwell County, Texas, and at the northeast corner of the remainder of that tract described as 100 acres (First Tract, Lot 108 in said C.M. Rogers Subdivision) conveyed to Gloria Hoppe Matejowsky by said Deed, as recorded in said Volume 311, Page 445, from which a 2-inch metal post found at the southeast corner of said Matejowsky (First Tract) tract, being in the west line of said 133.17 acre Schmidt Ranch tract, bears South 10°28'41" East 1,584.49 feet;
- 3) THENCE, along the west line of this easement and said 103.419 acre Schmidt Cattle tract, and the east line of said Matejowsky (Second Tract) tract, **North 10°21'26" West 30.00 feet** to a calculated point at the northwest corner of this easement;

THENCE, along the north line of this easement, crossing said 103.419 acre Schmidt Cattle tract, the following three (3) courses, numbered 4 through 6:

- 4) **North 79°30'57" East 2,711.99 feet** to a calculated point,
- 5) **North 10°31'10" West 369.83 feet** to a calculated point, and

- 6) **North 79°42'27" East 30.00 feet** to the POINT OF BEGINNING and containing 2.143 acres (93,352 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.

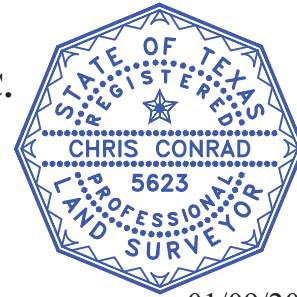
SURVEYED BY:

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

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500



01/09/2024

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\NR-31~2.143 Ac WLE\_KS

Issued 01/09/2024

CCAD ID 15713 & 45414

SKETCH TO ACCOMPANY DESCRIPTION  
 OF 2.143 AC. OR 93,352 SQ. FT. OF LAND OUT OF  
 THE ELIZABETH BROWN SURVEY, ABSTRACT NO. 368  
 LOCKHART, CALDWELL COUNTY, TEXAS



SCALE 1" = 200'

ELIZABETH BROWN SURVEY  
 ABSTRACT NO. 368

BOBBY SCHMIDT  
 VOL. 208, PG. 17  
 O.P.R.R.P.C.C.T.  
 (46.766 ACRES)  
 APRIL 1, 1999

PORTION  
 LOT 105

SCHUELKE ROAD  
 (CALDWELL C.R. NO. 222)  
 (VARIABLE WIDTH R.O.W.)

SCHMIDT CATTLE, L.P.  
 VOL. 577, PG. 638  
 O.P.R.R.P.C.C.T.  
 LOT 100  
 AND A  
 PORTION OF LOT 105  
 (103.419 ACRES)  
 JULY 16, 2009

C.M. ROGERS SUBDIVISION  
 CABINET A, SLIDE 98  
 P.R.C.C.T.  
 OCTOBER 13, 1898

LOT 100  
 (100 AC.)

P.O.B.  
 GRID COORDINATES  
 N=13,915,979.90  
 E=2,374,509.14

HOUSTON PIPE LINE COMPANY  
 50' WIDE RIGHT-OF-WAY AND  
 EASEMENT FOR NATURAL GAS AND  
 LIQUID HYDROCARBONS PIPELINES  
 VOL. 510, PG. 347  
 D.R.C.C.T.

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S10°31'10"E	399.73'
L2	S10°30'19"E	143.32'
L4	N79°42'27"E	30.00'

NR-31  
 WLE  
 2.143 AC. OR  
 93,352 SQ. FT.

20' TEMPORARY  
 CONSTRUCTION EASEMENT  
 APPROX. 1.43 ACRES

MATCHLINE - PAGE 5 OF 5

20' TEMPORARY  
 CONSTRUCTION EASEMENT  
 APPROX. 1.43 ACRES

N79°30'57"E 2,711.99'

1,760.46'  
 APPROXIMATE  
 SURVEY LINE  
 S79°30'57"W 2,742.07'  
 SCHMIDT RANCH, LLC  
 DOC. NO. 2018-001171  
 O.P.R.C.C.T.  
 (133.17 ACRES)  
 MARCH 2, 2018

379.15'  
 (S80°54'43"W 2,740.30')  
 SEE  
 DETAIL "B"  
 MARTIN GROGAN  
 AND  
 JOYCE JOE  
 VOL. 218, PG. 580  
 O.P.R.R.P.C.C.T.  
 (2.00 ACRES)  
 AUGUST 16, 1999

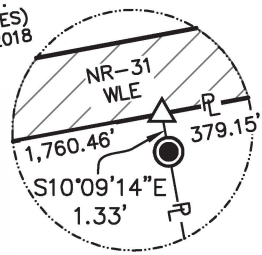
602.46' 6.5'  
 SEE  
 DETAIL "A"  
 HARRIET JEAN GROGAN  
 DOC. NO. 2023-004098  
 O.P.R.C.C.T.  
 (2.53 ACRES)  
 JUNE 1, 2023

J.V. MORTON SURVEY  
 ABSTRACT NO. 196

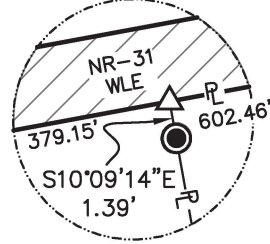
2-STORY  
 WOOD FRAME  
 HOUSE

MATTHEW ALEXANDER  
 GROGAN  
 DOC. NO. 2017-000539  
 O.P.R.C.C.T.  
 (1.65 ACRES)  
 JANUARY 31, 2017

LOT 99  
 (100 AC.)



