

Board of Directors Meeting

May 15, 2024

GUADALUPE-BLANCO RIVER AUTHORITY

May 15, 2024 Meeting Schedule

Board of Directors Meeting

Wednesday, May 15, 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, May 15, 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 <u>sign and completely fill out the Attendance Sheet</u> 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 April 17, 2024 Board Meeting.

Attachment

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

Attachment

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

Attachment

5. Consideration of and possible action approving Directors' expense vouchers for April 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, and stewardship. (Amanda Buchanan, David Harris, Charlie Hickman, Nathan Pence, Randy Staats, Vanessa Guerrero, Adeline Fox)

Attachment

ACTION ITEMS

7. Consideration of and possible action repealing all previous orders, resolutions, and actions relating to boating, swimming, fishing, and other water-related activities on Lake Dunlap, a GBRA Hydroelectric Lake in Guadalupe County, Texas, and adopting an Order setting forth regulations relating to restricted areas and activities for Lake Dunlap.

(Jonathan Stinson)

Attachment

8 Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a Texas Water Code Section 54.2351 Agreement with CR/KWW Partnership, Ltd., Cordillera Ranch Ltd., and Kendall County Municipal Utility District No. 1 relating to the cost sharing and ownership of water and sewer facilities within a portion of the Cordillera Development. (Justin Adkins)

Attachment

9. Consideration of and possible action to approve a change order with Sundt Construction for the Lake McQueeney Spillgate Replacement and Dam Armoring Project in the amount of \$152,479.06 for additional work associated with obstructions encountered during sheet pile installation. **(Peter Newell)**

Attachment

10. Consideration of and possible action to approve a change order with Sundt Construction for the Lake Placid Spillgate Replacement and Dam Armoring Project in the amount of \$281,930.78 for additional work related to conflicts with the cofferdam waler. **(Peter Newell)**

Attachment

11. Consideration of and possible action approving a Resolution by the Guadalupe-Blanco River Authority declaring a public necessity for the acquisition of certain 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 CL-02 – Jacob K. Hohertz a/k/a Jacob Kendall Hohertz, being a 0.3434 acre (14,958 square foot) permanent easement, and a 0.23 acre (10,019 square foot) temporary construction easement out of the William Morrison Survey, Abstract No. 187, Caldwell County, Texas, being a portion of that tract described as 11.000 acres conveyed to Jacob K. Hohertz a/k/a Jacob Kendall Hohertz by General Warranty Deed with Vendor's Lien dated May 27, 2015, as recorded in Document No. 2015-004255, Official Public Records, Caldwell County, Texas; said 0.3434 acre (14,958 square foot) permanent easement and a 0.23 acre (10,109 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "A" attached hereto;

Parcel ER-01 – Ashley Hatcher, as sole and separate property, being a 0.2558 acre (11,143 square foot) permanent easement, and a 0.18 acre (7,841 square foot) temporary construction easement out of the James George Survey No. 7, Abstract No. 9, Caldwell County, Texas, being a portion of that tract described as 49.781 acres conveyed to Ashley Hatcher by Executor's Deed Dated August 1, 2023, as recorded in Document No. 2023-004801, Official Public Records, Caldwell County, Texas; said 0.2558 acre (11,143 square foot) permanent easement and a 0.18 acre (7,841 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "B" attached hereto;

Parcel ER-09 – Mark Allen George and Elspeth Ferguson George, being a 2.039 acre (88,808 square foot) permanent easement, and a 1.37 acre (59,677 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 81.33 acres conveyed to Mark Allen George and Elspeth Ferguson George by Warranty Deed with Vendor's Lien dated October 11, 1996, as recorded in Volume 153, Page 735, Official Public Records of Real Property, Caldwell County, Texas, being corrected in Corrective Warranty Deed with Vendor's Lien dated November 18, 1996, as recorded in Volume 155, Page 368, Official Public Records of Real Property; Caldwell County, Texas, and also being a portion of that tract described as 86.667 acres conveyed to Mark Allen George and Elspeth Ferguson George by Warranty Deed dated March 10, 2000, as recorded in Volume 233, Page 771, Official Public Records of Real Property, Caldwell County, Texas; said 2.039 acre (88,808 square foot) permanent easement and 1.37 acre (59,677 square foot) temporary construction easement being more particularly described by metes and bounds and survey

as follows in Exhibit "C" attached hereto;

Parcel ER-10 – William Robert Clark also known as William R. Clark and Anne J. Clark and Ron William Wetz, Individually and as Trustee of the Kurt William Wetz Trust, being a 1.725 acre (75,131 square foot) permanent easement, and a 1.15 acre (50,094 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 276 acres conveyed to William R. Clark and Anne J. Clark (Undivided 75% Interest) by General Warranty Deed dated February 23, 2007, as recorded in Volume 486, Page 894, Official Public Records of Real Property, Caldwell County, Texas, and said tract described as 276 acres also conveyed to Ron William Wetz, Individually and as Trustee of the Kurt William Wetz Trust (Undivided 25% Interest) by Warranty Deed dated December 21, 1999, as recorded in Volume 229, Page 159, Official Public Records of Real Property, Caldwell County, Texas; said 1.725 acres (75,131 square foot) permanent easement and 1.15 acre (50,094 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "D" attached hereto;

Parcel NR-01B – Alan Wayne Balser and Pamela Guffey Balser, being a 1.405 acre (61,195 square foot) permanent easement, and a 0.70 acre (30,492 square foot) temporary construction easement, out of the Cornelius Crenshaw Survey, Abstract No. 68, Caldwell County, Texas, being a portion of the remainder 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 1.405 acre (61,195 square foot) permanent easement, and a 0.70 acre (30,492 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "E" attached hereto;

Parcel NR-02 – Jason Gary Balser and Clay Forrester Balser, being a 0.8870 acre (38,639 square foot) permanent easement, and a 0.59 acre (25,700 square foot) temporary construction easement, out of the Cornelius Crenshaw Survey, Abstract No. 68, Caldwell County, Texas, being a portion of the remainder of that tract described as 61.058 acres (save and except 21.019 acres) conveyed to Jason Gary Balser and Clay Forrester Balser, by General Warranty Deed dated April 2, 2018, as recorded in Document No. 2018-001814, Official Public Records, Caldwell County, Texas; said 61.058 acres being additionally described in Document No. 2015-006133, Official Public Records, Caldwell County, Texas; said 0.8870 acre (38,639 square foot) permanent easement and 0.59 acre (25,700 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "f" attached hereto;

Parcel NR-06 – King Farm Partners LP, a Texas limited partnership, being a 0.5269 acre (22,951 square foot) permanent easement, and a 0.32 acre (13,939 square foot) temporary construction easement out of the Cornelius Crenshaw Survey, Abstract No. 68, Caldwell County, Texas, being a portion of that tract described as 5.215 acres conveyed to Kin Farm Partners LP by Warranty dated July 12, 2022, as recorded in Document No. 2022-005503, Official Public Records, Caldwell County, Texas; said 0.5269 acre (22,951 square foot) permanent easement and a 032 acre (13,939 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "G" attached hereto;

Parcel NR-12 – Thomas E. Hendershot, Jr., being a 0.0346 acre (1,507 square foot) permanent easement, and 0.02 acre (871 square foot) temporary construction easement, out of the Cornelius Crenshaw Survey, Abstract No. 68, Caldwell County, Texas,, being a portion that tract described as 1.000 acres conveyed to Thomas E. Hendershot, Jr. by General Warranty Deed dated September 14, 2010, as recorded in Volume 629, Page 462, Official Public Records of Real Property, Caldwell County, Texas; said 0.0346 acre (1,507 square foot) permanent easement, and 0.02 acre (871 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "H" attached hereto;

Parcel NR-16 – Uhland High Ground Group, LLC, being a 0.0211 acre (917 square foot) permanent easement, and 0.01 acre (436 square foot) temporary construction easement, out of the William Morrison Survey, Abstract No. 200, Caldwell County, Texas, being a portion of that tract described as 576.01 acres conveyed to Uhland High Ground Group, LLC by Warranty Deed with Vendor's Lien dated May 7, 2021, as recorded in Document No. 2021-007504, Official Public Records, Caldwell County, Texas; said 0.0211 acre (917 square foot) permanent easement, and 0.01 acre (436 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "I" attached hereto;

Parcel NR-27 – Schmidt Cattle, L.P., a Texas limited partnership, being a 0.4688 acre (20,421 square foot) permanent easement, and 0.34 acre (14,810 square foot) temporary construction easement, out of the John V. Morton Survey, Abstract No. 196, Caldwell County, Texas, being a portion of that tract described as 19.67 acres conveyed to Schmidt Cattle, L.P., by Special Warranty Deed dated July 16, 2009, as recorded in Volume 577, Page 657, Official Public Records of Real Property, Caldwell County, Texas, also being a portion of that tract described as 157.435 acres conveyed to Schmidt Cattle, L.P. by Special Warranty Deed dated July 16, 2009, as recorded in Volume 577, Page 607, Official Public Records of Real Property, Caldwell County, Texas; said 0.4688 acre (20,421 square foot) permanent easement, and 0.34 acre (14,810 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "J" attached hereto;

Parcel NR-33 - Edward Nicholas Cole, Jr., Trustee of the Edward N. Cole, Jr. Separate Descendants Trust (an undivided 75% interest) and William Jefferson McVey, III, Trustee of the William J. McVey, III Separate Descendants Trust (an undivided 25% interest), being a 4.040 acre (176,001 square foot) permanent easement, and 2.68 acre (116,741 square foot) temporary construction easement, out of the Isaac Jackson Survey, Abstract No. 157, and the John Mott Survey, Abstract No. 191, Caldwell County, Texas, being a portion 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 dated June 13, 2018, as recorded in Document No. 2018-003353, Official Public Records. Caldwell County, Texas, Corrected in Correction Affidavit as to Trustees Distribution Deed dated July 16, 2018, 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 dated June 13, 2018, as recorded in Document No. 2018003354, Official Public Records, Caldwell County, Texas, Corrected in Correction Affidavit as to Trustees Distribution Deed dated July 16, 2018, and recorded in Document No. 2018-004114, Official Public Records, Caldwell County, Texas; said 4.040 acre (176,001 square foot) permanent easement, and 2.68 acre (116,741 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "K" attached hereto; and

Parcel NR-36 – Dora Cunningham, being a 0.1449 acre (6,313 square foot) permanent easement, and 0.09 acre (3,920 square foot) temporary construction easement, out of the William Morrison Survey, Abstract No. 187, Caldwell County, Texas, being a portion of that tract described as 3.315 acres conveyed to Dora Cunningham by General Warranty Deed with Vendor's Lien dated January 3, 2014, as recorded in Document No. 140027, Official Public Records of Real Property, Caldwell County, Texas; said 0.1449 acre (6,313 square foot) permanent easement, and 0.09 acre (3,920 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "L" attached hereto.

(Courtney Kerr-Moore) Attachment

12. Consideration of and possible action authorizing a resolution of the Board of Directors of the Guadalupe-Blanco River Authority approving amendments to GBRA's Drought Contingency Plan for Wholesale Customers. **(Charlie Hickman)**

Attachment

13. Consideration of and possible action authorizing a resolution of the Board of Directors of the Guadalupe-Blanco River Authority approving amendments to GBRA's Water Conservation Plan for Wholesale Customers. **(Charlie Hickman)**

Attachment

DISCUSSION ITEMS

14. 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

- **15.** 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 April 17, 2024 Board Meeting.

Attachment

GUADALUPE-BLANCO RIVER AUTHORITY Minutes of the Board of Directors April 17, 2024

The Board of Directors of the Guadalupe-Blanco River Authority met in a regular meeting on April 17, 2024, at the GBRA Annex Building Board Room, 905 Nolan, Seguin, Guadalupe County, Texas. Directors present were Dennis Patillo, Sheila Old, Stephen B. Ehrig, Don B. Meador, Emanuel Valdez, William Carbonara, John Cyrier, and Robert Blaschke. Director Cohoon 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; Charles Hickman, Executive Manager of Engineering; Nathan Pence, Executive Manager of Environmental Science; David Harris, Executive Manager of Operations; Adeline Fox, Executive Manager of Communications and Outreach; and Joseph Cole, General Counsel.

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

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

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 March 20, 2024 Board Meeting; Consent Item 3 - Consideration of and possible action approving the monthly financial report for March 2024; Consent Item 4 - Consideration of and possible action approving the monthly operations report for March 2024; and Consent Item 5 - Consideration of and possible action approving Directors' expense

vouchers for March 2024. Upon Motion by Director Cyrier, seconded by Director Ehrig, the Board unanimously approved Consent Items 2, 3, 4, and 5.

The Chairman then called for General Manager/CEO Item 6 - The General Manager/CEO and staff may report on, and the Board may discuss, executive reports and/or issues relating to GBRA activities including without limitation, the following: Safety Update, GBRA water and sewer utility operations, hydroelectric operations, GBRA facilities management including plants and dams, water resources planning and operation, construction management, economic and community development, project development, accounting and finance, records management, grants and financial assistance, human resources, information technology, communications, social media, education programs, resource protection, weather and climate, river flows and other scientific issues, public and private entities partnering with GBRA, water quality services, community affairs, environmental programs, stewardship, and update on GBRA Safety Work Plan. Amanda Buchanan, Safety and Risk Manager, stated there were two incidents, no lost time, and one near miss reported during this period. During March, training focused on working during the seasons, personal protective equipment, and hearing examinations. The Hazard Mitigation Action Plan (HMAP) is 75% complete. GBRA's consultant is in the process of drafting the final HMAP, with a preliminary review to be performed in late April 2024. The Texas Water Conservation Association Risk Management Fund Loss Control Specialist Safety site visits, scheduled for late April, will review GBRA's safety program with a focus on loss control mitigation. Occupational health exams are being scheduled for May by means of a mobile service. High-risk activity site checks have also been conducted throughout the month of April at Coleto Creek Park, Alliance Regional Water Authority sites, and locations in Lockhart, Buda, and Luling. Next, Randy Staats, Executive Manager of Finance/CFO, introduced and welcomed Jodie Kincaid, GBRA's new Accounting Specialist. Next, Vanessa Guerrero, Executive Manager of Administration, briefed the Board on the administration department's organizational chart, safety,

education, human resources, information technology, and education, including a summary of projects, such as Basin education outreach and community requests.

The Chairman called for Action Item 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, HCP Director, is seeking authorization to execute an Interlocal Cooperation Contract with the Texas Parks and Wildlife Department for a one-million-dollar federal grant to GBRA funded by the U.S. Fish and Wildlife Service under the authority of the Cooperative Endangered Species Conservation Fund Grant Program. There is a 25% GBRA match requirement for this grant. The grant will provide three years of funding to support the planning process needed to develop GBRA's Habitat Conservation Plan from 2024 to 2026. Upon Motion by Director Meador, seconded by Director Valdez, the Board unanimously approved Action Item 7 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 sub-award of grant funds for the Guadalupe-Blanco River Authority to perform the project titled, "Expanded Scope for the Guadalupe River Habitat Conservation Plan."

The Chairman then called for **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, Controller, is seeking authorization to execute an agreement with ABIP to serve as auditor for the 2024 fiscal year financial audit. ABIP submitted its proposal for the fiscal year 2024 financial audit. The GBRA Audit Committee approved the proposal on March 20, 2024. Upon Motion by Director Blaschke, seconded by Director Old, the Board unanimously approved Action Item 8 authorizing the General

Manager/CEO to negotiate and execute an agreement for the performance of the financial audit for fiscal year 2024.

The Chairman called for 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, Executive Manager of Finance/CFO, is seeking the adoption of a Resolution to request additional financial assistance from the Texas Water Development Board for the construction and other costs associated with the expansion of the Carrizo Groundwater Supply Project. The project is being expanded to include an additional approximately 9,000 acre-feet of groundwater. Increasing costs of the project, including easement acquisitions, construction escalation, and additional requests by customers, have led to the need to obtain additional funds. Upon Motion by Director Ehrig, seconded by Director Old, the Board unanimously approved Action Item 9 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. A copy of the Resolution is attached and made a part of these minutes.

Next, the Chairman called for Action Item 10 - Consideration of and possible action approving a Resolution by the Guadalupe-Blanco River Authority declaring a public necessity for the acquisition of 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 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.

Courtney Kerr-Moore, Deputy General Counsel, is seeking the approval of a Resolution declaring a public necessity for the acquisition of certain water pipeline easement and temporary construction easement for the TX-130 Project. GBRA is expanding the Carrizo Groundwater Supply Project via the TX-130 Project, in, over, under, through, and across certain 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 Old, seconded by Director Valdez, by a record vote, the Board unanimously approved Action Item 10, approving the proposed Resolution. A copy of the Resolution is attached and made a part of these minutes.

Next, the Chairman called for **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, Project Engineer, is seeking authorization to negotiate a contract for the selection of a general contractor for the FM 725 Wastewater Pipeline Relocation Project. The Texas Department of Transportation ("TXDOT") is widening FM 725 in Guadalupe County, Texas which will necessitate the relocation of GBRA's existing wastewater pipeline. This pipeline is a segment of the Stein Falls Wastewater Collection System. TXDOT will reimburse GBRA for a portion of services related to the design and construction of the pipeline relocation. GBRA will utilize the Competitive Sealed Proposal method to select the contractor to perform the relocation work. Upon Motion by Director Old, seconded by Director Ehrig, the Board unanimously approved Action Item 11 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.

Next, the Chairman called for 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, Project Engineer, is seeking authorization to execute a reimbursement agreement relating to the FM 725 Wastewater Pipeline Relocation Project. TXDOT is designing the widening of FM 725 in Guadalupe County, Texas, which will necessitate the relocation of GBRA's existing wastewater pipeline. This pipeline is a segment of the Stein Falls Wastewater Collection System. The agreement states GBRA will be reimbursed for 90.99% of the project costs. GBRA will be responsible for managing the relocation of GBRA's existing pipeline, construction of new pipeline, acquisition of additional easements needed for the pipeline relocation,

and payment of the additional 9.01% cost of the project for portions of the pipeline in the right-of-way and the increased pipeline capacity. Upon Motion by Director Ehrig, seconded by Director Carbonara, the Board unanimously approved Action Item 12 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.

Next, the Chairman called for 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, Facilities Manager, is seeking authorization to execute a contract for the replacement of the chiller system located at the GBRA facility in Seguin. The system is over 20 years old and is experiencing significant reliability issues. The replacement will reduce the risk of overheating critical laboratory and information technology equipment used to support GBRA's water treatment and wastewater treatment operations. Upon Motion by Director Old, seconded by Director Valdez, the Board unanimously approved Action Item 13 authorizing the General Manager/CEO to negotiate and execute a contract between the Guadalupe-Blanco River Authority and an HVAC vendor for the acquisition and installation of a new chiller system located at 933 E. Court St..

Next, the Chairman called for **Discussion Item 14 - Mid-Year presentation and update on GBRA's Fiscal Year 2024 Work Plan and Budget.** Randy Staats, Executive Manager of
Finance/CFO, briefed the Board on FY 2024 status from September 1, 2023 to February 29, 2024,
including the following: summary comparisons of revenues and expenses to include retail
connection trends, legal expenses, personnel costs and new positions, economic environment,
interest expense, bond arbitrage, debt service, financial reserves, and significant items for the FY
2024 Budget. The preparation of the FY 25 Budget has begun, and an initial presentation to the

Board is scheduled for June, followed by a workshop in July or August, and budget adoption in

August.

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. Charles Hickman, Executive Manager of Engineering, briefed the Board on the Guadalupe

River basin hydrologic conditions, including rainfall percentages, events, and totals; the Base Flow

Report; the U.S. Drought Monitor Seasonal Outlook; Edwards Aquifer level; Comal Springs level;

Guadalupe River stream flows; El Niño modeled forecast; and elevation of Canyon Reservoir.

Canyon Reservoir elevation was at 886.91 feet as of April 15, 2024. The J-17 Index Well level was

at 638.1 feet as of April 16, 2024. Comal Springs was flowing around 157 cfs as of April 15, 2024.

There being no further business to be brought before the Board, the open meeting was

recessed at 10:58 a.m. subject to call by the Chairman and convened the meeting in executive session

at 11:10 a.m. pursuant to Chapter 551, Texas Government Code.

The open meeting reconvened at 11:30 a.m.

There being no further business to be brought before the Board, the meeting was adjourned at 11:30

a.m subject to a call by the Chairman.

	
Chairman	Sacratary/Transurar

Chairman

Secretary/Treasurer

CONSENT ITEM

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

Attachment



FINANCIAL REPORT

TO THE

BOARD OF DIRECTORS

Month Ending April 2024

Financial Report To The BOARD OF DIRECTORS Month Ending April 2024

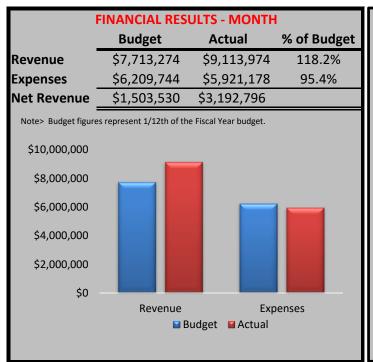
Board of Directors

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

Executive Team

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 April 30, 2024



COMMENTS FOR MONTH

REVENUE:

Monthly total revenue was greater than budget by \$1.4 M.

Water Sales were greater than budget by \$110 K.

Wastewater Services were more than budget by \$179 K due to higher level of connection fees received.

Power Sales were less than budget by \$48 K due to no electrical generation at the Canyon Hydroelectric facility.

Recreation was more than budget by \$1 K due to seasonality.

 $\mbox{\bf Administrative \& General} \ \mbox{was less than budget by $44 K.} \ \ \mbox{Revenue is offset by the same amount in A \& G expense.}$

Interest Income was greater than budget by \$859 K.

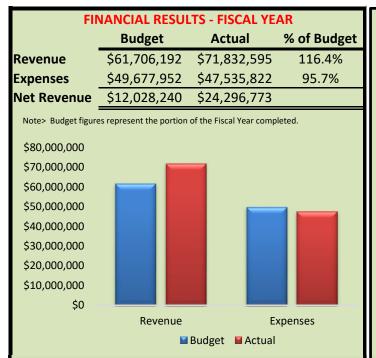
(interest generated from restricted funds is not budgeted)

EXPENSES:

Overall, expenses were less than budget by \$288 K.

Operating expenses were less than budget by \$523 K. Utility costs were less than budget by \$94 K and chemical costs were less than budget by \$66 K.

Maintenance expenses were less than budget by \$94 K.



COMMENTS FOR FISCAL YEAR

REVENUE:

Annual revenue year-to-date is greater than budget by \$10.1 M, driven by higher retail water sales, wastewater connection fees, and interest earnings.

Water Sales - over by \$1.4 M

Wastewater Services - over by \$2 M

Power Sales - under by \$464 K

Recreation - under by \$115 K

 ${\bf A} \; {\bf \&} \; {\bf G}$ - under by \$423 K, offset by the same amount in A & G expense

Investment Income - over by \$6.8 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 \$2.1 M.

Operating Expenses were under budget by \$3.8 M, largely due to personnel expenses and professional services. **Maintenance & Repair** expenses were under budget by \$590 K due to the timing of project starts.

GENERAL COMMENTS:

- 1. There have been no financial concerns during FY 2024.
- 2. GBRA's Financial Practices & Strategies target reserve level is 90 days or 25% of budgeted operations & maintenance expenses. At month's end, unrestricted cash & investments totaled \$58.2 million, which equates to 337 days or 92% of budgeted operations & maintenance expenses.

Guadalupe-Blanco River Authority Combining Income and Expense

April 30, 2024

	CURRENT	YEAR TO DATE	ANNUAL	%	
	ACTUAL BUDGET	ACTUAL	BUDGET	of BDGT	
REVENUE					
Power Sales	\$ 43,659 \$ 92,051	\$ 271,575	\$ 1,104,613	24.59%	
Water Sales and Lake Operations	3,714,326 3,604,089	30,261,805	43,249,070	69.97%	
Recreation and Land Use	98,523 97,121	661,426	1,165,455	56.75%	
Wastewater Services	1,341,919 1,162,371	11,295,036	13,948,455	80.98%	
Laboratory Services	77,703 81,667	712,504	980,000	72.70%	
Administrative and General	347,176 391,484	2,708,205	4,697,807	57.65%	
Interest Income	959,213 100,322	7,632,688	1,203,864	634.02%	
Transfer to Project Fund Rev	4,800 4,800	38,400	57,600	66.67%	
Gain (Loss) on Cap. Assets		-	-	-	
Miscellaneous	220,275 241,979	3,066,179	2,903,745	105.59%	
Grants & Local Contributions	529,358 126,926	823,015	1,523,106	54.04%	
Total Revenue	\$ 7,336,951 \$ 5,902,810	\$ 57,470,832	\$ 70,833,715	81.13%	
EXPENSES					
Operating Expenses	\$ 3,894,060 \$ 4,417,141	\$ 31,486,436	\$ 53,005,686	59.40%	
Maintenance and Repairs	284,356 378,060	2,433,683	4,536,725	53.64%	
Administrative and General	347,176 391,484	2,708,370	4,697,807	57.65%	
Interest Expense	1,395,585 836,064	10,760,944	10,032,762	107.26%	
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	- 26,192	146,389	314,300	46.58%	
Total Expenses	\$ 5,921,178 \$ 6,209,742	\$ 47,535,822	\$ 74,516,908	63.79%	
Net Operating Revenues	\$ 1,415,773 \$ (306,933)	\$ 9,935,009	\$ (3,683,193)	-269.74%	
Depreciation and Amortization	\$ (487,298) \$ -	(3,866,979)	-	-	
Capacity Charge Revenue	1,777,023 1,810,464	14,361,762	21,725,568	66.11%	
Total Long-Term Assets	\$ 1,289,726 \$ 1,810,464	\$ 10,494,783	\$ 21,725,568	48.31%	
Net Income	2,705,499 1,503,531	20,429,793	18,042,375	113.23%	
Deferred Revenues	\$ (192,196) \$ -	\$ (1,537,569)	\$ -	-	
NET INCOME TRANSFERRED					
TO NET POSITION	\$ 2,513,303 \$ 1,503,531	\$ 18,892,224	\$ 18,042,375	104.71%	

Guadalupe-Blanco River Authority Combined Balance Sheet April 30, 2024

CURRENT ASSETS		CURRENT LIABILITIES (Unrestricted)	
Cash	\$ 8,444,220	Curr. Portion, Long-term Loans	\$ 416,836
Operating Investments	49,799,558	Loans, Interest Payable	4,961
Interest Receivable	347,896	A/P-Operating	1,402,582
A/R-Operating	8,733,236	A/P-Interfund	-
Other Current Assets	1,018,441	Total Current Liab. (Unrest.)	1,824,379
Total Current Assets	68,343,351		
		CURRENT LIABILITIES (Restricted)	
RESTRICTED ASSETS		Current Portion, Revenue Bonds	14,865,000
Cash	110,459,747	Current Portion, Interest Payable	4,889,078
Investments	87,022,466	A/P-Construction	
Interest Receivable	451,987	Total Current Liab. (Restr.)	19,754,078
Total Restricted Assets	197,934,200		
		LONG-TERM LIABILITIES	
LONG-TERM ASSETS		Revenue Bonds Payable	599,244,581
Interfund Loans Receivable	10,058,093	Long-Term Loans Payable	1,980,363
Long-term Loan Receivable	4,268,885	Long-Term Interest Payable	10,964,844
Deferred Revenue		Interfund Loans Payable	10,058,093
Total Long-Term Assets	14,326,978	Less Current Portion	(15,281,836)
		Total Long-Term Liabilities	606,966,045
FIXED ASSETS			
Land and Land Rights	18,972,511	OTHER LIABILITIES	
Water and Storage Rights	59,047,185	Advances for Operations	130,047
Dams, Plants and Equip.	217,041,360	Defined Benefit Pension Plan Liability	11,147,004
Work in Progress	335,471,386	Deferred Inflows-Bonds	17,304,933
Capital Improvement Projects	2,208,809	Deferred Inflows-Grants	1,393,974
Less Accum. Depreciation	(112,976,511)	Deferred Inflows-DB Pension Plan	292,262
Total Fixed Assets	519,764,740	Deferred Inflows-TCDRS	179,118
		Arbitrage Liability	1,861,267
OTHER ASSETS		Leased Assets Liability	1,343,255
Contract Development Costs	-	Total Other Liabilities	33,651,859
FERC Permit	277,675		·
Deferred Outflows-DB Pension Plan	5,247,930	TOTAL LIABILITIES	662,196,360
Deferred Outflows-TCDRS	3,153,450		
Deferred Outflows-Bond Refunding	1,063,852		
Deferred Outflows-Arbitrage Liability	1,861,267	NET POSITION	
Leased Assets	1,724,322	Reserved/Unreserved Net Position	132,148,929
Less Accum. Amortization-Leases	(460,252)	Net Position	18,892,224
Total Other Assets	12,868,244		
		Total Net Position	151,041,153
TOTAL ASSETS	\$ 813,237,513	TOTAL LIABILITIES & NET POSITION	\$ 813,237,513

Guadalupe-Blanco River Authority Combining Balance Sheet 04/30/2024

	GENERAL	G.V. HYDRO	RURAL UTILITIES	WATER SUPPLY	RURAL WATER	COLETO CREEK	LULING	CANYON HYDRO	LOCKHART	TOTAL
CURRENT ASSETS	GENERAL	нтыко	OTILITIES	SUPPLY	WAIER	CREEK	LULING	нтико	LOCKHARI	IOIAL
Cash	\$ (549,192) \$	(905,603) \$	3,025,178 \$	4,867,479	\$ 277,477 \$	392,799	\$ 988,199 \$	90,872	\$ 257,011	\$ 8,444,220
Designated Cash	· (3-13,132) ·	-	- -	-1,007,473	- -	-	- J00,133 ¥	-	-	-
Operating Investments	8,043,535	-	7,749,944	32,709,890	573,156	-	723,033	_	-	49,799,558
Designated Investments	-	-	-	-	-	-	-	_	-	-
Interest Receivable	68,206	-	33,895	240,412	2,385	-	2,998	_	_	347,896
A/R-Operating	4,339	3,136,407	1,809,813	3,660,231	-	83,764	-	-	38,681	8,733,236
Other Current Assets	5,487	73,736	15,540	908,894	-	1,635	2,256	3,821	7,072	1,018,441
Total Current Assets	7,572,375	2,304,540	12,634,370	42,386,906	853,018	478,197	1,716,487	94,692	302,765	68,343,351
RESTRICTED ASSETS										
Cash	-	8,272,935	409,972	101,776,840	-	-	-	-	-	110,459,747
Investments	-	44,498,205	12,407,304	29,980,367	-	-	136,590	-	-	87,022,466
Interest Receivable	95	290,063	44,884	116,312	-	-	633	-	-	451,987
Total Restricted Assets	95	53,061,204	12,862,160	131,873,519	-	-	137,223	-	-	197,934,200
LONG-TERM ASSETS										
Interfund Loans Receivable	10,058,093	-	-	-	-	-	-	-	-	10,058,093
Long-term Loan Receivable	-	-	-	4,268,885	-	-	-	-	-	4,268,885
Deferred Revenue	-	-	-	-	-	-	-	-	-	-
Total Long-Term Assets	10,058,093	-	-	4,268,885	-	-	-	-	-	14,326,978
FIXED ASSETS										
Land and Land Rights	1,035,561	5,835,231	1,180,974	9,974,579	51,396	-	869,584	12,187	13,000	18,972,511
Water and Storage Rights	-	1,239,504	-	57,801,973	-	-	5,708	-	-	59,047,185
Dams, Plants and Equip.	2,735,543	11,205,105	18,947,773	156,681,700	3,421,556	2,465,929	7,856,297	12,553,881	1,173,576	217,041,360
Work in Progress	-	70,229,583	47,936,439	217,305,364	-	-	-	-	-	335,471,386
Capital Improvement Projects	-	2,208,809	-	-	-	-	-	-	-	2,208,809
Less Accum. Depreciation	(2,408,467)	(9,203,974)	(7,771,138)	(74,740,511)	(2,124,724)	(1,960,369)	(4,422,803)	(9,391,461)	(953,065)	(112,976,511)
Total Fixed Assets	1,362,637	81,514,259	60,294,049	367,023,104	1,348,228	505,561	4,308,786	3,174,606	233,511	519,764,740
OTHER ASSETS										
Contract Development Costs	-	-	-	-	-	-	-	-	-	-
FERC Permit	-	-	-	-	-	-	-	277,675	-	277,675
Deferred Outflows-DB Pension Plan	5,247,930	-	-	-	-	-	-	-	-	5,247,930
Deferred Outflows-TCDRS	3,153,450	-	-	-	-	-	-	-	-	3,153,450
Deferred Outflows-Bond Refunding	-	-	-	1,063,852	-	-	-	-	-	1,063,852
Deferred Outflows-Arbitrage Liability	-	1,698,189	77,419	85,658	-	-	-	-	-	1,861,267
Leased Assets	289,579	77,032	143,590	1,214,122	-	-	-	-	-	1,724,322
Less Accum. Amort-Leased Assets	(59,557)	(11,969)	(58,587)	(330,139)	-	-	-	-	-	(460,252)
Total Other Assets	8,631,402	1,763,252	162,422	2,033,493	-	-	-	277,675	-	12,868,244
TOTAL ASSETS	\$ 27,624,602 \$	138,643,255 \$	85,953,000 \$	547,585,907	\$ 2,201,246 \$	983,758	\$ 6,162,495 \$	3,546,974	\$ 536,275	\$ 813,237,513

Guadalupe-Blanco River Authority Combining Balance Sheet 04/30/2024

	GENERAL	G.V. HYDRO	RURAL UTILITIES	WATER SUPPLY	RURAL WATER	COLETO CREEK	LULING	CANYON HYDRO	LOCKHART	TOTAL
CURRENT LIABILITIES (Unrestricted)										
Curr. Portion, Long-term Loans	-	-	130,000	286,835	-	-	-	-	-	416,836
Loans, Interest Payable	-	-	-	4,961	-	-	-	-	-	4,961
A/P-Operating	358,916	88,922	152,515	627,037	-	84,423	21,955	16,829	51,984	1,402,582
A/P-Interfund		-	0	(0)	-	-	-	-	-	
Total Current Liab. (Unrest.)	358,916	88,922	282,516	918,834	-	84,423	21,955	16,829	51,984	1,824,379
CURRENT LIABILITIES (Restricted)										
Current Portion, Revenue Bonds	-	3,680,000	-	10,865,000	-	-	320,000	-	-	14,865,000
Current Portion, Interest Payable	-	246,364	530,530	4,096,516	-	-	15,669	-	-	4,889,078
A/P-Construction		-	-	-	-	-	-	-	-	-
Total Current Liab. (Restr.)	-	3,926,364	530,530	14,961,516	-	-	335,669	-	-	19,754,078
LONG-TERM LIABILITIES										
Revenue Bonds Payable	-	117,640,000	57,570,654	421,857,121	-	-	2,176,806	-	-	599,244,581
Long-Term Loans Payable	-	-	1,385,000	595,363	-	-	-	-	-	1,980,363
Long-Term Interest Payable	-	-	-	10,964,844	-	-	-	-	-	10,964,844
Interfund Loans Payable	-	8,906,193	1,000,000	-	-	-	-	151,900	-	10,058,093
Less Current Portion		(3,680,000)	(130,000)	(11,151,835)	-	-	(320,000)	-	-	(15,281,836)
Total Long-Term Liabilities	-	122,866,193	59,825,654	422,265,492	-	-	1,856,806	151,900	-	606,966,045
OTHER LIABILITIES										
Advances for Operations	-	-	-	64,830	-	-	34,805	-	30,412	130,047
Defined Benefit Pension Plan Liability	11,147,004	-	-	-	-	-	-	-	-	11,147,004
Deferred Inflows-Bonds	-	-	-	12,967,213	-	-	898,672	3,439,048	-	17,304,933
Deferred Inflows-Grants	-	-	-	1,393,974	-	-	-	-	-	1,393,974
Deferred Inflows-DB Pension Plan	292,262	-	-	-	-	-	-	-	-	292,262
Deferred Inflows-TCDRS	179,118	-	-	-	-	-	-	-	-	179,118
Arbitrage Liability		1,698,189	77,419	85,658	-	-	-	-	-	1,861,267
Leased Assets Liability	230,842	65,528	85,026	961,859	-	-				1,343,255
Total Other Liabilities	11,849,226	1,763,718	162,445	15,473,533	-	-	933,477	3,439,048	30,412	33,651,859
TOTAL LIABILITIES	12,208,142	128,645,196	60,801,144	453,619,374	-	84,423	3,147,907	3,607,778	82,396	662,196,360
NET POSITION										
Reserved/Unreserved Net Position	15,793,498	6,912,441	22,063,917	81,736,130	2,249,743	778,510	2,285,620	100,605	228,466	132,148,929
Net Income	(377,037)	3,085,618	3,087,939	12,230,403	(48,497)	120,825	728,968	(161,408)	225,413	18,892,224
Total Net Position	15,416,461	9,998,059	25,151,856	93,966,533	2,201,246	899,335	3,014,588	(60,803)	453,879	151,041,153
TOTAL LIABILITIES & NET POSITION	\$ 27,624,602	\$ 138,643,255	\$ 85,953,000 \$	547,585,907	\$ 2,201,246 \$	983,758	\$ 6,162,495	3,546,974	\$ 536,275	\$ 813,237,513

Guadalupe-Blanco River Authority Combining Income and Expense 04/30/2024

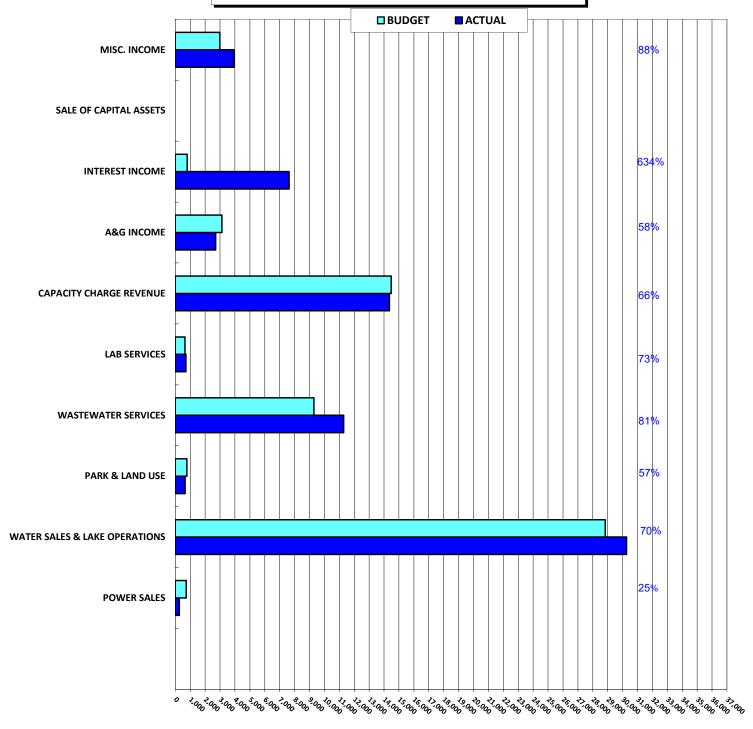
	GENERAL	G.V. HYDRO	RURAL UTILITIES	WATER SUPPLY	RURAL WATER	COLETO CREEK	LULING	CANYON HYDRO	LOCKHART	TOTAL
REVENUE										
Power Sales	\$ -	\$ 43,659	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,659
Water Sales and Lake Operations	-	-	-	3,344,561	-	83,605	206,159	-	80,002	3,714,326
Recreation and Land Use	-	-	-	24,709	-	73,814	-	-	-	98,523
Wastewater Services	-	-	894,099	380,773	-	-	-	-	67,046	1,341,919
Laboratory Services	-	_	-	77,703	-	-	-	-	-	77,703
Administrative and General	347,176	-	-	-	-	-	-	-	-	347,176
Interest Income	50,542	226,226	71,848	604,355	2,498	37	3,707	-	-	959,213
Transfer to Project Fund Rev	4,800	-	-	-	-	-	-	-	-	4,800
Gain (Loss) on Cap. Assets	-	-	-	-	-	-	-	-	-	-
Miscellaneous	5,545	2,595	4	131,165	-	869	-	-	80,097	220,275
Grants & Local Contributions	-	-	-	529,358	-	-	-	-	-	529,358
Total Revenue	\$ 408,064	\$ 272,480	\$ 965,951	\$ 5,092,623	\$ 2,498	\$ 158,325	\$ 209,865	\$ -	\$ 227,145	\$ 7,336,951
EXPENSES										
Operating Expenses	498,008	101,679	326,921	2,590,297	-	110,517	95,037	14,605	156,997	3,894,060
Maintenance and Repairs	14,243	11,515	25,860	183,238	-	18,823	4,839	327	25,511	284,356
Administrative and General	· -	13,598	44,198	239,682	-	17,983	12,561	2,526	16,629	347,176
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	-	-	-	-	-	-	-	-	-	-
Total Expenses	512,251	225,337	596,024	4,104,944	-	147,323	118,705	17,458	199,137	5,921,178
Net Operating Revenues	(104,187)	47,144	369,926	987,679	2,498	11,002	91,161	(17,458)	28,008	1,415,773
Depreciation and Amortization	(14,406)	(15,740)	(59,408)	(350,411)	(7,957)	(5,314)	(12,993)	(20,031)	(1,037)	(487,298)
Capacity Charge Revenue	-	380,611	-	1,358,809	-	-	37,603	-	-	1,777,023
Total Long-Term Assets	(14,406)	364,872	(59,408)	1,008,398	(7,957)	(5,314)	24,610	(20,031)	(1,037)	1,289,726
Net Income	(118,593)	412,015	310,518	1,996,076	(5,459)	5,688	115,770	(37,489)	26,972	2,705,499
Deferred Revenues	-	-	-	(199,131)	-	-	(13,096)	20,031	-	(192,196)
NET INCOME TRANSFERRED	-									
TO NET POSITION	\$ (118,593)	\$ 412,015	\$ 310,518	\$ 1,796,945	\$ (5,459)	\$ 5,688	\$ 102,674	\$ (17,458)	\$ 26,972	\$ 2,513,303

Guadalupe-Blanco River Authority Combining Income and Expense Year to Date at 04/30/2024

	GENERAL	G.V. HYDRO	RURAL UTILITIES	WATER SUPPLY	RURAL WATER	COLETO CREEK	LULING	CANYON HYDRO	LOCKHART	TOTAL
REVENUE	GENERAL	mbile	OTILITIES	301121	WAILK	CHEEK	LOLING	mbile	LOCKHAIN	TOTAL
Power Sales	\$ -	\$ 271,575	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 271,575
Water Sales and Lake Operations	· -	-	-	27,304,724	-	727,929	1,589,139	-	640,013	30,261,805
Recreation and Land Use	-	-	-	160,919	-	500,508	-	-	-	661,426
Wastewater Services	-	-	7,768,690	2,989,977	-	-	-	-	536,369	11,295,036
Laboratory Services	-	-	-	712,504	-	-	-	-	-	712,504
Administrative and General	2,708,205	-	-	-	-	-	-	-	-	2,708,205
Interest Income	505,249	1,827,534	763,813	4,489,129	17,126	230	29,607	-	-	7,632,688
Transfer to Project Fund Rev	38,400	-	-	-	-	-	-	-	-	38,400
Gain (Loss) on Cap. Assets	-	-	-	-	-	-	-	-	-	-
Miscellaneous	50,841	6,837	10,337	2,391,635	-	95,259	554	-	510,715	3,066,179
Grants & Local Contributions		-	-	823,015	-	-	-	-	-	823,015
Total Revenue	\$ 3,302,695	\$ 2,105,946	\$ 8,542,841	\$ 38,871,901	\$ 17,126	\$ 1,323,926	\$ 1,619,300	\$ -	\$ 1,687,097	\$ 57,470,832
EXPENSES										
Operating Expenses	3,522,284	879,398	2,630,866	21,306,454	1,397	966,480	788,174	139,890	1,251,492	31,486,436
Maintenance and Repairs	42,196	163,727	398,370	1,658,907	-	68,195	30,452	721	71,116	2,433,683
Administrative and General	-	109,345	332,102	1,881,876	328	126,336	106,802	20,797	130,784	2,708,370
Interest Expense	-	785,955	1,592,567	8,327,222	-	-	55,200	-	-	10,760,944
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
Total Expenses	3,564,480	1,938,426	4,984,395	33,290,358	1,725	1,161,011	980,627	161,408	1,453,392	47,535,822
Net Operating Revenues	(261,786)	167,520	3,558,445	5,581,543	15,401	162,915	638,673	(161,408)	233,705	9,935,009
Depreciation and Amortization	(115,252)	(126,792)	(470,507)	(2,775,955)	(63,898)	(42,090)	(103,945)	(160,248)	(8,292)	(3,866,979)
Capacity Charge Revenue	-	3,044,889	-	11,017,864	-	-	299,009	-	-	14,361,762
Total Long-Term Assets	(115,252)	2,918,098	(470,507)	8,241,909	(63,898)	(42,090)	195,064	(160,248)	(8,292)	10,494,783
Net Income	(377,037)	3,085,618	3,087,939	13,823,452	(48,497)	120,825	833,737	(321,657)	225,413	20,429,793
Deferred Revenues	-	-	-	(1,593,049)	-	-	(104,769)	160,248	-	(1,537,569)
NET INCOME TRANSFERRED										
TO NET POSITION	\$ (377,037)	\$ 3,085,618	\$ 3,087,939	\$ 12,230,403	\$ (48,497)	\$ 120,825	\$ 728,968	\$ (161,408)	\$ 225,413	\$ 18,892,224

GUADALUPE-BLANCO RIVER AUTHORITY BUDGET TO ACTUAL REVENUE COMPARISON

BUDGETED INCOME TO DATE GENERALLY REPRESENTS **67%** OF ANNUAL BUDGET

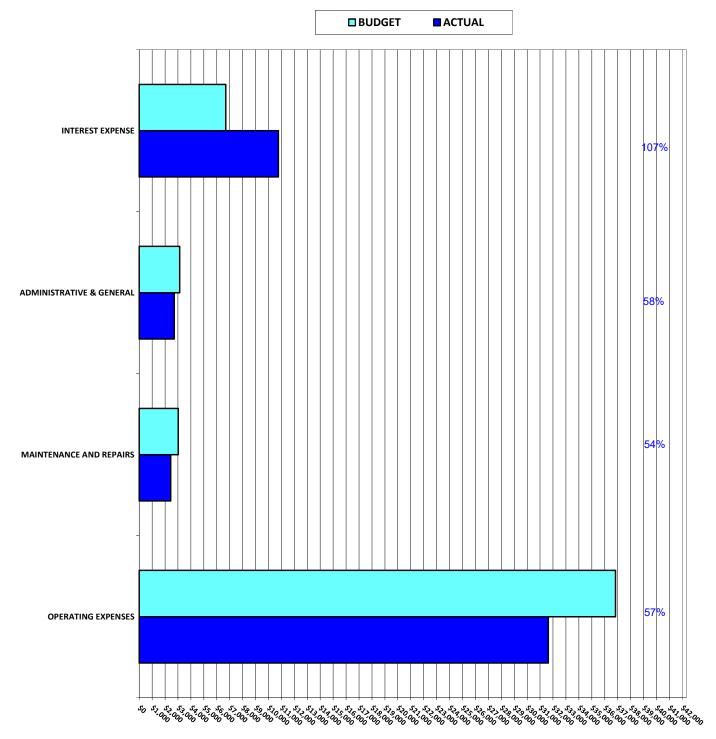


Thousands

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

GUADALUPE-BLANCO RIVER AUTHORITY BUDGET TO ACTUAL EXPENSE COMPARISON

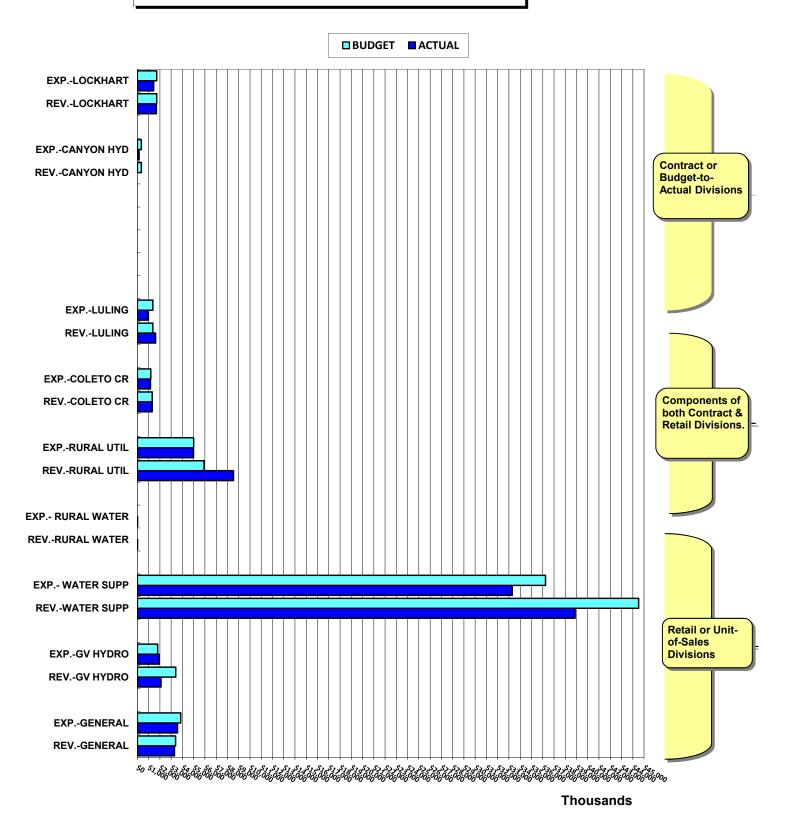
BUDGETED EXPENSES TO DATE GENERALLY REPRESENTS **67%** OF ANNUAL BUDGET



Thousands

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

GUADALUPE-BLANCO RIVER AUTHORITY DIVISIONAL OPERATING REVENUE AND EXPENSES

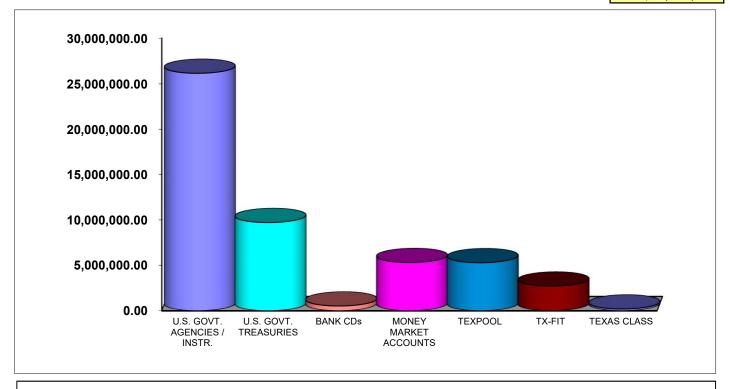


GUADALUPE-BLANCO RIVER AUTHORITY OPERATING INVESTMENTS

April 30, 2024

TOTAL OPERATING PORTFOLIO:

\$49,856,591



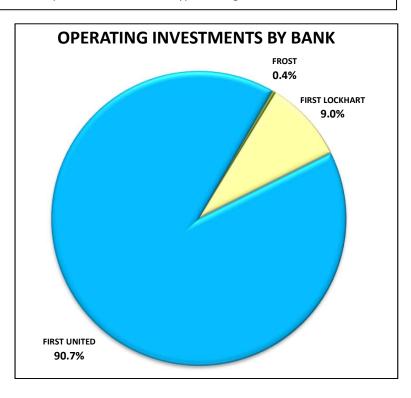
INVESTMENT POLICY: The operating funds portfolio should consist of no more than 75% U.S. government, its agencies and instrumentalities securities with no more than 50% of the portfolio in any one instrumentality; 100% public funds investment pools; 100% money market accounts; 50% bank certificates of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

US GOV'T, AGENCIES & INSTRUMENTALITIES							
Туре	Amount	% of Portfolio					
US TREAS	\$9,703,845	19.5%					
FHLB	12,700,915	25.5%					
FNMA	1,873,260	3.8%					
FFCB	-	0.0%					
FFCB	11,561,000	23.2%					
	\$35,839,020	71.9%					

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

MONEY MARKET ACCOUNTS							
Туре	Amount	% of Portfolio					
MM	\$5,303,931	10.6%					

PUBLIC FUNDS INVESTMENT POOLS							
Туре	Amount	% of Portfolio					
TEXPOOL	5,284,551	10.6%					
TX-FIT	2,715,067	5.4%					
TEXAS CLASS	192,321	0.4%					
	\$8,191,940	16.4%					

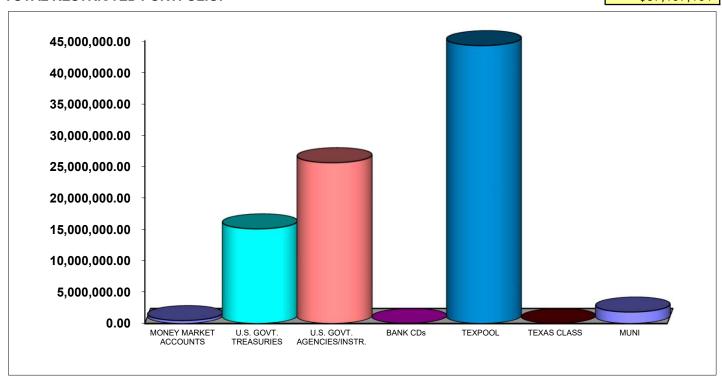


GUADALUPE-BLANCO RIVER AUTHORITY RESTRICTED INVESTMENTS

April 30, 2024

TOTAL RESTRICTED PORTFOLIO:

\$87,197,161

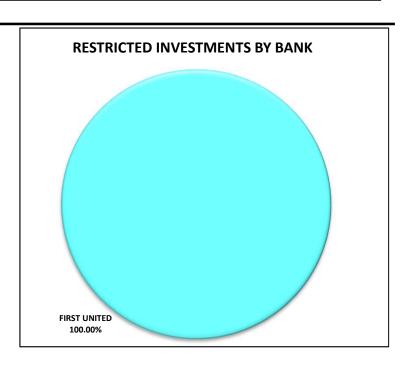


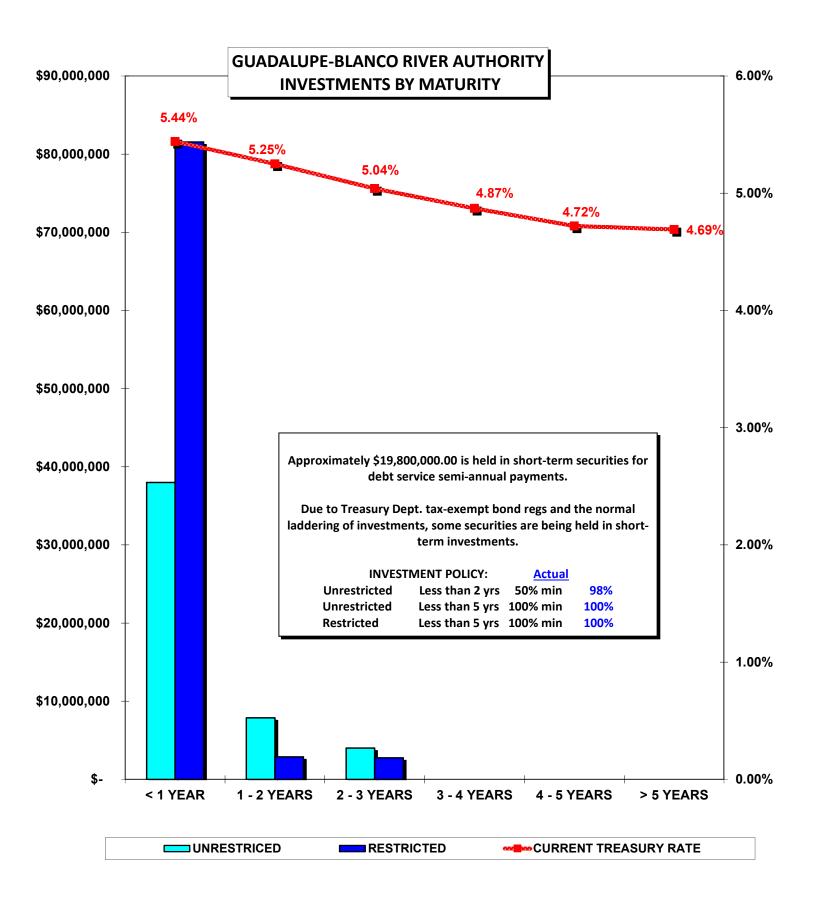
INVESTMENT POLICY: The restricted funds portfolio should consist of no more than 75% U.S. government, its agencies and instrumentalities securities with no more than 50% of the portfolio in any one instrumentality; 100% public funds investment pools; 100% money market accounts; 50% bank certificates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

US GOV'T, AGENCIES & INSTRUMENTALITIES									
Type		Amount	% of Portfolio						
US TREAS	\$	15,075,288	17.3%						
FHLB		21,793,163	25.0%						
FHLMC		-	0.0%						
FNMA		1,058,392	1.2%						
FFCB		2,759,000	3.2%						
MUNICIPAL		1,822,912	2.1%						
	\$	42,508,755	48.8%						

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

MONEY MARKET ACCOUNTS								
Туре		Amount	% of Portfolio					
ММ	\$	460,710	0.5%					
PUBLIC FUNDS INVESTMENT POOLS								
Туре		Amount	% of Portfolio					
TEXPOOL		44,227,695	50.7%					







Monthly Board Report Texas Compliance Details Sorted by Fund April 30, 2024

CUSIP	Investment #	Fund	Issuer	Investm Class	en Par Value	Maturity Date	Call Date	Current Rate	Market Price	Market Date	Market Value	Book Value
Fund: General R	Revenue											
CMM-716278	U010-100-096	01010U	First United Bank & Trust	Fair	950,910.28			5.260			950,910.28	950,910.28
TX-01-0175-0001	U010-100-098	01010U	Texas Class	Fair	192,321.39			5.429			192,321.39	192,321.39
BC-400006076	U010-100-006	01010U	Frost National Bank	Fair	22,054.55			0.070			22,054.55	22,054.55
0941100002	U010-100-095	01010U	Texas State Treasurer	Fair	419,975.98			5.323			419,975.98	419,975.98
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	999,206.05
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	989,146.02
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	1,000,571.23
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	1,959,692.71
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	997,536.16
				Subtotal	8,131,961.62					_	8,050,161.62	8,078,113.79
Fund: 2021 Con:	st-Lk Dunlap											
0941100016	R023-100-095	02310R	Texas State Treasurer	Fair	598,598.73			5.323		_	598,598.73	598,598.73
				Subtotal	598,598.73						598,598.73	598,598.73
Fund: 2021 I&S-	Lk Dunlap											
0941100017	R023-200-095	02320R	Texas State Treasurer	Fair	266,889.08			5.323		_	266,889.08	266,889.08
				Subtotal	266,889.08						266,889.08	266,889.08
Fund: 2021 Cons	st-Lk McQ											
0941100018	R024-100-095	02410R	Texas State Treasurer	Fair	12,711,796.77			5.323			12,711,796.77	12,711,796.77
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	5,934,876.10
3130AX2R8		Federal Home Loan Bank	Fair	3,500,000.00	11/22/2024		5.375	99.966	02/28/2024	3,498,810.00	3,501,999.29	
			Subtotal	22,211,796.77						22,104,586.77	22,148,672.16	
Fund: 2021 I&S-	Lk McQ											
0941100019	R024-200-095	02420R	Texas State Treasurer	Fair	52,333.92			5.323		_	52,333.92	52,333.92
				Subtotal	52,333.92						52,333.92	52,333.92
Fund: 2021 Cons	st-Lk PI											
0941100020	R025-100-095	02510R	Texas State Treasurer	Fair	12,014,464.66			5.323			12,014,464.66	12,014,464.66
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	5,934,876.10

Data Updated: SET_BD: 05/07/2024 15:21

Run Date: 05/07/2024 - 15:21

CUSIP	Investment #	Fund	Issuer	Investm Class	nen Par Value	Maturity Date	Call Date	Current Rate	Market Price	Market Date	Market Value	Book Value
Fund: 2021 Co	nst-Lk PI											
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	3,501,999.29
				Subtotal	21,514,464.66					_	21,407,254.66	21,451,340.05
Fund: 2021/202	22 I&S Lk PI											
0941100021	R025-200-095	02520R	Texas State Treasurer	Fair	163,781.56			5.323			163,781.56	163,781.56
				Subtotal	163,781.56						163,781.56	163,781.56
Fund: Opr-Sha	dow Creek											
CMM-716278	U030-100-096	03010U	First United Bank & Trust	Fair	49,705.58			5.260			49,705.58	49,705.58
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	394,745.77
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	498,768.09
				Subtotal	949,705.58						949,705.58	943,219.44
Fund: 2012 Res	serve-Stein F											
CMM-716278	R033-100-096	03310R	First United Bank & Trust	Fair	33,185.09			5.260			33,185.09	33,185.09
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	165,074.32
				Subtotal	208,185.09						197,095.34	198,259.41
Fund: Opr-Stei	n Falls											
0941100002	U033-100-095	03310U	Texas State Treasurer	Fair	1,763,083.14			5.323			1,763,083.14	1,763,083.14
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	997,536.16
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	2,003,522.04
				Subtotal	4,763,083.14						4,763,083.14	4,764,141.34
Fund: 2012 &S	S-Stein Falls											
0941100002	R033-200-095	03320R	Texas State Treasurer	Fair	4,741.99			5.323			4,741.99	4,741.99
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	1,411,216.16
				Subtotal	1,434,741.99						1,434,741.99	1,415,958.15
Fund: 2021 Co	nst-Stein Fal											
0941100022	R033-300-095	03330R	Texas State Treasurer	Fair	1,501,377.09			5.323		_	1,501,377.09	1,501,377.09
				Subtotal	1,501,377.09						1,501,377.09	1,501,377.09
Fund: 2021 I&S	S-Stein Falls											
0941100024	R033-400-095	03340R	Texas State Treasurer	Fair	74,976.30			5.323			74,976.30	74,976.30
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	147,042.80
				Subtotal	223,976.30					_	223,976.30	222,019.10

Data Updated: SET_BD: 05/07/2024 15:21

CUSIP	Investment #	Fund	Issuer	Investme Class	n Par Value	Maturity Date	Call Date	Current Rate	Market Price	Market Date	Market Value	Book Value
Fund: 2022 Co	nst-Sunfield											
0941100027	R037-100-095	03710R	Texas State Treasurer	Fair	7,710,898.53			5.323			7,710,898.53	7,710,898.53
				Subtotal	7,710,898.53					_	7,710,898.53	7,710,898.53
Fund: Opr-Sur	nfield WWTP											
0941100002	U037-100-095	03710U	Texas State Treasurer	Fair	526,966.81			5.323			526,966.81	526,966.81
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	502,611.14
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	997,536.16
				Subtotal	2,047,300.14					_	2,047,300.14	2,027,114.11
Fund: 2022 I&S	S-Sunfield											
0941100028	R037-200-095	03720R	Texas State Treasurer	Fair	123,193.17			5.323			123,193.17	123,193.17
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	240,794.92
				Subtotal	367,193.17					_	367,193.17	363,988.09
Fund: 2021 Co	nst-Dietz											
0941100023	R038-100-095	03810R	Texas State Treasurer	Fair	948,560.78			5.323			948,560.78	948,560.78
			Subtotal	948,560.78						948,560.78	948,560.78	
Fund: 2021 I&S	S-Dietz											
0941100024	R038-400-095	03840R	Texas State Treasurer	Fair	24,233.67			5.323			24,233.67	24,233.67
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	43,422.04
				Subtotal	68,233.67						68,233.67	67,655.71
Fund: 2010 l&s	S-RRWDS											
0941100002	R041-100-095	04110R	Texas State Treasurer	Fair	263,606.48			5.323			263,606.48	263,606.48
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	168,712.32
				Subtotal	433,606.48						431,342.08	432,318.80
Fund: Opr-Wat	ter Supply											
0941100002	U041-100-095	04110U	Texas State Treasurer	Fair	666,571.93			5.323			666,571.93	666,571.93
CMM-716278	U041-100-096	04110U	First United Bank & Trust	Fair	997,304.82			5.260			997,304.82	997,304.82
1379800040	U041-100-094	04110U	Texas Fixed Income Trust	Fair	2,715,067.31			5.260			2,715,067.31	2,715,067.31
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	1,998,412.10
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	2,571,779.65
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	1,000,571.23
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	1,000,571.23
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	3,919,385.42
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	2,997,779.15

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CUSIP	Investment #	Fund	Issuer	Investmer Class	n Par Value	Maturity Date	Call Date	Current Rate	Market Mark Price Da		Book Value
Fund: Opr-Wa	ter Supply										
3135G05X7	U041-100-011	04110U	Federal National Mtg Assn	Fair	2,000,000.00	08/25/2025		0.375	93.663 02/28/20	1,873,260.00	1,886,563.64
3133EP5K7	U041-100-013	04110U	Federal Farm Credit Bank	Fair	2,000,000.00	03/13/2026		4.500	100.000 03/25/20	2,000,000.00	1,995,072.32
3133EP6K6	U041-100-014	04110U	Federal Farm Credit Bank	Fair	2,000,000.00	03/26/2027		4.500	100.000 03/28/20	2,000,000.00	2,003,522.04
				Subtotal	23,978,944.06					23,657,782.06	23,752,600.84
Fund: 2007B/2	017 I&S-RRWDS										
0941100013	R041-120-095	04112R	Texas State Treasurer	Fair	418,800.48			5.323		418,800.48	418,800.48
912797JU2	R041-120-002	04112R	U.S. Treasury	Fair	338,000.00	08/01/2024		5.140	100.000 03/25/20	338,000.00	333,560.18
				Subtotal	756,800.48					756,800.48	752,360.66
Fund: 2007 Ra	te Stab-RRWDS										
0941100002	R041-150-095	04115R	Texas State Treasurer	Fair	5,300.29			5.323		5,300.29	5,300.29
CMM-716278	R041-150-096	04115R	First United Bank & Trust	Fair	10,002.47			5.260		10,002.47	10,002.47
3135G05X7	R041-150-003	04115R	Federal National Mtg Assn	Fair	450,000.00	08/25/2025		0.375	93.663 02/28/20	024 421,483.50	424,476.82
3133EP6K6	R041-150-004	04115R	Federal Farm Credit Bank	Fair	1,069,000.00	03/26/2027		4.500	100.000 03/28/20	1,069,000.00	1,070,882.53
				Subtotal	1,534,302.76					1,505,786.26	1,510,662.11
Fund: 2015 IW	PP Bond										
CMM-716278	R041-160-096	04116R	First United Bank & Trust	Fair	81,861.59			5.260		81,861.59	81,861.59
796237G66	R041-160-001	04116R	San Antonio General Obligation	Fair	1,820,000.00	02/01/2026		5.000	100.160 02/28/20	1,822,912.00	1,843,044.30
				Subtotal	1,901,861.59					1,904,773.59	1,924,905.89
Fund: 2016 l&s	S-SM WTP										
CMM-716278	R041-180-096	04118R	First United Bank & Trust	Fair	26,014.41			5.260		26,014.41	26,014.41
912797JU2	R041-180-002	04118R	U.S. Treasury	Fair	102,000.00	08/01/2024		5.140	100.000 03/25/20	102,000.00	100,660.17
				Subtotal	128,014.41					128,014.41	126,674.58
Fund: 2020 I&S	S-Gen Imp/Ref										
CMM-716278	R041-200-096	04120R	First United Bank & Trust	Fair	75,071.65			5.260		75,071.65	75,071.65
9128282N9	R041-200-001	04120R	U.S. Treasury	Fair	278,000.00	07/31/2024		2.125	98.668 02/28/20	274,297.04	275,894.26
912797JU2	R041-200-002	04120R	U.S. Treasury	Fair	233,000.00	08/01/2024		5.140	100.000 03/25/20	233,000.00	229,939.42
				Subtotal	586,071.65					582,368.69	580,905.33
Fund: 2012 Re	serve-MidBasi										
0941100002	R041-250-095	04125R	Texas State Treasurer	Fair	7,931.28			5.323		7,931.28	7,931.28
3135G05X7	R041-250-003	04125R	Federal National Mtg Assn	Fair	80,000.00	08/25/2025		0.375	93.663 02/28/20	74,930.40	75,462.54
3133EP6K6	R041-250-008	04125R	Federal Farm Credit Bank	Fair	190,000.00	03/26/2027		4.500	100.000 03/28/20	190,000.00	190,334.59
				Subtotal	277,931.28					272,861.68	273,728.41

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CUSIP	Investment #	Fund	Issuer	Investmen Class	Par Value	Maturity Date	Call Date	Current Rate	Market M Price	Market Date	Market Value	Book Value
Fund: 2012 I&S	S-Mid-Basin											
CMM-716278	R041-260-096	04126R	First United Bank & Trust	Fair	97,352.20			5.260			97,352.20	97,352.20
9128282N9	R041-260-001	04126R	U.S. Treasury	Fair	87,000.00	07/31/2024		2.125	98.668 02/2	28/2024	85,841.16	86,341.01
				Subtotal	184,352.20					_	183,193.36	183,693.21
Fund: 2013 Ra	teStab-WCanyo											
0941100002	R041-310-095	04131R	Texas State Treasurer	Fair	10,831.66			5.323			10,831.66	10,831.66
91282CFA4	R041-310-002	04131R	U.S. Treasury	Fair	500,000.00	07/31/2024		3.000	99.043 02/2	28/2024	495,215.00	499,603.03
3130AUVZ4	R041-310-003	04131R	Federal Home Loan Bank	Fair	500,000.00	02/13/2025		4.500	99.326 02/2	28/2024	496,630.00	499,629.86
3135G05X7	R041-310-004	04131R	Federal National Mtg Assn	Fair	200,000.00	08/25/2025		0.375	93.663 02/2	28/2024	187,326.00	188,656.36
3133EP6K6	R041-310-005	04131R	Federal Farm Credit Bank	Fair	700,000.00	03/26/2027		4.500	100.000 03/2	28/2024	700,000.00	701,232.71
				Subtotal	1,910,831.66						1,890,002.66	1,899,953.62
Fund: 2013 Ra	te Stab-IH35											
0941100011	R041-320-095	04132R	Texas State Treasurer	Fair	21,313.70			5.323			21,313.70	21,313.70
3130AUVZ4	R041-320-001	04132R	Federal Home Loan Bank	Fair	250,000.00	02/13/2025		4.500	99.326 02/2	28/2024	248,315.00	249,814.93
3135G05X7	R041-320-002	04132R	Federal National Mtg Assn	Fair	100,000.00	08/25/2025		0.375	93.663 02/2	28/2024	93,663.00	94,328.18
				Subtotal	371,313.70						363,291.70	365,456.81
Fund: 2013 l&S	S-IH35											
0941100008	R041-350-095	04135R	Texas State Treasurer	Fair	105,256.88			5.323			105,256.88	105,256.88
9128282N9	R041-350-001	04135R	U.S. Treasury	Fair	364,000.00	07/31/2024		2.125	98.668 02/2	28/2024	359,151.52	361,242.84
912797JU2	R041-350-002	04135R	U.S. Treasury	Fair	215,000.00	08/01/2024		5.140	100.000 03/2	25/2024	215,000.00	212,175.86
				Subtotal	684,256.88						679,408.40	678,675.58
Fund: 2013 Re	serve-IH35											
0941100009	R041-370-095	04137R	Texas State Treasurer	Fair	33,579.11			5.323			33,579.11	33,579.11
3130AUVZ4	R041-370-002	04137R	Federal Home Loan Bank	Fair	300,000.00	02/13/2025		4.500	99.326 02/2	28/2024	297,978.00	299,777.91
3135G05X7	R041-370-003	04137R	Federal National Mtg Assn	Fair	125,000.00	08/25/2025		0.375	93.663 02/2	28/2024	117,078.75	117,910.23
3133EP6K6	R041-370-004	04137R	Federal Farm Credit Bank	Fair	800,000.00	03/26/2027		4.500	100.000 03/2	28/2024	800,000.00	801,408.81
				Subtotal	1,258,579.11						1,248,635.86	1,252,676.06
Fund: 2022 Co	nst-NB Office											
0941100025	R041-410-095	04141R	Texas State Treasurer	Fair	632,502.69			5.323			632,502.69	632,502.69
				Subtotal	632,502.69						632,502.69	632,502.69
Fund: 2022 I&S	S-NB Office											
0941100026	R041-420-095	04142R	Texas State Treasurer	Fair	117,804.53			5.323			117,804.53	117,804.53
				Subtotal	117,804.53						117,804.53	117,804.53

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CUSIP	Investment #	Fund	İssuer	Investmen Class	Par Value	Maturity Date	Call Date	Current Rate	Market Price	Market Date	Market Value	Book Value
Fund: 2022 Co	nst-Saltwater											
0941100029	R041-430-095	04143R	Texas State Treasurer	Fair	916,258.50			5.323			916,258.50	916,258.50
				Subtotal	916,258.50					_	916,258.50	916,258.50
Fund: 2022 I&S	S-Saltwater B											
0941100030	R041-440-095	04144R	Texas State Treasurer	Fair	124,533.81			5.323		_	124,533.81	124,533.81
				Subtotal	124,533.81						124,533.81	124,533.81
Fund: Opr-Can	al											
CMM-716278	U043-100-096	04310U	First United Bank & Trust	Fair	43,930.68			5.260			43,930.68	43,930.68
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	500,285.61
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	199,851.94
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	498,768.08
				Subtotal	1,243,930.68						1,242,412.68	1,242,836.31
Fund: Opr-Bud	a WWTP											
0941100002	U045-100-095	04510U	Texas State Treasurer	Fair	39,255.68			5.323		_	39,255.68	39,255.68
				Subtotal	39,255.68						39,255.68	39,255.68
Fund: Opr-Cari	rizo Grndwtr											
CMM-716278	U047-100-096	04710U	First United Bank & Trust	Fair	78,662.25			5.260			78,662.25	78,662.25
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	1,005,222.28
				Subtotal	1,119,328.91						1,119,328.91	1,083,884.53
Fund: Const-C	arrizo Grndwt											
0941100014	R047-470-095	04747R	Texas State Treasurer	Fair	4,194,163.50			5.323		_	4,194,163.50	4,194,163.50
				Subtotal	4,194,163.50						4,194,163.50	4,194,163.50
Fund: I&S-Carr	izo Grndwtr											
0941100015	R047-480-095	04748R	Texas State Treasurer	Fair	750,577.75			5.323			750,577.75	750,577.75
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	1,984,850.75
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	6,021,846.84
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	1,978,292.03
				Subtotal	10,852,577.75						10,790,597.75	10,735,567.37
Fund: Opr-Wes	stern Canyon											
CMM-716278	U050-100-096	05010U	First United Bank & Trust	Fair	1,168,049.30			5.260			1,168,049.30	1,168,049.30
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	500,285.61
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	499,629.86

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CUSIP	Investment #	Fund	Issuer	Investm Class	en Par Value	Maturity Date	Call Date	Current Rate	Market Price	Market Date	Market Value	Book Value
				Subtotal	2,168,049.30						2,164,509.30	2,167,964.77
Fund: 2020 I&S	-WCanyon, re											
0941100005	R050-520-095	05052R	Texas State Treasurer	Fair	429,388.34			5.323			429,388.34	429,388.34
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	1,587,880.60
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	1,267,133.95
				Subtotal	3,313,388.34						3,292,076.34	3,284,402.89
Fund: Opr-Cord	dillera WDS											
0941100002	U052-100-095	05210U	Texas State Treasurer	Fair	287,564.10			5.323			287,564.10	287,564.10
CMM-716278	U052-100-096	05210U	First United Bank & Trust	Fair	731,230.93			5.260			731,230.93	731,230.93
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	249,801.51
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	494,573.01
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	500,285.61
				Subtotal	2,268,795.03						2,257,397.53	2,263,455.16
Fund: Opr-Com	nal Trace											
0941100002	U054-100-095	05410U	Texas State Treasurer	Fair	692,683.98			5.323			692,683.98	692,683.98
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	500,285.61
				Subtotal	1,192,683.98						1,192,513.98	1,192,969.59
Fund: Opr-Johi	nson Ranch WD											
CMM-716278	U055-100-096	05510U	First United Bank & Trust	Fair	823,772.14			5.260			823,772.14	823,772.14
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	249,801.51
				Subtotal	1,073,772.14						1,071,379.64	1,073,573.65
Fund: Opr-Rura	al Wtr											
0941100002	U070-100-095	07010U	Texas State Treasurer	Fair	575,654.13			5.323			575,654.13	575,654.13
				Subtotal	575,654.13						575,654.13	575,654.13
Fund: Opr-Lulii	ng WTP											
0941100002	U100-100-095	10010U	Texas State Treasurer	Fair	186,773.48			5.323			186,773.48	186,773.48
				Subtotal	186,773.48						186,773.48	186,773.48
Fund: Opr-Lu-L	.0											
CMM-716278	U100-200-096	10020U	First United Bank & Trust	Fair	413,310.70			5.260			413,310.70	413,310.70
0941100002	U100-200-095	10020U	Texas State Treasurer	Fair	126,022.20			5.323			126,022.20	126,022.20
				Subtotal	539,332.90					•	539,332.90	539,332.90

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CUSIP	Investment #	Fund	Issuer	Investı Class	nen Par Value	Maturity Date	Call Date	Current Rate	Market Price	Market Date	Market Value	Book Value
Fund: 2014 I&S	-Lu-Lo											
CMM-716278	R100-400-096	10040R	First United Bank & Trust	Fair _	137,222.74			5.260			137,222.74	137,222.74
				Subtotal	137,222.74						137,222.74	137,222.74
				Total	137.865.976.17						137.053.751.39	137.165.689.17

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Monthly Board Report Accrued Interest

Sorted by Fund - Investment Number April 1, 2024 - April 30, 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
General Revenue										
91282CFA4	U010-100-002	TRC	1,000,000.00	07/31/2024	3.000	5,027.47	0.00	2,472.53	0.00	7,500.00
3130AGWK7	U010-100-004	FAC	1,000,000.00	08/15/2024	1.500	1,916.67	0.00	1,250.00	0.00	3,166.67
BC-400006076	U010-100-006	PA2	22,054.55		0.070	100.07	0.00	1.30	100.07	1.30
3130AX2R8	U010-100-008	FAC	1,000,000.00	11/22/2024	5.375	19,260.42	0.00	4,479.16	0.00	23,739.58
912828YV6	U010-100-009	TRC	2,000,000.00	11/30/2024	1.500	9,590.17	0.00	2,459.01	0.00	12,049.18
CD-88155A	U010-100-010	BCD	521,699.42	12/12/2024	4.909	7,647.99	0.00	2,104.95	0.00	9,752.94
3133EP5K7	U010-100-011	FAC	1,000,000.00	03/13/2026	4.500	1,125.00	0.00	3,750.00	0.00	4,875.00
BC-729205	U010-100-090	LA2	25,000.00		0.500	125.35	0.00	10.27	0.00	135.62
0941100002	U010-100-095	LA3	419,975.98		5.323	1,865.30	0.00	1,822.62	1,865.30	1,822.62
CMM-716278	U010-100-096	LA2	950,910.28		5.260	6,719.26	0.00	3,948.74	6,719.26	3,948.74
TX-01-0175-0001	U010-100-098	LA4	192,321.39		5.429	884.09	0.00	853.75	884.09	853.75
		Subtotal	8,131,961.62			54,261.79	0.00	23,152.33	9,568.72	67,845.40
2021 Const-Lk Du	ınlap									
0941100016	R023-100-095	LA3	598,598.73		5.323	2,678.83	0.00	2,603.19	2,678.83	2,603.19
		Subtotal	598,598.73			2,678.83	0.00	2,603.19	2,678.83	2,603.19
2021 I&S-Lk Duni	ар									
0941100017	R023-200-095	LA3	266,889.08		5.323	964.51	0.00	1,064.32	964.51	1,064.32
		Subtotal	266,889.08			964.51	0.00	1,064.32	964.51	1,064.32
2021 Const-Lk Mo	:Q									
3130AGWK7	R024-100-003	FAC	6,000,000.00	08/15/2024	1.500	11,500.00	0.00	7,500.00	0.00	19,000.00
3130AX2R8	R024-100-004	FAC	3,500,000.00	11/22/2024	5.375	67,411.46	0.00	15,677.08	0.00	83,088.54
313396WF6	R024-100-006	AFD	0.00	04/30/2024	5.165	0.00	0.00	0.00	0.00	0.00
0941100018	R024-100-095	LA3	12,711,796.77		5.323	52,968.03	0.00	46,770.47	52,968.03	46,770.47
		Subtotal	22,211,796.77			131,879.49	0.00	69,947.55	52,968.03	148,859.01
2021 I&S-Lk McQ										
0941100019	R024-200-095	LA3	52,333.92		5.323	190.49	0.00	209.25	190.48	209.26
		Subtotal	52,333.92		_	190.49	0.00	209.25	190.48	209.26
2021 Const-Lk PI										
3130AGWK7	R025-100-003	FAC	6,000,000.00	08/15/2024	1.500	11,500.00	0.00	7,500.00	0.00	19,000.00
3130AX2R8	R025-100-004	FAC	3,500,000.00	11/22/2024	5.375	67,411.46	0.00	15,677.08	0.00	83,088.54
313396WF6	R025-100-007	AFD	0.00	04/30/2024	5.165	0.00	0.00	0.00	0.00	0.00
0941100020	R025-100-095	LA3	12,014,464.66		5.323	49,267.18	0.00	43,899.03	49,267.04	43,899.17