DETAIL "B"  
 NOT TO SCALE



DETAIL "A"  
 NOT TO SCALE

CCAD ID 15713  
 CCAD ID 45414  
 SURVEYED BY:

PAGE 4 OF 5

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

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 2.143 AC. OR 93,352 SQ. FT. OF LAND OUT OF  
THE ELIZABETH BROWN SURVEY, ABSTRACT NO. 368  
LOCKHART, CALDWELL COUNTY, TEXAS**

SCALE 1" = 200'



MATCHLINE - PAGE 4 OF 5

ELIZABETH BROWN SURVEY  
ABSTRACT NO. 368

REMAINDER  
LOT 106

GLORIA HOPPE  
MATEJOWSKY  
VOL. 311, PG. 445  
D.R.C.C.T.  
SECOND TRACT  
REMAINDER  
LOT NO. 106  
(83 ACRES)  
C.M. ROGERS  
SUBDIVISION  
CAB. A, SL. 98  
P.R.C.C.T.  
OCTOBER 12, 1898

SCHMIDT CATTLE, L.P.  
VOL. 577, PG. 638  
O.P.R.R.P.C.C.T.  
LOT 100  
AND A  
PORTION OF LOT 105  
(103.419 ACRES)  
JULY 16, 2009

C.M. ROGERS SUBDIVISION  
CABINET A, SLIDE 98  
P.R.C.C.T.  
OCTOBER 13, 1898

LOT 100  
(100 AC.)

20' TEMPORARY  
CONSTRUCTION EASEMENT  
APPROX. 1.43 ACRES

N79°30'57"E 2,711.99'

S79°30'57"W 2,742.07'  
(S80°54'43"W 2,740.30')

J.V. MORTON SURVEY  
ABSTRACT NO. 196

APPROXIMATE  
SURVEY LINE  
A-368  
A-196

NR-31  
WLE  
2.143 AC. OR  
93,352 SQ. FT.

LOT 99  
(100 AC.)

LINE TABLE		
LINE#	BEARING	DISTANCE
L3	N10°21'26"W	30.00'

LOT 108  
GLORIA HOPPE  
MATEJOWSKY  
VOL. 311, PG. 445  
D.R.C.C.T.  
FIRST TRACT  
REMAINDER  
LOT NO. 108  
(100 ACRES)  
C.M. ROGERS SUBDIVISION  
CAB. A, SL. 98  
P.R.C.C.T.  
OCTOBER 12, 1898

S10°28'41"E 1,584.49'  
(S09E 571-2/3 VARAS)  
1,586.78'

SCHMIDT RANCH, LLC  
DOC. NO. 2018-001171  
O.P.R.C.C.T.  
(133.17 ACRES)  
MARCH 2, 2018

**LEGEND**

- 1/2" IRON ROD WITH CAP FOUND "BYRN SURVEY"
- 5/8" IRON ROD FOUND
- 2" METAL PIPE
- 2" METAL POST FOUND
- CALCULATED POINT
- O.P.R.R.P.C.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY CALDWELL COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS CALDWELL COUNTY, TEXAS
- D.R.C.C.T. DEED RECORDS CALDWELL COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS CALDWELL COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- (.....) RECORD INFORMATION
- OWNERSHIP IN COMMON
- DISTANCE NOT TO SCALE

KSRV ESTATES LLC  
DOC. NO. 2022-000073  
O.P.R.C.C.T.  
(19.67 ACRES)  
DECEMBER 30, 2021

DESCRIBED IN  
VOL. 499, PG. 871  
O.P.R.R.P.C.C.T.  
JUNE 28, 2007

- 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. 2247251-BUD, EFFECTIVE DATE DECEMBER 15, 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*

01/09/2024

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

CCAD ID 15713  
CCAD ID 45414  
SURVEYED BY:

ISSUED: 01-09-2024  
PAGE 5 OF 5

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

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

EXHIBIT "E"

Parcel NR-32

1.890 Acre Waterline Easement  
Elizabeth Brown Survey, Abstract No. 368  
John Mott Survey, Abstract No. 191  
Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-32

DESCRIPTION OF A 1.890 ACRE (82,342 SQUARE FOOT) EASEMENT OUT OF THE ELIZABETH BROWN SURVEY, ABSTRACT NO. 368, AND THE JOHN MOTT SURVEY, ABSTRACT NO. 191, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 20.48 ACRES CONVEYED TO JOEL GARCIA AND PRISCILLA GARCIA BY WARRANTY DEED WITH VENDOR'S LIEN DATED AUGUST 4, 2017, AS RECORDED IN DOCUMENT NO. 2017-004094, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS; SAID 1.890 ACRE (82,342 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, being in the west line of said 20.48 acre Garcia tract, and in the existing east right-of-way line of Schuelke Road (County Road 222, varying width right-of-way), said POINT OF BEGINNING having Grid Coordinates of N=13,915,988.10, E=2,374,554.29, from which a 1/2-inch iron rod found at the northwest corner of said 20.48 acre Garcia tract, being the southwest corner of that tract described as 5.0 acres conveyed to Joe L. Moreno and Amy L. Moreno by Warranty Deed, as recorded in Document No. 141890, Official Public Records of Real Property, Caldwell County, Texas, and in the existing east right-of-way line of Schuelke Road, bears North 10°13'04" West 295.26 feet;



- 1) THENCE, along the north line of this easement, crossing said 20.48 acre Garcia tract, **North 79°42'27" East 2,744.67 feet** to a calculated point at the northeast corner of this easement, being in the east line of said 20.48 acre Garcia tract, and the west line of that tract described as 365.696 acres (Exhibit A-2, Tract 2) conveyed to Anne Cole-Pierce, William Jefferson McVey III, Robert Michael Joseph Cole and Edward Nicholas Cole, Jr., Co-Trustees of the Edward N. Cole Jr. Separate Descendants Trust (undivided 75% interest) by Trustee's Distribution Deed, as recorded in Document No. 2018-003353, Official Public Records, Caldwell County, Texas, corrected in Correction Affidavit As To Trustees Distribution Deed, and recorded in Document No. 2018-004113, Official Public Records, Caldwell County, Texas, said 365.696 acres also conveyed to Anne Cole-Pierce, William Jefferson McVey III, Robert Michael Joseph Cole and Edward Nicholas Cole, Jr., Co-Trustees of the William J. McVey III Separate Descendants Trust (undivided 25% interest) by Trustee's Distribution Deed, as recorded in Document No. 2018-003354, Official Public Records, Caldwell County, Texas, corrected in Correction Affidavit As To Trustees Distribution Deed, and recorded in Document No. 2018-004114, Official Public Records, Caldwell County, Texas, from which a 1-inch iron rod found at the northeast corner of said 20.48 acre Garcia tract, being the southeast corner of that tract described as 111.858 acres conveyed to Joel Garcia and Priscilla Lynn Garcia by General Warranty Deed, as recorded in Document No. 2015-005234, Official Public Records, Caldwell County, Texas, also being in the west line of said 365.696 acre Anne Cole-Pierce et al. tract, bears North 10°30'03" West 295.00 feet;
  