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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
		Subtotal	21,514,464.66		_	128,178.64	0.00	67,076.11	49,267.04	145,987.71
2021/2022 I&S Lk	: PI									
0941100021	R025-200-095	LA3	163,781.56		5.323	686.93	0.00	693.00	686.93	693.00
		Subtotal –	163,781.56		_	686.93	0.00	693.00	686.93	693.00
Opr-Shadow Cree	ek									
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	562.50	0.00	1,875.00	0.00	2,437.50
CMM-716278	U030-100-096	LA2	49,705.58		5.260	2,771.81	0.00	206.41	2,771.81	206.41
		Subtotal	949,705.58			3,334.31	0.00	2,081.41	2,771.81	2,643.91
2012 Reserve-Ste	ein Falls									
3135G05X7	R033-100-001	FAC	175,000.00	08/25/2025	0.375	65.64	0.00	54.68	0.00	120.32
CMM-716278	R033-100-096	LA2	33,185.09		5.260	136.78	0.00	137.80	136.78	137.80
		Subtotal	208,185.09		_	202.42	0.00	192.48	136.78	258.12
Opr-Stein Falls										
3133EP5K7	U033-100-002	FAC	1,000,000.00	03/13/2026	4.500	1,125.00	0.00	3,750.00	0.00	4,875.00
3133EP6K6	U033-100-003	FAC	2,000,000.00	03/26/2027	4.500	1,250.00	0.00	7,500.00	0.00	8,750.00
0941100002	U033-100-095	LA3	1,763,083.14		5.323	20,376.18	0.00	7,651.44	20,376.18	7,651.44
		Subtotal	4,763,083.14		_	22,751.18	0.00	18,901.44	20,376.18	21,276.44
2012 I&S-Stein Fa	alls									
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	4,741.99		5.323	451.97	0.00	20.58	451.97	20.58
		Subtotal	1,434,741.99		_	451.97	0.00	20.58	451,97	20.58
2021 Const-Stein	Fallis									
0941100022	R033-300-095	LA3	1,501,377.09		5.323	7,073.22	0.00	6,688.63	7,073.22	6,688.63
		Subtotal	1,501,377.09		-	7,073.22	0.00	6,688.63	7,073.22	6,688.63
2021 I&S-Stein Fa	alls									
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	74,976.30		5.323	200.48	0.00	92.94	200.48	92.94
		Subtotal	223,976.30		-	200.48	0.00	92.94	200.48	92.94
2022 Const-Sunfi	ie l d									
0941100027	R037-100-095	LA3	7,710,898.53		5.323	0.00	0.00	33,533.54	41,865.34	-8,331.80
		Subtotal	7,710,898.53		_	0.00	0.00	33,533.54	41,865.34	-8,331.80

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CUSIP	Investment #	Security Type	Par Value	Maturity Date	Current Rate	* Beginning Accrued Interest	Adjusted Acc'd Int. at Purchase During Period	Interest Earned	Interest Received	* Ending Accrued Interest
Opr-Sunfield WWTF		туре	Value	Date	Nate	Accided interest	During Ferrou	Larried	Received	Accided interest
3133EP5K7	U037-100-002	FAC	1,000,000.00	03/13/2026	4.500	1,125.00	0.00	3,750.00	0.00	4,875.00
313313AG3	U037-100-002	AFD	520,333.33	03/13/2020	4.885	0.00	0.00	0.00	0.00	4,875.00
0941100002	U037-100-005	LA3	526,966.81	01/01/2023	5.323	6,724.25	0.00	2,286.94	6,724.25	2,286.94
0041100002	0007 100 000	-	<u></u>		0.020					·
		Subtotal	2,047,300.14			7,849.25	0.00	6,036.94	6,724.25	7,161.94
2022 I&S-Sunfield										
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	123,193.17		5.323	315.22	0.00	146.24	315.22	146.24
		Subtotal	367,193.17			315.22	0.00	146.24	315.22	146.24
2021 Const-Dietz										
0941100023	R038-100-095	LA3	948,560.78		5.323	4,244.99	0.00	4,125.14	4,244.99	4,125.14
		Subtotal	948,560.78		_	4,244.99	0.00	4,125.14	4,244.99	4,125.14
2021 I&S-Dietz										
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	24,233.67		5.323	73.03	0.00	28.39	73.03	28.39
		- Subtotal	68,233.67		-	73.03	0.00	28.39	73.03	28.39
2010 I&S-RRWDS			·							
9128282N9	R041-100-001	TRC	170,000.00	07/31/2024	2.125	605.39	0.00	297.74	0.00	903.13
0941100002	R041-100-001	LA3	263,606.48	07/31/2024	5.323	805.86	0.00	1,018.07	805.86	1,018.07
0341100002	11041-100-000	-			0.020				-	
		Subtotal	433,606.48			1,411.25	0.00	1,315.81	805.86	1,921.20
Opr-Water Supply										
91282CFA4	U041-100-004	TRC	2,000,000.00	07/31/2024	3.000	10,054.95	0.00	4,945.05	0.00	15,000.00
3130AUVZ4	U041-100-006	FAC	3,000,000.00	02/13/2025	4.500	18,000.00	0.00	11,250.00	0.00	29,250.00
3130AGWK7	U041-100-008	FAC	2,600,000.00	08/15/2024	1.500	4,983.33	0.00	3,250.00	0.00	8,233.33
3130AX2R8	U041-100-009	FAC	1,000,000.00	11/22/2024	5.375	19,260.42	0.00	4,479.16	0.00	23,739.58
3130AX2R8	U041-100-010	FAC	1,000,000.00	11/22/2024	5.375	19,260.42	0.00	4,479.16	0.00	23,739.58
3135G05X7	U041-100-011	FAC	2,000,000.00	08/25/2025	0.375	750.00	0.00	625.00	0.00	1,375.00
912828YV6	U041-100-012	TRC	4,000,000.00	11/30/2024	1.500	19,180.32	0.00	4,918.04	0.00	24,098.36
3133EP5K7	U041-100-013	FAC	2,000,000.00	03/13/2026	4.500	2,250.00	0.00	7,500.00	0.00	9,750.00
3133EP6K6	U041-100-014	FAC	2,000,000.00	03/26/2027	4.500	1,250.00	0.00	7,500.00	0.00	8,750.00
1379800040	U041-100-094	LA5	2,715,067.31		5.260	12,005.57	0.00	11,643.45	12,005.57	11,643.45
0941100002	U041-100-095	LA3	666,571.93		5.323	2,960.55	0.00	2,892.79	2,960.55	2,892.79
CMM-716278	U041-100-096	LA2	997,304.82		5.260	9,721.12	0.00	3,912.26	9,721.12	3,912.26
CMM-6257184	U041-100-097	LA2	0.00		2.530	2,672.33	0.00	0.55	2,672.33	0.55
		Subtotal	23,978,944.06			122,349.01	0.00	67,395.46	27,359.57	162,384.90

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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
2007B/2017 I&S-		туре	value	Date	Rate	Accrued interest	During Feriou	Earned	Received	Accrued interest
313396WF6	R041-120-001	AFD	0.00	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	418,800.48		5.323	712.65	0.00	163.83	712.65	163.83
		Subtotal -	756,800.48		_	712.65	0.00	163.83	712.65	163.83
2007 Rate Stab-	RRWDS									
3135G05X7	R041-150-003	FAC	450,000.00	08/25/2025	0.375	168.75	0.00	140.63	0.00	309.38
3133EP6K6	R041-150-004	FAC	1,069,000.00	03/26/2027	4.500	668.13	0.00	4,008.75	0.00	4,676.88
0941100002	R041-150-095	LA3	5,300.29		5.323	1,557.49	0.00	23.00	1,557.49	23.00
CMM-716278	R041-150-096	LA2	10,002.47		5.260	1,622.06	0.00	41.54	1,622.06	41.54
		Subtotal	1,534,302.76		_	4,016.43	0.00	4,213.92	3,179.55	5,050.80
2015 IWPP Bond	d									
796237G66	R041-160-001	MUN	1,820,000.00	02/01/2026	5.000	15,166.67	0.00	7,583.33	0.00	22,750.00
CMM-716278	R041-160-096	LA2	81,861.59		5.260	337.42	0.00	339.94	337.42	339.94
		Subtotal	1,901,861.59		-	15,504.09	0.00	7,923.27	337.42	23,089.94
2016 I&S-SM WT	 ГР									
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	26,014.41		5.260	335.62	0.00	149.67	335.62	149.67
		Subtotal	128,014.41		_	335.62	0.00	149.67	335.62	149.67
2020 I&S-Gen Im	np/Ref									
9128282N9	R041-200-001	TRC	278,000.00	07/31/2024	2.125	989.99	0.00	486.89	0.00	1,476.88
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	75,071.65		5.260	2,419.00	0.00	199.06	551.27	2,066.79
		Subtotal	586,071.65		_	3,408.99	0.00	685.95	551.27	3,543.67
2012 Reserve-M	lidBasin									
3135G05X7	R041-250-003	FAC	80,000.00	08/25/2025	0.375	30.00	0.00	25.00	0.00	55.00
3133EP6K6	R041-250-008	FAC	190,000.00	03/26/2027	4.500	118.75	0.00	712.50	0.00	831.25
0941100002	R041-250-095	LA3	7,931.28		5.323	555.64	0.00	34.42	555.64	34.42
		Subtotal	277,931.28		_	704.39	0.00	771.92	555.64	920.67
2012 [&S-Mid-Ba	asin									
9128282N9	R041-260-001	TRC	87,000.00	07/31/2024	2.125	309.82	0.00	152.37	0.00	462.19
CMM-716278	R041-260-096	LA2	97,352.20		5.260	884.33	0.00	445.14	352.30	977.17
		Subtotal	184,352.20		-	1,194.15	0.00	597.51	352.30	1,439.36
2013 RateStab-V	N Canyon									
91282CFA4	R041-310-002	TRC	500,000.00	07/31/2024	3.000	2,513.74	0.00	1,236.26	0.00	3,750.00

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							Adjusted Acc'd Int.			
CUSIP	Investment #	Security	Par	Maturity	Current Rate	* Beginning	at Purchase During Period	Interest	Interest Received	* Ending
2013 RateStab-		Туре	Value	Date	Rate	Accrued Interest	During Feriod	Earned	Received	Accrued Interest
3130AUVZ4	R041-310-003	FAC	500,000.00	02/13/2025	4.500	3,000.00	0.00	1,875.00	0.00	4.875.00
3135G05X7	R041-310-003	FAC	200,000.00	08/25/2025	0.375	75.00	0.00	62.50	0.00	4,873.00
3133EP6K6	R041-310-005	FAC	700,000.00	03/26/2027	4.500	437.50	0.00	2,625.00	0.00	3,062.50
0941100002	R041-310-095	LA3	10,831.66	00/20/2021	5.323	1,965.43	0.00	47.01	1,965.43	47.01
		- Subtotal	1,910,831.66		-	7,991.67	0.00	5,845.77	1,965.43	11,872.01
2013 Rate Stab	-IH35									
3130AUVZ4	R041-320-001	FAC	250,000.00	02/13/2025	4.500	1,500.00	0.00	937.50	0.00	2,437.50
3135G05X7	R041-320-002	FAC	100,000.00	08/25/2025	0.375	37.50	0.00	31.25	0.00	68.75
0941100011	R041-320-095	LA3	21,313.70		5.323	111.04	0.00	92.71	95.43	108.32
		Subtotal	371,313.70		-	1,648.54	0.00	1,061.46	95.43	2,614.57
2013 I&S-IH35										
9128282N9	R041-350-001	TRC	364,000.00	07/31/2024	2.125	1,296.25	0.00	637.50	0.00	1,933.75
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	105,256.88		5.323	285.77	0.00	124.05	285.77	124.05
		Subtotal	684,256.88		_	1,582.02	0.00	761.55	285.77	2,057.80
2013 Reserve-II	H35									
3130AUVZ4	R041-370-002	FAC	300,000.00	02/13/2025	4.500	1,800.00	0.00	1,125.00	0.00	2,925.00
3135G05X7	R041-370-003	FAC	125,000.00	08/25/2025	0.375	46.88	0.00	39.06	0.00	85.94
3133EP6K6	R041-370-004	FAC	800,000.00	03/26/2027	4.500	500.00	0.00	3,000.00	0.00	3,500.00
0941100009	R041-370-095	LA3	33,579.11		5.323	2,472.12	0.00	146.01	2,472.12	146.01
		Subtotal	1,258,579.11		-	4,819.00	0.00	4,310.07	2,472.12	6,656.95
2022 Const-NB	Office									
0941100025	R041-410-095	LA3	632,502.69		5.323	2,830.53	0.00	2,750.65	2,830.53	2,750.65
		Subtotal	632,502.69			2,830.53	0.00	2,750.65	2,830.53	2,750.65
2022 I&S-NB Of	ffice									
0941100026	R041-420-095	LA3	117,804.53		5.323	225.80	0.00	386.03	225.80	386.03
		Subtotal	117,804.53			225.80	0.00	386.03	225.80	386.03
2022 Const-Sal	twater Barrier									
0941100029	R041-430-095	LA3	916,258.50		5.323	4,115.56	0.00	3,984.67	4,115.56	3,984.67
		Subtotal	916,258.50			4,115.56	0.00	3,984.67	4,115.56	3,984.67
2022 I&S-Saltwa	ater Barrier									
0941100030	R041-440-095	LA3	124,533.81		5.323	336.10	0.00	448.90	336.10	448.90
		Subtotal	124,533.81			336.10	0.00	448.90	336.10	448.90

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CUSIP	Investment #	Security Type	Par Value	Maturity Date	Current Rate	* Beginning Accrued Interest	Adjusted Acc'd Int. at Purchase During Period	Interest Earned	Interest Received	* Ending Accrued Interest
Opr-Canal										
3130AUVZ4	U043-100-003	FAC	200,000.00	02/13/2025	4.500	1,200.00	0.00	750.00	0.00	1,950.00
3130AX2R8	U043-100-005	FAC	500,000.00	11/22/2024	5.375	9,630.21	0.00	2,239.58	0.00	11,869.79
3133EP5K7	U043-100-006	FAC	500,000.00	03/13/2026	4.500	562.50	0.00	1,875.00	0.00	2,437.50
CMM-716278	U043-100-096	LA2	43,930.68		5.260	1,580.94	0.00	182.43	1,580.94	182.43
		Subtotal	1,243,930.68			12,973.65	0.00	5,047.01	1,580.94	16,439.72
Opr-Buda WWT	P									
0941100002	U045-100-095	LA3	39,255.68		5.323	174.35	0.00	170.36	174.35	170.36
		Subtotal	39,255.68			174.35	0.00	170.36	174.35	170.36
Opr-Carrizo Grn	ndwtr									
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	78,662.25		5.260	3,126.52	0.00	326.65	3,126.52	326.65
		Subtotal	1,119,328.91		_	3,126.52	0.00	326.65	3,126.52	326.65
Const-Carrizo G	Grndwtr									
0941100014	R047-470-095	LA3	4,194,163.50		5.323	29,391.86	0.00	19,862.98	29,391.86	19,862.98
CMM-716278	R047-470-096	LA2	0.00		5.120	0.00	0.00	0.00	0.00	0.00
		Subtotal	4,194,163.50		_	29,391.86	0.00	19,862.98	29,391.86	19,862.98
I&S-Carrizo Grn	dwtr									
3130AGWK7	R047-480-003	FAC	2,000,000.00	08/15/2024	1.500	3,833.33	0.00	2,500.00	0.00	6,333.33
9128282N9	R047-480-005	TRC	2,000,000.00	07/31/2024	2.125	7,122.25	0.00	3,502.75	0.00	10,625.00
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	750,577.75		5.323	15,801.01	0.00	1,211.07	15,801.01	1,211.07
		Subtotal	10,852,577.75			26,756.59	0.00	7,213.82	15,801.01	18,169.40
Opr-Western Ca	anyon									
3130AUVZ4	U050-100-003	FAC	500,000.00	02/13/2025	4.500	3,000.00	0.00	1,875.00	0.00	4,875.00
3130AX2R8	U050-100-004	FAC	500,000.00	11/22/2024	5.375	9,630.21	0.00	2,239.58	0.00	11,869.79
CMM-716278	U050-100-096	LA2	1,168,049.30		5.260	4,814.54	0.00	4,850.43	4,814.54	4,850.43
		Subtotal	2,168,049.30			17,444.75	0.00	8,965.01	4,814.54	21,595.22
2020 I&S-WCany	yon, refunding									
9128282N9	R050-520-001	TRC	1,600,000.00	07/31/2024	2.125	5,697.80	0.00	2,802.20	0.00	8,500.00
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	429,388.34		5.323	6,050.02	0.00	2,580.74	3,539.90	5,090.86
		Subtotal	3,313,388.34			11,747.82	0.00	5,382.94	3,539.90	13,590.86
Opr-Cordillera V	VDS									
91282CFA4	U052-100-002	TRC	250,000.00	07/31/2024	3.000	1,256.87	0.00	618.13	0.00	1,875.00

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

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		Ca accepts.	Den	84-4	Commont.	* Danimaina	Adjusted Acc'd Int.	Interest	Internat	* Ending
CUSIP	Investment #	Security Type	Par Value	Maturity Date	Current Rate	* Beginning Accrued Interest	at Purchase During Period	Interest Earned	Interest Received	Accrued Interest
Opr-Cordillera Wi	DS						•			
3130AGWK7	U052-100-003	FAC	500,000.00	08/15/2024	1.500	958.33	0.00	625.00	0.00	1,583.33
3130AX2R8	U052-100-004	FAC	500,000.00	11/22/2024	5.375	9,630.21	0.00	2,239.58	0.00	11,869.79
0941100002	U052-100-095	LA3	287,564.10		5.323	1,277.38	0.00	1,247.97	1,277.20	1,248.15
CMM-716278	U052-100-096	LA2	731,230.93		5.260	3,014.04	0.00	3,036.50	3,014.04	3,036.50
		Subtotal	2,268,795.03			16,136.83	0.00	7,767.18	4,291.24	19,612.77
Opr-Comal Trace										
3130AX2R8	U054-100-002	FAC	500,000.00	11/22/2024	5.375	9,630.21	0.00	2,239.58	0.00	11,869.79
0941100002	U054-100-095	LA3	692,683.98		5.323	3,076.53	0.00	3,006.12	3,076.53	3,006.12
		Subtotal	1,192,683.98		_	12,706.74	0.00	5,245.70	3,076.53	14,875.91
Opr-Johnson Rar	nch WDS									
91282CFA4	U055-100-002	TRC	250,000.00	07/31/2024	3.000	1,256.87	0.00	618.13	0.00	1,875.00
CMM-716278	U055-100-096	LA2	823,772.14		5.260	3,395.48	0.00	3,420.79	3,395.48	3,420.79
		Subtotal	1,073,772.14			4,652.35	0.00	4,038.92	3,395.48	5,295.79
Opr-Rural Wtr										
0941100002	U070-100-095	LA3	575,654.13		5.323	2,556.74	0.00	2,498.23	2,556.74	2,498.23
		Subtotal	575,654.13			2,556.74	0.00	2,498.23	2,556.74	2,498.23
Opr-Luling WTP										
0941100002	U100-100-095	LA3	186,773.48		5.323	829.55	0.00	810.56	829.55	810.56
		Subtotal	186,773.48			829.55	0.00	810.56	829.55	810.56
Opr-Lu-Lo										
0941100002	U100-200-095	LA3	126,022.20		5.323	559.72	0.00	546.91	559.72	546.91
CMM-716278	U100-200-096	LA2	413,310.70		5.260	1,703.61	0.00	1,716.31	1,703.61	1,716.31
		Subtotal	539,332.90			2,263.33	0.00	2,263.22	2,263.33	2,263.22
2014 I&S-Lu-Lo										
CMM-716278	R100-400-096	LA2	137,222.74		5.260	486.75	0.00	632.93	486.75	632.93
		Subtotal	137,222.74			486.75	0.00	632.93	486.75	632.93
		Total	137,865,976.17			679,770.38	0.00	409,585.43	322,403.17	766,952.64

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



Inv#	I ssuer Par Value	Fund YTM	Purch Date Mat Date	Interest Accrual Interest Received	Beginning Book Value Beginning	Purchases/	Dodomntions	Change in Value	Ending Book Value Ending
Cusip Fund: General Revenue	Par value	YIIVI	Mai Date	Interest Received	Market Value	Additions	Redemptions	Change in Value	Market Value
U010-100-002	USTR	01010U	08/26/2022	2.472.53	998.944.31	0.00	0.00	261.74	999,206.05
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	986,015.06	0.00	0.00	3,130.96	989,146.02
3130AGWK7	1,000,000.00	5.405	08/15/2024	0.00	·	0.00	0.00	0.00	982,330.00
					982,330.00				
U010-100-006	FROST	01010U	09/01/2023	1.30	22,053.25	101.37	0.00	1.30	22,054.55
BC-400006076	22,054.55	0.070	/ /	100.07	22,053.25	101.37	0.00	1.30	22,054.55
U010-100-008	FHLB	01010U	08/30/2023	4,479.16	1,000,656.48	0.00	0.00	-85.25	1,000,571.23
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	2,459.01	1,954,015.63	0.00	0.00	5,677.08	1,959,692.71
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	2,104.95	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	3,750.00	997,426.17	0.00	0.00	109.99	997,536.16
3133EP5K7	1,000,000.00	4.639	03/13/2026	0.00	1,000,000.00	0.00	0.00	0.00	1,000,000.00
U010-100-090	SEGST	01010U	09/01/2023	10.27	25,000.00	0.00	0.00	0.00	25,000.00
BC-729205	25,000.00	0.500	11	0.00	25,000.00	0.00	0.00	0.00	25,000.00
U010-100-095	TXPOOL	01010U	09/01/2023	1,822.62	418,153.36	3,687.92	0.00	1,822.62	419,975.98
0941100002	419,975.98	5.323	11	1,865.30	418,153.36	3,687.92	0.00	1,822.62	419,975.98
U010-100-096	SEGST	01010U	09/01/2023	3,948.74	946,961.54	10,668.00	0.00	3,948.74	950,910.28
CMM-716278	950,910.28	5.260	11	6,719.26	946,961.54	10,668.00	0.00	3,948.74	950,910.28
U010-100-098	TXCLAS	01010U	09/01/2023	853.75	191,467.64	1,737.84	0.00	853.75	192,321.39
TX-01-0175-0001	192,321.39	5.428	1.1	884.09	191,467.64	1,737.84	0.00	853.75	192,321.39

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Inv#	Issuer Par Value	Fund YTM	Purch Date Mat Date	Interest Accrual Interest Received	Beginning Book Value Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Book Value Ending Market Value
	Sub Totals F	or: Fund: Ge	neral Revenue	23,152.33	8,062,392.86	16,195.13	0.00	15,720.93	8,078,113.79
				9,568.72	8,043,535.21	16,195.13	0.00	6,626.41	8,050,161.62
Fund: 2021 Const-Lk	C Dunlap								
R023-100-095	TXPOOL	02310R	09/01/2023	2,603.19	595,995.54	5,282.02	0.00	2,603.19	598,598.73
0941100016	598,598.73	5.323	11	2,678.83	595,995.54	5,282.02	0.00	2,603.19	598,598.73
	Sub Totals For: F	und: 2021 Co	nst-Lk Dunlap	2,603.19	595,995.54	5,282.02	0.00	2,603.19	598,598.73
				2,678.83	595,995.54	5,282.02	0.00	2,603.19	598,598.73
Fund: 2021 I&S-Lk D	unlap								
R023-200-095	TXPOOL	02320R	09/01/2023	1,064.32	236,929.76	30,923.83	0.00	29,959.32	266,889.08
0941100017	266,889.08	5.323	11	964.51	236,929.76	30,923.83	0.00	29,959.32	266,889.08
	Sub Totals For	: Fund: 2021	I&S-Lk Dunlap	1,064.32	236,929.76	30,923.83	0.00	29,959.32	266,889.08
				964.51	236,929.76	30,923.83	0.00	29,959.32	266,889.08
Fund: 2021 Const-Lk	(McQ								
R024-100-003	FHLB	02410R	08/30/2023	7,500.00	5,916,090.37	0.00	0.00	18,785.73	5,934,876.10
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	3,502,297.69	0.00	0.00	-298.40	3,501,999.29
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	3,054,737.07	0.00	3,067,500.00	-3,054,737.07	0.00
313396WF6	0.00	0.000	04/30/2024	0.00	3,040,555.08	0.00	3,067,500.00	-3,040,555.08	0.00
R024-100-095	TXPOOL	02410R	09/01/2023	46,770.47	10,972,526.30	3,167,238.50	1,375,000.00	1,739,270.47	12,711,796.77
0941100018	12,711,796.77	5.323	11	52,968.03	10,972,526.30	3,167,238.50	1,375,000.00	1,739,270.47	12,711,796.77
	Sub Totals For	: Fund: 2021	Const-Lk McQ	69,947.55	23,445,651.43	3,167,238.50	4,442,500.00	-1,296,979.27	22,148,672.16
				52,968.03	23,405,871.38	3,167,238.50	4,442,500.00	-1,301,284.61	22,104,586.77
Fund: 2021 I&S-Lk M	lcQ								
R024-200-095	TXPOOL	02420R	09/01/2023	209.25	46,630.67	5,893.73	0.00	5,703.25	52,333.92
0941100019	52,333.92	5.323	1.1	190.48	46,630.67	5,893.73	0.00	5,703.25	52,333.92

Inv#	Issuer Par Value	Fund YTM	Purch Date Mat Date	Interest Accrual	Beginning Book Value Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Book Value Ending Market Value
		or: Fund: 202	21 J&S-Lk McQ	209.25	46,630.67	5,893.73	0.00	5,703.25	52,333.92
				190.48	46.630.67	5,893.73	0.00	5,703.25	52,333.92
Fund: 2021 Const-Lk PI					,	,		,	,
R025-100-003	FHLB	02510R	08/30/2023	7,500.00	5,916,090.37	0.00	0.00	18,785.73	5,934,876.10
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	3,502,297.69	0.00	0.00	-298.40	3,501,999.29
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	3,054,737.07	0.00	3,067,500.00	-3,054,737.07	0.00
313396WF6	0.00	0.000	04/30/2024	0.00	3,040,555.08	0.00	3,067,500.00	-3,040,555.08	0.00
R025-100-095	TXPOOL	02510R	09/01/2023	43,899.03	10,273,065.63	3,160,666.07	1,370,000.00	1,741,399.03	12,014,464.66
0941100020	12,014,464.66	5.323	11	49,267.04	10,273,065.63	3,160,666.07	1,370,000.00	1,741,399.03	12,014,464.66
	Sub Totals F	or: Fund: 20	21 Const-Lk Pl	67,076.11	22,746,190.76	3,160,666.07	4,437,500.00	-1,294,850.71	21,451,340.05
				49,267.04	22,706,410.71	3,160,666.07	4,437,500.00	-1,299,156.05	21,407,254.66
Fund: 2021/2022 I&S Lk Pl	I								
R025-200-095	TXPOOL	02520R	09/01/2023	693.00	157,299.56	7,168.93	0.00	6,482.00	163,781.56
0941100021	163,781.56	5.323	1 1	686.93	157,299.56	7,168.93	0.00	6,482.00	163,781.56
	Sub Totals For	: Fund: 2021/	2022 I&S Lk Pl	693.00	157,299.56	7,168.93	0.00	6,482.00	163,781.56
				686.93	157,299.56	7,168.93	0.00	6,482.00	163,781.56
Fund: Opr-Shadow Creek									
U030-100-003	USTR	03010U	03/22/2024	0.00	393,032.43	0.00	0.00	1,713.34	394,745.77
912797JU2	400,000.00	5.311	08/01/2024	0.00	400,000.00	0.00	0.00	0.00	400,000.00
U030-100-004	FFCB	03010U	03/22/2024	1,875.00	498,713.09	0.00	0.00	55.00	498,768.09
3133EP5K7	500,000.00	4.639	03/13/2026	0.00	500,000.00	0.00	0.00	0.00	500,000.00
U030-100-096	SEGST	03010U	09/01/2023	206.41	49,499.17	2,978.22	0.00	206.41	49,705.58
CMM-716278	49,705.58	5.260	1.1	2,771.81	49,499.17	2,978.22	0.00	206.41	49,705.58
	Sub Totals Fo	r: Fund: Opr-	Shadow Creek	2,081.41	941,244.69	2,978.22	0.00	1,974.75	943,219.44
				2,771.81	949,499.17	2,978.22	0.00	206.41	949,705.58

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Inv#	I ssuer Par Value	Fund YTM	Purch Date Mat Date	Interest Accrual	Beginning Book Value Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Book Value Ending Market Value
Fund: 2012 Reserve-			Mar Bato	Interest (Coolings	market value	, idditione	rtodomptiono	Change in Value	market value
R033-100-001	FNMA	03310R	08/30/2023	54.68	164,446.11	0.00	0.00	628.21	165,074.32
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	137.80	33,047.29	274.58	0.00	137.80	33,185.09
CMM-716278	33,185.09	5.260	11	136.78	33,047.29	274.58	0.00	137.80	33,185.09
	Sub Totals For: F	und: 2012 R	eserve-Stein F	192.48	197,493.40	274.58	0.00	766.01	198,259.41
				136.78	196,957.54	274.58	0.00	137.80	197,095.34
Fund: Opr-Stein Falls	3								
U033-100-002	FFCB	03310U	03/22/2024	3,750.00	997,426.17	0.00	0.00	109.99	997,536.16
3133EP5K7	1,000,000.00	4.639	03/13/2026	0.00	1,000,000.00	0.00	0.00	0.00	1,000,000.00
U033-100-003	FFCB	03310U	03/26/2024	7,500.00	2,003,623.15	0.00	0.00	-101.11	2,003,522.04
3133EP6K6	2,000,000.00	4.434	03/26/2027	0.00	2,000,000.00	0.00	0.00	0.00	2,000,000.00
U033-100-095	TXPOOL	03310U	11/29/2023	7,651.44	1,755,431.70	28,027.62	0.00	7,651.44	1,763,083.14
0941100002	1,763,083.14	5.323	11	20,376.18	1,755,431.70	28,027.62	0.00	7,651.44	1,763,083.14
	Sub Totals	For: Fund: 0	Opr-Stein Falls	18,901.44	4,756,481.02	28,027.62	0.00	7,660.32	4,764,141.34
				20,376.18	4,755,431.70	28,027.62	0.00	7,651.44	4,763,083.14
Fund: 2012 I&S-Stein	Falls								
R033-200-001	USTR	03320R	03/22/2024	0.00	1,405,090.99	0.00	0.00	6,125.17	1,411,216.16
912797JU2	1,430,000.00	5.311	08/01/2024	0.00	1,430,000.00	0.00	0.00	0.00	1,430,000.00
R033-200-095	TXPOOL	03320R	09/01/2023	20.58	4,721.41	472.55	0.00	20.58	4,741.99
0941100002	4,741.99	5.323	11	451.97	4,721.41	472.55	0.00	20.58	4,741.99
	Sub Totals For:	Fund: 2012 I	&S-Stein Falls	20.58	1,409,812.40	472.55	0.00	6,145.75	1,415,958.15
				451.97	1,434,721.41	472.55	0.00	20.58	1,434,741.99
Fund: 2021 Const-Ste	ein Fal								
R033-300-095	TXPOOL	03330R	09/01/2023	6,688.63	1,544,688.46	13,761.85	50,000.00	-43,311.37	1,501,377.09
0941100022	1,501,377.09	5.323	11	7,073.22	1,544,688.46	13,761.85	50,000.00	-43,311.37	1,501,377.09

Inv#	Issuer Par Value	Fund YTM	Purch Date Mat Date	Interest Accrual Interest Received	Beginning Book Value Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Book Value Ending Market Value
	Sub Totals For: F	- - - - - - - - - - - - - - - - - - -	onst-Stein Fal	6,688.63	1,544,688.46	13,761.85	50,000.00	-43,311.37	1,501,377.09
				7,073.22	1,544,688.46	13,761.85	50,000.00	-43,311.37	1,501,377.09
Fund: 2021 I&S-Stei	n Falls								
R033-400-001	USTR	03340R	03/22/2024	0.00	146,404.59	0.00	0.00	638.21	147,042.80
912797JU2	149,000.00	5.311	08/01/2024	0.00	149,000.00	0.00	0.00	0.00	149,000.00
R033-400-095	TXPOOL	03340R	09/01/2023	92.94	3,549.36	71,627.42	0.00	71,426.94	74,976.30
0941100024	74,976.30	5.323	11	200.48	3,549.36	71,627.42	0.00	71,426.94	74,976.30
	Sub Totals For:	Fund: 2021 l	&S-Stein Falls	92.94	149,953.95	71,627.42	0.00	72,065.15	222,019.10
				200.48	152,549.36	71,627.42	0.00	71,426.94	223,976.30
Fund: 2022 Const-S	unfield								
R037-100-095	TXPOOL	03710R	09/01/2023	33,533.54	7,677,364.99	75,398.88	0.00	33,533.54	7,710,898.53
0941100027	7,710,898.53	5.323	11	41,865.34	7,677,364.99	75,398.88	0.00	33,533.54	7,710,898.53
	Sub Totals For: I	Fund: 2022 C	onst-Sunfield	33,533.54	7,677,364.99	75,398.88	0.00	33,533.54	7,710,898.53
				41,865.34	7,677,364.99	75,398.88	0.00	33,533.54	7,710,898.53
Fund: Opr-Sunfield	WWTP								
U037-100-002	FFCB	03710U	03/22/2024	3,750.00	997,426.17	0.00	0.00	109.99	997,536.16
3133EP5K7	1,000,000.00	4.639	03/13/2026	0.00	1,000,000.00	0.00	0.00	0.00	1,000,000.00
U037-100-003	FFCB	03710U	03/21/2024	0.00	500,492.95	0.00	0.00	2,118.19	502,611.14
313313AG3	520,333.33	5.108	01/07/2025	0.00	520,333.33	0.00	0.00	0.00	520,333.33
U037-100-095	TXPOOL	03710U	11/29/2023	2,286.94	524,679.87	9,011.19	0.00	2,286.94	526,966.81
0941100002	526,966.81	5.323	11	6,724.25	524,679.87	9,011.19	0.00	2,286.94	526,966.81
	Sub Totals For:	Fund: Opr-Sı	unfield WWTP	6,036.94	2,022,598.99	9,011.19	0.00	4,515.12	2,027,114.11
				6,724.25	2,045,013.20	9,011.19	0.00	2,286.94	2,047,300.14
Fund: 2022 I&S-Sun	field								
R037-200-002	USTR	03720R	03/22/2024	0.00	239,749.79	0.00	0.00	1,045.13	240,794.92
912797JU2	244,000.00	5.311	08/01/2024	0.00	244,000.00	0.00	0.00	0.00	244,000.00

Inv#	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value Beginning	Purchases/			Ending Book Value Ending
Cusip	Par Value	YTM	Mat Date	Interest Received	Market Value	Additions	Redemptions	Change in Value	Market Value
R037-200-095	TXPOOL	03720R	09/01/2023	146.24	6,187.93	117,320.46	0.00	117,005.24	123,193.17
0941100028	123,193.17	5.323	/ /	315.22	6,187.93	117,320.46	0.00	117,005.24	123,193.17
	Sub Totals F	or: Fund: 202	2 I&S-Sunfield	146.24	245,937.72	117,320.46	0.00	118,050.37	363,988.09
				315.22	250,187.93	117,320.46	0.00	117,005.24	367,193.17
Fund: 2021 Const-Dietz									
R038-100-095	TXPOOL	03810R	09/01/2023	4,125.14	944,435.64	8,370.13	0.00	4,125.14	948,560.78
0941100023	948,560.78	5.323	11	4,244.99	944,435.64	8,370.13	0.00	4,125.14	948,560.78
	Sub Totals I	For: Fund: 20	21 Const-Dietz	4,125.14	944,435.64	8,370.13	0.00	4,125.14	948,560.78
				4,244.99	944,435.64	8,370.13	0.00	4,125.14	948,560.78
Fund: 2021 I&S-Dietz									
R038-400-001	USTR	03840R	03/22/2024	0.00	43,233.57	0.00	0.00	188.47	43,422.04
912797JU2	44,000.00	5.311	08/01/2024	0.00	44,000.00	0.00	0.00	0.00	44,000.00
R038-400-095	TXPOOL	03840R	09/01/2023	28.39	2,488.28	21,818.42	0.00	21,745.39	24,233.67
0941100024	24,233.67	5.323	11	73.03	2,488.28	21,818.42	0.00	21,745.39	24,233.67
	Sub Total	s For: Fund:	2021 I&S-Dietz	28.39	45,721.85	21,818.42	0.00	21,933.86	67,655.71
				73.03	46,488.28	21,818.42	0.00	21,745.39	68,233.67
Fund: 2010 I&S-RRWDS									
R041-100-001	USTR	04110R	12/06/2023	297.74	168,287.80	0.00	0.00	424.52	168,712.32
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	1,018.07	209,672.41	54,739.93	0.00	53,934.07	263,606.48
0941100002	263,606.48	5.323	11	805.86	209,672.41	54,739.93	0.00	53,934.07	263,606.48
	Sub Totals F	or: Fund: 201	0 I&S-RRWDS	1,315.81	377,960.21	54,739.93	0.00	54,358.59	432,318.80
				805.86	377,408.01	54,739.93	0.00	53,934.07	431,342.08
Fund: Opr-Water Supply									
U041-100-004	USTR	04110U	08/26/2022	4,945.05	1,997,888.62	0.00	0.00	523.48	1,998,412.10
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

Portfolio GBRA

Inv #	I ssuer	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
U041-100-006	FHLB	04110U	02/13/2023	11,250.00	2,997,542.89	0.00	0.00	236.26	2,997,779.15
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	2,563,639.16	0.00	0.00	8,140.49	2,571,779.65
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	4,479.16	1,000,656.48	0.00	0.00	-85.25	1,000,571.23
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	4,479.16	1,000,656.48	0.00	0.00	-85.25	1,000,571.23
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	1,879,384.12	0.00	0.00	7,179.52	1,886,563.64
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	4,918.04	3,908,031.25	0.00	0.00	11,354.17	3,919,385.42
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	7,500.00	1,994,852.34	0.00	0.00	219.98	1,995,072.32
3133EP5K7	2,000,000.00	4.639	03/13/2026	0.00	2,000,000.00	0.00	0.00	0.00	2,000,000.00
U041-100-014	FFCB	04110U	03/26/2024	7,500.00	2,003,623.15	0.00	0.00	-101.11	2,003,522.04
3133EP6K6	2,000,000.00	4.434	03/26/2027	0.00	2,000,000.00	0.00	0.00	0.00	2,000,000.00
U041-100-094	TXFIT	04110U	09/01/2023	11,643.45	2,703,423.86	23,649.02	0.00	11,643.45	2,715,067.31
1379800040	2,715,067.31	5.260	11	12,005.57	2,703,423.86	23,649.02	0.00	11,643.45	2,715,067.31
U041-100-095	TXPOOL	04110U	09/01/2023	2,892.79	663,679.14	5,853.34	0.00	2,892.79	666,571.93
0941100002	666,571.93	5.323	11	2,960.55	663,679.14	5,853.34	0.00	2,892.79	666,571.93
U041-100-096	SEGST	04110U	09/01/2023	3,912.26	890,732.23	116,293.71	0.00	106,572.59	997,304.82
CMM-716278	997,304.82	5.260	11	9,721.12	890,732.23	116,293.71	0.00	106,572.59	997,304.82
U041-100-097	BRDWAY	04110U	09/01/2023	0.55	2,660.33	2,672.33	2,660.33	-2,660.33	0.00
CMM-6257184	0.00	2.530	1.1	2,672.33	2,660.33	2,672.33	2,660.33	-2,660.33	0.00
	Sub Totals Fo	r: Fund: Opr	-Water Supply	67,395.46	23,606,770.05	148,468.40	2,660.33	145,830.79	23,752,600.84
				27,359.57	23,539,333.56	148,468.40	2,660.33	118,448.50	23,657,782.06