- 2) THENCE, along the east line of this easement and said 20.48 acre Garcia tract and the west line of said 365.696 acre Anne Cole-Pierce et al. tract, **South 10°30'03" East 30.00 feet** to a 1/2-inch iron rod with "Hayes 5703" cap found at the southeast corner of this easement and said 20.48 acre Garcia tract, being the northeast corner of the remainder of that tract described as 41.1046 acres (Tract 1) conveyed to Harry W. Borthwick, Jr. and Paula K. Borthwick by General Warranty Deed with Vendor's Lien in Favor of Third Party, as recorded in Volume 409, Page 112, Official Public Records of Real Property, Caldwell County, Texas, from which a 5-inch metal post found at the southeast corner of the remainder of said 41.1046 acre Borthwick tract, being in the west line of said 365.696 acre Anne Cole-Pierce et al. tract, bears South 10°32'25" East 373.41 feet;

- 3) THENCE, along the south line of this easement and said 20.48 acre Garcia tract, and the north line of the remainder of said 41.1046 acre Borthwick tract, **South 79°42'27" West 2,744.81 feet** to a 1/2-inch iron rod with "Hayes 5703" cap found at the southwest corner of this easement and said 20.48 acre Garcia tract, being the northwest corner of the remainder of said 41.1046 acre Borthwick tract, and in the existing east right-of-way line of Schuelke Road;
- 4) THENCE, along the west line of this easement and said 20.48 acre Garcia tract, and the existing east right-of-way line of Schuelke Road, **North 10°13'04" West 30.00 feet** to the POINT OF BEGINNING and containing 1.890 acres (82,342 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



01/16/2024

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\NR-32~1.890 Ac WLE\_KS

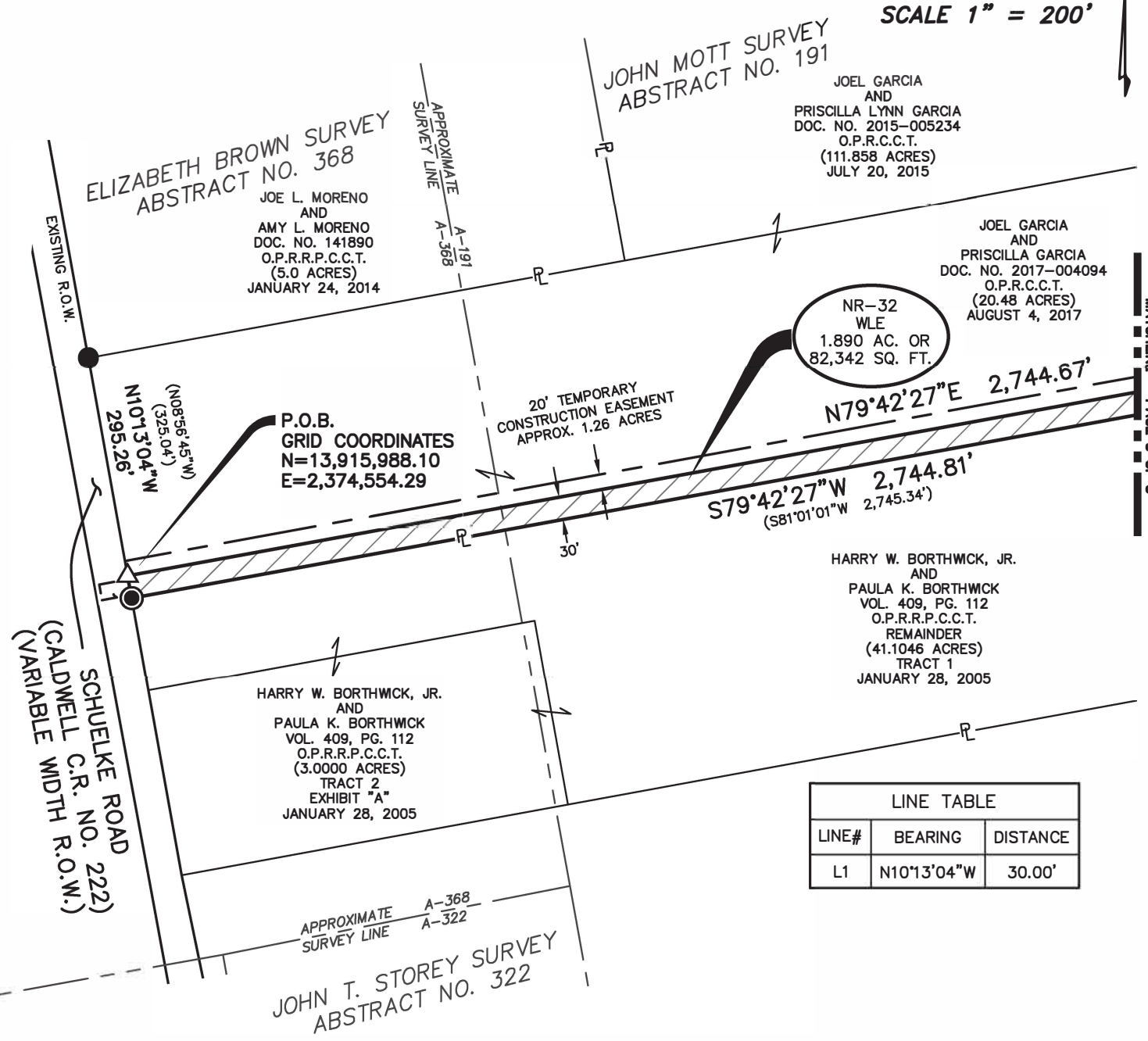
Issued 01/09/2024; Revised 01/16/2024

CCAD ID 115331

EXHIBIT "E"

SKETCH TO ACCOMPANY DESCRIPTION  
OF 1.890 AC. OR 82,342 SQ. FT. OF LAND OUT OF  
THE ELIZABETH BROWN SURVEY, ABSTRACT NO. 368 AND  
THE JOHN MOTT SURVEY, ABSTRACT NO. 191  
CALDWELL COUNTY, TEXAS

SCALE 1" = 200'



NR-32  
WLE  
1.890 AC. OR  
82,342 SQ. FT.

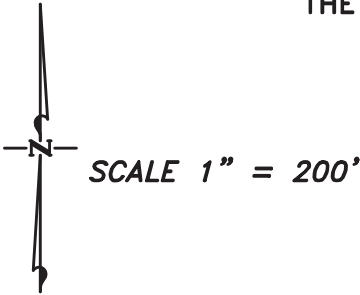
LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N10°13'04"W	30.00'

NOTE - EXISTING EASEMENT ON SUBJECT PROPERTY  
GOFORTH WATER SUPPLY CORPORATION  
20' WATERLINE EASEMENT  
VOL. 411, PG. 796, D.R.C.C.T.  
EASEMENT LOCATION CENTERED ON PIPE AS ORIGINALLY INSTALLED.  
(LOCATION OF PIPE AS INSTALLED HAS NOT BEEN DETERMINED.)

CCAD ID 115331  
SURVEYED BY: PAGE 4 OF 5

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

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 1.890 AC. OR 82,342 SQ. FT. OF LAND OUT OF  
THE ELIZABETH BROWN SURVEY, ABSTRACT NO. 368 AND  
THE JOHN MOTT SURVEY, ABSTRACT NO. 191  
CALDWELL COUNTY, TEXAS**



JOEL GARCIA  
AND  
PRISCILLA LYNN GARCIA  
DOC. NO. 2015-005234  
O.P.R.C.C.T.  
(111.858 ACRES)  
JULY 20, 2015

JOHN MOTT SURVEY  
ABSTRACT NO. 191

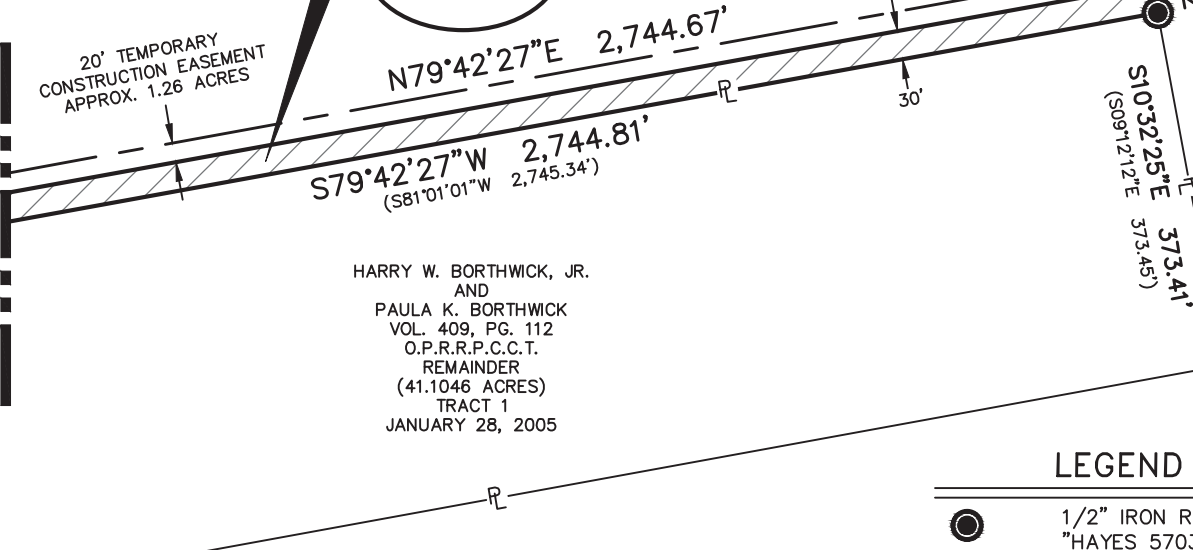
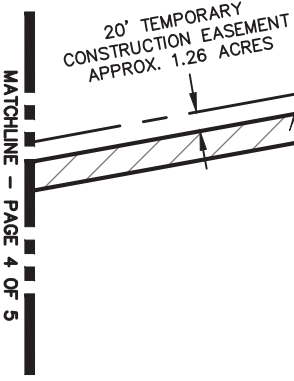
ANNE COLE-PIERCE,  
WILLIAM JEFFERSON MCVEY III,  
ROBERT MICHAEL JOSEPH COLE  
AND  
EDWARD NICHOLAS COLE, JR.,  
CO-TRUSTEES OF THE  
EDWARD N. COLE JR.  
SEPARATE DESCENDENTS  
TRUST  
DOC. NO. 2018-003353  
O.P.R.C.C.T.  
(UNDIVIDED 75% INTEREST)  
(365.696 ACRES)  
EXHIBIT A-2, TRACT TWO  
JUNE 13, 2018  
CORRECTED BY  
DOC. NO. 2018-004113  
O.P.R.C.C.T.  
JULY 16, 2018

JOEL GARCIA AND PRISCILLA GARCIA  
DOC. NO. 2017-004094  
O.P.R.C.C.T.  
(20.48 ACRES)  
AUGUST 4, 2017

NR-32  
WLE  
1.890 AC. OR  
82,342 SQ. FT.