Fund: 2007B/2017 I&S-RRWDS

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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value Beginning	Purchases/			Ending Book Value Ending
Cusip	Par Value	YTM	Mat Date	Interest Received	Market Value	Additions	Redemptions	Change in Value	Market Value
R041-120-001	FHLMC	04112R	12/06/2023	0.00	328,626.97	0.00	330,000.00	-328,626.97	0.00
313396WF6	0.00	0.000	04/30/2024	0.00	327,101.28	0.00	330,000.00	-327,101.28	0.00
R041-120-002	USTR	04112R	03/22/2024	0.00	332,112.42	0.00	0.00	1,447.76	333,560.18
912797JU2	338,000.00	5.311	08/01/2024	0.00	338,000.00	0.00	0.00	0.00	338,000.00
R041-120-095	TXPOOL	04112R	09/01/2023	163.83	7,526.65	411,986.48	0.00	411,273.83	418,800.48
0941100013	418,800.48	5.323	11	712.65	7,526.65	411,986.48	0.00	411,273.83	418,800.48
	Sub Totals For: Fun	d: 2007B/201	7 I&S-RRWDS	163.83	668,266.04	411,986.48	330,000.00	84,094.62	752,360.66
				712.65	672,627.93	411,986.48	330,000.00	84,172.55	756,800.48
Fund: 2007 Rate St	tab-RRWDS								
R041-150-003	FNMA	04115R	08/30/2023	140.63	422,861.43	0.00	0.00	1,615.39	424,476.82
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	4,008.75	1,070,936.57	0.00	0.00	-54.04	1,070,882.53
3133EP6K6	1,069,000.00	4.434	03/26/2027	0.00	1,069,000.00	0.00	0.00	0.00	1,069,000.00
R041-150-095	TXPOOL	04115R	09/01/2023	23.00	5,277.29	1,580.49	0.00	23.00	5,300.29
0941100002	5,300.29	5.323	/ /	1,557.49	5,277.29	1,580.49	0.00	23.00	5,300.29
R041-150-096	SEGST	04115R	09/01/2023	41.54	9,960.93	1,663.60	0.00	41.54	10,002.47
CMM-716278	10,002.47	5.260	11	1,622.06	9,960.93	1,663.60	0.00	41.54	10,002.47
	Sub Totals For: Fun	nd: 2007 Rate	Stab-RRWDS	4,213.92	1,509,036.22	3,244.09	0.00	1,625.89	1,510,662.11
				3,179.55	1,505,721.72	3,244.09	0.00	64.54	1,505,786.26
Fund: 2015 IWPP B	Bond								
R041-160-001	SA TX	04116R	03/30/2023	7,583.33	1,844,141.65	0.00	0.00	-1,097.35	1,843,044.30
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	339.94	81,521.65	677.36	0.00	339.94	81,861.59
CMM-716278	81,861.59	5.260	11	337.42	81,521.65	677.36	0.00	339.94	81,861.59
	Sub Totals F	or: Fund: 20	15 IWPP Bond	7,923.27	1,925,663.30	677.36	0.00	-757.41	1,924,905.89
				337.42	1,904,433.65	677.36	0.00	339.94	1,904,773.59

Fund: 2016 I&S-SM WTP

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Inv #	Issuer Par Value	Fund YTM	Purch Date Mat Date	Interest Accrual Interest Received	Beginning Book Value Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Book Value Ending Market Value
R041-180-002	USTR	04118R	03/22/2024	0.00	100,223.27	0.00	0.00	436.90	100,660.17
912797JU2	102,000.00	5.311	08/01/2024	0.00	102,000.00	0.00	0.00	0.00	102,000.00
R041-180-096	SEGST	04118R	09/01/2023	149.67	3,261.74	23,088.29	0.00	22,752.67	26,014.41
CMM-716278	26,014.41	5.260	11	335.62	3,261.74	23,088.29	0.00	22,752.67	26,014.41
	Sub Totals Fo	r: Fund: 201	6 I&S-SM WTP	149.67	103,485.01	23,088.29	0.00	23,189.57	126,674.58
				335.62	105,261.74	23,088.29	0.00	22,752.67	128,014.41
Fund: 2020 I&S-Gen	Imp/Ref								
R041-200-001	USTR	04120R	12/06/2023	486.89	275,200.05	0.00	0.00	694.21	275,894.26
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	228,941.40	0.00	0.00	998.02	229,939.42
912797JU2	233,000.00	5.311	08/01/2024	0.00	233,000.00	0.00	0.00	0.00	233,000.00
R041-200-096	SEGST	04120R	09/01/2023	199.06	5,459.59	70,163.33	0.00	69,612.06	75,071.65
CMM-716278	75,071.65	5.260	11	551.27	5,459.59	70,163.33	0.00	69,612.06	75,071.65
	Sub Totals For: Fu	und: 2020 I&	S-Gen Imp/Ref	685.95	509,601.04	70,163.33	0.00	71,304.29	580,905.33
				551.27	512,756.63	70,163.33	0.00	69,612.06	582,368.69
Fund: 2012 Reserve	-MidBasi								
R041-250-003	FNMA	04125R	08/30/2023	25.00	75,175.36	0.00	0.00	287.18	75,462.54
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	712.50	190,344.20	0.00	0.00	-9.61	190,334.59
3133EP6K6	190,000.00	4.434	03/26/2027	0.00	190,000.00	0.00	0.00	0.00	190,000.00
R041-250-095	TXPOOL	04125R	09/01/2023	34.42	7,896.86	590.06	0.00	34.42	7,931.28
0941100002	7,931.28	5.323	11	555.64	7,896.86	590.06	0.00	34.42	7,931.28
	Sub Totals For: Fu	ınd: 2012 Re	serve-MidBasi	771.92	273,416.42	590.06	0.00	311.99	273,728.41
				555.64	272,827.26	590.06	0.00	34.42	272,861.68
Fund: 2012 I&S-Mid-	-Basin								
R041-260-001	USTR	04126R	12/06/2023	152.37	86,123.76	0.00	0.00	217.25	86,341.01
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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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
R041-260-096	SEGST	04126R	09/01/2023	445.14	75,274.06	22,430.44	0.00	22,078.14	97,352.20
CMM-716278	97,352.20	5.260	11	352.30	75,274.06	22,430.44	0.00	22,078.14	97,352.20
	Sub Totals For:	Fund: 2012	I&S-Mid-Basin	597.51	161,397.82	22,430.44	0.00	22,295.39	183,693.21
				352.30	161,115.22	22,430.44	0.00	22,078.14	183,193.36
Fund: 2013 RateStat	o-WCanyo								
R041-310-002	USTR	04131R	08/26/2022	1,236.26	499,472.16	0.00	0.00	130.87	499,603.03
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	499,590.48	0.00	0.00	39.38	499,629.86
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	187,938.41	0.00	0.00	717.95	188,656.36
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	2,625.00	701,268.10	0.00	0.00	-35.39	701,232.71
3133EP6K6	700,000.00	4.434	03/26/2027	0.00	700,000.00	0.00	0.00	0.00	700,000.00
R041-310-095	TXPOOL	04131R	09/01/2023	47.01	10,784.65	2,012.44	0.00	47.01	10,831.66
0941100002	10,831.66	5.323	11	1,965.43	10,784.65	2,012.44	0.00	47.01	10,831.66
	Sub Totals For: Fun	nd: 2013 Rate	eStab-WCanyo	5,845.77	1,899,053.80	2,012.44	0.00	899.82	1,899,953.62
				1,965.43	1,889,955.65	2,012.44	0.00	47.01	1,890,002.66
Fund: 2013 Rate Sta	b-IH35								
R041-320-001	FHLB	04132R	02/13/2023	937.50	249,795.24	0.00	0.00	19.69	249,814.93
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	93,969.21	0.00	0.00	358.97	94,328.18
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	92.71	21,220.99	188.14	0.00	92.71	21,313.70
0941100011	21,313.70	5.323	11	95.43	21,220.99	188.14	0.00	92.71	21,313.70
	Sub Totals For:	Fund: 2013 F	Rate Stab-IH35	1,061.46	364,985.44	188.14	0.00	471.37	365,456.81
				95.43	363,198.99	188.14	0.00	92.71	363,291.70

Fund: 2013 I&S-IH35

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Inv #	i ssuer Par Value	Fund YTM	Purch Date Mat Date	Interest Accrual	Beginning Book Value Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Book Value Ending Market Value
R041-350-001	USTR	04135R	12/06/2023	637.50	360,333.88	0.00	0.00	908.96	361,242.84
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	211,254.94	0.00	0.00	920.92	212,175.86
912797JU2	215,000.00	5.311	08/01/2024	0.00	215,000.00	0.00	0.00	0.00	215,000.00
R041-350-095	TXPOOL	04135R	09/01/2023	124.05	5,026.83	100,515.82	0.00	100,230.05	105,256.88
0941100008	105,256.88	5.323	11	285.77	5,026.83	100,515.82	0.00	100,230.05	105,256.88
	Sub Totals	s For: Fund:	2013 I&S-IH35	761.55	576,615.65	100,515.82	0.00	102,059.93	678,675.58
				285.77	579,178.35	100,515.82	0.00	100,230.05	679,408.40
Fund: 2013 Reserve-IH	35								
R041-370-002	FHLB	04137R	02/13/2023	1,125.00	299,754.29	0.00	0.00	23.62	299,777.91
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	39.06	117,461.51	0.00	0.00	448.72	117,910.23
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	3,000.00	801,449.26	0.00	0.00	-40.45	801,408.81
3133EP6K6	800,000.00	4.434	03/26/2027	0.00	800,000.00	0.00	0.00	0.00	800,000.00
R041-370-095	TXPOOL	04137R	09/01/2023	146.01	33,433.10	2,618.13	0.00	146.01	33,579.11
0941100009	33,579.11	5.323	11	2,472.12	33,433.10	2,618.13	0.00	146.01	33,579.11
	Sub Totals For	r: Fund: 2013	Reserve-IH35	4,310.07	1,252,098.16	2,618.13	0.00	577.90	1,252,676.06
				2,472.12	1,248,489.85	2,618.13	0.00	146.01	1,248,635.86
Fund: 2022 Const-NB C	Office								
R041-410-095	TXPOOL	04141R	09/01/2023	2,750.65	629,752.04	5,581.18	0.00	2,750.65	632,502.69
0941100025	632,502.69	5.323	1.1	2,830.53	629,752.04	5,581.18	0.00	2,750.65	632,502.69
	Sub Totals For: F	und: 2022 C	onst-NB Office	2,750.65	629,752.04	5,581.18	0.00	2,750.65	632,502.69
				2,830.53	629,752.04	5,581.18	0.00	2,750.65	632,502.69
Fund: 2022 I&S-NB Offi	се								
R041-420-095	TXPOOL	04142R	09/01/2023	386.03	79,535.50	38,494.83	0.00	38,269.03	117,804.53
0941100026	117,804.53	5.323	11	225.80	79,535.50	38,494.83	0.00	38,269.03	117,804.53

Data Updated: SET_BD: 05/07/2024 15:21

Inv #	lssuer Par Value	Fund YTM	Purch Date Mat Date	Interest Accrual Interest Received	Beginning Book Value Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Book Value Ending Market Value
	Sub Totals For	r: Fund: 2022	I&S-NB Office	386.03	79,535.50	38,494.83	0.00	38,269.03	117,804.53
				225.80	79,535.50	38,494.83	0.00	38,269.03	117,804.53
Fund: 2022 Const-Saltw	ater								
R041-430-095	TXPOOL	04143R	09/01/2023	3,984.67	912,273.83	8,100.23	0.00	3,984.67	916,258.50
0941100029	916,258.50	5.323	1.1	4,115.56	912,273.83	8,100.23	0.00	3,984.67	916,258.50
	Sub Totals For: F	und: 2022 C	onst-Saltwater	3,984.67	912,273.83	8,100.23	0.00	3,984.67	916,258.50
				4,115.56	912,273.83	8,100.23	0.00	3,984.67	916,258.50
Fund: 2022 I&S-Saltwate	er B								
R041-440-095	TXPOOL	04144R	09/01/2023	448.90	96,279.91	28,590.00	0.00	28,253.90	124,533.81
0941100030	124,533.81	5.323	1 1	336.10	96,279.91	28,590.00	0.00	28,253.90	124,533.81
	Sub Totals For: I	Fund: 2022 I	&S-Saltwater B	448.90	96,279.91	28,590.00	0.00	28,253.90	124,533.81
				336.10	96,279.91	28,590.00	0.00	28,253.90	124,533.81
Fund: Opr-Canal									
U043-100-003	FHLB	04310U	02/13/2023	750.00	199,836.19	0.00	0.00	15.75	199,851.94
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	500,328.24	0.00	0.00	-42.63	500,285.61
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	1,875.00	498,713.08	0.00	0.00	55.00	498,768.08
3133EP5K7	500,000.00	4.639	03/13/2026	0.00	500,000.00	0.00	0.00	0.00	500,000.00
U043-100-096	SEGST	04310U	09/01/2023	182.43	43,748.25	1,763.37	0.00	182.43	43,930.68
CMM-716278	43,930.68	5.260	11	1,580.94	43,748.25	1,763.37	0.00	182.43	43,930.68
	Sub T	otals For: Fu	ınd: Opr-Canal	5,047.01	1,242,625.76	1,763.37	0.00	210.55	1,242,836.31
				1,580.94	1,242,230.25	1,763.37	0.00	182.43	1,242,412.68
Fund: Opr-Buda WWTP									
U045-100-095	TXPOOL	04510U	09/01/2023	170.36	39,085.32	344.71	0.00	170.36	39,255.68
0941100002	39,255.68	5.323	1.1	174.35	39,085.32	344.71	0.00	170.36	39,255.68

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Inv#	Issuer Par Value	Fund YTM	Purch Date Mat Date	Interest Accrual Interest Received	Beginning Book Value Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Book Value Ending Market Value
	Sub Totals Fo	or: Fund: Op	r-Buda WWTP	170.36	39,085.32	344.71	0.00	170.36	39,255.68
				174.35	39,085.32	344.71	0.00	170.36	39,255.68
Fund: Opr-Carrizo	Grndwtr								
U047-100-005	FFCB	04710U	03/21/2024	0.00	1,000,985.90	0.00	0.00	4,236.38	1,005,222.28
313313AG3	1,040,666.66	5.108	01/07/2025	0.00	1,040,666.66	0.00	0.00	0.00	1,040,666.66
U047-100-096	SEGST	04710U	09/01/2023	326.65	78,335.60	3,453.17	0.00	326.65	78,662.25
CMM-716278	78,662.25	5.260	11	3,126.52	78,335.60	3,453.17	0.00	326.65	78,662.25
	Sub Totals For: I	Fund: Opr-C	arrizo Grndwtr	326.65	1,079,321.50	3,453.17	0.00	4,563.03	1,083,884.53
				3,126.52	1,119,002.26	3,453.17	0.00	326.65	1,119,328.91
Fund: Const-Carriz	o Grndwt								
R047-470-095	TXPOOL	04747R	09/01/2023	19,862.98	4,974,300.52	49,254.84	800,000.00	-780,137.02	4,194,163.50
0941100014	4,194,163.50	5.323	11	29,391.86	4,974,300.52	49,254.84	800,000.00	-780,137.02	4,194,163.50
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	1.1	0.00	0.00	0.00	0.00	0.00	0.00
	Sub Totals For: Fu	und: Const-C	Carrizo Grndwt	19,862.98	4,974,300.52	49,254.84	800,000.00	-780,137.02	4,194,163.50
				29,391.86	4,974,300.52	49,254.84	800,000.00	-780,137.02	4,194,163.50
Fund: I&S-Carrizo	Grndwtr								
R047-480-003	FHLB	04748R	08/30/2023	2,500.00	1,972,030.12	0.00	0.00	6,261.91	1,978,292.03
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	3,502.75	1,979,856.49	0.00	0.00	4,994.26	1,984,850.75
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	5,995,709.94	0.00	0.00	26,136.90	6,021,846.84
912797JU2	6,102,000.00	5.311	08/01/2024	0.00	6,102,000.00	0.00	0.00	0.00	6,102,000.00
R047-480-095	TXPOOL	04748R	09/01/2023	1,211.07	133,399.68	632,979.08	0.00	617,178.07	750,577.75
0941100015	750,577.75	5.323	1.1	15,801.01	133,399.68	632,979.08	0.00	617,178.07	750,577.75
	Sub Totals For:	Fund: I&S-C	arrizo Grndwtr	7,213.82	10,080,996.23	632,979.08	0.00	654,571.14	10,735,567.37
				15,801.01	10,173,419.68	632,979.08	0.00	617,178.07	10,790,597.75

Portfolio GBRA

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Inv #	Issuer Par Value	Fund YTM	Purch Date Mat Date	Interest Accrual	Beginning Book Value Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Book Value Ending Market Value
Fund: Opr-Western	Canyon								
U050-100-003	FHLB	05010U	02/13/2023	1,875.00	499,590.48	0.00	0.00	39.38	499,629.86
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	500,328.24	0.00	0.00	-42.63	500,285.61
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	4,850.43	1,163,198.87	9,664.97	0.00	4,850.43	1,168,049.30
CMM-716278	1,168,049.30	5.260	1.1	4,814.54	1,163,198.87	9,664.97	0.00	4,850.43	1,168,049.30
	Sub Totals For: I	Fund: Opr-W	estern Canyon	8,965.01	2,163,117.59	9,664.97	0.00	4,847.18	2,167,964.77
				4,814.54	2,159,658.87	9,664.97	0.00	4,850.43	2,164,509.30
Fund: 2020 I&S-WC	anyon, re								
R050-520-001	USTR	05052R	12/06/2023	2,802.20	1,583,885.19	0.00	0.00	3,995.41	1,587,880.60
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	1,261,634.15	0.00	0.00	5,499.80	1,267,133.95
912797JU2	1,284,000.00	5.311	08/01/2024	0.00	1,284,000.00	0.00	0.00	0.00	1,284,000.00
R050-520-095	TXPOOL	05052R	09/01/2023	2,580.74	29,034.60	403,893.64	0.00	400,353.74	429,388.34
0941100005	429,388.34	5.323	1.1	3,539.90	29,034.60	403,893.64	0.00	400,353.74	429,388.34
	Sub Totals For: F	und: 2020 I&S	S-WCanyon, re	5,382.94	2,874,553.94	403,893.64	0.00	409,848.95	3,284,402.89
				3,539.90	2,891,722.60	403,893.64	0.00	400,353.74	3,292,076.34
Fund: Opr-Cordiller	a WDS								
U052-100-002	USTR	05210U	08/26/2022	618.13	249,736.08	0.00	0.00	65.43	249,801.51
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	493,007.53	0.00	0.00	1,565.48	494,573.01
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	500,328.24	0.00	0.00	-42.63	500,285.61
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	1,247.97	286,316.13	2,525.17	0.00	1,247.97	287,564.10
0941100002	287,564.10	5.323	11	1,277.20	286,316.13	2,525.17	0.00	1,247.97	287,564.10

Inv#	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value Beginning	Purchases/	5		Ending Book Value Ending
Cusip	Par Value SEGST	YTM	Mat Date	Interest Received	Market Value 728,194.43	Additions	Redemptions 0.00	Change in Value	Market Value 731,230.93
U052-100-096 CMM-716278		05210U	09/01/2023	3,036.50	•	6,050.54		3,036.50	
CIVIIVI-7 16278	731,230.93	5.260	1 1	3,014.04	728,194.43	6,050.54	0.00	3,036.50	731,230.93
	Sub Totals For:	Fund: Opr-C	ordillera WDS	7,767.18	2,257,582.41	8,575.71	0.00	5,872.75	2,263,455.16
				4,291.24	2,253,113.06	8,575.71	0.00	4,284.47	2,257,397.53
Fund: Opr-Comal Trac									
U054-100-002	FHLB	05410U	08/30/2023	2,239.58	500,328.24	0.00	0.00	-4 2.63	500,285.61
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	3,006.12	689,677.86	6,082.65	0.00	3,006.12	692,683.98
0941100002	692,683.98	5.323	1.1	3,076.53	689,677.86	6,082.65	0.00	3,006.12	692,683.98
	Sub Totals Fo	r: Fund: Op	r-Comal Trace	5,245.70	1,190,006.10	6,082.65	0.00	2,963.49	1,192,969.59
				3,076.53	1,189,507.86	6,082.65	0.00	3,006.12	1,192,513.98
Fund: Opr-Johnson R	tanch WD								
U055-100-002	USTR	05510U	08/26/2022	618.13	249,736.08	0.00	0.00	65.43	249,801.51
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	3,420.79	820,351.35	6,816.27	0.00	3,420.79	823,772.14
CMM-716278	823,772.14	5.260	11	3,395.48	820,351.35	6,816.27	0.00	3,420.79	823,772.14
	Sub Totals For: Fund	d: Opr-Johns	on Ranch WD	4,038.92	1,070,087.43	6,816.27	0.00	3,486.22	1,073,573.65
				3,395.48	1,067,958.85	6,816.27	0.00	3,420.79	1,071,379.64
Fund: Opr-Rural Wtr									
U070-100-095	TXPOOL	07010U	09/01/2023	2,498.23	573,155.90	5,054.97	0.00	2,498.23	575,654.13
0941100002	575,654.13	5.323	1.1	2,556.74	573,155.90	5,054.97	0.00	2,498.23	575,654.13
	Sub Totals	For: Fund:	Opr-Rural Wtr	2,498.23	573,155.90	5,054.97	0.00	2,498.23	575,654.13
				2,556.74	573,155.90	5,054.97	0.00	2,498.23	575,654.13
Fund: Opr-Luling WTF	P								
U100-100-095	TXPOOL	10010U	09/01/2023	810.56	185,962.92	1,640.11	0.00	810.56	186,773.48
0941100002	186,773.48	5.323	1.1	829.55	185,962.92	1,640.11	0.00	810.56	186,773.48

Inv #	I ssuer Par Value	e YTM Mat Date		Interest Accrual Interest Received	Beginning Book Value Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Book Value Ending Market Value
	Sub Totals F	or: Fund: O	pr-Luling WTP	810.56	185,962.92	1,640.11	0.00	810.56	186,773.48
				829.55	185,962.92	1,640.11	0.00	810.56	186,773.48
Fund: Opr-Lu-Lo									
U100-200-095	TXPOOL	10020U	09/01/2023	546.91	125,475.29	1,106.63	0.00	546.91	126,022.20
0941100002	126,022.20	5.323	11	559.72	125,475.29	1,106.63	0.00	546.91	126,022.20
U100-200-096	SEGST	10020U	09/01/2023	1,716.31	411,594.39	3,419.92	0.00	1,716.31	413,310.70
CMM-716278	413,310.70	5.260	11	1,703.61	411,594.39	3,419.92	0.00	1,716.31	413,310.70
	Sub To	otals For: Fu	ınd: Opr-Lu-Lo	2,263.22	537,069.68	4,526.55	0.00	2,263.22	539,332.90
				2,263.33	537,069.68	4,526.55	0.00	2,263.22	539,332.90
Fund: 2014 I&S-Lu-Lo									
R100-400-096	SEGST	10040R	09/01/2023	632.93	102,404.81	35,304.68	0.00	34,817.93	137,222.74
CMM-716278	137,222.74	5.260	11	486.75	102,404.81	35,304.68	0.00	34,817.93	137,222.74
	Sub Totals	For: Fund: 2	.014 I&S-Lu-Lo	632.93	102,404.81	35,304.68	0.00	34,817.93	137,222.74
				486.75	102,404.81	35,304.68	0.00	34,817.93	137,222.74
		Report	Grand Totals:	409,585.43	138,543,284.24	8,833,273.40	10,062,660.33	-1,377,595.07	137,165,689.17
				322,403.17	138,548,752.93	8,833,273.40	10,062,660.33	-1,495,001.54	137,053,751.39



Investment Report as of April 30, 2024

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

GBRA Investment Officers:

Randy Staats

Executive Manager of Finance/CFO

Sandra Terry

Deputy CFO

Denise Lyssy

Revenue & Budget Supervisor

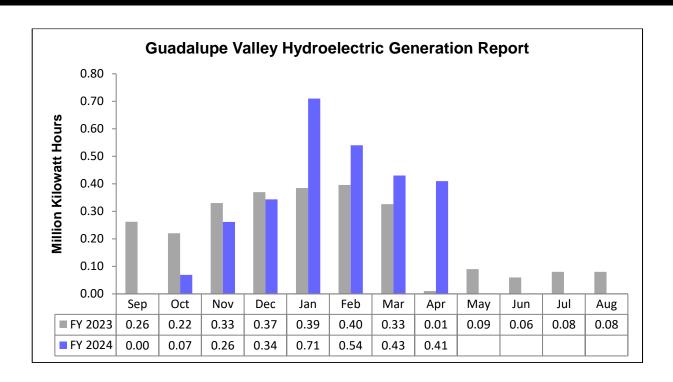
CONSENT ITEM

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

Attachment

Report of Operations

Month of April Fiscal Year 2024



During the month, the Guadalupe Valley Hydroelectric System (GVHS) generated .41 million kilowatt hours of electrical power for the Guadalupe Valley Electric Cooperative (GVEC) for a total of 2.76 million kilowatt hours for the fiscal year and delivered 78 million gallons of water to the Calpine Guadalupe Energy Center (CGEC) for a total 615.4 million gallons for the year to date fiscal year.

The Hydro crew completed the annual turbine inspection of the #2 generator at Dunlap. The log boom at Dunlap was repaired. A large pecan tree was removed from the Dunlap canal. The maintenance crew serviced the motors at PS#2.

The electricians installed equipment for the chemical feed system and outlets for the bentonite feed system. A flow meter was installed for the Alliance delivery point and an emergency stop switch was installed on high service pump #1. Preventative maintenance was completed at Stein Falls Lift Stations, Park Village WWTP, Canyon Raw Water Intake, Johnson Ranch north and south pump stations, Western Canyon WTP and 4S WWTP. Repair work was done at the Buda WWTP and Marsh Lane lift station. Electricians replaced the Sunfield WWTP plant controller during a planned outage.

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	0.324				
CBOD (mg/L)	5	1	2.8	1.2	1.5	1.8	2	1	*				
TSS (mg/L)	5	1.8	3.6	2.6	3.9	4.4	3.6	2.6	*				
Ammonia (mg/L)	2	0.1	1.8	0.1	0.2	0.1	0.1	0.1	*				
Phosphorous (mg/L)	1	0.8	0.4	0.3	0.2	0.3	0.4	0.3	*				
E.coli (CFU/ 100 mL)	126	5	4	4	1	5	4	1	*				
Year to Date Flows (MG)		8.68	18.29	27.56	36.98	48.7	57.89	67.53	77.25				
	-		-	Bio	solids P	rocessii	ng			_			
FY 2024	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul		Aug
Biosolids Processed	4.38	5.28	5.91	4.16	5.72	5.64	6.16	*					
(metric tons)													
Year to Date Biosolids	4.38	9.66	15.57	19.73	25.45	31.09	37.24	*					
Processed (metric tons)													

^{(*} 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 1.8 inches of rain during the month.

System Activities:

Work was completed on filter #1. The filter was re-coated, and new filter elements and actuated valves were installed. A new brush and float were installed on the bar screen. Operators attended Vactor truck training and completed 6 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	0.637				
CBOD (mg/L)	5	1	1	1	1	1	1	1					
TSS (mg/L)	5	2.5	1.4	1.1	1.7	2.7	4	0.8					
Ammonia (mg/L)	2	0.1	0.1	0.1	0.2	0.5	0.5	0.1					
Phosphorous (mg/L)	1	0.3	0.3	0.4	0.2	0.2	0.2	0.2					
E.coli (CFU/100 /mL)	126	*	1	1	1	1	12	2					
Year to Date Flows (MG)		17.64	36.98	55.19	73.98	97.91	116.73	136.54					
(1110)													
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	3.83	-		_	
Year to Date Reuse (MG)		4.95	9.91	9.91	9.91	9.91	9.91	9.91	13.74				
					Biosolio	ds Proc	essing						
Biosolids Processed (me	tric	14	.61 13	5.55 17	'.06 1 <i>6</i>	5.33	18.54	13.84	*				
tons)	13	.06											
Year to Date Biosolids	13	.06 27	.67 41	.22 58	3.28 74	4.61	93.15	106.9					
Processed (metric tons)								9					

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

System Statistics:

There are an estimated 3,568 residential connections and 25 mixed-use connections in this system as of the end of the month. The system received 2.8 inches of rain during the month.

Construction Activities:

Work continued on the Sunfield WWTP 1.375 MGD expansion. A new influent lift station control panel was installed. Major components under construction include the headworks, blower electrical room, septic receiving station, contact basins, and filters. Training was held on the new ATS and generator.

The Prairie Lakes force main to Sunfield WWTP was walked by Operations and Engineering staff to locate air release and shut off valves to ensure proper placement as inspection protocol.

System Activities:

A new A/C unit was installed for the motor control center and operations room. Operators attended Vactor truck training and completed 15 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	0.599				
CBOD (mg/L)	10	2.5	1.5	1	1.3	1.8	3	3	2				
TSS (mg/L)	15	0.78	1.1	1.18	1.25	1.6	1.58	1.0	0.90				
E.coli (org/100 mL)	126	2	2	1.3	2	3	1.3	1.0	1				
Ammonia Nitrogen (mg/L)	2	0.21	0.1	0.1	0.1	0.32	0.16	0.10	0.10				
Phosphorous (mg/L)	1	0.149	0.343	0.145	0.226	0.200	0.293	0.256	0.291				
YTD Gal. Proc. (MG)	-	13.9	32.0	54.0	74.6	102.7	120.66	138.6	156.5				

System Statistics:

There are an estimated 3378 sewer connections in this division as of the end of the month. The system received 2.4 inches of rain during the month. The team conducted 25 final tap inspections.

System Activities:

Team members trained with Hammer Head products to make repairs on leaking sewer lines. Completed the annual certification of the scales in the lab. Team members are cleaning sewer lines in the collection system.

Parkside Subdivision (Dietz):

The total flow for the month was 417,000 gallons. The team conducted 18 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	9.9				
FY 24 Avg release	94.4	76.9	68.4	61.8	57.7	44.1	41.1	62.5				
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

April 2024

Elevation beginning of month	887.26' msl
Elevation end of the month	886.60' msl
Current Elevation (May 4, 2024)	886.56' 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	4.13				
Lowest Elevation	3.67	3.58	3.99	3.19	1.05	2.20	3.99	3.51				

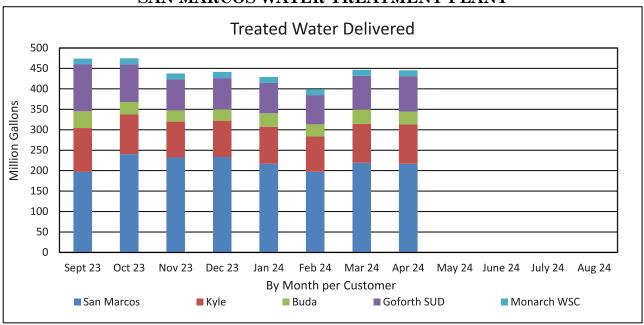
The highest and lowest recording (msl) on this gauge during the previous year:

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:

Chief of Maintenance Billy Penney, Heavy Equipment Operator Walter Brown have been mowing the main canal and the diversion system. Billy and Walter made repairs to the crossing downstream from the new crossing on the main canal on the Henke's property. Chief Water tender Curtis Gosnell and Billy have been researching the air release valves on our raw water pipeline. Water tender Chuck Deleon has been keeping the plants full and watching the bayous and the tide.

SAN MARCOS WATER TREATMENT PLANT



System Activities:

Conducted an emergency management coordination meeting with emergency responders from the City of San Marcos Fire Department. The meeting consisted of a walkthrough of the facilities and inspection of hazards including chlorination equipment and Class B emergency kit. Archer Western completed start-up of the new high service pump 5 on the GBRA pump station for the IH-35 customers. Repairs to VFD # 6 have been completed and the pump was placed back into service. Vantage Pump made repairs to compressor #2. TMT SCADA intergrader and GBRA electricians completed the installation of the chlorine dioxide flow meters and pressure sensors into the SCADA system. Began pumping water from the San Marcos WTP to the Carrizo water booster station in Maxwell. Pape-Dawson is using this water to fill segment D of the ARWA pipeline.

BUDA WASTEWATER TREATMENT PLANT

					F	Effluent N	Monitorii	ng					
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	1.322				
CBOD (mg/L)	5	3.6	2.3	2.9	2.7	3	1.9	2.5	*				
TSS (mg/L)	5	1	0.9	0.8	1	1.9	0.9	0.8	*				
Ammonia (mg/L)	1.2	0.1	0.2	0.2	0.1	0.4	0.2	0.4	*				
Phosphorous (mg/L)	0.8	0.4	0.4	0.5	0.3	0.4	0.6	0.5	*				
E.coli (CFU/100 ml)	126	1	3	3	1	2	1	1	*				
Year to Date Flows (MG)		35.34	74.59	113.65	153.18	200.92	240.19	280.21	319.66				

Additional Monitoring (at the Outfall) FY 2024 Sept Oct Nov Dec Jan Feb Mar Apr May June Jul Aug 3 * E.coli (SU) 1 4 1 1 1 1 pH (SU) 7.4 7.8 7.3 7.4 7.5 7.5 7.4 * DO (mg/L) * 7.8 8.3 8.7 10.1 9.5 9.3 8.3 Rainfall (inches) 0.8 7.5 4.0 2.7 13.1 3.1 2.8 3.8 **Effluent Reuse and Biosolids Processing** FY 2024 Feb Sept Oct Nov Dec Jan Mar Apr May June Jul Aug 0.013 Type I Reuse Avg. 0.011 0.01 0.014 0.0040.0020.003 0.003 MGD 1.041 1.429 Year to Date Reuse 0.321 0.626 1.574 1.645 1.73 1.818 (MG) 38.26 38.95 Biosolids 39.65 37.86 31.61 35.44 38.02 Processed (metric tons) * Year to Date 39.65 77.51 115.77 147.38 182.82 221.78 259.8 **Biosolids**

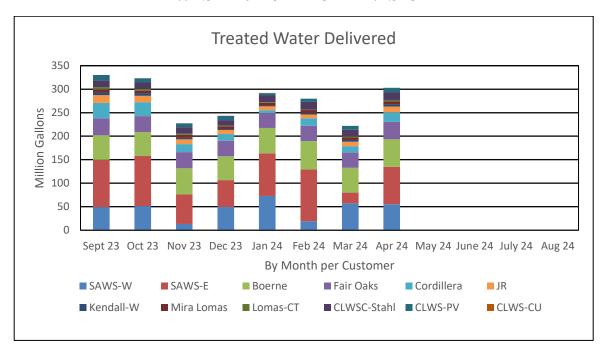
System Activities:

Processed (metric

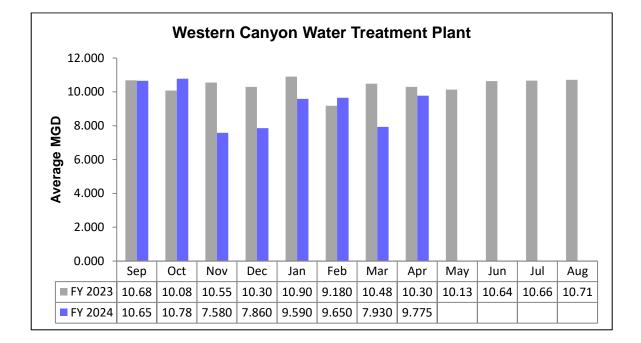
tons)

Operators replaced ring buoys in basins and a chain on the thickener trough. Failed controls were replaced in the main influent lift station.

WESTERN CANYON DIVISION



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



System Statistics:

The Western Canyon Water Treatment Plant produced an average of 9.775 MGD for the month as metered. Total gallons treated during the month were 303.03 MG. The total number of gallons produced during FY 2024 is 2226.51 MG.

System Activities:

Motor couplings on both Reverse Filtrate (Backwash) pumps failed, team manufactured a temporary repair to get treatment plant back online until correct parts were received and installed. Chief Operator Segura fixed bleach feed line in chemical area. Pilot testing on Ceramic Membrane Technology continues. Crosstek skid to arrive on site by end of May. Plant is receiving some nuisance material that is clogging the feed strainers. Operators are having to manually pressure wash strainers to improve performance. Parts are ordered to modify strainers to improve automatic backwashing effectiveness. Operators cleaned out floc and rapid mix basins.

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	0.053				
CBOD (mg/L)	5	1	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	1.93				
Ammonia (mg/L)	2	0.11	0.1	0.1	0.1	0.98	.53	0.19	0.1				
Phosphorous (mg/L)	1	0.114	0.112	0.115	0.119	0.126	0.094	0.102	0.086				
E.coli (CFU/100 mL)	126	1	1	1	1	1	1	1	1				
Year to Date Flows		1.57	3.04	4.42	5.75	7.08	8.26	9.87	11.45				
(MG)													

System Statistics:

The system received 2.1 inches of rainfall during the month.

System Activities:

Installation and inspection of sewer connection for new dominos on FM 306 were completed.

Comal Trace Subdivision:

System Statistics:

There are approximately 262 active water meters.

System Activities:

Operators Garcia and Gonzales wrapped up end of life meter replacements. Operators Albert and Ledesma pot holed the distribution lines inside the pump station facility in preparation of Hwy 46 expansion project.

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	0.054				
CBOD (mg/L)	5	1	2	1	2	2	1	2	1				
TSS (mg/L)	5	1.65	1.80	1.48	2.45	2.38	2.58	1.37	1.03				
Ammonia (mg/L)	2	0.1	0.1	0.1	0.26	0.13	0.1	0.1	0.1				
Phosphorous (mg/L)	1	0.085	0.084	0.111	0.169	0.134	0.158	0.201	0.058				
E.coli (CFU/100 mL)	126	1	1	1	1	1	1	1	1				
Year to Date Flows		1.36	2.77	4.18	5.76	7.36	8.84	10.42	11.98				
(MG)													

System Statistics:

The team conducted 10 final tap inspections. There are approximately 389 active sewer connections. The system received 1.75 inches of rainfall during the month.

System Activities:

Routine Operations

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	0.170				
CBOD (mg/L)	5	1	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	1.33				
Ammonia (mg/L)	2	0.1	0.31	0.73	0.1	0.15	0.1	0.14	0.32				
Phosphorous (mg/L)	0.5	0.053	0.058	0.065	0.110	0.073	0.188	0.095	0.155				
E.coli (CFU/100 mL)	126	1	1	1	1	1	1	1	1				
Year to Date Flows		4.63	9.28	13.96	18.64	23.99	28.66	33.78	38.89				
(MG)													

System Statistics:

There are approximately 1420 active sewer connections. During the month 26 final tap inspections were conducted. The system received 2.5 inches of rainfall during the month.

System Activities:

Operators Helmke and Springer trained Operator Luna on plant operation and system.

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	0.003				
BOD (mg/L)	20	1	1	1	1	1	1	2	4				
TSS (mg/L)	20	0.5	0.5	0.66	0.5	0.53	0.5	0.57	1.08				
Year to Date Flows (MG)	-	0.101	0.197	0.285	0.328	0.384	0.453	0.515	0.604				

^{(*} 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	0.064				
CBOD (mg/L)	5	1	1	1	1	1	1	1.4	1				
TSS (mg/L)	5	4.2	1.7	0.5	1.2	1.2	0.8	2.6	1.4				
Ammonia (mg/L)	2	0.1	0.1	0.1	0.1	0.4	0.5	0.1	0.1				
Year to Date Flows		1.84	3.75	5.68	7.71	9.60	11.37	13.32	15.25				
(MG)													

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

System Statistics:

There are approximately 506 active sewer connections and 566 active water meters. The system received 2.2 inches of rainfall during the month.

System Activities:

Contractor continues to work on the plant expansion project. Operator Chaney trained Operator Faddis on system and plant. Booster Pump # 3 at Joe Klar Pump Station pulled and taken to shop for inspection.

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	0.153				
CBOD (mg/L)	5	1	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	0.78				
Ammonia (mg/L)	2	0.1	0.17	0.1	0.1	0.15	0.18	0.28	0.1				
Phosphorous (mg/L)	0.5	0.255	0.244	0.286	0.144	0.120	0.282	0.325	0.116				
E.coli (CFU/100 mL)	20	1	1	1	1	1	1	1	1				
Turbidity	3	0.6	0.76	0.55	0.45	1.21	1.5	0.65	0.48				
Year to Date Flows		4.23	8.85	13.31	18.24	23.20	27.70	32.42	37.02				
(MG)													

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

System Statistics:

There are approximately 838 active sewer connections and 888 active water meters. The system received 1.5 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	0.141				
CBOD (mg/L)	5	2	1	1	1	1	2	1	1				
TSS (mg/L)	5	1.73	1.2	0.87	0.85	0.63	0.7	1.07	0.78				
Ammonia (mg/L)	2	0.1	0.1	0.1	0.1	0.1	0.2	0.1	0.1				
E.coli (CFU/100 mL)	126	1	1	1	1	1	1	1	1				
Year to Date Flows		3.66	7.33	11.19	15.07	18.76	22.01	25.95	30.17				
(MG)													

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

System Statistics:

The Singing Hills wastewater system has 25 commercial connections and 253 residential connections for a total of 278 wastewater connections. The system received 2.2 inches of rainfall during the month.