AND THE  
WILLIAM J. MCVEY III  
SEPARATE  
DESCENDENTS TRUST  
DOC. NO. 2018-003354  
O.P.R.C.C.T.  
(UNDIVIDED  
25% INTEREST)  
(365.696 ACRES)  
EXHIBIT A-2  
TRACT TWO  
JUNE 13, 2018  
CORRECTED BY  
DOC. NO.  
2018-004114  
O.P.R.C.C.T.  
JULY 16, 2018

HARRY W. BORTHWICK, JR.  
AND  
PAULA K. BORTHWICK  
VOL. 409, PG. 112  
O.P.R.R.P.C.C.T.  
REMAINDER  
(41.1046 ACRES)  
TRACT 1  
JANUARY 28, 2005

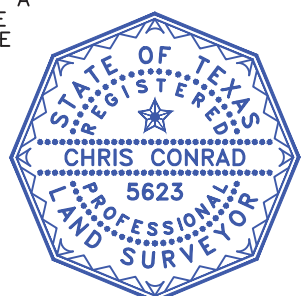


LINE TABLE		
LINE#	BEARING	DISTANCE
L2	S10°30'03"E	30.00'

**LEGEND**

- 1/2" IRON ROD WITH CAP FOUND "HAYES 5703"
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 5" METAL POST FOUND
- CALCULATED POINT
- O.P.R.R.P.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
- 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. 2247958-BUD, EFFECTIVE DATE DECEMBER 15, 2023.  
3. EXISTING EASEMENTS LISTED IN THE TITLE COMMITMENT SCHEDULE B, ITEM 10 DO NOT AFFECT THE PROPOSED ACQUISITION EXCEPT AS SHOWN HEREON.



01/16/2024

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

REVISED: 01-16-2024  
ISSUED: 01-09-2024  
CCAD ID 115331  
SURVEYED BY: PAGE 5 OF 5

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

EXHIBIT "F"

Parcel NR-34

0.5963 Acre Waterline Easement  
Thomas J. Hatton Survey, Abstract No. 121  
Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-34

DESCRIPTION OF A 0.5963 OF ONE ACRE (25,974 SQUARE FOOT) EASEMENT, OUT OF THE THOMAS J. HATTON SURVEY, ABSTRACT NO. 121, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 195.118 ACRES (TRACT 1) CONVEYED TO SILVER MOUNT HOLDINGS, LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED OCTOBER 26, 2021, AS RECORDED IN DOCUMENT NO. 2021-007932, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS; SAID 0.5963 OF ONE ACRE (25,974 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 9-inch wood post found at the west corner of this easement and said 195.118 acre Silver Mount Holdings tract, being the south corner of that tract described as 153.87 acres (Second Tract) conveyed to William P. Stromberg by Partition Deed, as recorded in Volume 106, Page 473, Official Public Records of Real Property, Caldwell County, Texas, and in the northeast line of that tract described as 365.696 acres (Exhibit A-2, Tract 2) conveyed to Anne Cole-Pierce, William Jefferson Mcvey III, Robert Michael Joseph Cole and Edward Nicholas Cole, Jr., Co-Trustees of the Edward N. Cole Jr. Separate Descendants Trust (undivided 75% interest) by Trustee's Distribution Deed, as recorded in Document No. 2018-003353, Official Public Records, Caldwell County, Texas, corrected in Correction Affidavit As To Trustees Distribution Deed, and recorded in Document No. 2018-004113, Official Public Records, Caldwell County, Texas, said 365.696 acres also conveyed to Anne Cole-Pierce, William Jefferson Mcvey III, Robert Michael Joseph Cole and Edward Nicholas Cole, Jr., Co-Trustees of the William J. Mcvey III Separate Descendants Trust (undivided 25% interest) by Trustee's Distribution Deed, as recorded in Document No. 2018-003354, Official Public Records, Caldwell County, Texas, corrected in Correction Affidavit As To Trustees Distribution Deed, and recorded in Document No. 2018-004114, Official Public Records, Caldwell County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=13,919,468.41, E=2,379,685.09, from which a 5-inch metal post found in the southwest line of said 153.87 acre Stromberg tract, being at the north corner of said 365.696 acre Anne Cole-Pierce et al. tract, bears North 45°46'07" West 346.87 feet;

- 1) THENCE, along the northwest line of this easement and said 195.118 acre Silver Mount Holdings tract, and the southeast line of said 153.87 acre Stromberg tract, **North 43°21'55" East 865.86 feet** to a calculated point at the north corner of this easement, from which a 1/2-inch iron rod with "RPLS 3693" cap found at the north corner of said 195.118 acre Silver Mount Holdings tract, being the east corner of said 153.87 acre Stromberg tract, and in the existing southwest right-of-way line of Williamson Road (County Road 177, varying width right-of-way), bears North 43°21'55" East 1,463.24 feet;
- 2) THENCE, along the northeast line of this easement, crossing said 195.118 acre Silver Mount Holdings tract, **South 46°38'05" East 30.00 feet** to a calculated point at the east corner of this easement;
- 3) THENCE, along the southeast line of this easement, crossing said 195.118 acre Silver Mount Holdings tract, **South 43°21'55" West 865.76 feet** to a calculated point at the south corner of this easement, being in the southwest line of said 195.118 acre Silver Mount Holdings tract, and the northeast line of said 365.696 acre Anne Cole-Pierce et al. tract;
- 4) THENCE, along the southwest line of this easement and said 195.118 acre Silver Mount Holdings tract, and the northeast line of said 365.696 acre Anne Cole-Pierce tract, **North 46°50'16" West 30.00 feet** to the POINT OF BEGINNING and containing 0.5963 of one acre (25,974 square feet) of land within these metes and bounds.