System Activities:

Operator Chaney worked with and inspected contractor installation of sewer connection for new Academy Sports going in.

COLETO CREEK DIVISION

Elevation beginning of month: 98.12' MSL Elevation end of month: 97.58' MSL Elevation of full pool: 98.00' MSL

A total of 1.00 inches of rain was recorded at the Coleto Creek headquarters office.

Reservoir System

The maintenance crew continued working on the spill gate de-water project. Staff installed stoplogs in front of main spill gate #1 for the purpose of replacing the hoist cable connecting U-Bolts, performing a 30' open full travel, and gate cathodic protection system inspection. Other activities include shredding of the main dam and surrounding property and cleaning the downstream side of the main spill gates.

The engineering firm of Black and Veatch conducted the walkover inspection of the main dam and spillway.

Recreation System

Permits Sold During April

	April FY 2024	April FY 2023	Historical High for April	Y-T-D FY 2024	Y-T-D FY 2023	Historical Y-T-D High
Annual Permits	33	37	103 (FY 82)	141	151	163 (FY 83)
Day Permits	875	1047	2275 (FY 12)	4375	4023	6638 (FY 86)
Camping Permits	825	1004	1439 (FY 04)	10732	10795	12052 (FY 22)
Cabins	32	63	66 (FY 22)	369	395	421 (FY 17)

Volunteer Hours at Coleto Creek:

	Hours	Hours for FY
Park Hosts	240	1720
Texas Master Naturalist	0	5
Photo Club Volunteers	0	4
Project Volunteers	0	0
Work Force Solutions Inters	0	0
TOTAL	240	1729

Staff Activities:

Park Staff and Hosts stayed busy with routine park cleanup and grounds keeping duties. Additionally, staff members repaired the sewer cleanouts located in the boat ramp restroom building, trimmed tree limbs in the campground, installed benches at the tee boxes on the disc golf course, and rehabbed the beach volleyball court in the campground.

Lake Wood Recreation Area

Permits Sold During April

	April FY 2024	April FY 2023	Historical High For April	Y-T-D FY 2024	Y-T-D FY 2023	Historical Y-T-D High
Annual Permits	0	0	14 (FY98)	0	2	34 (FY 98)
Day Permits	151	209	571 (FY99)	576	676	1911 (FY15)
Camping Permits	89	185	670 (FY12)	287	1592	3491 (FY13)
RV Permits	312	-	-	1851	-	-

^{*}Began separately tracking RV and tent camping August 2023

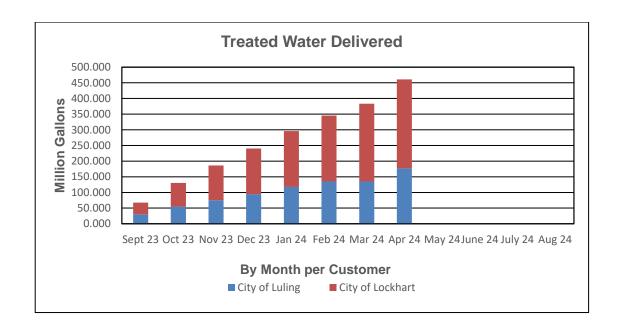
Volunteer Hours at Lake Wood:

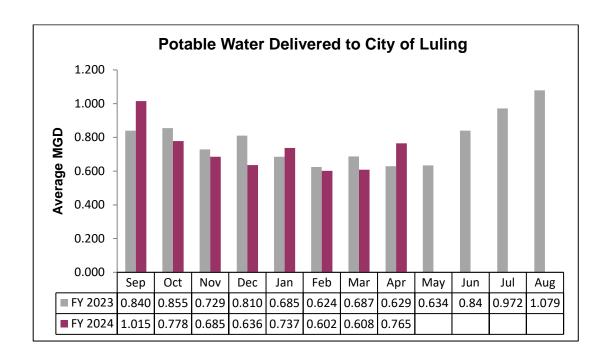
	Hours	Hours for FY
Park Hosts	118	775
ISF Crew	0	0
CSR Workers	89	379
Event Volunteers	0	151
TOTAL	207	1305

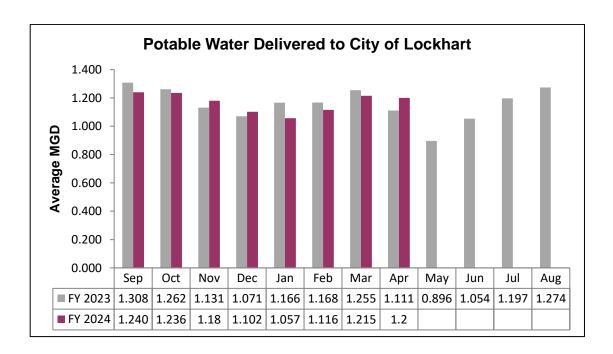
Staff Activities:

Park staff performed ground maintenance and made repairs to park facilities.

LULING WATER TREATMENT PLANT







System Statistics:

The plant delivered an average of 0.765 MGD to the City of Luling during the month. Total gallons treated for Luling during FY 2024 is 177.055 MG. The plant also delivered an average of 1.2 MGD to the City of Lockhart during the month. Total water delivered to the City of Lockhart for FY 2024 is 284.063 MG.

System Activities:

Loss Control Specialist Jeremy Wade from the TWCA Risk Management Fund and GBRA Safety and Risk Manager Reichle toured and completed a safety walk through of the Luling WTP site. GBRA Safety and Risk Manager Reichle also conducted a Safety Data Sheet Review with Luling WTP operators this month.

Operator Elizondo received his "D" Water License from the TCEQ after passing his exam. Operator Wilhelm completed a 20-hour Water Laboratory course.

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	0.404				
CBOD (mg/L)	10	2.0	2.3	2.0	2.0	2.0	2.2	2.6	3.5				
TSS (mg/L)	15	1.3	1.6	1.1	1.1	1.1	1.4	1.3	1.6				
Ammonia (mg/L)	3.0	0.2	0.1	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	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	0.760				
CBOD (mg/L)	10	1.5	1.1	1.6	1.8	1.4	1.1	1.1	1.1				
TSS (mg/L)	15	3.9	2.2	3.7	2.8	2.7	2.2	2.0	1.8				
Ammonia (mg/L)	3	0.1	0.2	0.3	0.3	0.3	0.2	0.2	0.1				
E.coli	126	8.0	7.2	15.3	4.9	6.4	2.8	2.4	3.2				
Year to Date Flows (MG)	-	19.82	42.43	63.04	84.17	113.26	134.64	ļ					
Biosolids Processing													
FY 2024	Sept	Oct	Nov	Dec	Ja	n I	eb	Mar	Apr	May	Jun	Jul	Aug
Biosolids Processed (metric tons)	70.15	46.86	48.46	46.52	65.9	94 64	1.83	65.34					
Year to Date Biosolids	70.15	117.0	165.46	211.98	8 277.	.92 34	2.75	408.09					
Processed (metric tons)		1			1 .1		<u>,.</u> .						

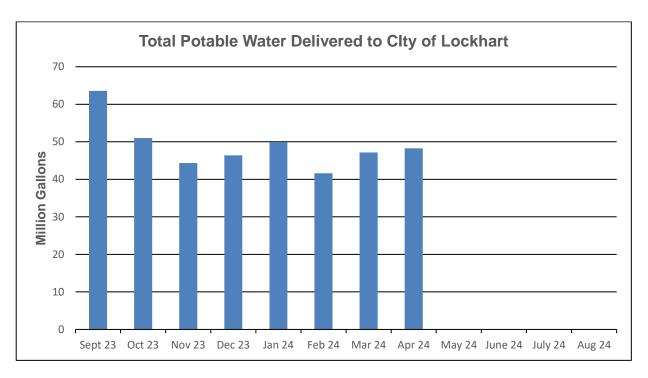
 $^{(\}mbox{*}\mbox{ data not available at printing.}$ Report will be revised when this information is received.)

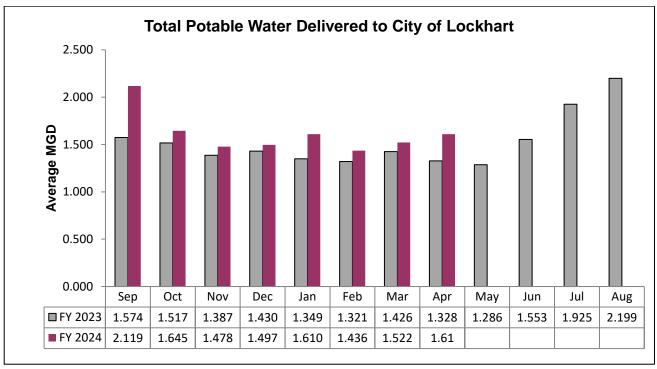
System Activities:

At the Larremore Plant, contractor Zone Industries replaced all 3 drain station pumps and check valves. Contractor Volkert Roofing replaced the roof on the blower room and contractor Sexton Fencing repaired multiple spots on the fence line.

At the FM20 Plant, contractor Alfa Laval performed annual maintenance and inspection on the belt press.

LOCKHART WATER TREATMENT PLANT





System Statistics:

The Lockhart Water Treatment Plant produced an average of 1.610 MGD for a total of 48.287 MG for the month. Year-to-date total is 392.332 MG.

System Activities:

At the WTP, contractor AAW replaced the backwash #2 motor and pump and GBRA electricians installed heaters on the motor.

CONSENT ITEM

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

Attachment

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

Month Ending April 30, 2024

Director	Fees	Auto	Airfare	Lodging	Meals	Registrations	Other	Total
William R. Carbonara	-	-	-	-	-	-	=	-
Don Meador	442.00	58.96	-	-	-	-	-	500.96
Dennis Patillo	-	-	-	-	-	-	-	-
Steve Ehrig	-	-	-	-	-	-	-	-
Sheila L. Old	-	-	-	-	-	-	-	-
Emanuel Valdez	-	-	-	-	-	-	-	-
Robert Blaschke	331.50	239.86	-	-	-	-	-	571.36
James Cohoon	-	-	-	-	-	-	-	-
John Cyrier	2,210.00	352.42	-	-	-	-	225.00	2,787.42
Board Administrative Costs	-	-	-	-	-	-	546.57	546.57
Total	2,983.50	651.24	-	-	-	-	771.57	4,406.31

Fiscal Year-To-Date Ending August 31, 2024

Director	Fees	Auto	Airfare	Lodging	Meals	Registrations	Other	Total
William R. Carbonara	1,034.00	461.80	-	-	-	-	-	1,495.80
Don Meador	1,326.00	174.24	-	-	-	-	-	1,500.24
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	2,099.50	2,042.96	-	-	-	-	225.00	4,367.46
James Cohoon	1,989.00	1,059.52	-	-	-	450.00	_	3,498.52
John Cyrier	3,986.00	736.25	-	-	-	525.00	225.00	5,472.25
Board Administrative Costs	-	-	-	-	-	-	3,976.10	3,976.10
Total -	12,881.50	6,163.01	-	423.38	-	1,425.00	4,620.94	25,513.83

Director Fees and Expenses Budget-To-Date	10,000.00
Director Fees and Expenses Annual Budget	15,000.00

NOTE 1: In accordance with the Texas Water Code Chapter 49.060 and GBRA's Board Policy, the annual limit for director's fees is \$13,260.

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

BOARD OF DIRECTORS' EXPENSES FISCAL YEAR 2024								
				nistrative Cos	te			
Month	Date Pd.	Check #	Vendor	\$ Amount	Description			
					2333, 233			
Sept T	otal			0.00				
осрі і	otui			0.00				
	31-Oct	EFT2501	Einstein Bros Bagels	37.57	September Board Meeting Breakfast			
			Star Catering of San Antonio		September Board Meeting Lunch			
	31-Oct	EFT2501	Burnt Bean Company		Board Tour Lunch			
Oct To	tal			410.01				
	00.11	EETOE 44	li	25.04	0.11 5 111 6 5 17 1			
	30-Nov 30-Nov		Einstein Bros Bagels		October Board Meeting Breakfast October Board Meeting Lunch			
	30-1107	EF12344	Ciluys	322.00	October Board Meeting Eurich			
Nov To	otal			357.69				
	31-Dec	EFT2601	Einstein Bros Bagels	35.61	November Board Meeting Breakfast			
	31-Dec			219.06	November Board Meeting Lunch			
Dec To	otal			254.67				
	4 1	005000	II Connected Districts	000.00	Dublic Official Directors David			
	4-Jan		JI Special Risk Ins.		Public Official Director's Bond			
	31-Jan 31-Jan		Einstein Bros Bagels Corporate Caterers (SA)		December Board Meeting Breakfast December Board Meeting Lunch			
	3 1-Jail	L1 12000	Osipolate Gaterers (GA)	330.10	Doornbor Doard Wiceting Eurich			
Jan To	tal			781.71				
	28-Feb	EFT2685	Einstein Bros Bagels	35.61	January Board Meeting Breakfast			
	28-Feb	EFT2685	Kreuz Market	395.93	January Board Meeting Lunch			
Feb To	tal			431.54				
	45 Man	207400	Hantford Incomes	750.00	Duning and Travel Assistant Income			
	15-Mar 31-Mar		Hartford Insurance Einstein Bros Bagels		Business Travel Accident Insurance February Board Meeting Breakfast			
	31-Mar		Kreuz Market	407 27	February Board Meeting Lunch			
	0.1.11		THE THE THE TENT		. oznaci j zanam g zanam			
March	Total			1,193.91				
	30-Apr	EFT2788	Einstein Bros Bagels	36.64	March Board Meeting Breakfast			
		EFT2788			March Board Meeting Lunch			
	30-Apr	EFT2788	Las Fontanas Mexican Kitchen	503.23	March Board Meeting Lunch			
April T	otal			546.57				
Aprili	Otal			340.37				
May To	otal			0.00				
				4				
June T	otal			+				
Juile I	Jui							
				0.00				
July To	otal							
				0.00				
				0.00				
Augus	t Total			0.00				
. tagas	. 10.01							
FY 202	4 Total:			3,976.10				

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

Attachment

EXECUTIVE REPORT

MAY 2024

Charlie Hickman Executive Manager of Engineering

Projects Completed and in Progress since April Board Meeting

Ongoing Projects and Planning

- The phase of the Carrizo Groundwater Supply Program initially scoped to serve New Braunfels Utilities, Goforth SUD, and Lockhart is approaching substantial completion. GBRA's contractor has completed testing on 4 of 7 wells which provides sufficient raw water capacity to meet the initial demands for the project with redundancy. The remaining wells are anticipated to be online by the end of June. Alliance reports that all treated water transmission infrastructure including all pipeline segments, booster pump stations, and storage tanks are anticipated to be substantially complete in May and ready for service when the treatment plant comes online. GBRA anticipates the pumping improvements at the San Marcos Water Treatment Plant needed to convey supplies to Goforth SUD will also be substantially complete in May. Achieving substantial completion of the water treatment plant remains the latest activity in the program schedule needed for initiating water deliveries to customers, and Alliance's contractor is reporting they anticipate the plant will be substantially complete in July.
- Due to delays in the electrical construction at the Sunfield WWTP, the anticipated substantial completion date has been moved to August. All major structural and mechanical items have been installed and the remaining work items are mainly related to completion of all onsite paving, waterproofing, electrical installation, and testing.
- Sundt has completed the first structural concrete pour behind the Bay 1 cofferdam at McQueeney Dam. The first existing spillgate has been removed and they are underway with demo of concrete in Bay 1. At Placid Dam, two large structural pours have been completed behind the cofferdam and Sundt is underway with preparing structural rebar for the foundations that will support the abutment wall and center pier where the gate cylinders will be placed.

Summary of Change Orders Pending Board Approval

• <u>McQueeney Dam and Placid Dam Spillgate Replacement and Dam Armoring – Change Order No. 6.</u> This change order provides Sundt with an additional 17 days of contract time and an increase of \$152,479.06 to the contract price for the Lake

McQueeney Project. The change order includes removal of obstructions from the original dam construction encountered while installing sheet pile.

• <u>Lake McQueeney and Placid Spillgate Replacement and Dam Armoring – Change Order No. 11.</u> This change order provides Sundt with an additional 34 days of contract time and an increase of \$281,930 to the contract price for the Lake Placid Project. The change order includes additional work related to conflicts with the cofferdam waler as installed and partially designed.

Summary of Change Orders for General Manager/CEO Approval

- <u>Carrizo Groundwater Supply Project Delivery Point Pipelines Change Order No.</u>
 5. This proposed change order provides M5 Utilities 78 additional days of contract time and no change to the contract price. The change order includes allowing time for the completion of the punchlist items and demonstration testing at the NBU and Lockhart delivery sites necessary for delays in the ability to complete testing outside of the contractors control.
- <u>CGSP Transmission Main and Wellfield Surface Facilities Change Order No. 8.</u> This proposed change order provides SJ Louis with 113 additional days of contract time and a \$55,551.62 increase to the contract. This change order is for the repair of a fiber optic cable break and programming delays.
- <u>Lake McQueeney and Placid Spillgate Replacement and Dam Armoring Change Order No. 7.</u> This change order provides Sundt with an additional 7 days of contract time and an increase of \$32,998.58 to the contract price for the January 22, 2024 flood event at Lake Placid. The flood event included cost for equipment and crew downtime, debris removal from the cofferdam and restoration of turbidity curtains damaged by flooding.
- <u>Lake McQueeney and Placid Spillgate Replacement and Dam Armoring Change Order No. 8.</u> This change order provides Sundt with an increase of \$83,299.67 in contract price for Lake McQueeney project and no additional contract time for new soil anchor layout and additional walers to support the north abutment wall.
- <u>Lake McQueeney and Placid Spillgate Replacement and Dam Armoring Change Order No. 9.</u> This change order provides Sundt with an additional 7 days of contract time and an increase of \$4,532.85 to the contract price for miscellaneous changes to Lake Placid project. Changes include walkway bridge alignment, ladder and staircase additional supports, additional concrete for north abutment wall, and reduced excavation in Bay 1 due to final clayshale elevation.
- <u>Lake McQueeney and Placid Spillgate Replacement and Dam Armoring Change Order No. 10.</u> This change order provides Sundt with an increase of \$5,403.17 in contract price for the Lake McQueeney project and no additional contract time for additional ladder and staircase support.

EXECUTIVE REPORT

MAY 2024

David Harris Executive Manager of Operations

Activities Completed and in Progress since April Board Meeting

Licenses

Jayden Elizondo Class D Water Luling Operations

Training

- Basic Water
- Water System Resiliency
- Texas Water Conference
- Water Laboratory
- Water Utility Safety

Compliance

- No TCEQ inspections.
- A control power failure at Buda WWTP lift station caused an unauthorized discharge or raw sewer spill. Site was cleaned, water was pumped back into the plant from a low point and area disinfected. City of Buda was notified and reporting was completed to TCEQ as required.

Projects

- Alliance's Carrizo Water Treatment Plant construction is ongoing. Staff is attending training and working with contractor on start-up and testing preparing for operations. Latest schedule update is completion in early July and acceptance testing beginning in early June.
- Coleto Creek Dam gate inspection was completed for Gate #1. 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. The gate was dewatered during the walkover inspection performed by Coleto staff, Jason Campbell (Vistra Dam Safety Manager), GBRA Engineering and our consultants Black & Veatch.
- Ceramic membrane pilot testing at Western Canyon WTP will continue for a few

more months. Data gathered from this project was presented at Texas Water Conference and drew a significant attendance. We have been in touch with several utilities that attended sharing information on each other's pilot studies and lessons learned from the process.

EXECUTIVE REPORT

MAY 2024

Nathan Pence Executive Manager of Environmental Science

Projects Completed and in Progress since April Board Meeting

Environmental

- Staff submitted funding reimbursement request to TPWD for spring herbicide applications in the lower basin.
- Staff attended Water Environment Association of Texas (WEAT) & Texas Association of Clean Water Agencies (TACWA) Joint Nutrient Committee Meeting facilitated by Plummer & Associates to discuss examples of proposed voluntary nutrient reduction incentive scenarios requested by the Texas Commission on Environmental Quality (TCEQ).

Habitat Conservation Plan (HCP)

- HCP staff attended a meeting of the Science Committee for the Edwards Aquifer Habitat Conservation Plan (EAHCP) on April 18. At this meeting, modelers from the Edwards Aquifer Authority provided a report on the hydrological modeling efforts for the EAHCP Permit Renewal. The updated hydrologic modeling simulates anticipated impacts of pumping and other factors on Comal and San Marcos spring flows.
- HCP staff met with the U.S. Fish and Wildlife Service (USFWS) staff of the Aransas National Wildlife Refuge on April 22 to discuss water use needs and volumes on the Whitmire Refuge Unit as well as how management of the property works in relation to goals for Whooping Cranes.
- HCP staff submitted working drafts of the first three chapters of GBRA's HCP to the USFWS and to GBRA's Technical Advisory Group on April 26. The first three chapters, "Introduction," "Environmental Setting," and "Covered Activities," lay the foundation for the HCP and set out which activities and operations to be covered in GBRA's HCP.
- HCP staff participated in the scheduled dewatering of two impoundments on the South Fork Guadalupe River by one of the Second Party participants on May 14th and 15th. The draining required relocation of freshwater mussels such as the species to be covered by GBRA's HCP. HCP staff also coordinated with Texas Parks and Wildlife Department, the USFWS, and BIO-WEST as regulators and a technical consultant to oversee and assist in this process. This event provided a successful test run of protocols HCP staff are establishing to incorporate in the conservation strategy for GBRA's HCP.

Water Quality

- Staff hired Summer Intern: Natalie Hickman
- Staff held Clean Rivers Program FY25 Coordinated Monitoring Meeting and FY24
 Steering Committee Meeting

- Staff submitted Final Report for Geronimo and Alligator Creeks Monitoring Project 19-07 to Texas State Soil and Water Conservation Board
- Routine Samples for April:
- 34 Routine Grab samples collected.
- 10 Quarterly Grab samples collected.
- 13 Weather Targeted Grab samples collected.
- 7 Wastewater Treatment Facilities Sampled.
- __7_ Diurnal Probe Deployments

Laboratory

- In April 2024, the laboratory processed approximately 1,090 orders with approximately 3,700 individual tests. This compares to 981 orders received and processed during April 2023.
- Miliana Hernandez attended a Tips and Tricks workshop for Ion Chromatography analysis in Austin.
- Microbiology proficiency test (PT) results for the Spring term have been received. All PTs were found acceptable.

EXECUTIVE REPORT

MAY 2024

Randy Staats Executive Manager of Finance/CFO

Projects Completed and in Progress since April Board Meeting

Projects and Planning

- FY 25 budget working with departments and divisions on budget submissions, development of estimates, calculations
- Continued coordination with representatives of Lakes McQueeney and Placid WCIDs for WCID bond sales closed during April
- Continued coordination with Legal team in response to Department of Energy grant applications
- Ongoing training for department and division representatives of upgraded financial system and sharing of documents on SharePoint
- Planning meetings related to WaterSECURE Initiative and preparations for upcoming discussions regarding needed financing changes with state funding programs
- Planning and discussions of future Carrizo leaseholder payments
- Preparations and gathering of information for upcoming audit of Defined Benefit Pension Plan
- Generation of vendor and purchasing card reports expense reports for detailed analysis and best practices

Upcoming Activities

- Continued planning and preparation of FY 25 budget
- Final preparations for defined benefit pension plan audit

EXECUTIVE REPORT

MAY 2024

Vanessa Guerrero Executive Manager of Administration

Projects Completed and in Progress since April Board Meeting

Information Technology

IT Support

- IT responded to 217 support requests for a total of 165 hours during April
- Data Warehouse Project: Continued interviews with staff to determine their data needs
- SharePoint Migration Project: Currently working with Finance primarily to migrate Accounts Payable 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
- Working with Operations, GIS and Legal on Calhoun Canal SCADA system planning
- Working on setup and testing of first set of upgraded rainfall gauges using FirstNet cellular communications

GIS

Completed numerous Covered Activities maps for HCP staff

Human Resources, Facilities & Safety

Recruitment

• 7 vacancies, reviewing resumes and conducting interviews, 3 offers extended: Network Administrator, Facilities Maintenance Technician, Operator II at Western Canyon.

HR Initiatives

- GBRA Employee Eclipse viewing held at the Gorge 4/8
- Kick-off for Leadership Development Academy
- Finalized and deployed employee engagement survey

Facilities

- Facilities responded to 37 work orders and 30 support requests in the month of April
- Working 11 warranty items and punch list for NB facility
- Coordinating with Asset Manager and Finance to develop an asset standard for NexGen
- Developed a new QR system for staff vehicle check out process with IT and Safety

Safety Policies & Programs

- No Loss Time Injuries
- Minor Incident Report Twisted ankle
- Short Service Employee (SSE) Policy complete
- Drafting Lone Worker Policy and update to Heat Prevention Plan

- HMP Draft HMAP slated for May 2024 completion review to GBRA is currently in progress
- Attended 3 Risk Management Plan (RMP) reviews for EPA/OSHA Compliance at several Water Plant sites (cyclical review cycle facilitated through consultant)
- 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 will receive a general review report
- May Monthly Online Safety Training
 - o (ALL) General, Lab, Operations Heat Preparedness Training

Education

Community Engagement

- Provided a 90-minute tour to the New Braunfels Chamber of Commerce Youth & Adult Leadership Classes. 47 total participants.
- Company Volunteer Workday: Employees from Nova Nordisk; 13 volunteers created a flowerbed in front of the Visitor Center, helping to preserve and plant Texas Native Plants/Wildflowers.
- Earth Day at the Gorge; April 20, 2024; 65 participants. The event featured free admission for the public and family friendly activities. Participating Partners: Gorge Preservation Society, Heritage Museum of the Texas Hill Country, Tye Preston Memorial Library, Bat Cave International and TX Master Naturalist Lindheimer Chapter

Education Outreach and Gorge Programs

TOTAL STUDENTS IMPACTED:	2409
SAN MARCOS ACADEMY - HAYS COUNTY/PRIVATE	15
THE WELL - COMAL COUNTY/HOMESCHOOL	17
CROSS LUTHERAN CHURCH SCHOOL - COMAL COUNTY/PRIVATE	14
TIMBERWOOD PARK ELEMENTARY - BEXAR COUNTY/COMAL ISD	105
MEMORIAL ELEMENTARY - COMAL COUNTY / NBISD	42
CLEAR SPRINGS ELEMENTARY - GUADALUPE COUNTY/COMAL ISD	110
WILDER INTERMEDIATE - GUADALUPE COUNTY/SCHERTZ CIBOLO ISD	107
CROCKETT ELEMENTARY - HAYS COUNTY/SAN MARCOS ISD	85
REDLAND OAKS ELEMENTARY - BEXAR COUNTY/NEISD	44
OUTDOOR CLASSROOMS	
DANFORTH JUNIOR HIGH - HAYS COUNTY/WIMBERLY ISD	245
SEEING WATERSHEDS TRUNK	
SPECHT ELEM - BEXAR COUNTY/COMAL ISD	150
STREAM EROSION / SEDIMENTARY ROCK TRUNKS	
SCIENCE TRUNKS	
OAK CREEK ELEM EARTH DAY- COMAL COUNTY/ COMAL ISD	840
WIMBERLEY ISD S.T.E.A.M. FAIR - HAYS COUNTY/WIMBERLY ISD	150
OUTREACH EVENTS ATTENDED	
DANFORTH JUNIOR HIGH - HAYS COUNTY/WIMBERLY ISD	245
HOWELL MIDDLE SCHOOL - VICTORIA COUNTY/ VICTORIA ISD	240
RIVER BASIN MODEL PRESENTATIONS	

EXECUTIVE REPORT

MAY 2024

Adeline Fox Executive Manager of Communications & Outreach

Projects Completed and in Progress since April Board Meeting

Communications

Completed

- Completed one-page general fact sheets with GBRA 101 information
- Developed a social media calendar through FY24 and FY25
- Completed office name plate project with HR

Ongoing

- Working on operation facility signage
- Working on website content revamp
- Working on media training outline and identifying spokespeople
- Working on Dunlap Dam completion video

Community Affairs

Completed

- Attended the Mid Coast Hurricane & Disaster Conference
- Co-hosted Canyon Lake Gorge Tour with Education for adult class of Leadership New Braunfels
- Attended the Zedler Mills-City of Luling 150th celebration planning meeting Ongoing
- Tracking strategic plan metrics
- Developing county profile sheets to better learn communities
- Monitoring city and county meetings throughout the basin
- Representing GBRA at events throughout the basin

ACTION ITEM

7. Consideration of and possible action repealing all previous orders, resolutions, and actions relating to boating, swimming, fishing, and other water-related activities on Lake Dunlap, a GBRA Hydroelectric Lake in Guadalupe County, Texas, and adopting an Order setting forth regulations relating to restricted areas and activities for Lake Dunlap. (Jonathan Stinson)

Attachment



Guadalupe-Blanco River Authority

Board Meeting – May15, 2024 Agenda Item 7 Action

Action Requested: Consideration of and possible action repealing all previous orders, resolutions, and actions relating to boating, swimming, fishing, and other water-related activities on Lake Dunlap, a GBRA Hydroelectric Lake in Guadalupe County, Texas, and adopting an Order setting forth regulations relating to restricted areas and activities for Lake Dunlap.

Staff: Jonathan Stinson, Deputy General Manager

Background: Various GBRA ordinances and other actions have been taken over time to address navigation, recreation, and other water-related activities on the GBRA Hydroelectric Lakes, and in particular at Lake Dunlap. With completion of the dam and the refilling of Lake Dunlap, the proposed Order would adopt a baseline for authority and water safety by revising the GBRA restrictions for Lake Dunlap in alignment with Chapter 31, Texas Parks and Wildlife Code, the Water Safety Act and re-affirm the boundaries of the existing Restricted and No Wake zones.

Item: Approval of an order repealing previous GBRA actions relating to water safety and restricted areas for Lake Dunlap and setting new regulations for Lake Dunlap.

AN ORDER OF THE BOARD OF DIRECTORS OF THE GUADALUPE-BLANCO RIVER AUTHORITY RELATING TO REGULATIONS FOR WATER SAFETY ON LAKE DUNLAP

WHEREAS, THE Guadalupe-Blanco River Authority (GBRA) was created by the Texas Legislature as a conservation and reclamation district under Article XVI, Section 59 of the Texas Constitution; and

WHEREAS, the purposes and functions of GBRA include the protection, conservation, and development of water resources within the District; and

WHEREAS, GBRA owns and operates Lake Dunlap, a GBRA Hydroelectric Lake, in Guadalupe County, Texas; and

WHEREAS, GBRA is authorized under its enabling legislation, its authority as a District, and Texas Parks & Wildlife Code, Chapter 31, to adopt rules and regulations relating to activities on Lake Dunlap; and

WHEREAS, the construction on the GBRA dam at Lake Dunlap is now complete, GBRA's impoundment of water has refilled Lake Dunlap, and GBRA has resumed hydroelectric operations at Lake Dunlap; and

WHEREAS, GBRA desires to promote uniformity of laws relating to water safety and reestablish a baseline standard for water safety on Lake Dunlap consistent with the Water Safety Act.

NOW THEREFORE, BE IT ORDERED by the Board of Directors of the Guadalupe-Blanco River Authority that all previous Orders, Ordinances, Resolutions and other actions of the Board of Directors or the GBRA General Manager/CEO related to water safety and restrictions related to Lake Dunlap are hereby REPEALED and no longer in effect; any provisions of such previous Orders, Ordinances, Resolutions and other actions of the Board of Directors or the GBRA General Manager/CEO that may relate to water safety and restrictions for any other GBRA Hydroelectric Lakes remain in effect.

IT IS FURTHER ORDERED by the Board of Directors of the Guadalupe-Blanco River Authority that, in the interests of public safety and water safety, the following regulations are hereby designated for Lake Dunlap:

- 1. The areas 400 feet upstream and 400 feet downstream of the GBRA dam on Lake Dunlap in Guadalupe County, Texas, are restricted from all uses; boating (boats, motorboats, and personal watercraft), fishing, swimming, bathing, surfing, waterskiing, or similar activities are prohibited in these areas.
- 2. The area of Lake Dunlap from the boat ramp near I-35 in New Braunfels, Texas downstream is limited to a "No Wake" speed. All boats, motorboats, and personal watercraft are to abide by the "No Wake" requirement as marked.

IT IS FURTHER ORDERED, that the General Manager/CEO shall cause a copy of this Order containing these regulations to be filed with the Parks and Wildlife Department in accordance with Texas Parks and Wildlife Code, Chapter 31.

Ordered this the 15 ^t	th day of May, 202	24.
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	Attest:
Dennis L. Patillo	 Stephen B. Ehrig
Chairman	Secretary/Treasurer
Board of Directors	Board of Directors
Guadalupe-Blanco River Authority	Guadalupe-Blanco River Authority

ACTION ITEM

8. Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a Texas Water Code Section 54.2351 Agreement with CR/KWW Partnership, Ltd., Cordillera Ranch Ltd., and Kendall County Municipal Utility District No. 1 relating to the cost sharing and ownership of water and sewer facilities within a portion of the Cordillera Development. (Justin Adkins)

Attachment



Guadalupe-Blanco River Authority

Board Meeting – May 15, 2024 Agenda Item 8 Action

Action Requested: Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a Texas Water Code Section 54.2351 Agreement with CR/KWW Partnership, Ltd., Cordillera Ranch Ltd., and Kendall County Municipal Utility District No. 1 relating to the cost sharing and ownership of water and sewer facilities within a portion of the Cordillera Development.

Staff: Justin Adkins, Assistant General Counsel

Background: GBRA and Cordillera Ranch Ltd. (Cordillera), the initial land developer of Cordillera Ranch, entered into agreements for the construction of water and wastewater systems in the Cordillera Service Area (the "Service Area"), the operation of those systems by GBRA, and the ultimate conveyance of the facilities to GBRA. Cordillera assigned a portion of its rights and obligations in these agreements to CR/KWW Partnership, Ltd. (CRKWW) for the portion of the Service Area known as "the Springs." In 2013, KCMUD was created and shortly after, CRKWW and Kendall County Municipal Utility District No. 1 (KCMUD) agreed that CRKWW would construct improvements in the Springs and convey the facilities to KCMUD in return for reimbursement of costs. The action now before the Board would be similar to the previous agreements between GBRA and Cordillera. As such, the terms of the proposed agreement will require CRKWW to convey the facilities to KCMUD, which will reimburse allowable developer expenses and ultimately, KCMUD to convey the facilities to GBRA.

The proposed agreement provides for GBRA's ultimate ownership of water and wastewater pipelines and related facilities within KCMUD. It also provides for the reimbursement of developer expenses, the conveyance of the facilities to GBRA upon KCMUD's receipt from CRKWW, and GBRA's provision of water and wastewater services to retail customers within KCMUD.

Item: Authorization of the General Manager/CEO to negotiate and execute a Texas Water Code Section 54.2351 Agreement with CR/KWW Partnership, Ltd., Cordillera Ranch Ltd., and Kendall County Municipal Utility District No. 1.

ACTION ITEM

9. Consideration of and possible action to approve a change order with Sundt Construction for the Lake McQueeney Spillgate Replacement and Dam Armoring Project in the amount of \$152,479.06 for additional work associated with obstructions encountered during sheet pile installation. (**Peter Newell**)

Attachment



Guadalupe-Blanco River Authority

Board Meeting – May 15, 2024 Agenda Item 9 Action

Action Requested: Consideration of and possible action to approve a change order with Sundt Construction for the Lake McQueeney Spillgate Replacement and Dam Armoring Project in the amount of \$152,479.06 for additional work associated with obstructions encountered during sheet pile installation.

Staff: Peter Newell, Engineering Director

Background: During installation of the cofferdam sheet pile on the upstream face of Bay 1 spillway at McQueeney Dam, miscellaneous underwater and buried concrete obstructions from the original dam construction were encountered along the sheet pile alignment. These obstructions required removal before the sheet pile could be installed into the clay shale as required. The change order also includes work related to additional concrete obstructions within the Bay 1 cofferdam that impacted the contractor's ability to install the waler support as designed. Consequently, a two-stage waler installation was implemented. These changes resulted in an increase of \$152,479.06 to the Contract Price and 17 days to the Contract Time for the Lake McQueeney project.

Item: Consideration of and possible action to approve a change order with Sundt Construction for the Lake McQueeney Spillgate Replacement and Dam Armoring Project in the amount of \$152,479.06.

ACTION ITEM

10. Consideration of and possible action to approve a change order with Sundt Construction for the Lake Placid Spillgate Replacement and Dam Armoring Project in the amount of \$281,930.78 for additional work related to conflicts with the cofferdam waler. (Peter Newell)

Áttachment



Guadalupe-Blanco River Authority

Board Meeting – May 15, 2024 Agenda Item 10 Action

Action Requested: Consideration of and possible action to approve a change order with Sundt Construction for the Lake Placid Spillgate Replacement and Dam Armoring Project in the amount of \$281,930.78 for additional work related to conflicts with the cofferdam waler.

Staff: Peter Newell, Engineering Director

Background: Existing stream control gates on the upstream face of Bay 1 spillway after initial dewatering and excavation of the cofferdam were found to be in conflict with the cofferdam waler. To address the conflict, the cofferdam had to be reflooded and waler system redesigned including to be raised up and supported at a higher elevation against the existing spillway upstream gate control conduits above the existing stream control gate obstruction. Additionally, to support the load of the waler on the existing spillway, concrete was required to be placed within the existing spillway upstream gate control conduits. These changes resulted in an increase of \$281,930.78 to the Contract Price and 34 days to the Contract Time for the Lake Placid project.

Item: Consideration of and possible action to approve a change order with Sundt Construction for the Lake Placid Spillgate Replacement and Dam Armoring Project in the amount of \$281,930.78.

ACTION ITEMS

11. 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 CL-02 – Jacob K. Hohertz a/k/a Jacob Kendall Hohertz, being a 0.3434 acre (14,958 square foot) permanent easement, and a 0.23 acre (10,019 square foot) temporary construction easement out of the William Morrison Survey, Abstract No. 187, Caldwell County, Texas, being a portion of that tract described as 11.000 acres conveyed to Jacob K. Hohertz a/k/a Jacob Kendall Hohertz by General Warranty Deed with Vendor's Lien dated May 27, 2015, as recorded in Document No. 2015-004255, Official Public Records, Caldwell County, Texas; said 0.3434 acre (14,958 square foot) permanent easement and a 0.23 acre (10,109 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "A" attached hereto;

Parcel ER-01 –Ashley Hatcher, as sole and separate property, being a 0.2558 acre (11,143 square foot) permanent easement, and a 0.18 acre (7,841 square foot) temporary construction easement out of the James George Survey No. 7, Abstract No. 9, Caldwell County, Texas, being a portion of that tract described as 49.781 acres conveyed to Ashley Hatcher by Executor's Deed Dated August 1, 2023, as recorded in Document No. 2023-004801, Official Public Records, Caldwell County, Texas; said 0.2558 acre (11,143 square foot) permanent easement and a 0.18 acre (7,841 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "B" attached hereto:

Parcel ER-09 – Mark Allen George and Elspeth Ferguson George, being a 2.039 acre (88,808 square foot) permanent easement, and a 1.37 acre (59,677 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 81.33 acres conveyed to Mark Allen George and Elspeth Ferguson George by Warranty Deed with

Vendor's Lien dated October 11, 1996, as recorded in Volume 153, Page 735, Official Public Records of Real Property, Caldwell County, Texas, being corrected in Corrective Warranty Deed with Vendor's Lien dated November 18, 1996, as recorded in Volume 155, Page 368, Official Public Records of Real Property; Caldwell County, Texas, and also being a portion of that tract described as 86.667 acres conveyed to Mark Allen George and Elspeth Ferguson George by Warranty Deed dated March 10, 2000, as recorded in Volume 233, Page 771, Official Public Records of Real Property, Caldwell County, Texas; said 2.039 acre (88,808 square foot) permanent easement and 1.37 acre (59,677 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "C" attached hereto;

Parcel ER-10 – William Robert Clark also known as William R. Clark and Anne J. Clark and Ron William Wetz, Individually and as Trustee of the Kurt William Wetz Trust, being a 1.725 acre (75,131 square foot) permanent easement, and a 1.15 acre (50,094 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 276 acres conveyed to William R. Clark and Anne J. Clark (Undivided 75% Interest) by General Warranty Deed dated February 23, 2007, as recorded in Volume 486, Page 894, Official Public Records of Real Property, Caldwell County, Texas, and said tract described as 276 acres also conveyed to Ron William Wetz, Individually and as Trustee of the Kurt William Wetz Trust (Undivided 25% Interest) by Warranty Deed dated December 21, 1999, as recorded in Volume 229, Page 159, Official Public Records of Real Property, Caldwell County, Texas; said 1.725 acres (75,131 square foot) permanent easement and 1.15 acre (50,094 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "D" attached hereto;

Parcel NR-01B – Alan Wayne Balser and Pamela Guffey Balser, being a 1.405 acre (61,195 square foot) permanent easement, and a 0.70 acre (30,492 square foot) temporary construction easement, out of the Cornelius Crenshaw Survey, Abstract No. 68, Caldwell County, Texas, being a portion of the remainder 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 1.405 acre (61,195 square foot) permanent easement, and a 0.70 acre (30,492 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "E" attached hereto;

Parcel NR-02 – Jason Gary Balser and Clay Forrester Balser, being a 0.8870 acre (38,639 square foot) permanent easement, and a 0.59 acre (25,700 square foot) temporary construction easement, out of the Cornelius Crenshaw Survey, Abstract No. 68, Caldwell County, Texas, being a portion of the remainder of that tract described as 61.058 acres (save and except 21.019 acres) conveyed to Jason Gary Balser and Clay Forrester Balser, by General Warranty Deed dated April 2, 2018, as recorded in Document No. 2018-001814, Official Public Records, Caldwell County, Texas; said 61.058 acres being additionally described in Document No. 2015-006133, Official Public Records, Caldwell County, Texas; said 0.8870 acre (38,639 square foot) permanent easement and 0.59 acre (25,700 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "F" attached hereto;

Parcel NR-06 – King Farm Partners LP, a Texas limited partnership, being a 0.5269 acre (22,951 square foot) permanent easement, and a 0.32 acre (13,939 square foot) temporary construction easement out of the Cornelius Crenshaw Survey, Abstract No. 68, Caldwell County, Texas, being a portion of that tract described as 5.215 acres conveyed to Kin Farm Partners LP by Warranty dated July 12, 2022, as recorded in Document No. 2022-005503, Official Public Records, Caldwell County, Texas; said 0.5269 acre (22,951 square foot) permanent easement and a 032 acre (13,939 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "G" attached hereto;

Parcel NR-12 – Thomas E. Hendershot, Jr., being a 0.0346 acre (1,507 square foot) permanent easement, and 0.02 acre (871 square foot) temporary construction easement, out of the Cornelius Crenshaw Survey, Abstract No. 68, Caldwell County, Texas,, being a portion that tract described as 1.000 acres conveyed to Thomas E. Hendershot, Jr. by General Warranty Deed dated September 14, 2010, as recorded in Volume 629, Page 462, Official Public Records of Real Property, Caldwell County, Texas; said 0.0346 acre (1,507 square foot) permanent easement, and 0.02 acre (871 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "H" attached hereto;

Parcel NR-16 – Uhland High Ground Group, LLC, being a 0.0211 acre (917 square foot) permanent easement, and 0.01 acre (436 square foot) temporary construction easement, out of the William Morrison Survey, Abstract No. 200, Caldwell County, Texas, being a portion of that tract described as 576.01 acres conveyed to Uhland High Ground Group, LLC by Warranty Deed with Vendor's Lien dated May 7, 2021, as recorded in Document No. 2021-007504, Official Public Records, Caldwell County, Texas; said 0.0211 acre (917 square foot) permanent easement, and 0.01 acre (436 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "I" attached hereto;

Parcel NR-27 – Schmidt Cattle, L.P., a Texas limited partnership, being a 0.4688 acre (20,421 square foot) permanent easement, and 0.34 acre (14,810 square foot) temporary construction easement, out of the John V. Morton Survey, Abstract No. 196, Caldwell County, Texas, being a portion of that tract described as 19.67 acres conveyed to Schmidt Cattle, L.P., by Special Warranty Deed dated July 16, 2009, as recorded in Volume 577, Page 657, Official Public Records of Real Property, Caldwell County, Texas, also being a portion of that tract described as 157.435 acres conveyed to Schmidt Cattle, L.P. by Special Warranty Deed dated July 16, 2009, as recorded in Volume 577, Page 607, Official Public Records of Real Property, Caldwell County, Texas; said 0.4688 acre (20,421 square foot) permanent easement, and 0.34 acre (14,810 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "J" attached hereto:

Parcel NR-33 – Edward Nicholas Cole, Jr., Trustee of the Edward N. Cole, Jr. Separate Descendants Trust (an undivided 75% interest) and William Jefferson McVey, III, Trustee of the William J. McVey, III Separate Descendants Trust (an undivided 25% interest), being a 4.040 acre (176,001 square foot) permanent easement, and 2.68 acre (116,741 square foot) temporary construction easement, out of the Isaac Jackson Survey, Abstract No. 157, and the John Mott Survey, Abstract No. 191, Caldwell County, Texas, being a portion 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 June 13, 2018, as recorded in Document No. 2018-003353, Official Public Records, Caldwell County, Texas, Corrected in Correction Affidavit as to Trustees Distribution Deed dated July 16, 2018, 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 dated June 13, 2018, as recorded in Document No. 2018-003354, Official Public Records, Caldwell County, Texas, Corrected in Correction Affidavit as to Trustees Distribution Deed dated July 16, 2018, and recorded in Document No. 2018-004114, Official Public Records, Caldwell County, Texas; said 4.040 acre (176,001 square foot) permanent easement, and 2.68 acre (116,741 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "K" attached hereto; and

Parcel NR-36 – Dora Cunningham, being a 0.1449 acre (6,313 square foot) permanent easement, and 0.09 acre (3,920 square foot) temporary construction easement, out of the William Morrison Survey, Abstract No. 187, Caldwell County, Texas, being a portion of that tract described as 3.315 acres conveyed to Dora Cunningham by General Warranty Deed with Vendor's Lien dated January 3, 2014, as recorded in Document No. 140027, Official Public Records of Real Property, Caldwell County, Texas; said 0.1449 acre (6,313 square foot) permanent easement, and 0.09 acre (3,920 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "L" attached hereto.

(Courtney Kerr-Moore)
Attachment

Parcel CL-02

0.3434 Acre Waterline Easement William Morrison Survey, Abstract No. 187 Caldwell County, Texas

DESCRIPTION FOR PARCEL CL-02

DESCRIPTION OF A 0.3434 OF ONE ACRE (14,958 SQUARE FOOT) EASEMENT OUT OF THE WILLIAM MORRISON SURVEY, ABSTRACT NO. 187, CALDWELL COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS 11.000 ACRES CONVEYED TO JACOB K. HOHERTZ A/K/A JACOB KENDALL HOHERTZ BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN DATED MAY 27, 2015, AS RECORDED IN DOCUMENT NO. 2015-004255, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS; SAID 0.3434 OF ONE ACRE (14,958 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at calculated point in the east line of said 11.000 acre Hohertz tract, and the west line of the remainder of that tract, described as 100.00 acres (First Tract) conveyed to Open R. Family Partnership, Ltd. by Correction Special Warranty Deed, as recorded in Volume 536, Page 157, Official Public Records of Real Property, Caldwell County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=13,886,671.15, E=2,367,605.85, from which a 2-1/2-inch metal fence post found at the southeast corner of said 11.000 acre Hohertz tract, being in the west line of the remainder of said 100.00 acre Open R. Family Partnership tract, and in the existing north right-of-way line of Bobwhite Road (C.R. 232, varying width right-of-way), bears South 09°47'14" East 14.39 feet, and from which a 3/8-inch iron rod found bears South 06°38'58" West 7.47 feet;

THENCE, along the south line of this easement, crossing said 11.000 acre Hohertz tract, the following two (2) courses, numbered 1 and 2:

1) South 80°10'14" West 1.46 feet to a calculated point, and

- 2) South 79°44'01" West 496.84 feet to a calculated point in the west line of said 11.000 acre Hohertz tract, and the east line of that tract described as 93.3479 acres conveyed to Bob White Ranch Partners, LP by General Warranty Deed, as recorded in Document No. 2020-005485, Official Public Records, Caldwell County, Texas, from which 1/2-inch iron rod found at the southwest corner of said 11.000 acre Hohertz tract, being the southeast corner of said 93.3479 acre Bob White Ranch Partners tract, and in the existing north right-of-way line of Bobwhite Road, bears South 11°05'22" East 20.89 feet, and from which a 1/2-inch iron rod with "Hinkle" cap found at the southwest corner of said 93.3479 acre Bob White Ranch Partners tract, being at the intersection of the existing north right-of-way line of Bobwhite Road and the existing east right-of-way line of FM 2720 (no record information found), bears South 79°01'37" West 4.091.81 feet;
- 3) THENCE, along the west line of this easement and said 11.000 acre Hohertz tract, and the east line of said 93.3479 acre Bob White Ranch Partners tract, North 11°05'22" West 30.00 feet to a calculated point;

THENCE, along the north line of this easement, crossing said 11.000 acre Hohertz tract, the following two (2) courses, numbered 4 and 5:

- 4) North 79°44'01" East 497.39 feet to a calculated point, and
- 5) North 80°10'14" East 1.60 feet to a calculated point in the east line of said 11.000 acre Hohertz tract, and the west line of the remainder of said 100.00 acre Open R. Family Partnership tract;

6) THENCE, along the east line of this easement and said 11.000 acre Hohertz tract, and the west line of the remainder of said 100.00 acre Open R. Family Partnership tract, **South 09°47'14" East 30.00 feet** to the POINT OF BEGINNING and containing 0.3434 of one acre (14,958 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

CHRIS CONRAD

5623

SURV

03/01/2024 Date

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\CL-02~0.3434 Ac WLE-R1_KS

Issued 02/26/2024; Revised 03/01/2024

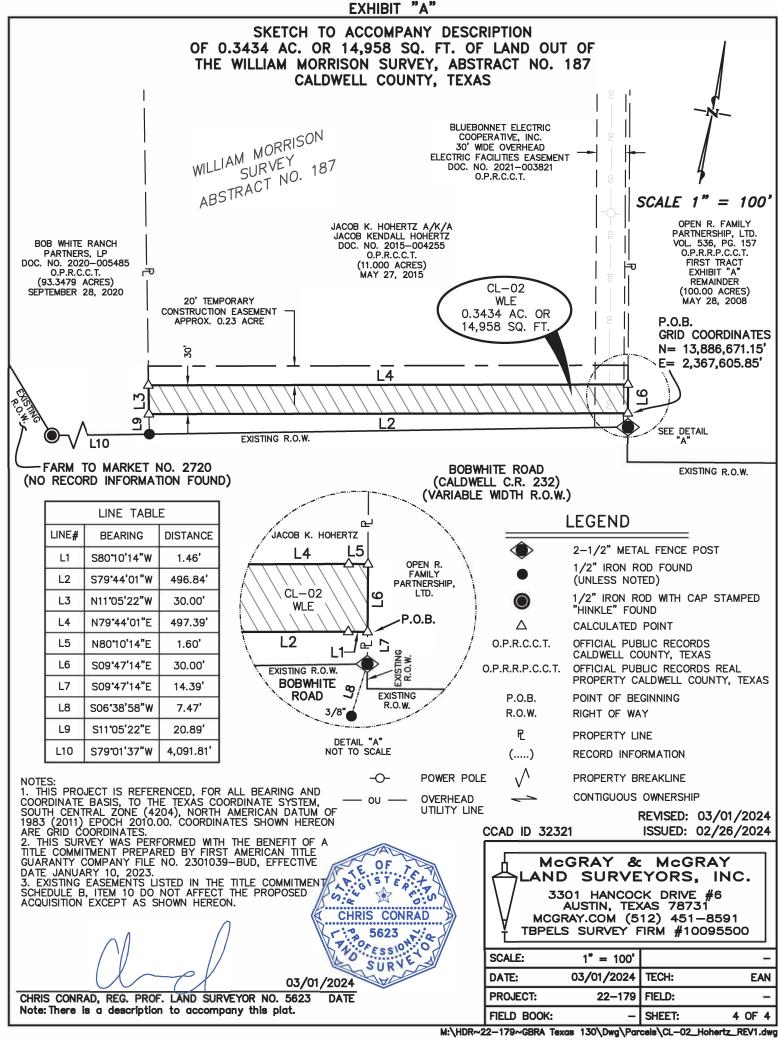


EXHIBIT "B"

Parcel ER-01

0.2558 Acre Waterline Easement James George Survey No. 7, Abstract No. 9 Caldwell County, Texas

DESCRIPTION FOR PARCEL ER-01

DESCRIPTION OF A 0.2558 OF ONE ACRE (11,143 SQUARE FOOT) EASEMENT, OUT OF THE JAMES GEORGE SURVEY NO. 7, ABSTRACT NO. 9, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 49.781 ACRES CONVEYED TO ASHLEY HATCHER BY EXECUTOR'S DEED DATED AUGUST 1, 2023, AS RECORDED IN DOCUMENT NO. 2023-004801, OFFICIAL **PUBLIC** RECORDS. CALDWELL COUNTY, TEXAS; SAID 0.2558 OF ONE ACRE (11,143 **SQUARE** FOOT) EASEMENT **BEING** MORE **PARTICULARLY** DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a fence post found at an interior ell corner in the north line of said 49.781 acre Ashley Hatcher tract, being the southwest corner of that tract described as 8.807 acres conveyed to the City of Lockhart by Deed, as recorded in Volume 249, Page 65, Deed Records, Caldwell County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=13,865,695.55, E=2,397,384.96;

- 1) THENCE, along the north line of this easement and a north line of said 49.781 acre Ashley Hatcher tract, and the south line of said 8.807 acre City of Lockhart tract, **South 69°41'08" East 356.40 feet** to a calculated point at the northwest corner of an existing 30 foot wide (0.8240 of one acre) water pipeline easement recorded in Document No. 2022-006718, Official Public Records, Caldwell County, Texas, from which a fence post found at an interior ell corner in the north line of said 49.781 acre Ashley Hatcher tract, being the southeast corner of said 8.807 acre City of Lockhart tract, bears South 69°41'08" East 505.08 feet;
- 2) THENCE, along the east line of this easement, and the west line of said 30 foot existing water pipeline easement, crossing said 49.781 acre Ashley Hatcher tract, **South 24°41'01" East 42.43 feet** to a calculated point at the southwest corner of said 30 foot wide existing water pipeline easement;
- 3) THENCE, along the south line of this easement, crossing said 49.781 acre Ashley Hatcher tract, **North 69°41'08" West 386.39 feet** to a calculated point;

4) THENCE, along the west line of this easement, crossing said 49.781 acre Ashley Hatcher tract, **North 20°17'55" East 30.00 feet** to the POINT OF BEGINNING and containing 0.2558 of one acre (11,143 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

01/19/2024

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-01~0.2558 Ac WLE-R2 KS

Issued 09/14/2023; Revised 11/16/2023; 01/19/2024

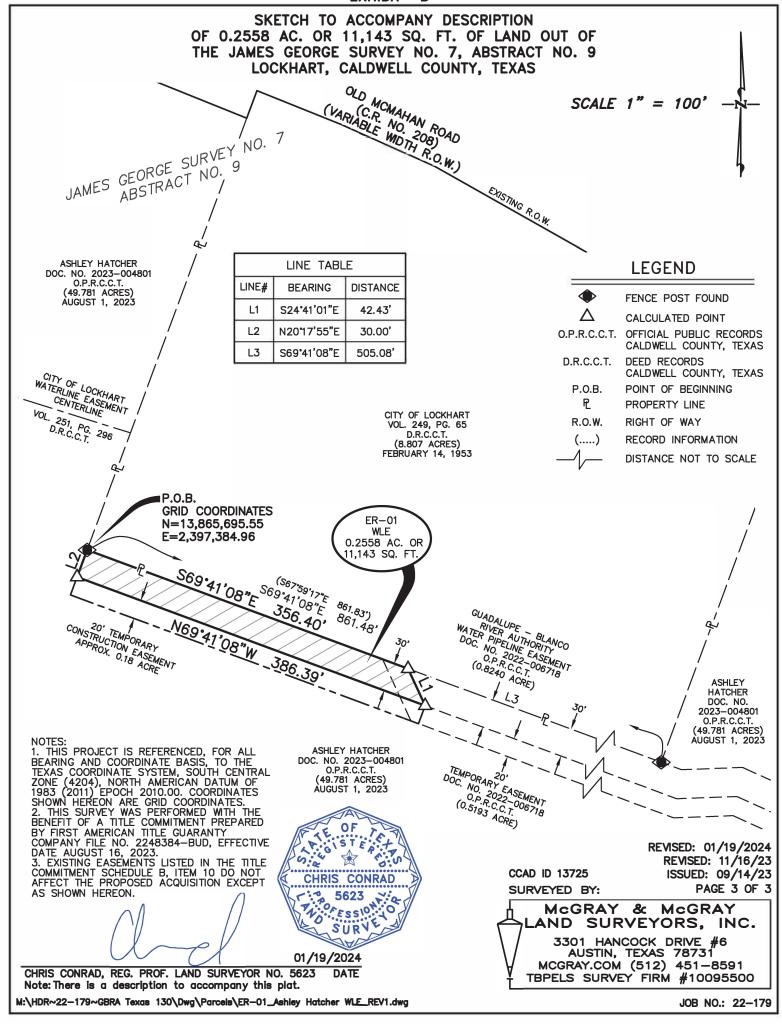


EXHIBIT "C"

Parcel ER-09

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

DESCRIPTION FOR PARCEL ER-09

DESCRIPTION OF A 2.039 ACRE (88,808 SQUARE FOOT) EASEMENT, OUT OF THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17, CALDWELL COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS 81.33 ACRES CONVEYED TO MARK ALLEN GEORGE AND ELSPETH FERGUSON GEORGE BY WARRANTY DEED WITH VENDOR'S LIEN DATED OCTOBER 11, 1996, AS RECORDED IN VOLUME 153, PAGE 735, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS, BEING CORRECTED IN CORRECTIVE WARRANTY DEED WITH VENDOR'S LIEN DATED NOVEMBER 18, 1996, AS RECORDED IN VOLUME 155, PAGE 368, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT TRACT DESCRIBED AS 86.667 ACRES CONVEYED TO MARK ALLEN GEORGE AND ELSPETH FERGUSON GEORGE BY WARRANTY DEED DATED MARCH 10, 2000, AS RECORDED IN VOLUME 233, PAGE 771, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS; SAID 2.039 ACRE (88,808 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the southeast corner of this easement, being in the south line of said 81.33 acre George tract, and in the existing north right-of-way line of Lover's Lane (County Road 187, varying width right-of-way), said POINT OF BEGINNING having Grid Coordinates of N=13,870,407.25, E=2,395,412.09, from which a 1/2-inch iron rod with "Hinkle" cap found at the most southerly southeast corner of said 81.33 acre George tract, and in the existing north right-of-way line of Lover's Lane, bears North 78°36'37" East 416.48 feet;

1) THENCE, along the south line of this easement and said 81.33 acre George tract, and the existing north right-of-way line of Lover's Lane, **South 78°36'37" West 659.04 feet** to a 5/8-inch iron rod found at the southwest corner of this easement and said 81.33 acre George tract, being the southeast corner of the remainder of that tract described as 71.30 acres (Tract One) conveyed to Duran Gravel Company, Inc. by Special Warranty Deed, as recorded in Volume 365, Page 133, Official Public Records of Real Property, Caldwell County, Texas;

- 2) THENCE, along the west line of this easement and said 81.33 acre George tract, and the east line of the remainder of said 71.30 acre Duran Gravel Company tract, **North 11°33'16" West 1,573.22 feet** to a 1/2-inch iron rod found at an angle point in the west line of said 81.33 acre George tract, and in the east line of the remainder of said 71.30 acre Duran Gravel Company tract;
- 3) THENCE, continuing along the west line of this easement, crossing said 81.33 acre George tract, **North 00°20'28" West 409.96 feet** to a calculated point in the north line of said 81.33 acre George tract, being in the south line of said 86.667 acre George tract;

THENCE, continuing along the west line of this easement, crossing said 86.667 acre George tract, the following two (2) courses, numbered 4 and 5:

- 4) North 00°20'28" West 178.12 feet to a calculated point, and
- 5) North 45°20'26" West 159.00 feet to a calculated point at the northwest corner of this easement, being in the north line of said 86.667 acre George tract, and the existing south right-of-way line of the Union Pacific Railroad (no record information found), from which a 1/2-inch iron rod found at the most westerly corner of said 86.667 acre George tract, and a northeasterly corner of said 71.30 acre Duran Gravel Company tract, in the existing south right-of-way line of the Union Pacific Railroad, bears South 40°00'18" West 444.06 feet;
- 6) THENCE, along the north line of this easement and said 86.667 acre George tract, and the existing south right-of-way line of the Union Pacific Railroad, **North 40°00'18" East 30.10 feet** to a calculated point at the northeast corner of this easement, from which a 1/2-inch iron rod found in the north line of said 86.667 acre George tract, and the existing south right-of-way line of the Union Pacific Railroad, bears North 40°00'18" East 209.75 feet;

THENCE, along the east line of this easement, crossing said 86.667 acre George tract, the following two (2) courses, numbered 7 and 8:

- 7) South 45°20'26" East 173.87 feet to a calculated point, and
- 8) South 00°20'28" East 185.56 feet to a calculated point in the south line of said 86.667 acre George tract, being the north line of said 81.33 acre George tract;

THENCE, continuing along the east line of this easement, crossing said 81.33 acre George tract, the following four (4) courses, numbered 9 through 12:

- 9) South 00°20'28" East 412.00 feet to a calculated point,
- 10) South 11°33'16" East 1,540.36 feet to a calculated point,
- 11)North 78°36'37" East 629.13 feet to a calculated point, and
- 12)South 11°23'11" East 30.00 feet to the POINT OF BEGINNING and containing 2.039 acres (88,808 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

02/09/2024 Date

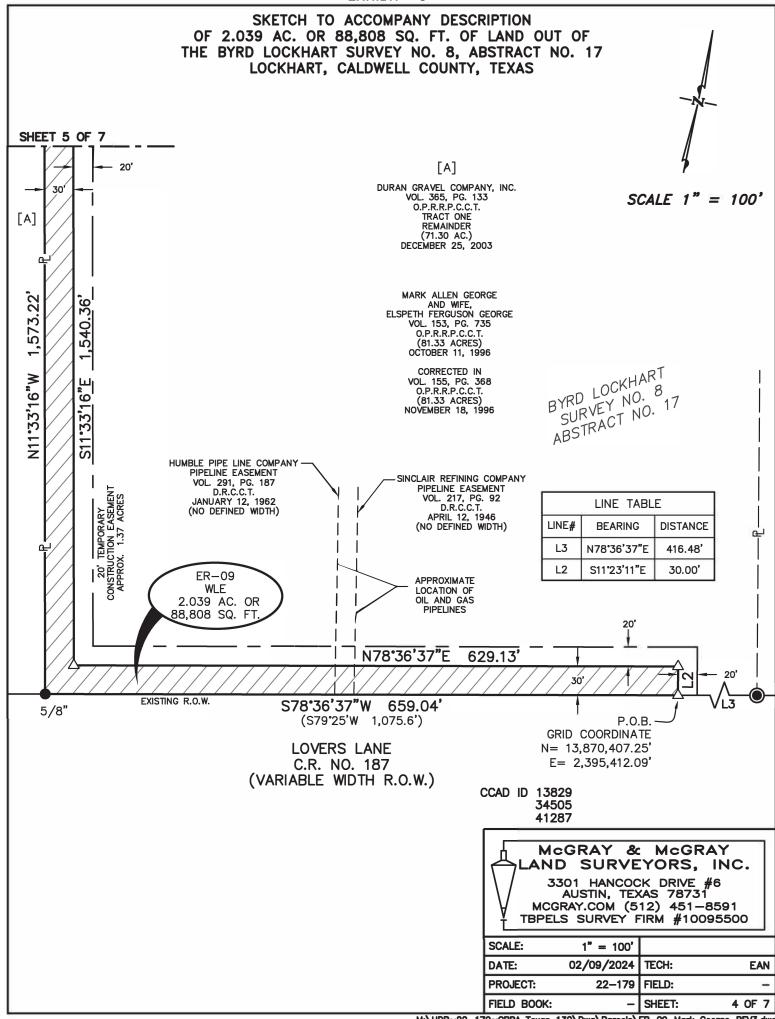
Chris Conrad, Reg. Professional Land Surveyor No. 5623

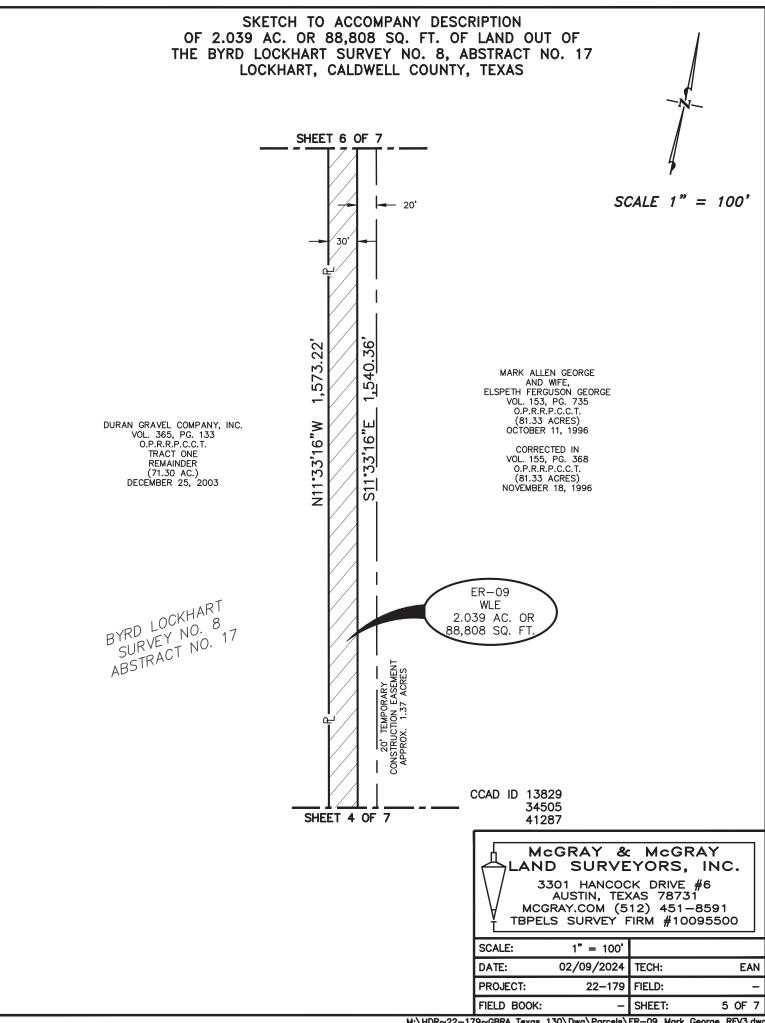
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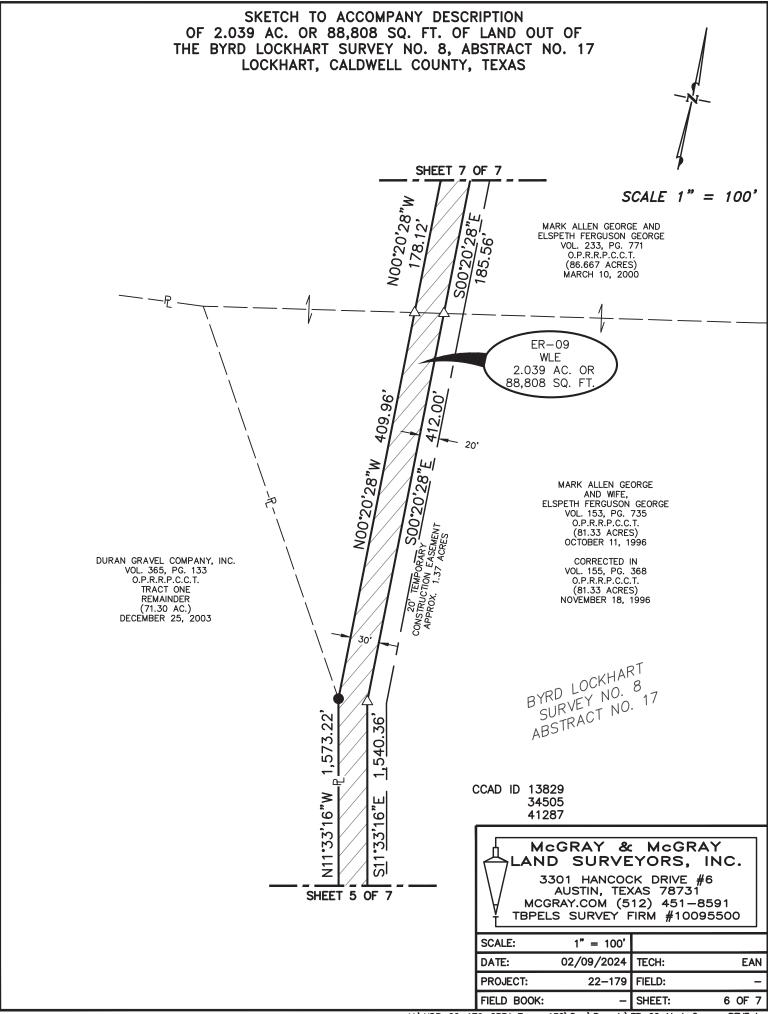
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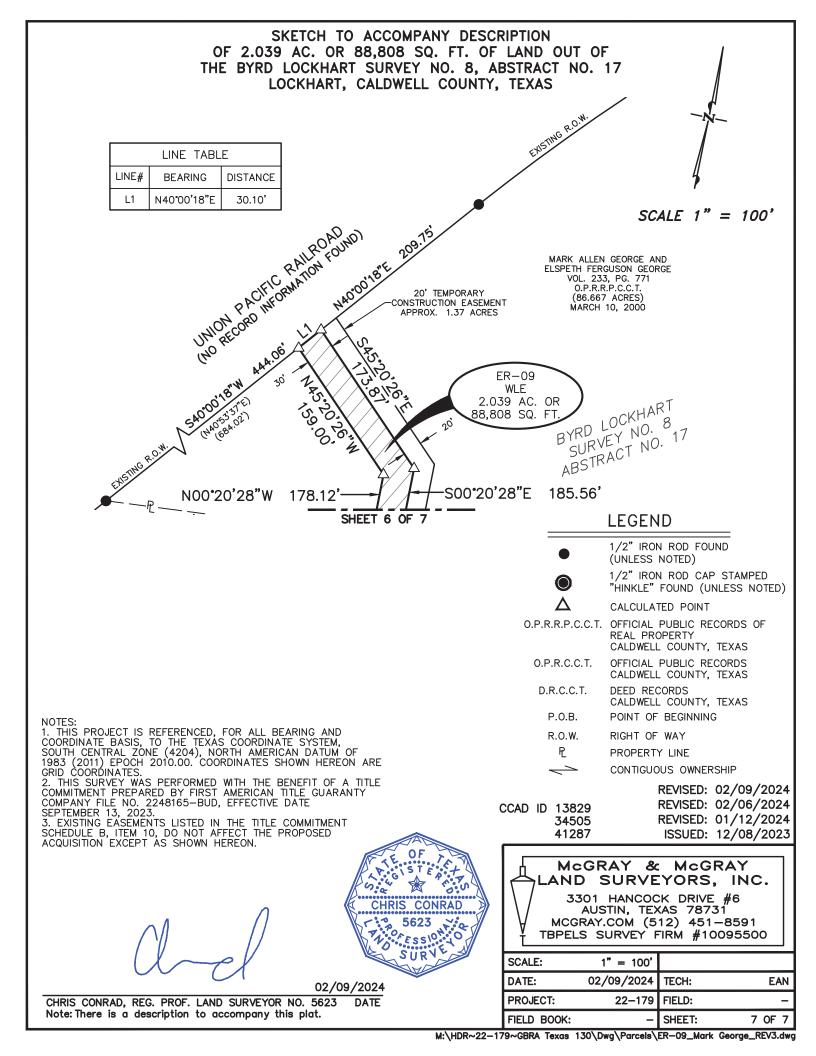
Issued 12/08/2023; Revised 01/12/2024; 02/06/2024; 02/09/2024

CCAD ID 13829, 34505 & 41287









Parcel ER-10

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

DESCRIPTION FOR PARCEL ER-10

DESCRIPTION OF A 1.725 ACRE (75,131 SQUARE FOOT) EASEMENT, OUT OF THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17, CALDWELL COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS 276 ACRES (SAVE AND EXCEPT 86.667 ACRES, 0.808 OF ONE ACRE AND 0.694 OF ONE ACRE) CONVEYED TO WILLIAM R. CLARK AND ANNE J. CLARK (UNDIVIDED 75% INTEREST) BY GENERAL WARRANTY DEED DATED FEBRUARY 23, 2007, AS RECORDED IN VOLUME 486, PAGE 894, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS, AND SAID TRACT DESCRIBED AS 276 ACRES ALSO CONVEYED TO RON WILLIAM WETZ, INDIVIDUALLY AND AS TRUSTEE OF THE KURT WILLIAM WETZ TRUST (UNDIVIDED 25% INTEREST) BY WARRANTY DEED DATED DECEMBER 21, 1999, AS RECORDED IN VOLUME 229, PAGE 159, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS; SAID 1.725 ACRE (75,131 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 north line of the remainder of said 276 acre William R. Clark et al. tract, and in the apparent south right-of-way line of East Market Street (no record information found), said POINT OF BEGINNING having Grid Coordinates of N=13,874,811.05, E=2,393,410.14, from which a Texas Department of Transportation Type I concrete monument found in the north line of the remainder of said 276 acre William R. Clark et al. tract, and in the existing south right-of-way line of Flores Street (F.M. 672, varying width right-of-way), bears North 51°58'06" East 149.56 feet, and with a curve to the left, whose delta angle is 06°33'39", radius is 1472.39 feet, an arc distance of 168.60 feet, and the chord of which bears North 55°10'25" East 168.51 feet;

THENCE, along the east line of this easement, crossing the remainder of said 276 acre William R. Clark et al. tract, the following three (3) courses, numbered 1 through 3:

- 1) South 37°06'14" East 1,209.41 feet to a calculated point,
- 2) South 00°20'31" East 1,100.26 feet to a calculated point, and

- 3) South 45°20'26" East 191.21 feet to a calculated point at the southeast corner of this easement, being in the south line of the remainder of said 276 acre William R. Clark et al. tract, being in the existing north right-of-way line of the Union Pacific Railroad (no record information found), from which a 1/2-inch rod found in the existing south right-of-way line of the Union Pacific Railroad, and in the north line of that tract described as 86.667 acres conveyed to Mark Allen George and Elspeth Ferguson George by Warranty Deed, as recorded in Volume 233, Page 771, Official Public Records of Real Property, Caldwell County, Texas, bears South 49°59'42" East 100.00 feet, and North 40°00'18" East 201.61 feet;
- 4) THENCE, along the south line of this easement and the remainder of said 276 acre William R. Clark et al. tract, and the existing north right-of-way line of the Union Pacific Railroad, South 40°00'18" West 30.10 feet to a calculated point at the southwest corner of this easement;

THENCE, along the west line of this easement, crossing the remainder of said 276 acre William R. Clark et al. tract, the following three (3) courses, numbered 5 through 7:

- 5) North 45°20'26" West 206.08 feet to a calculated point,
- 6) North 00°20'31" West 1,102.72 feet to a calculated point, and
- 7) North 37°06'14" West 1,198.96 feet to a calculated point at the northwest corner of this easement, being in the north line of the remainder of said 276 acre William R. Clark et al. tract, and in the apparent south right-of-way line of East Market Street;

8) THENCE, along the north line of this easement, the remainder of said 276 acre Wiliam R. Clark et al. tract and the apparent south right-of-way line of East Market Street, **North 51°58'06" East 30.00 feet** to the POINT OF BEGINNING and containing 1.725 acres (75,131 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 CHRIS CONRAD

SIRV

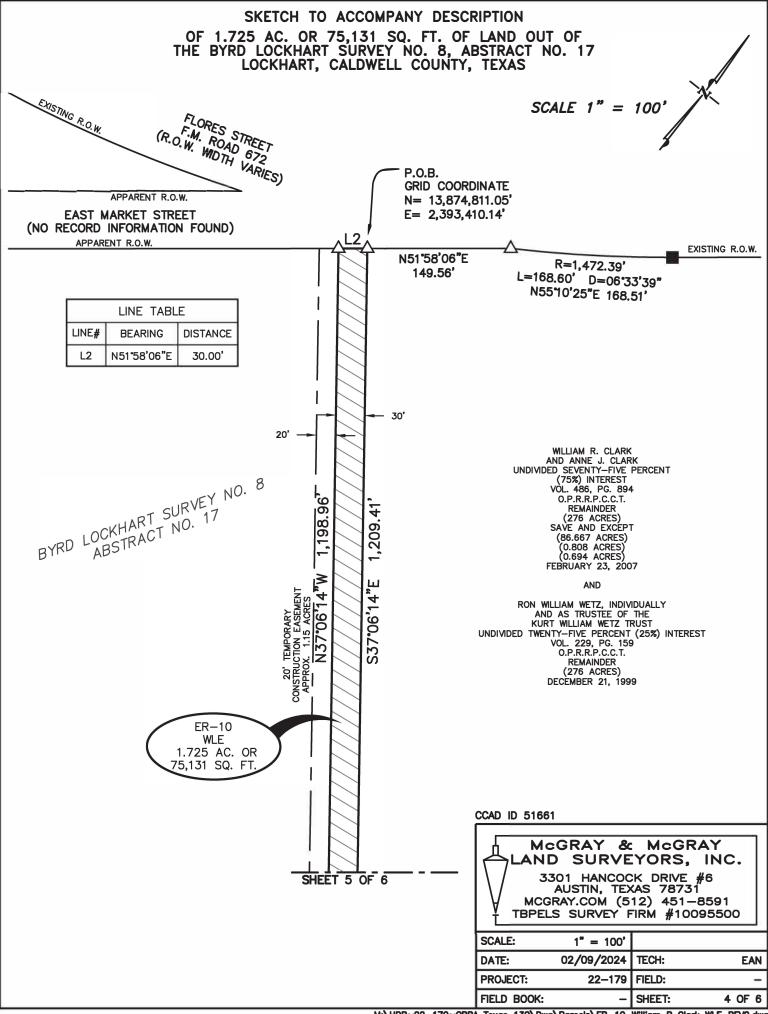
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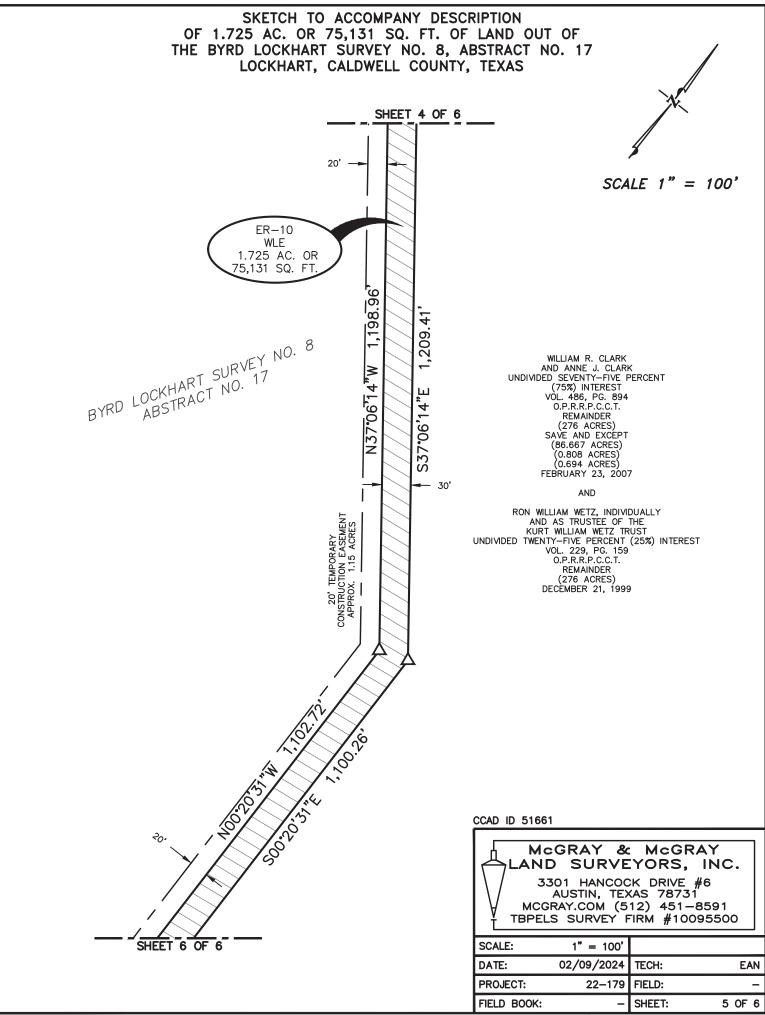
Chris Conrad, Reg. Professional Land Surveyor No. 5623