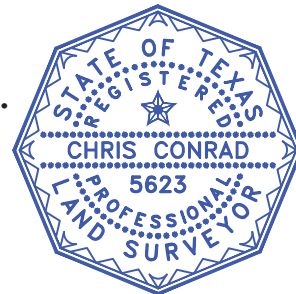
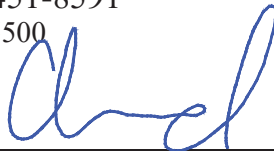
Bearing Basis Note

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



01/09/2024

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\NR-34 0.5963 Ac WLE\_KS

Issued 01/09/2024

CCAD ID 15049

SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.5963 AC. OR 25,974 SQ. FT. OF LAND OUT OF  
THE THOMAS J. HATTON SURVEY, ABSTRACT NO. 121  
LOCKHART, CALDWELL COUNTY, TEXAS

SCALE 1" = 200'

LEGEND

- 1/2" IRON ROD WITH CAP FOUND "RPLS 3693"
- 9" WOOD POST FOUND (UNLESS NOTED)
- CALCULATED POINT
- O.P.R.R.P.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
- OWNERSHIP IN COMMON
- DISTANCE NOT TO SCALE

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S46°38'05"E	30.00'
L2	N46°50'16"W	30.00'

WILLIAM P. STROMBERG  
VOL. 106, PG. 473  
O.P.R.R.P.C.C.T.  
(153.87 ACRES)  
SECOND TRACT  
MARCH 18, 1994

NR-34  
WLE  
0.5963 AC. OR  
25,974 SQ. FT.

SILVER MOUNT HOLDINGS, LLC  
DOC. NO. 2021-007932  
O.P.R.C.C.T.  
(195.118 ACRES)  
TRACT 1  
OCTOBER 26, 2021

- 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. 2301034-BUD, EFFECTIVE DATE DECEMBER 15, 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*

01/09/2024

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

CCAD ID 15049 ISSUED: 01-09-2024  
SURVEYED BY: PAGE 3 OF 3

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

APPROXIMATE SURVEY LINE A-121  
APPROXIMATE SURVEY LINE A-191  
5" METAL POST  
N45°46'07"W (S45°47'27"E) 345.87'  
JOHN MOTT SURVEY ABSTRACT NO. 191  
ANNE COLE-PIERCE, WILLIAM JEFFERSON MCVEY III, ROBERT MICHAEL JOSEPH COLE AND EDWARD NICHOLAS COLE, JR., CO-TRUSTEES OF  
THE EDWARD N. COLE JR. SEPARATE DESCENDANTS TRUST DOC. NO. 2018-003353 O.P.R.C.C.T. (UNDIVIDED 75% INTEREST) (365.696 ACRES)  
EXHIBIT A-2, TRACT TWO JUNE 13, 2018 CORRECTED BY DOC. NO. 2018-004113 O.P.R.C.C.T. JULY 16, 2018  
AND THE WILLIAM J. MCVEY III SEPARATE DESCENDANTS TRUST DOC. NO. 2018-003354, O.P.R.C.C.T. (UNDIVIDED 25% INTEREST) (365.696 ACRES)  
EXHIBIT A-2, TRACT TWO JUNE 13, 2018 CORRECTED BY DOC. NO. 2018-004114, O.P.R.C.C.T. JULY 16, 2018

P.O.B. GRID COORDINATES  
N=13,919,468.41  
E=2,379,685.09  
N43°21'55"E 865.86'  
S43°21'55"W 865.76'  
20' TEMPORARY CONSTRUCTION EASEMENT APPROX. 0.40 ACRE  
CITY OF AUSTIN 150' WIDE ELECTRIC TRANSMISSION AND TELEPHONE LINE EASEMENT VOL. 505, PG. 392, D.R.C.C.T. (20.94 ACRES)  
APPROXIMATE SURVEY LINE A-121  
APPROXIMATE SURVEY LINE A-157  
APPROXIMATE SURVEY LINE A-191  
ISAAC JACKSON SURVEY ABSTRACT NO. 157

THOMAS J. HATTON SURVEY ABSTRACT NO. 121  
WILLIAMSON ROAD (CALDWELL C.R. NO. 177) (VARIABLE WIDTH R.O.W.)  
EXISTING R.O.W.

## **ACTION ITEM**

11. 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 FM 725 Wastewater Pipeline Relocation Project. **(Travis Basham)**

**Attachment**





Your Trusted  
Water Resource

## Guadalupe-Blanco River Authority

**Board Meeting – April 17, 2024**

**Agenda Item 11**

**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 FM 725 Wastewater Pipeline Relocation Project.

**Staff:** Travis Basham, Project Engineer

**Background:** The Texas Department of Transportation (TXDOT) is currently designing the widening of FM 725 in Guadalupe County, which will necessitate the relocation of approximately 1,764 linear feet of GBRA's existing 8-inch gravity wastewater pipeline. TXDOT will reimburse GBRA for a portion of services related to design and construction of the pipeline relocation. GBRA's pipeline to be relocated is a segment of the Stein Falls Wastewater Collection System that delivers wastewater to the Stein Falls Wastewater Treatment Plant.

The Reimbursement Agreement specifies the TXDOT will be responsible for 90.99% of the project cost. GBRA will be responsible for managing the relocation construction and secure the additional easements needed for the pipeline relocation. GBRA will utilize the Competitive Sealed Proposal to select a contractor to perform the relocation work. Construction is anticipated to commence as soon as GBRA completes all easement acquisition work.

**Item:** Authorization of the General Manager/CEO to negotiate and execute a Contract with the highest ranked bidder based on a Competitive Sealed Proposal process for selection of a general contractor for the FM 725 Wastewater Pipeline Relocation Project.

## **ACTION ITEM**

12. Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a Reimbursement Agreement with the Texas Transportation Commission related to the FM 725 Wastewater Pipeline Relocation Project. **(Travis Basham)**

**Attachment**



Your Trusted  
Water Resource

## Guadalupe-Blanco River Authority

**Board Meeting – April 17, 2024**

**Agenda Item 12**

**Action**

**Action Requested:** Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a Reimbursement Agreement with the Texas Transportation Commission related to the FM 725 Wastewater Pipeline Relocation Project.

**Staff:** Travis Basham, Project Engineer

**Background:** The Texas Department of Transportation is currently designing the widening of FM 725 in Guadalupe County, which will necessitate the relocation of approximately 1764 linear feet of GBRA's existing 8-inch gravity wastewater pipeline. The Texas Transportation Commission will reimburse GBRA for a portion of services related to design and construction of the pipeline relocation. GBRA's pipeline to be relocated is a segment of the Stein Falls Wastewater Collection System that delivers wastewater to the Stein Falls Wastewater Treatment Plant.

The Reimbursement Agreement specifies the Texas Transportation Commission will be responsible for 90.99% of the project cost. GBRA will be responsible for managing the relocation construction and secure the additional easements needed for the pipeline relocation. The total cost of the project and associated work is estimated to be \$1.4 million.

**Item:** Authorization of the General Manager/CEO to negotiate and execute a Reimbursement Agreement with the Texas Transportation Commission related to the FM 725 Wastewater Pipeline Relocation Project.

## **ACTION ITEM**

13. Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a contract between the Guadalupe-Blanco River Authority and a Heating, Ventilation, and Air Conditioning (HVAC) vendor for the acquisition and installation of a new chiller system located at the 933 E. Court St. office. **(Ken Clinton)**  
**Attachment**



Your Trusted  
Water Resource

## Guadalupe-Blanco River Authority

**Board Meeting – April 17, 2024**

**Agenda Item 13**

**Action**

**Action Requested:** Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a contract between the Guadalupe-Blanco River Authority and a Heating, Ventilation, and Air Conditioning (HVAC) vendor for the acquisition and installation of a new chiller system located at the 933 E. Court St. office.

**Staff:** Ken Clinton, Facilities Manager

**Background:** Our organization currently operates a chiller system in Seguin that is over 20 years old. The current chiller system is experiencing significant reliability issues and a replacement is recommended due to manufactured part(s) availability. Replacing the system reduces the risk of overheating critical laboratory and information technology equipment used to support our water treatment and wastewater treatment operations.

**Item:** Authorization of the General Manager/CEO to negotiate and execute a contract with an HVAC vendor for the replacement of the chiller located at the 933 E. Court Street office.

## **DISCUSSION ITEM**

14. Mid-Year presentation and update on GBRA's Fiscal Year 2024 Work Plan and Budget. **(Randy Staats)**

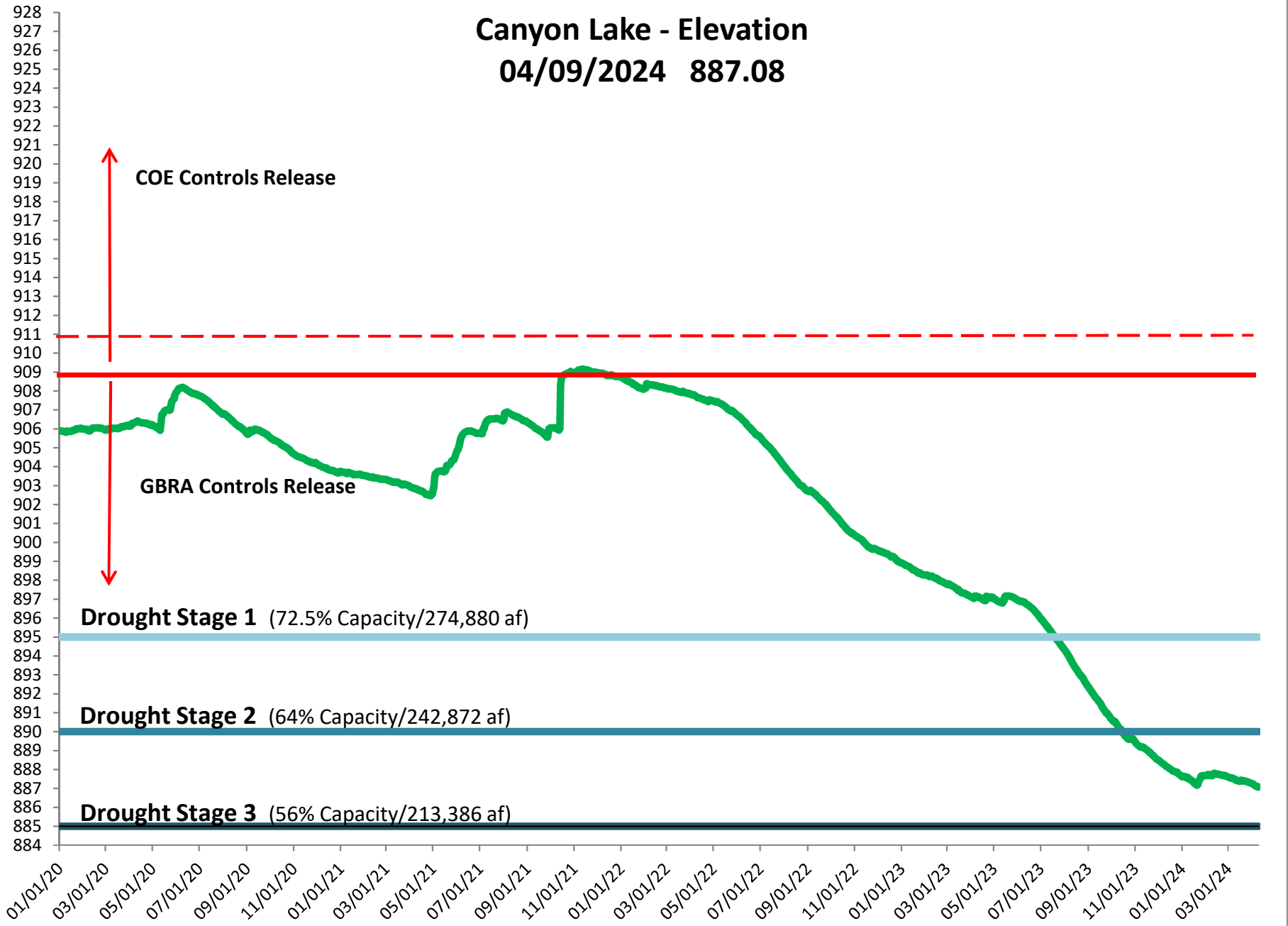
## **DISCUSSION ITEM**

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

**Attachment**

# Canyon Lake - Elevation

04/09/2024 887.08





## SUMMARY OF WATERSHED CONDITIONS IN THE GUADALUPE RIVER BASIN TUESDAY, APRIL 9, 2024

This page is updated once a day with data obtained from USGS.