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\ER-10~1.725 Ac WLE KS

Issued 02/09/2024





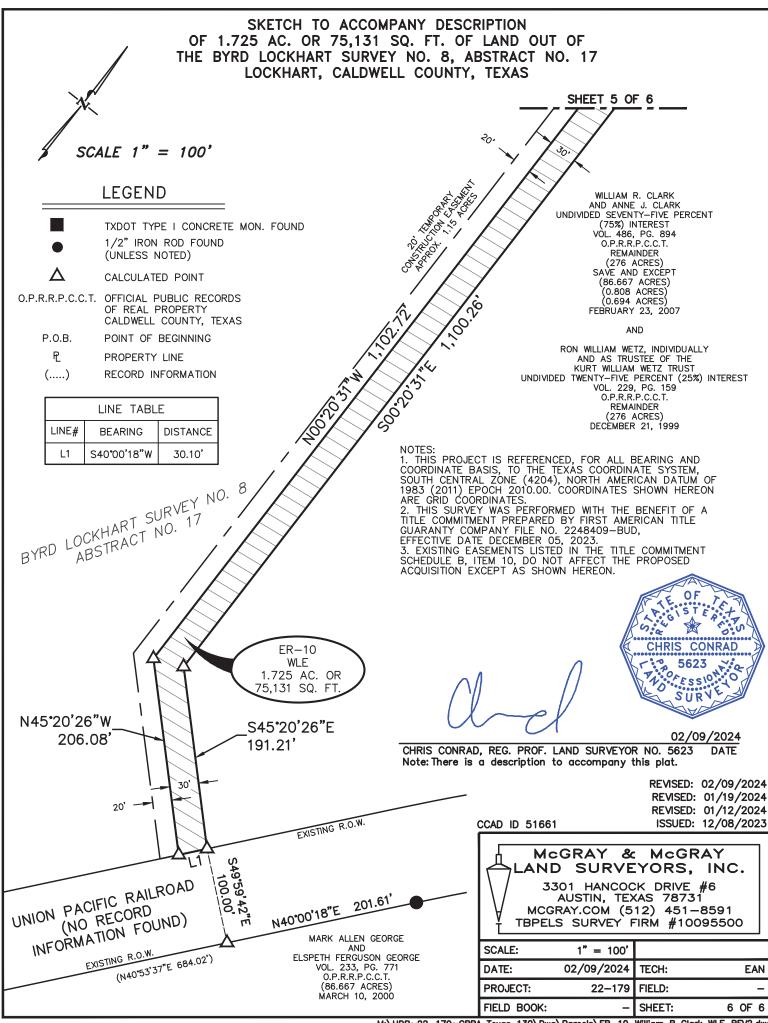


EXHIBIT "E"

Parcel NR-01B

1.405 Acre Waterline Easement Cornelius Crenshaw Survey, Abstract No. 68 Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-01B

DESCRIPTION OF A 1.405 ACRE (61,195 SQUARE FOOT) EASEMENT OUT OF THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68, CALDWELL COUNTY, TEXAS, BEING A PORTION OF THE REMANDER 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 1.405 ACRE (61,195 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the east line of the most westerly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, and the west line of the remainder of that tract described as 61.058 acres (save and except 21.019 acres) conveyed to Jason Gary Balser and Clay Forrester Balser by General Warranty Deed, as recorded in Document No. 2018-001814, Official Public Records, Caldwell County, Texas, said 61.058 acres being additionally described in Document No. 2015-006133, Official Public Records, Caldwell County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=13,876,372.25, E=2,381,523.76, from which a 1/2-inch iron rod with "Hinkle" cap found at the southeast corner of the most westerly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, being the southwest corner of the remainder of said 61.058 acre Jason Gary Balser et al. tract, and in the existing north right-of-way line of Silent Valley Road (FM 2001, varying width right-of-way), bears South 12°10'22" East 1,354.45 feet;

1) THENCE, along the south line of this easement, crossing the most westerly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, South 79°20'32" West 1,540.17 feet to a calculated point in the west line of the most westerly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, and the existing east right-of-way line of Silent Valley Road, from which a 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap found at an angle point in the west line of the most westerly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, and the existing east right-of-way line of N. Cesar Chavez Parkway, bears South 10°22'07" East 96.88 feet;

- 2) THENCE, along the west line of this easement, the west line of the most westerly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, and the existing east right-of-way line of Silent Valley Road, **North 10°22'07" West 530.33 feet** to a calculated point, from which a 5/8-inch iron rod with TxDOT aluminum cap found at an angle point in the west line of the most westerly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, and the existing east right-of-way line of Silent Valley Road, bears North 10°22'07" West 270.86 feet;
- 3) THENCE, along a north line of this easement, crossing the most westerly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, North 80°35'38" East 30.00 feet to a calculated point;
- 4) THENCE, along an east line of this easement, crossing the most westerly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, **South 10°22'07" East 499.67 feet** to a calculated point;
- 5) THENCE, along a north line of this easement, crossing the most westerly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, North 79°20'32" East 1,509.23 feet to a 1/2-inch iron rod with "Hinkle" cap found in the east line of the most westerly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, being the southwest corner of that tract described as 50.770 acres conveyed to Paravel Lockhart I, LLC by Special Warranty Deed with Vendor's Lien, as recorded in Document No. 2021-009511, Official Public Records, Caldwell County, Texas, and the northwest corner of the remainder of said 61.058 acre Jason Gary Balser et al. tract, from which a 1/2-inch iron rod found in the east line of the most westerly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, and the west line of said 50.770 acre Paravel Lockhart I tract, bears North 21°10'22" West 1,006.82 feet;

6) THENCE, along an east line of this easement, the east line of the most westerly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, and the west line of the remainder of said 61.058 acre Jason Gary Balser et al. tract, **South 12°10'22" East 30.01 feet** to the POINT OF BEGINNING and containing 1.405 acres (61,195 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

CHRIS CONRAD

5623

SURVESSIONES

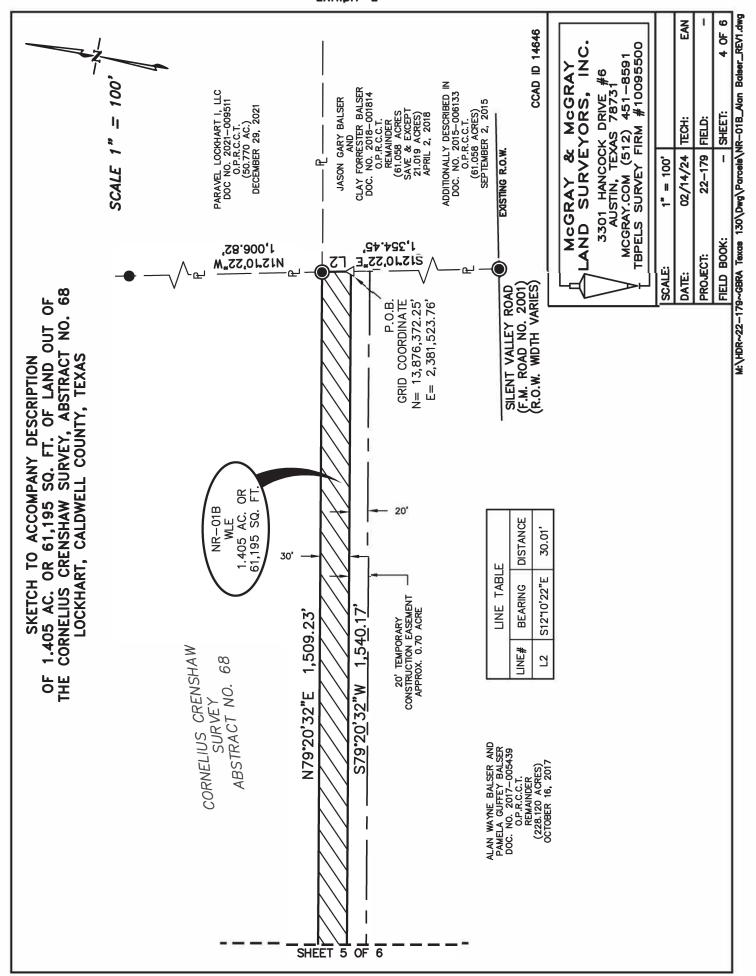
02/14/2024 Date

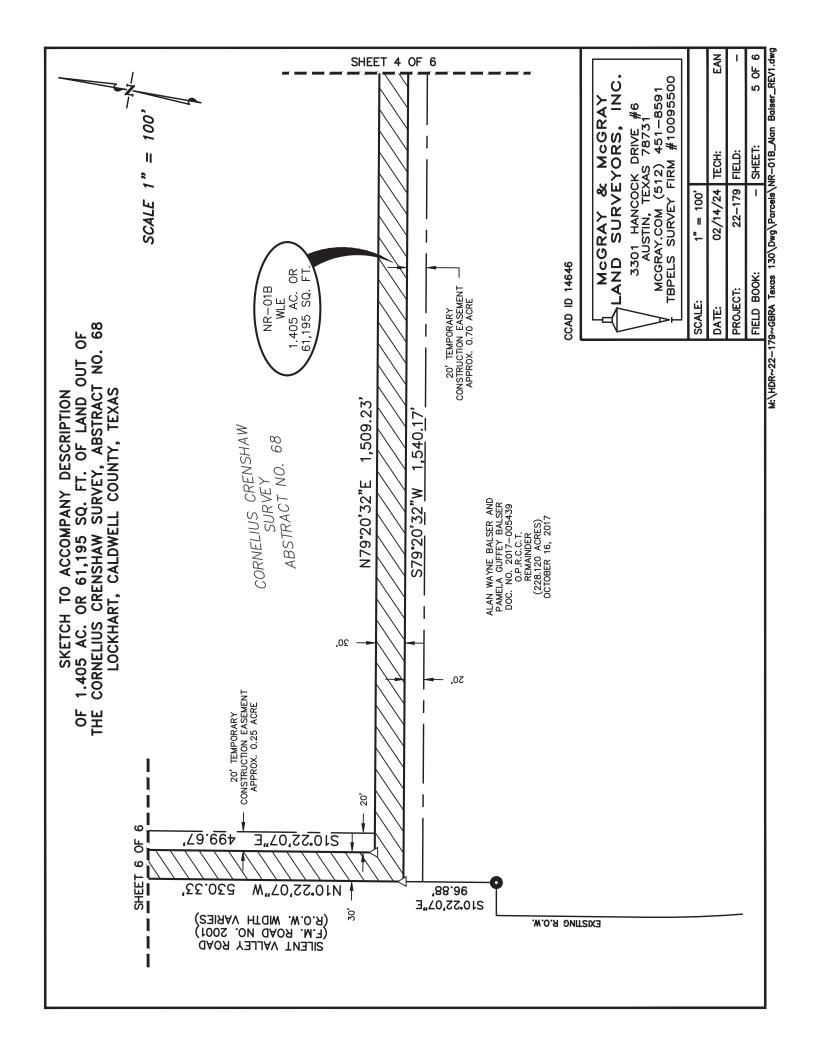
Chris Conrad, Reg. Professional Land Surveyor No. 5623

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\NR-01B~1.405 Ac WLE KS

Issued 02/09/2024; Revised 02/14/2024





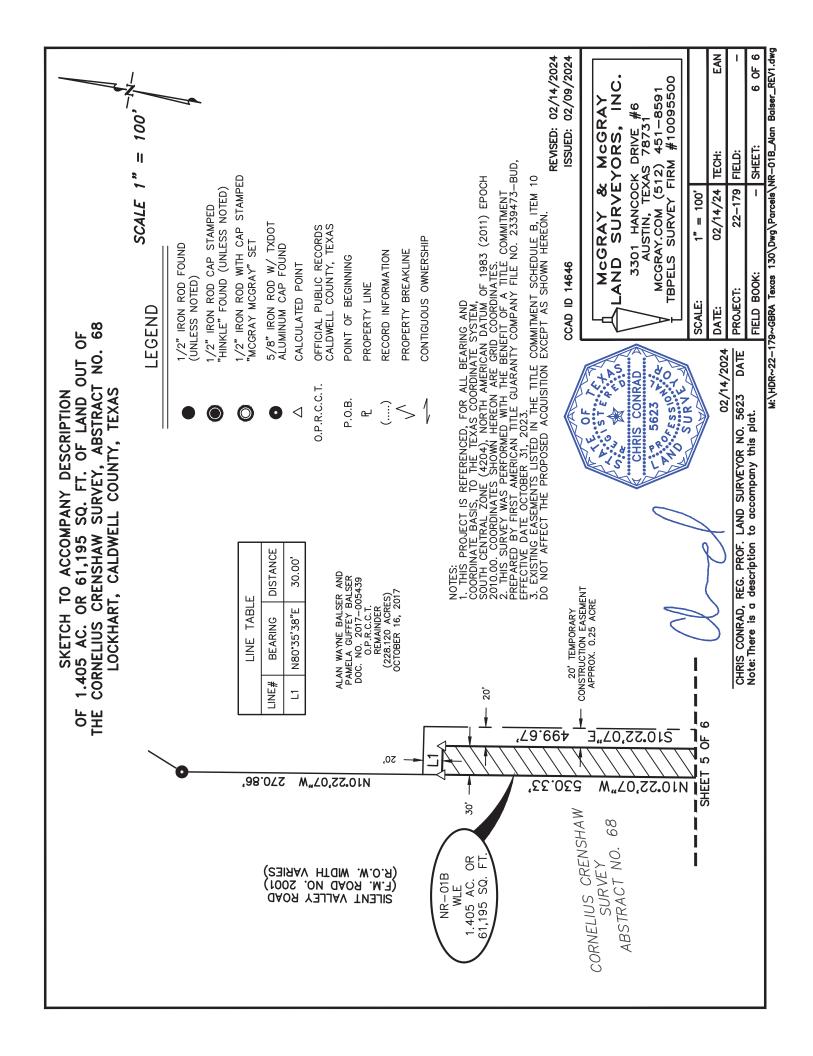


EXHIBIT "F"

Parcel NR-02

0.8870 Acre Waterline Easement Cornelius Crenshaw Survey, Abstract No. 68 Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-02

DESCRIPTION OF A 0.8870 OF ONE ACRE (38,639 SQUARE FOOT) EASEMENT OUT THE CORNELIUS CRENSHAW OF ABSTRACT NO. 68, CALDWELL COUNTY, TEXAS, BEING A PORTION OF THE REMANDER OF THAT TRACT DESCRIBED AS 61.058 ACRES (SAVE AND EXCEPT 21.019 ACRES) CONVEYED TO JASON GARY BALSER AND CLAY FORRESTER BALSER BY GENERAL WARRANTY DEED DATED APRIL 2, 2018, AS RECORDED IN DOCUMENT NO. 2018-001814, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS, 61.058 ACRES BEING ADDITIONALLY DESCRIBED DOCUMENT NO. 2015-006133, OFFICIAL **PUBLIC** RECORDS. CALDWELL COUNTY, TEXAS; SAID 0.8870 OF ONE ACRE (38,639) **SOUARE** FOOT) **EASEMENT BEING** MORE **PARTICULARLY** DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at calculated point in the west line of the remainder of said 61.058 acre Jason Gary Balser et al. tract, and the east line of the most westerly portion of the remainder 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, said POINT OF BEGINNING having Grid Coordinates of N=13,876,372.25, E=2,381,523.76, from which a 1/2-inch iron rod with "Hinkle" cap found at the southwest corner of the remainder of said 61.058 acre Jason Gary Balser et al. tract, being the southeast corner of the most westerly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, and in the existing north right-of-way line of Silent Valley Road (FM 2001, varying width right-of-way), bears South 12°10'22" East 1,354.45 feet;

- 1) THENCE, along the west line of this easement and the remainder of said 61.058 acre Jason Gary Balser et al. tract, and the east line of the most westerly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, North 12°10'22" West 30.01 feet to a 1/2-inch iron rod with "Hinkle" cap found at the northwest corner of the remainder of said 61.058 acre Jason Gary Balser et al. tract, being the southwest corner of that tract described as 50.770 acres conveyed to Paravel Lockhart I, LLC by Special Warranty Deed with Vendor's Lien, as recorded in Document No. 2021-009511, Official Public Records, Caldwell County, Texas, from which a 1/2-inch iron rod found in the west line of said 50.770 acre Paravel Lockhart I tract, and the east line of the most westerly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, bears North 12°10'22" West 1,006.82 feet;
- 2) THENCE, along the north line of this easement and the remainder of said 61.058 acre Jason Gary Balser et al. tract, and the south line of said 50.770 acre Paravel Lockhart I tract, North 79°20'32" East 884.03 feet to 1/2-inch iron rod with "Hinkle" cap found at an angle point in the north line of the remainder of said 61.058 acre Jason Gary Balser et al. tract, and the south line of said 50.770 acre Paravel Lockhart I tract:
- 3) THENCE, continuing along the north line of this easement, crossing the remainder of said 61.058 acre Jason Gary Balser et al. tract, North 79°20'26" East 404.24 feet to a calculated point in the east line of the remainder of said 61.058 acre Jason Gary Balser et al. tract, and the west line of the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, from which a 1/2-inch iron rod with "Hinkle" cap found at the northeast corner of the remainder of said 61.058 acre Jason Gary Balser et al. tract, being the southeast corner of said 50.770 acre Paravel Lockhart I tract, bears North 11°25'37" West 58.37 feet;
- 4) THENCE, along the east line of this easement and the remainder of said 61.058 acre Jason Gary Balser et al. tract, and the west line of the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, **South 11°25'37" East 30.00 feet** to a calculated point;

THENCE, along the south line of this easement, crossing the remainder of said 61.058 acre Jason Gary Balser et al. tract, the following two (2) courses, numbered 5 and 6:

5) South 79°20'26" West 404.64 feet to a calculated point, and

6) South 79°20'32" West 883.24 feet to the POINT OF BEGINNING and containing 0.8870 of one acre (38,639 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 CHRIS CONRAD

5623

SURV

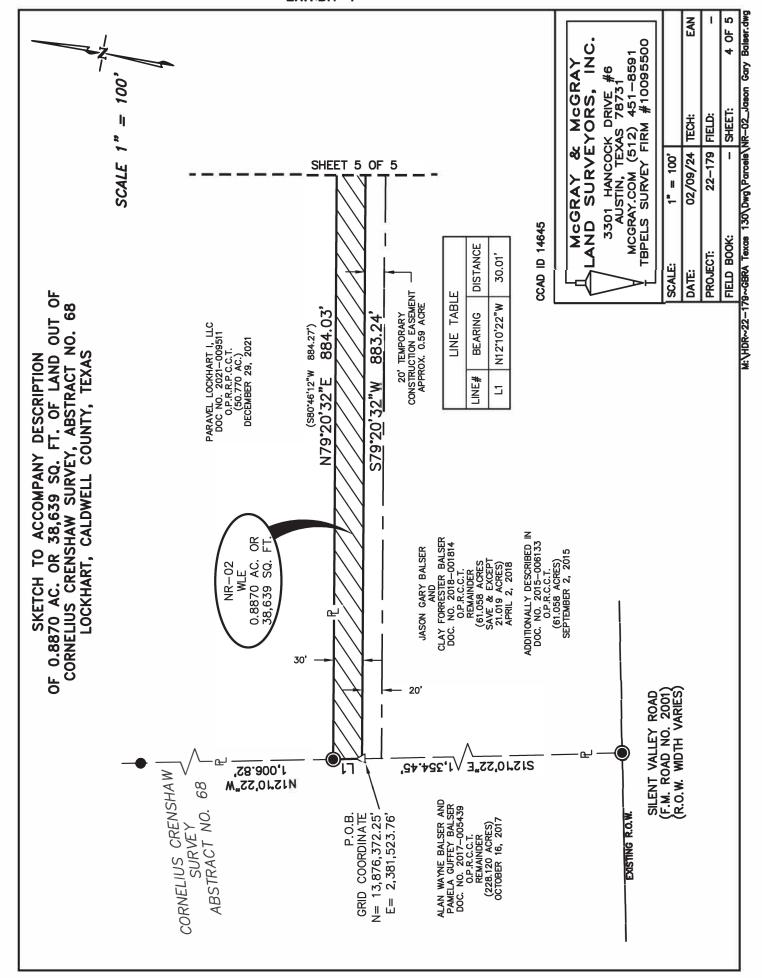
02/09/2024 Date

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\NR-02~0.8870 Ac WLE_KS

Issued 02/09/2024



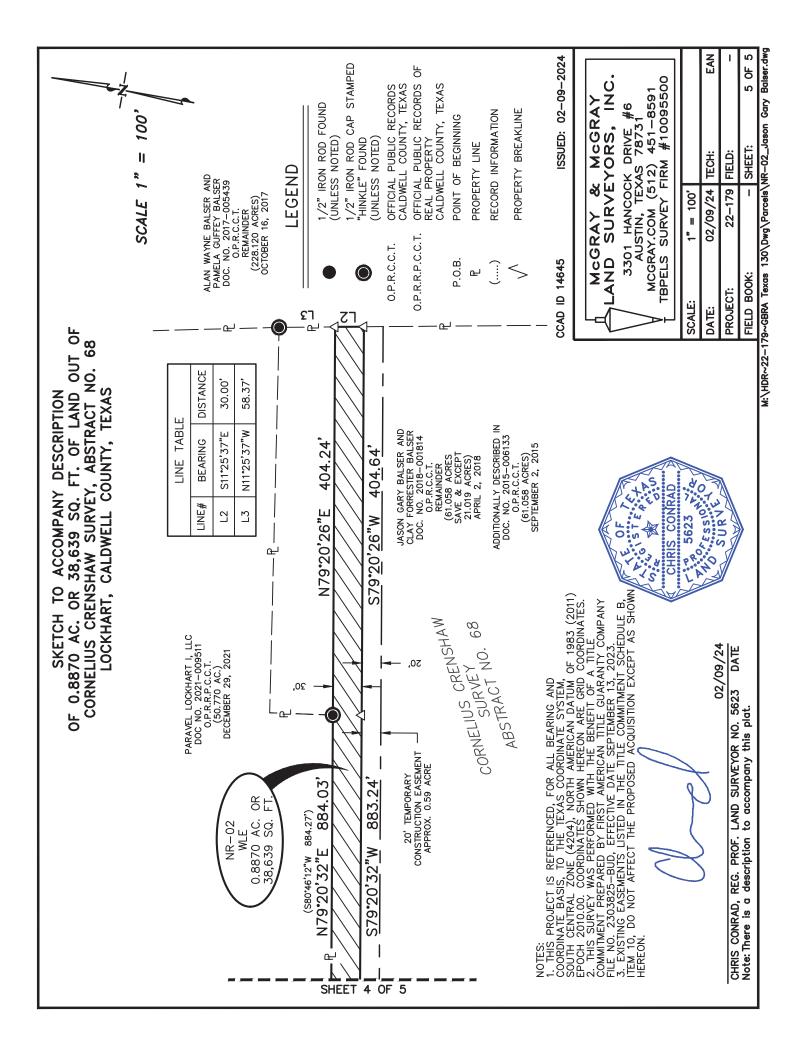


EXHIBIT "G"

Parcel NR-06

0.5269 Acre Waterline Easement Cornelius Crenshaw Survey, Abstract No. 68 Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-06

DESCRIPTION OF A 0.5269 OF ONE ACRE (22,951 SQUARE FOOT) EASEMENT OUT OF THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 5.215 ACRES CONVEYED TO KING FARM PARTNERS LP BY WARRANTY DEED DATED JULY 12, 2022, AS RECORDED IN DOCUMENT NO. 2022-005503, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS; SAID 0.5269 OF ONE ACRE (22,951 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the south line of said 5.215 acre King Farm Partners tract, and the north line of that tract described as 92.793 acres conveyed to 92A Partnership, LLC by Special Warranty Deed with Vendor's Lien, as recorded in Document No. 2021-009427, Official Public Records, Caldwell County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=13,878,833.91, E=2,372,952.34, from which a 1/2-inch iron rod with "Hinkle" cap found in the south line of said 5.215 acre King Farm Partners tract, being at the northeast corner of said 92.793 acre 92A Partnership tract, and the northwest corner of the remainder of that tract described as 168.04 acres (Tract 2) conveyed to McCormick Ranch Partners, LP by Warranty Deed, as recorded in Document No. 2021-007211, Official Public Records, Caldwell County, Texas, bears North 79°11'26" East 110.25 feet;

THENCE, along the south line of this easement and said 5.215 acre King Farm Partners tract, and the north line of said 92.793 acre 92A Partnership tract, South 79°11'26" West 31.98 feet to a calculated point, form which a 1/2-inch iron rod found at the southwest corner of said 5.215 acre King Farm Partners tract, being the southeast corner of that tract described as 38.00 acres conveyed to Edward J. W. Davis and Candice Leah Davis by Warranty Deed with Vendor's Lien, as recorded in Volume 427, Page 651, Official Public Records of Real Property, Caldwell County, Texas, corrected in Warranty Deed With Vendor's Lien, as recorded in Volume 430, Page 407, Official Public Records of Real Property, Caldwell County, Texas, bears South 79°11'26" West 259.89 feet;

- 2) THENCE, along the west line of this easement, crossing said 5.215 acre King Farm Partners tract, North 31°03'43" West 720.66 feet to a calculated point in the west line of said 5.215 acre King Farm Partners tract, and the east line of said 38.00 acre Davis tract;
- 3) THENCE, continuing along the west line this easement, along the west line of said 5.215 acre King Farm Partners tract, and the east line of said 38.00 acre Davis tract, **North 09°55'32" West 83.20 feet** to a calculated point, from which a 1/2-inch iron rod with "RPLS 5687" cap found at the northwest corner of said 5.215 acre King Farm Partners tract, being an angle point in the east line of said 38.00 acre Davis tract, and in the existing west right-of-way line of FM 2001 (80 foot width right-of-way), bears North 09°55'32" West 80.93 feet;
- 4) THENCE, along the east line of this easement, crossing said 5.215 acre King Farm Partners tract, **South 31°03'43" East 809.33 feet** to the POINT OF BEGINNING and containing 0.5269 of one acre (22,951 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

02/13/2024 Date

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\NR-08~0.5269 Ac WLE-R1 KS

Issued 02/09/2024; Revised 02/13/2024

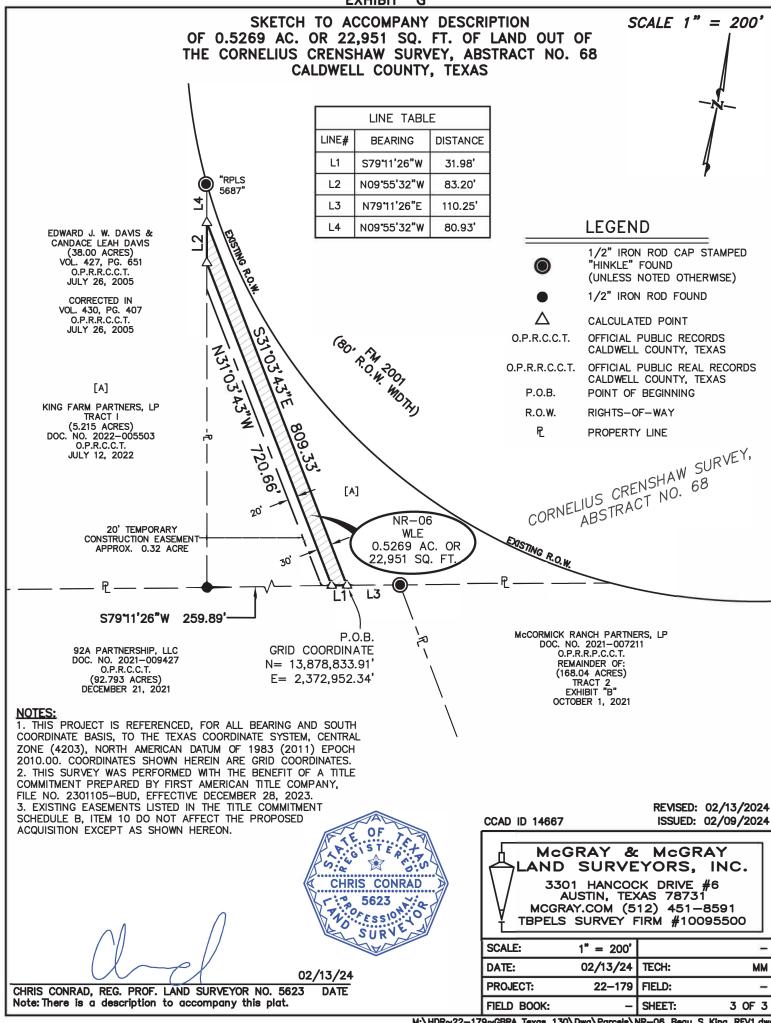


EXHIBIT "H"

Parcel NR-12

0.0346 Acre Waterline Easement Cornelius Crenshaw Survey, Abstract No. 68 Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-12

DESCRIPTION OF A 0.0346 OF ONE ACRE (1,507 SQUARE FOOT) EASEMENT OUT OF THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 1.000 ACRES CONVEYED TO THOMAS E. HENDERSHOT, JR. BY GENERAL WARRANTY DEED DATED SEPTEMBER 14, 2010, AS RECORDED IN VOLUME 629, PAGE 462, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS; SAID 0.0346 OF ONE ACRE (1,507 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the southeast corner of said 1.000 acre Hendershot tract, being an exterior ell corner in the east line of the remainder of that tract described as 35.00 acres (Tract I) conveyed to Alan Balser and Pam Balser by General Warranty Deed, as recorded in Volume 576, Page 467, Official Public Records of Real Property, Caldwell County, Texas, being corrected in Volume 577, Page 5, Official Public Records of Real Property, Caldwell County, Texas, also being in the existing west right-of-way line of FM 2001 (80 foot width right-of-way), said POINT OF BEGINNING having Grid Coordinates of N=13,885,808.83, E=2,371,299.29, from which 1/2-inch iron rod with "Hinkle" cap found bears North 74°59'16" East 1.47 feet, also from which a 5/8-inch iron rod found at the southeast corner of the remainder of said 35.00 acre Balser tract, being the northeast corner of that tract described as 9.9818 acres conveyed by Special Warranty Deed with Vendor's Lien to Derek Emadi and Kelly M. Jurgensen, as recorded in Document No. 120376, Official Public Records of Real Property, Caldwell County, Texas, and in the existing west right-of-way line of FM 2001, bears South 15°15'51" West 343.81 feet;

1) THENCE, along the south line of this easement and said 1.000 acre Hendershot tract, and a north line of the remainder of said 35.00 acre Balser tract, **South 74°57'35" West 30.00 feet** to a calculated point, from which a 1/2-inch iron rod with "Hinkle" cap found at an angle point in the south line of said 1.000 acre Hendershot tract, and in a north line of the remainder of said 35.00 acre Balser tract, bears South 74°57'35" West 99.14 feet;

- 2) THENCE, along the west line of this easement, crossing said 1.000 acre Hendershot tract, **North 15°15'51" West 50.26 feet** to a calculated point in the north line of said 1.000 acre Hendershot tract, and a south line of the remainder of said 35.00 acre Balser tract, from which a 1/2-inch iron rod with "Hinkle" cap found at an interior ell corner in the north line of said 1.000 acre Hendershot tract, and an exterior ell corner in a south line of the remainder of said 35.00 acre Balser tract, bears South 75°01'59" West 82.61 feet;
- 3) THENCE, along the north line of this easement and said 1.000 acre Hendershot tract, and a south line of said 35.00 acre Balser tract, North 75°01'59" East 30.00 feet to a 1/2-inch iron rod with "Hinkle" cap found at the northeast corner of said 1.000 acre Hendershot tract, being an exterior ell corner in a south line of the remainder of said 35.00 acre Balser tract, and in the existing west right-of-way line of FM 2001, from which a 5/8-inch iron rod found at the northeast corner of the remainder of said 35.00 acre Balser tract, being the southeast corner of that tract described as 20.69 acres conveyed to Judy Rowe Koehl by Special Warranty Deed, as recorded in Document No. 2019-223661, Official Public Records, Caldwell County, Texas, and in the existing west right-of-way line of FM 2100, bears North 15°15'51" West 503.37 feet;
- 4) THENCE, along the east line of said 1.000 acre Hendershot tract, and the existing west right-of-way line of FM 2100, **South 15°15'51" East 50.22 feet** to the POINT OF BEGINNING and containing 0.0346 of one acre (1,507 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

> 02/09/2024 Date

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\NR-12~0.0346 Ac WLE_KS

Issued 02/09/2024

CCAD ID 79096

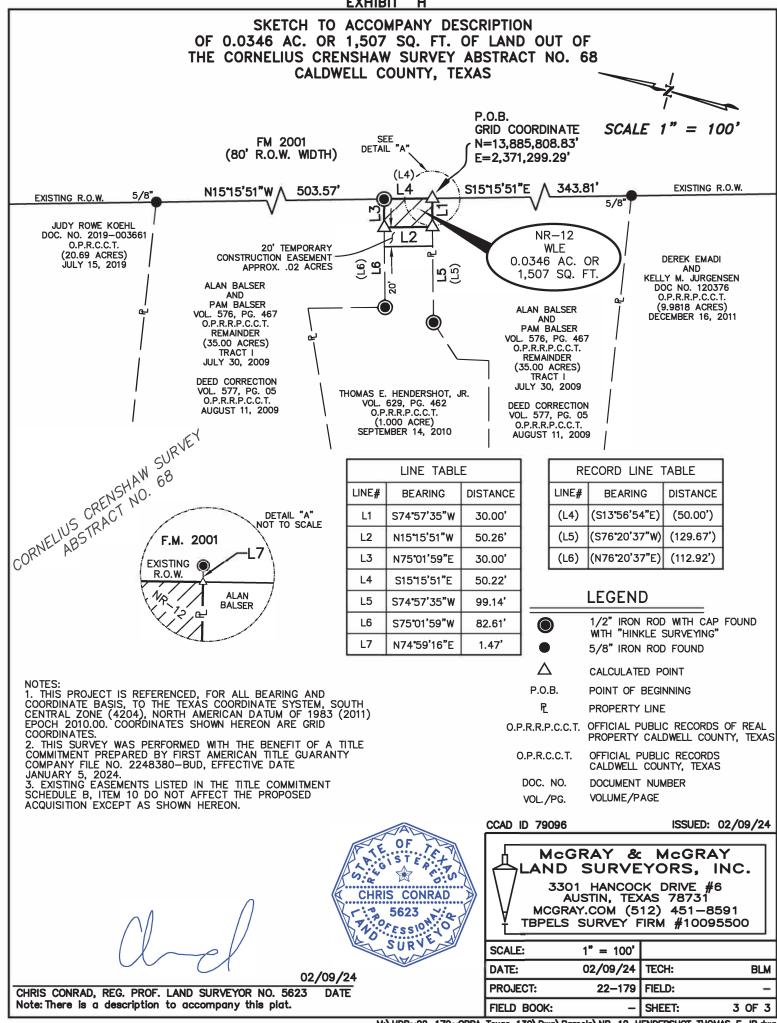


EXHIBIT "I"

Parcel NR-16

0.0211 Acre Waterline Easement William Morrison Survey, Abstract No. 200 Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-16

DESCRIPTION OF A 0.0211 OF ONE ACRE (917 SQUARE FOOT) EASEMENT OUT OF THE WILLIAM MORRISON SURVEY, ABSTRACT NO. 200, CALDWELL COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS 576.01 ACRES CONVEYED TO UHLAND HIGH GROUND GROUP, LLC BY WARRANTY DEED WITH VENDOR'S LIEN DATED MAY 7, 2021, AS RECORDED IN DOCUMENT NO. 2021-007504, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS; SAID 0.0211 ACRE (917 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with "RPLS 6478" cap found at the northeast corner of this easement, being at a corner in an east line of said 576.01 acre Uhland High Ground Group tract, also being the southeast corner of the remainder of that tract described as 711.13 acres conveyed to Jeremy Barnes by Special Warranty Deed, as recorded in Document No. 2015-004019, Official Public Records, Caldwell County, Texas, and in the existing south right-of-way line of Rocky Road (CR 227, varying width right-of-way), said POINT OF BEGINNING having Grid Coordinates of N=13,895,863.49, E=2,368,856.02, from which a 1/2-inch iron rod with "Urban Design Group" cap found at in the east line of the remainder of said 711.13 acre Barnes tract, and in the existing west right-of-way line of FM 2001, bears North 10°19'52" West 1,949.77 feet;

1) THENCE, along the east line of this easement, an east line of said 576.01 acre Uhland High Ground Group tract, and the existing west right-of-way line of FM 2001, **South 10°19'52" East 30.55 feet** to a 1/2-inch iron rod with cap (illegible) found at the southeast corner of this easement, being at a corner in a south line of said 576.01 acre Uhland High Ground Group tract, and the northeast corner of that tract described as 160.8 acres (Ninth Tract) conveyed to Open R. Family Partnership, Ltd. by Correction Special Warranty Deed, as recorded in Volume 536, Page 157, Official Public Records of Real Property, Caldwell County, Texas;

- 2) THENCE, along the south line of this easement, a south line of said 576.01 acre Uhland High Ground Group tract, and the north line of said 160.8 acre Open R. Family Partnership tract, **South 74°44'22" West 30.11 feet** to a calculated point at the southwest corner of this easement, from which a 5/8-inch rod found with cap at a corner in the east line of said 576.01 acre Uhland High Ground Group tract, being the northwest corner of said 160.8 acre Open R. Family Partnership tract, bears South 74°44'22" West 3,317.17 feet;
- 3) THENCE, along the west line of this easement, crossing said 576.01 acre Uhland High Ground Group tract, North 10°19'52" West 30.55 feet to a calculated point at the northwest corner of this easement, being in a north line of said 576.01 acre Uhland High Ground Group tract, and in the south line of the remainder of said 711.13 acre Barnes tract, from which a 1/2-inch iron rod with "RPLS 6478" cap (leaning) found at a corner in the east line of said 576.01 acre Uhland High Ground Group tract, being the southwest corner of the remainder of said 711.13 acre Barnes tract, bears South 74°43'37" West 1,424.74 feet;
- 4) THENCE, along the north line of this easement, a north line of said 576.01 acre Uhland High Ground Group tract, and the south line of the remainder of said 711.13 acre Barnes tract, **North 74°43'37" East 30.11 feet** to the POINT OF BEGINNING and containing 0.0211 of one acre (917 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

CHRIS CONRAD

5623

02/05/2024

02/05/2024 Date

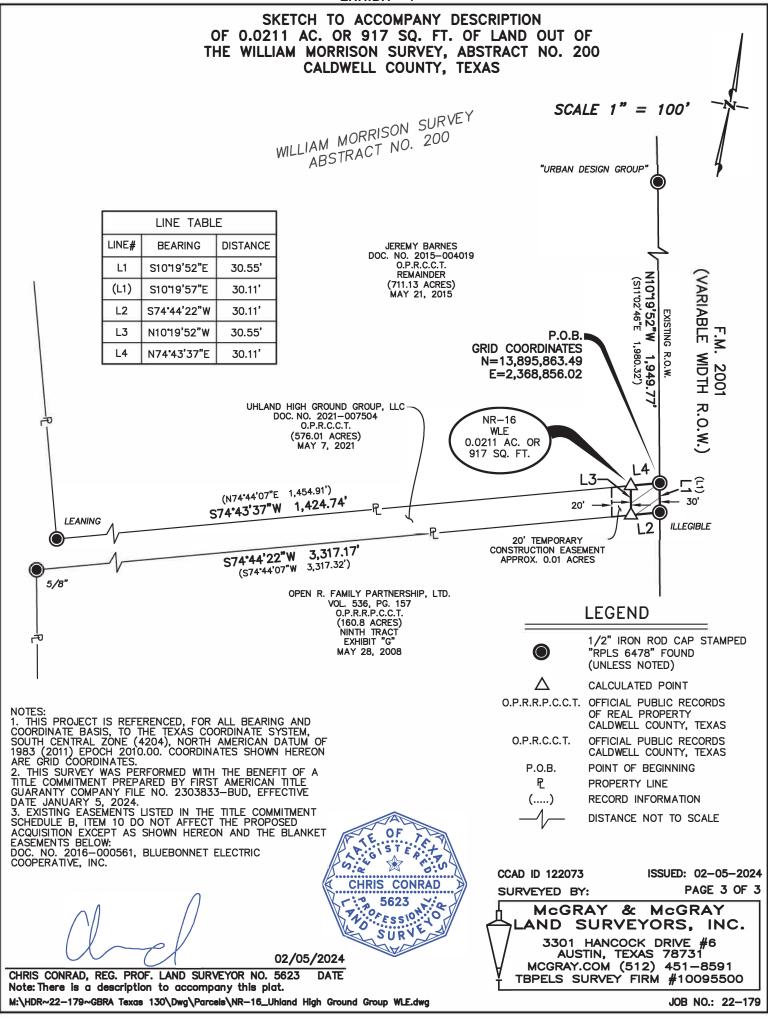
Chris Conrad, Reg. Professional Land Surveyor No. 5623