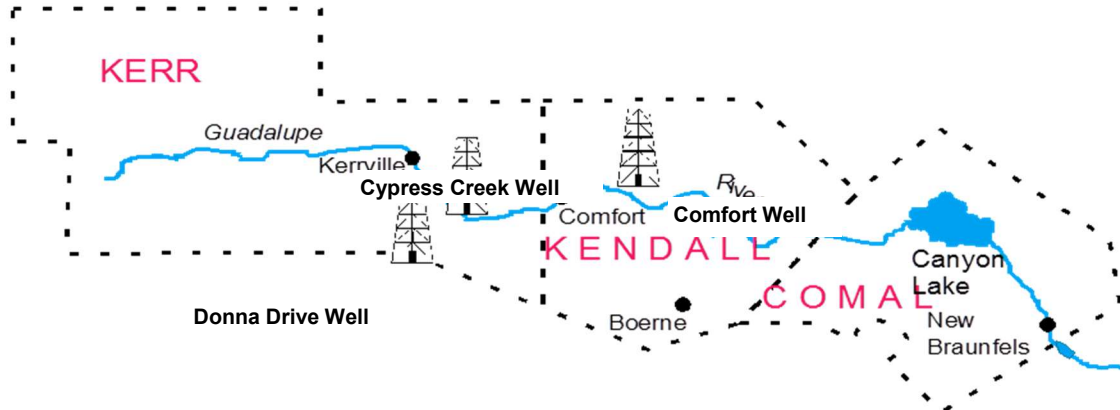


	Flow (cfs)	% of Daily Median
<b>A. Guadalupe River @ Comfort</b>	22	17%
<b>B. Canyon Reservoir</b>		
Inflow	15	9%
Release	63	27%
Full Res. Elev. - msl (Conservation pool)	909	
Reservoir Elev. Today - msl	887.07	
Capacity (Conservation pool)	59%	
<b>C. Blanco River @ Wimberley</b>	11	12%
<b>D. Comal Springs</b>	153	49%
<b>E. San Marcos Springs</b>	131	76%
<b>F. Guadalupe River @ Gonzales</b>	358	38%
<b>G. Guadalupe River @ Victoria</b>	402	33%
<b>H. San Antonio River @ Goliad</b>	190	49%
<b>I. Guadalupe River @ Tivoli</b>	715	40%
<b>Bay &amp; Estuary Inflow</b>	657	



# GUADALUPE RIVER BASIN INFORMATION

April 10, 2024



### Donna Drive Well (Read Nov 2023)

Surface Elev. 1755' msl  
 Current Elev. 1387.38' msl  
 Historical High 1495' msl  
 Historical Low 1356.8' msl

### Cypress Creek Well (Read Nov 2023)

Surface Elev. 1562' msl  
 Current Elev. 1403.39' msl  
 Historical High 1513' msl  
 Historical Low 1292.5' msl

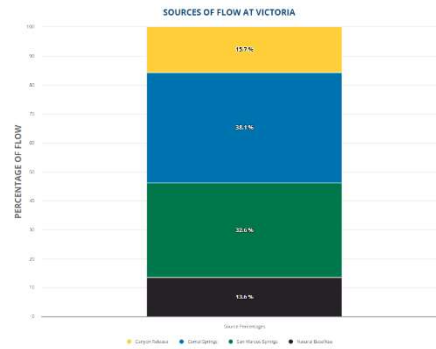
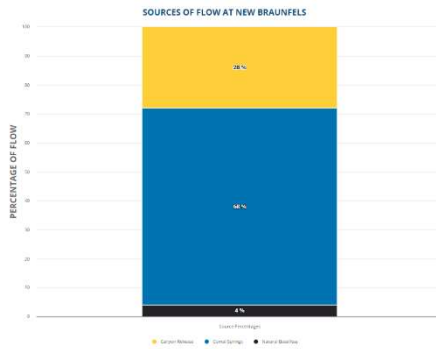
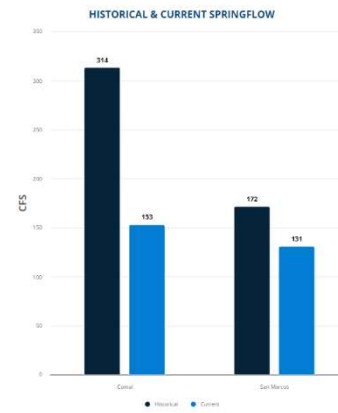
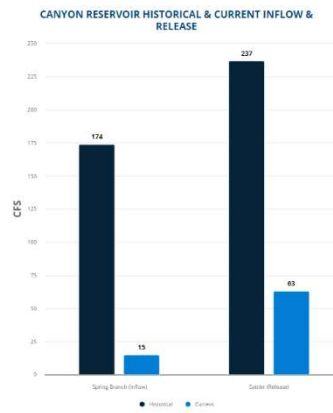
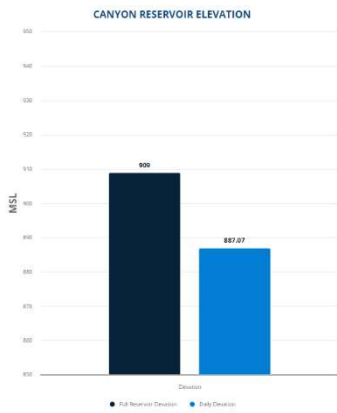
### Comfort Well (Read Daily)\*\*

Surface Elev. 1407' msl  
 Current Elev. 1232.05' msl  
 Historical High 1326.75' msl  
 Historical Low 1227.59' msl

\*Provided by Headwaters Groundwater Conservation District

\*\*Provided by TWDB

## WATERSHED CHARTS



## 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