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\NR-16~0.0211 Ac WLE_KS

Issued 02/05/2024

CCAD ID 122073



Parcel NR-27

0.4688 Acre Waterline Easement John V. Morton Survey, Abstract No. 196 Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-27

DESCRIPTION OF A 0.4688 OF ONE ACRE (20,421 SQUARE FOOT) EASEMENT OUT OF THE JOHN V. MORTON SURVEY, ABSTRACT NO. 196, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 19.67 ACRES CONVEYED TO SCHMIDT CATTLE, L.P. BY SPECIAL WARRANTY DEED DATED JULY 16, 2009, AS RECORDED IN VOLUME 577, PAGE 657, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS, ALSO BEING A PORTION OF THAT TRACT DESCRIBED AS 157.435 ACRES CONVEYED TO SCHMIDT CATTLE, L.P. BY SPECIAL WARRANTY DEED DATED JULY 16, 2009, AS RECORDED IN VOLUME 577, PAGE 607, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS; SAID 0.4688 OF ONE ACRE (20,421 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the northwest corner of said 19.67 acre Schmidt Cattle tract, being the southwest corner of that tract described as 19.67 acres conveyed to KSRV Estates LLC by General Warranty Deed, as recorded in Document No. 2022-000073, Official Public Records, Caldwell County, Texas, also being in the existing east right-of-way line of Holz Road (CR 224, varying width right-of-way), said POINT OF BEGINNING having Grid Coordinates of N=13,912,720.68, E=2,369,574.52, from which a 1/2-inch iron rod with "Chaparral" cap found at the northwest corner of said 19.67 acre KSRV Estates tract, being in the existing east right-of-way line of Holz Road, bears North 09°24'21" West 317.08 feet, and also from which a 1/2-inch iron rod with "RPLS 6714" cap found bears South 79°25'50" West 5.21 feet;

- 1) THENCE, along the north line of this easement and said 19.67 acre Schmidt Cattle tract, and the south line of said 19.67 acre KSRV Estates tract, North 79°25'50" East 30.01 feet to a calculated point;
- 2) THENCE, along the east line of this easement, crossing said 19.67 acre Schmidt Cattle tract, South 09°24'21" East 318.68 feet to a calculated point;
- 3) THENCE, continuing along the east line of this easement, crossing said 157.435 acre Schmidt Cattle tract, **South 09°27'48" East 362.14 feet** to a calculated point;

- 4) THENCE, along the south line of this easement, crossing said 157.435 acre Schmidt Cattle tract, **South 79°33'18" West 30.00 feet** to a calculated point in the west line of said 157.435 acre Schmidt Cattle tract, and the existing east right-of-way line of Holz Road;
- 5) THENCE, along the west line of this easement and said 157.435 acre Schmidt Cattle tract, and the existing east right-of-way line of Holz Road, North 09°27'48" West 362.67 feet to a calculated point at the northwest corner of said 157.435 acre Schmidt Cattle tract, being the southwest corner of said 19.67 acre Schmidt Cattle tract;
- 6) THENCE, continuing along the west line of this easement, along the west line of said 19.67 acre Schmidt Cattle tract, and the existing east right-of-way line of Holz Road, **North 09°24'21" West 318.08 feet** to the POINT OF BEGINNING and containing 0.4688 of one acre (20,421 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

CHRIS CONRAD

5623

SURVE

04/01/2024 Date

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\NR-27~0.4688 Ac WLE-R1 KS

Issued 01/31/2024; Revised 04/01/2024

CCAD ID 60919 & 15708

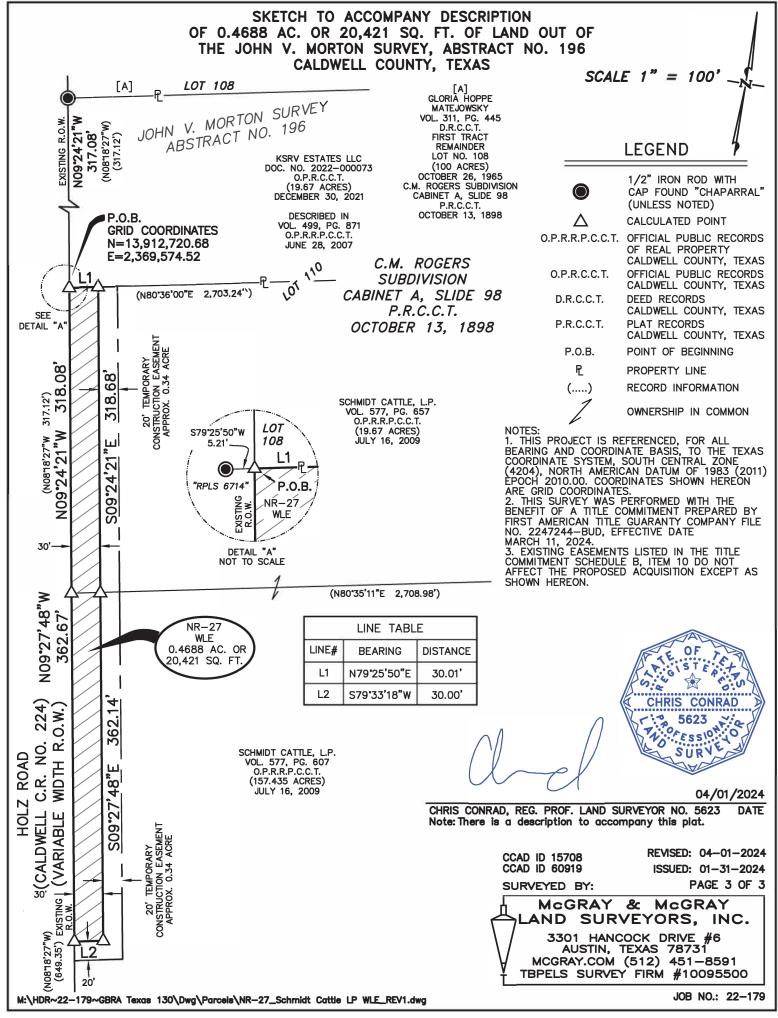


EXHIBIT "K"

Parcel NR-33

4.040 Acre Waterline Easement Isaac Jackson Survey, Abstract No. 157 John Mott Survey, Abstract No. 191 Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-33

DESCRIPTION OF A 4.040 ACRE (176,001 SQUARE FOOT) EASEMENT OUT OF THE ISAAC JACKSON SURVEY, ABSTRACT NO. 157, AND THE JOHN MOTT SURVEY, ABSTRACT NO. 191, CALDWELL COUNTY, TEXAS, BEING A PORTION 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 DATED JUNE 13, 2018, AS RECORDED IN DOCUMENT NO. 2018-003353, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS, CORRECTED IN CORRECTION AFFIDAVIT AS TO TRUSTEES DISTRIBUTION DEED DATED JULY 16, 2018, 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 DATED JUNE 13, 2018, AS RECORDED IN DOCUMENT NO. 2018-003354, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS, CORRECTED IN CORRECTION AFFIDAVIT AS TO TRUSTEES DISTRIBUTION DEED DATED JULY 16, 2018, AND RECORDED IN DOCUMENT NO. 2018-004114, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS; SAID 4.040 ACRE (176,001 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the northeast line of said 356.696 acre Anne Cole-Pierce et al. tract, and in the southwest line of that tract described as 195.118 acres conveyed to Silver Mount Holdings, LLC by Special Warranty Deed with Vendor's Lien, as recorded in Document No. 2021-007932, Official Public Records, Caldwell County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=13,919,447.89, E=2,379,706.98;

THENCE, along the south line of this easement, crossing said 365.696 acre Anne Cole-Pierce et al. tract, the following six (7) courses, numbered 1 through 7:

- 1) South 43°21'55" West 30.56 feet to a calculated point,
- 2) North 45°46'07" West 368.12 feet to a calculated point,
- 3) North 79°52'04" West 4.89 feet to a calculated point,
- 4) South 79°05'10" West 2,682.03 feet to a calculated point,
- 5) South 10°32'09" East 2,442.67 feet to a calculated point,
- 6) South 10°30'03" East 325.12 feet to a calculated point, and
- 7) South 79°42'27" West 30.00 feet to a 1/2-inch iron rod with "Hayes 5703" cap found at the southwest corner of this easement, being in the west line of said 365.696 acre Anne Cole-Pierce et al. tract, also being at the southeast corner of that tract described as 20.48 acres conveyed to Joel Garcia and Priscilla Garcia by Warranty Deed with Vendor's Lien, as recorded in Document No. 2017-004094, Official Public Records, Caldwell County, Texas, and at 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;
- 8) THENCE, along the west line of this easement and said 365.696 acre Anne Cole-Pierce et al. tract, and the east line of said 20.48 acre Garcia tract, North 10°30'03" West 325.00 feet to 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;

- 9) THENCE, continuing along the west line of this easement and said 365.696 acre Anne Cole-Pierce et al. tract, along the east line of said 111.858 acre Garcia tract, North 10°32'09" West 2,441.12 feet to a 5/8-inch iron rod (leaning) found at an interior ell corner in the west line of said 365.696 acre Anne Cole-Pierce et al. tract, being the northeast corner of said 111.858 acre Garcia tract, from which a 1/2-inch iron rod with "Hinkle Surveyors" cap found in the north line of said 111.858 acre Garcia tract, being the southeast corner of that tract described as 5.67 acres conveyed to Johnny Dale Homann by Gift Deed, as recorded in Volume 195, Page 56, Official Public Records of Real Property, Caldwell County, Texas, bears South 88°17'01" West 28.71 feet:
- 10)THENCE, continuing along the west line of this easement, crossing said 365.696 acre Anne Cole-Pierce et al. tract, North 07°50'09" West 31.39 feet to a 5-inch metal post found at a corner in the north line of said 365.696 acre Anne Cole-Pierce et al. tract, being the southwest corner of that tract described as 97 acres (Lot 103, C.M. Rogers Subdivision, Cabinet A, Slide 98, Plat Records, Caldwell County, Texas) conveyed to Gloria Hoppe Matejowsky by Deed, as recorded Volume 107, Page 363, Deed Records, Caldwell County, Texas;

THENCE, along the north line of this easement and said 365.696 acre Anne Cole-Pierce et al. tract, and the south line of said 97 acre Matejowsky tract the following two (2) courses, numbered 11 and 12:

- 11)North 79°05'10" East 2,715.93 feet to a 5-inch metal post found, and
- 12)South 79°52'04" East 19.67 feet to a 5-inch metal post found at the northeast corner of this easement and said 365.696 acre Anne Cole-Pierce et al. tract, being the southeast corner of said 97 acre Matejowsky tract, and in the southwest line 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;

- 13)THENCE, along the northeast line of this easement and said 365.696 acre Anne Cole-Pierce et al. tract, and the southwest line of said 153.87 acre Stromberg tract, **South 45°46'07" East 346.87 feet** to a 9-inch wood post found at the south corner of said 153.87 acre Stromberg tract, being the northwest corner of said 195.118 acre Silver Mount Holdings tract, from which a 1/2-inch iron rod with "RPLS 3693" cap found at the east corner of said 153.87 acre Stromberg tract, being the north corner of said 195.118 acre Silver Mount Holdings tract, and in the existing west right-of-way line of Williamson Road (C.R. 177, varying width right-of-way), bears North 43°21'55" East 2,329.11 feet;
- 14)THENCE, continuing along the northeast line of this easement and said 365.696 acre Anne Cole-Pierce et al. tract, and along the southwest line of said 195.118 acre Silver Mount Holdings tract, **South 46°50'16" East 30.00 feet** to the POINT OF BEGINNING and containing 4.040 acres (176,001 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 CHRIS CONRAD

5623

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SURVE

01/12/2024 Date

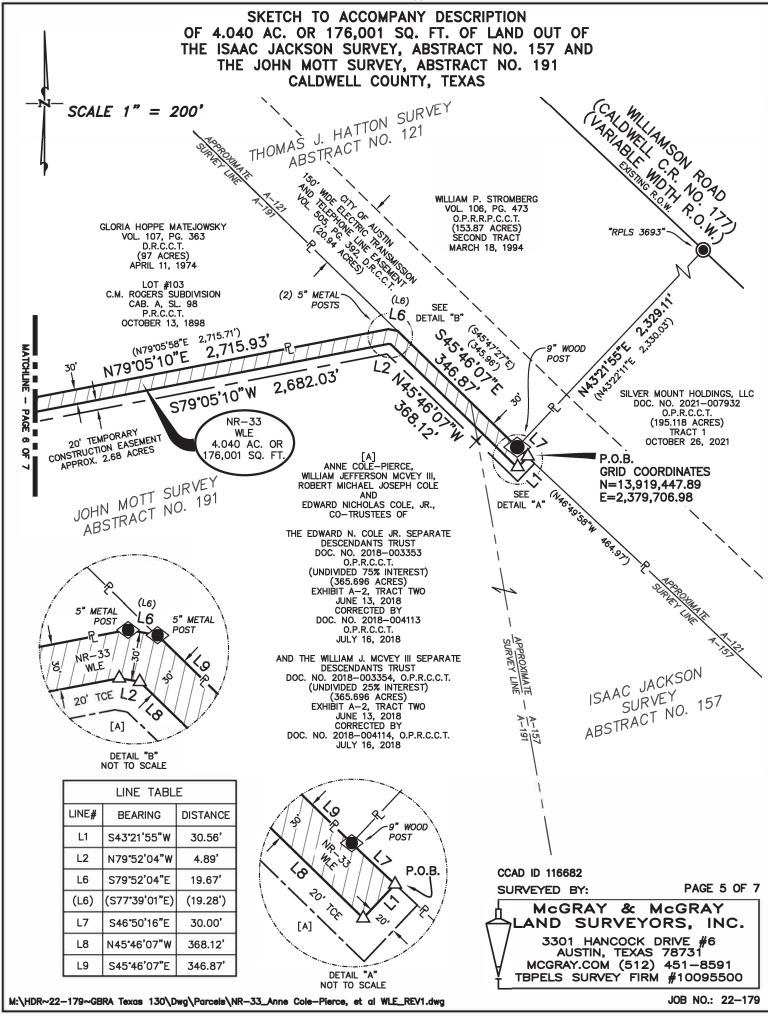
Chris Conrad, Reg. Professional Land Surveyor No. 5623

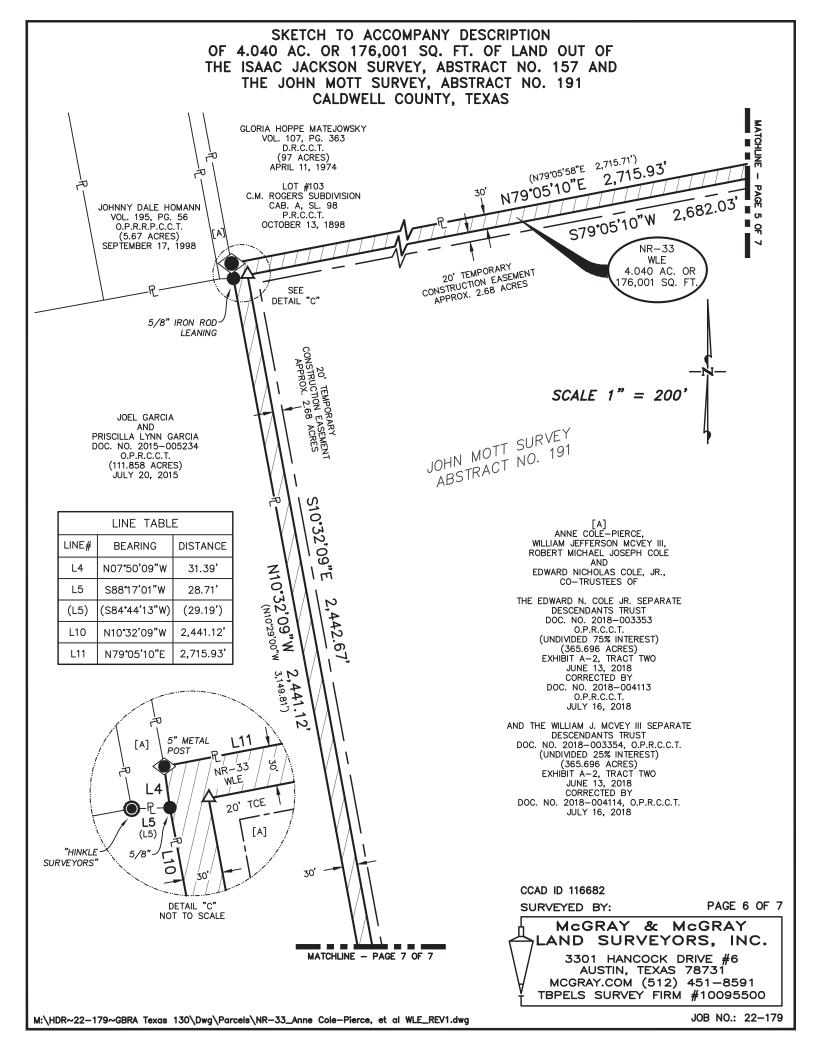
Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\NR-33~4.040 Ac WLE-R1_KS

Issued 01/09/2024; Revised 01/12/2024

CCAD ID 116682





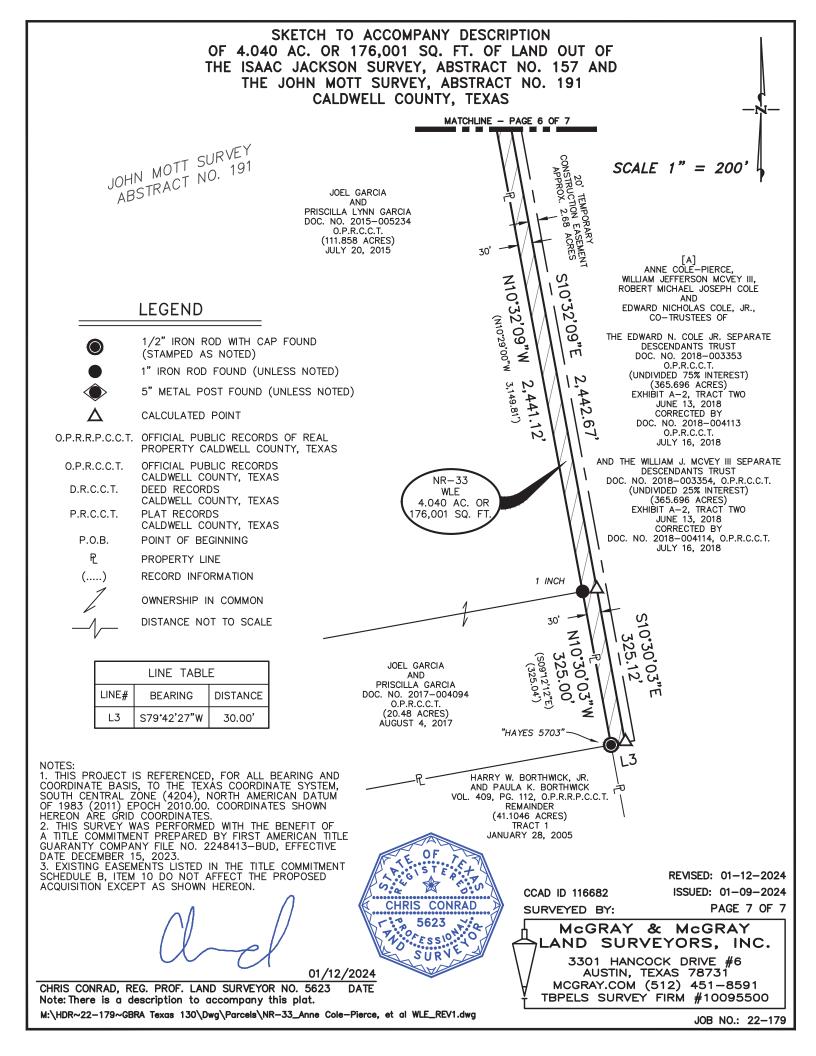


EXHIBIT "L"

Parcel NR-36

0.1449 Acre Waterline Easement William Morrison Survey, Abstract No. 187 Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-36

DESCRIPTION OF A 0.1449 OF ONE ACRE (6,313 SQUARE FOOT) EASEMENT, OUT OF THE WILLIAM MORRISON SURVEY, ABSTRACT NO. 187, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 3.315 ACRES CONVEYED TO DORA CUNNINGHAM BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN DATED JANUARY 3, 2014, AS RECORDED IN DOCUMENT NO. 140027, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS; SAID 0.1449 OF ONE ACRE (6,313 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found at the northeast corner of said 3.315 acre Cunningham tract, being a corner in the east line of that tract described as 153.00 acres (Fourth Tract – Exhibit "E", save and except 6.43 acres, save and except 0.285 acre) conveyed to Open R. Family Partnership, Ltd., as recorded in Volume 536, Page 157, Official Public Records of Real Property, Caldwell County, Texas, also being in the existing west right-of-way line of FM 2001 (80 foot width right-of-way), said POINT OF BEGINNING having Grid Coordinates of N=13,892,696.02, E=2,369,920.50;

1) THENCE, along the east line of this easement and said 3.315 acre Cunningham tract, and the existing west right-of-way line of FM 2001, South 10°24'58" East 209.97 feet to a 1/2-inch iron rod with "Hinkle" cap found at the southeast corner of said 3.315 acre Cunningham tract, being the northeast corner of that tract described as 13.507 acres conveyed to Alison Joyce Moore and Jimmy S. Moore, Jr., as recorded in Document No. 2019-003313, Official Public Records, Caldwell County, Texas, from which a Texas Department of Transportation (TxDOT) Type I concrete monument found at an angle point in the east line of said 13.507 acre Moore tract, and the existing west right-of-way line of FM 2001, bears South 10°09'44" East 544.30 feet, and from which a TxDOT Type I concrete monument found at an angle point in the east line of said 13.507 acre Moore tract, and the existing west right-of-way line of FM 2001, bears South 80°53'13" West 19.05 feet;

- 2) THENCE, along the south line of this easement and said 3.315 acre Cunnigham tract, and the north line of said 13.507 acre Moore tract, South 78°21'46" West 30.01 feet to a calculated point;
- 3) THENCE, along the west line of this easement, crossing said 3.315 acre Cunningham tract, **North 10°24'55" West 210.88 feet** to a calculated point in the north line of said 3.315 acre Cunningham tract, and a south line of the remainder of said 153.00 acre Open R. Family Partnership tract;
- 4) THENCE, along the north line of this easement and said 3.315 acre Cunningham tract, and a south line of the remainder of said 153.00 acre Open R. Family Partnership tract, **North 80°06'25" East 30.00 feet** to the POINT OF BEGINNING and containing 0.1449 of one acre (6,313 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

02/05/2024 Date

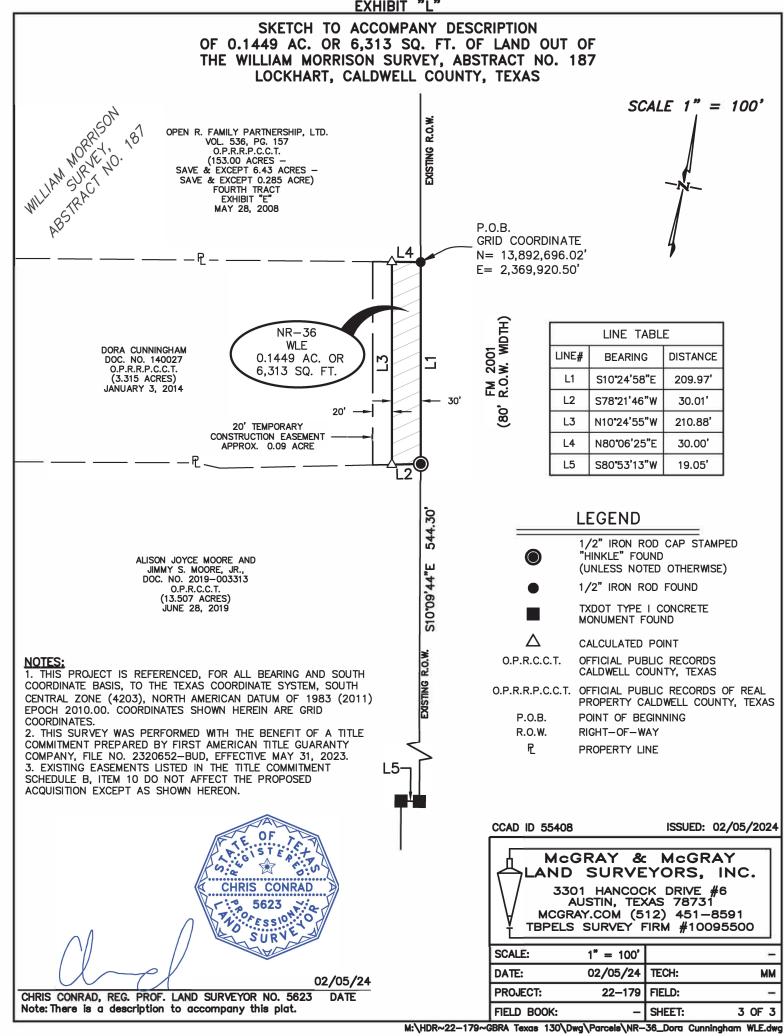
Chris Conrad, Reg. Professional Land Surveyor No. 5623

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\NR-36~0.1449 Ac WLE_KS

Issued 02/05/2024

CCAD ID 55408





Guadalupe-Blanco River Authority

Board Meeting – May 15, 2024 Agenda Item 11 Action

Action Requested: Consideration of and possible action approving a Resolution by the Guadalupe-Blanco River Authority declaring a public necessity for the acquisition of certain 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 CL-02 – Jacob K. Hohertz a/k/a Jacob Kendall Hohertz, being a 0.3434 acre (14,958 square foot) permanent easement, and a 0.23 acre (10,019 square foot) temporary construction easement out of the William Morrison Survey, Abstract No. 187, Caldwell County, Texas, being a portion of that tract described as 11.000 acres conveyed to Jacob K. Hohertz a/k/a Jacob Kendall Hohertz by General Warranty Deed with Vendor's Lien dated May 27, 2015, as recorded in Document No. 2015-004255, Official Public Records, Caldwell County, Texas; said 0.3434 acre (14,958 square foot) permanent easement and a 0.23 acre (10,109 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "A" attached hereto;

Parcel ER-01 –Ashley Hatcher, as sole and separate property, being a 0.2558 acre (11,143 square foot) permanent easement, and a 0.18 acre (7,841 square foot) temporary construction easement out of the James George Survey No. 7, Abstract No. 9, Caldwell County, Texas, being a portion of that tract described as 49.781 acres conveyed to Ashley Hatcher by Executor's Deed Dated August 1, 2023, as recorded in Document No. 2023-004801, Official Public Records, Caldwell County, Texas; said 0.2558 acre (11,143 square foot) permanent easement and a 0.18 acre (7,841 square foot) temporary construction

easement being more particularly described by metes and bounds and survey as follows in Exhibit "B" attached hereto;

Parcel ER-09 – Mark Allen George and Elspeth Ferguson George, being a 2.039 acre (88,808 square foot) permanent easement, and a 1.37 acre (59,677 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 81.33 acres conveyed to Mark Allen George and Elspeth Ferguson George by Warranty Deed with Vendor's Lien dated October 11, 1996, as recorded in Volume 153, Page 735, Official Public Records of Real Property, Caldwell County, Texas, being corrected in Corrective Warranty Deed with Vendor's Lien dated November 18, 1996, as recorded in Volume 155, Page 368, Official Public Records of Real Property; Caldwell County, Texas, and also being a portion of that tract described as 86.667 acres conveyed to Mark Allen George and Elspeth Ferguson George by Warranty Deed dated March 10, 2000, as recorded in Volume 233, Page 771, Official Public Records of Real Property, Caldwell County, Texas; said 2.039 acre (88,808 square foot) permanent easement and 1.37 acre (59,677 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "C" attached hereto;

Parcel ER-10 – William Robert Clark also known as William R. Clark and Anne J. Clark and Ron William Wetz, Individually and as Trustee of the Kurt William Wetz Trust, being a 1.725 acre (75,131 square foot) permanent easement, and a 1.15 acre (50,094 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 276 acres conveyed to William R. Clark and Anne J. Clark (Undivided 75% Interest) by General Warranty Deed dated February 23, 2007, as recorded in Volume 486, Page 894, Official Public Records of Real Property, Caldwell County, Texas, and said tract described as 276 acres also conveyed to Ron William Wetz, Individually and as Trustee of the Kurt William Wetz Trust (Undivided 25% Interest) by Warranty Deed dated December 21, 1999, as recorded in Volume 229, Page 159, Official Public Records of Real Property, Caldwell County, Texas; said 1.725 acres (75,131 square foot) permanent easement and 1.15 acre (50,094 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "D" attached hereto;

Parcel NR-01B – Alan Wayne Balser and Pamela Guffey Balser, being a 1.405 acre (61,195 square foot) permanent easement, and a 0.70 acre (30,492 square foot) temporary construction easement, out of the Cornelius Crenshaw Survey, Abstract No. 68, Caldwell County, Texas, being a portion of the remainder 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 1.405 acre (61,195 square foot) permanent easement, and a 0.70 acre (30,492 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "E" attached hereto;

Parcel NR-02 – Jason Gary Balser and Clay Forrester Balser, being a 0.8870 acre (38,639 square foot) permanent easement, and a 0.59 acre (25,700 square foot) temporary construction easement, out of the Cornelius Crenshaw Survey, Abstract No. 68, Caldwell

County, Texas, being a portion of the remainder of that tract described as 61.058 acres (save and except 21.019 acres) conveyed to Jason Gary Balser and Clay Forrester Balser, by General Warranty Deed dated April 2, 2018, as recorded in Document No. 2018-001814, Official Public Records, Caldwell County, Texas; said 61.058 acres being additionally described in Document No. 2015-006133, Official Public Records, Caldwell County, Texas; said 0.8870 acre (38,639 square foot) permanent easement and 0.59 acre (25,700 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "F" attached hereto;

Parcel NR-06 – King Farm Partners LP, a Texas limited partnership, being a 0.5269 acre (22,951 square foot) permanent easement, and a 0.32 acre (13,939 square foot) temporary construction easement out of the Cornelius Crenshaw Survey, Abstract No. 68, Caldwell County, Texas, being a portion of that tract described as 5.215 acres conveyed to Kin Farm Partners LP by Warranty dated July 12, 2022, as recorded in Document No. 2022-005503, Official Public Records, Caldwell County, Texas; said 0.5269 acre (22,951 square foot) permanent easement and a 032 acre (13,939 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "G" attached hereto;

Parcel NR-12 – Thomas E. Hendershot, Jr., being a 0.0346 acre (1,507 square foot) permanent easement, and 0.02 acre (871 square foot) temporary construction easement, out of the Cornelius Crenshaw Survey, Abstract No. 68, Caldwell County, Texas,, being a portion that tract described as 1.000 acres conveyed to Thomas E. Hendershot, Jr. by General Warranty Deed dated September 14, 2010, as recorded in Volume 629, Page 462, Official Public Records of Real Property, Caldwell County, Texas; said 0.0346 acre (1,507 square foot) permanent easement, and 0.02 acre (871 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "H" attached hereto;

Parcel NR-16 – Uhland High Ground Group, LLC, being a 0.0211 acre (917 square foot) permanent easement, and 0.01 acre (436 square foot) temporary construction easement, out of the William Morrison Survey, Abstract No. 200, Caldwell County, Texas, being a portion of that tract described as 576.01 acres conveyed to Uhland High Ground Group, LLC by Warranty Deed with Vendor's Lien dated May 7, 2021, as recorded in Document No. 2021-007504, Official Public Records, Caldwell County, Texas; said 0.0211 acre (917 square foot) permanent easement, and 0.01 acre (436 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "I" attached hereto;

Parcel NR-27 – Schmidt Cattle, L.P., a Texas limited partnership, being a 0.4688 acre (20,421 square foot) permanent easement, and 0.34 acre (14,810 square foot) temporary construction easement, out of the John V. Morton Survey, Abstract No. 196, Caldwell County, Texas, being a portion of that tract described as 19.67 acres conveyed to Schmidt Cattle, L.P., by Special Warranty Deed dated July 16, 2009, as recorded in Volume 577, Page 657, Official Public Records of Real Property, Caldwell County, Texas, also being a portion of that tract described as 157.435 acres conveyed to Schmidt Cattle, L.P. by Special Warranty Deed dated July 16, 2009, as recorded in Volume 577, Page 607, Official Public Records of Real Property, Caldwell County, Texas; said 0.4688 acre (20,421)

square foot) permanent easement, and 0.34 acre (14,810 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "J" attached hereto;

Parcel NR-33 - Edward Nicholas Cole, Jr., Trustee of the Edward N. Cole, Jr. Separate Descendants Trust (an undivided 75% interest) and William Jefferson McVey, III, Trustee of the William J. McVey, III Separate Descendants Trust (an undivided 25% interest), being a 4.040 acre (176,001 square foot) permanent easement, and 2.68 acre (116,741 square foot) temporary construction easement, out of the Isaac Jackson Survey, Abstract No. 157, and the John Mott Survey, Abstract No. 191, Caldwell County, Texas, being a portion 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 dated June 13, 2018, as recorded in Document No. 2018-003353, Official Public Records, Caldwell County, Texas, Corrected in Correction Affidavit as to Trustees Distribution Deed dated July 16, 2018, 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 dated June 13, 2018, as recorded in Document No. 2018-003354, Official Public Records, Caldwell County, Texas, Corrected in Correction Affidavit as to Trustees Distribution Deed dated July 16, 2018, and recorded in Document No. 2018-004114, Official Public Records, Caldwell County, Texas; said 4.040 acre (176,001 square foot) permanent easement, and 2.68 acre (116,741 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "K" attached hereto; and

Parcel NR-36 – Dora Cunningham, being a 0.1449 acre (6,313 square foot) permanent easement, and 0.09 acre (3,920 square foot) temporary construction easement, out of the William Morrison Survey, Abstract No. 187, Caldwell County, Texas, being a portion of that tract described as 3.315 acres conveyed to Dora Cunningham by General Warranty Deed with Vendor's Lien dated January 3, 2014, as recorded in Document No. 140027, Official Public Records of Real Property, Caldwell County, Texas; said 0.1449 acre (6,313 square foot) permanent easement, and 0.09 acre (3,920 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "L" attached hereto.

Staff: Courtney Kerr-Moore, Deputy General Counsel

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

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

RESOLUTION OF THE GUADALUPE-BLANCO RIVER AUTHORITY

A Resolution by the Guadalupe-Blanco River Authority ("GBRA") declaring a public necessity for the acquisition of certain 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 CL-02 – Jacob K. Hohertz a/k/a Jacob Kendall Hohertz, being a 0.3434 acre (14,958 square foot) permanent easement, and a 0.23 acre (10,019 square foot) temporary construction easement out of the William Morrison Survey, Abstract No. 187, Caldwell County, Texas, being a portion of that tract described as 11.000 acres conveyed to Jacob K. Hohertz a/k/a Jacob Kendall Hohertz by General Warranty Deed with Vendor's Lien dated May 27, 2015, as recorded in Document No. 2015-004255, Official Public Records, Caldwell County, Texas; said 0.3434 acre (14,958 square foot) permanent easement and a 0.23 acre (10,109 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "A" attached hereto;

Parcel ER-01 –Ashley Hatcher, as sole and separate property, being a 0.2558 acre (11,143 square foot) permanent easement, and a 0.18 acre (7,841 square foot) temporary construction easement out of the James George Survey No. 7, Abstract No. 9, Caldwell County, Texas, being a portion of that tract described as 49.781 acres conveyed to Ashley Hatcher by Executor's Deed Dated August 1, 2023, as recorded in Document No. 2023-004801, Official Public Records, Caldwell County, Texas; said 0.2558 acre (11,143 square foot) permanent easement and a 0.18 acre (7,841 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "B" attached hereto;

Parcel ER-09 – Mark Allen George and Elspeth Ferguson George, being a 2.039 acre (88,808 square foot) permanent easement, and a 1.37 acre (59,677 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 81.33 acres conveyed to Mark Allen George and Elspeth Ferguson George by Warranty Deed with Vendor's Lien dated October 11, 1996, as recorded in Volume 153, Page 735, Official Public Records of Real Property, Caldwell County, Texas, being corrected in Corrective Warranty Deed with Vendor's Lien dated November 18, 1996, as recorded in Volume 155, Page 368, Official

Public Records of Real Property; Caldwell County, Texas, and also being a portion of that tract described as 86.667 acres conveyed to Mark Allen George and Elspeth Ferguson George by Warranty Deed dated March 10, 2000, as recorded in Volume 233, Page 771, Official Public Records of Real Property, Caldwell County, Texas; said 2.039 acre (88,808 square foot) permanent easement and 1.37 acre (59,677 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "C" attached hereto;

Parcel ER-10 – William Robert Clark also known as William R. Clark and Anne J. Clark and Ron William Wetz, Individually and as Trustee of the Kurt William Wetz Trust, being a 1.725 acre (75,131 square foot) permanent easement, and a 1.15 acre (50,094 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 276 acres conveyed to William R. Clark and Anne J. Clark (Undivided 75% Interest) by General Warranty Deed dated February 23, 2007, as recorded in Volume 486, Page 894, Official Public Records of Real Property, Caldwell County, Texas, and said tract described as 276 acres also conveyed to Ron William Wetz, Individually and as Trustee of the Kurt William Wetz Trust (Undivided 25% Interest) by Warranty Deed dated December 21, 1999, as recorded in Volume 229, Page 159, Official Public Records of Real Property, Caldwell County, Texas; said 1.725 acres (75,131 square foot) permanent easement and 1.15 acre (50,094 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "D" attached hereto;

Parcel NR-01B – Alan Wayne Balser and Pamela Guffey Balser, being a 1.405 acre (61,195 square foot) permanent easement, and a 0.70 acre (30,492 square foot) temporary construction easement, out of the Cornelius Crenshaw Survey, Abstract No. 68, Caldwell County, Texas, being a portion of the remainder 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 1.405 acre (61,195 square foot) permanent easement, and a 0.70 acre (30,492 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "E" attached hereto;

Parcel NR-02 – Jason Gary Balser and Clay Forrester Balser, being a 0.8870 acre (38,639 square foot) permanent easement, and a 0.59 acre (25,700 square foot) temporary construction easement, out of the Cornelius Crenshaw Survey, Abstract No. 68, Caldwell County, Texas, being a portion of the remainder of that tract described as 61.058 acres (save and except 21.019 acres) conveyed to Jason Gary Balser and Clay Forrester Balser, by General Warranty Deed dated April 2, 2018, as recorded in Document No. 2018-001814, Official Public Records, Caldwell County, Texas; said 61.058 acres being additionally described in Document No. 2015-006133, Official Public Records, Caldwell County, Texas; said 0.8870 acre (38,639 square foot) permanent easement and 0.59 acre (25,700 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "F" attached hereto;

Parcel NR-06 – King Farm Partners LP, a Texas limited partnership, being a 0.5269 acre (22,951 square foot) permanent easement, and a 0.32 acre (13,939 square foot) temporary construction easement out of the Cornelius Crenshaw Survey, Abstract No. 68,

Caldwell County, Texas, being a portion of that tract described as 5.215 acres conveyed to Kin Farm Partners LP by Warranty dated July 12, 2022, as recorded in Document No. 2022-005503, Official Public Records, Caldwell County, Texas; said 0.5269 acre (22,951 square foot) permanent easement and a 032 acre (13,939 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "G" attached hereto;

Parcel NR-12 – Thomas E. Hendershot, Jr., being a 0.0346 acre (1,507 square foot) permanent easement, and 0.02 acre (871 square foot) temporary construction easement, out of the Cornelius Crenshaw Survey, Abstract No. 68, Caldwell County, Texas,, being a portion that tract described as 1.000 acres conveyed to Thomas E. Hendershot, Jr. by General Warranty Deed dated September 14, 2010, as recorded in Volume 629, Page 462, Official Public Records of Real Property, Caldwell County, Texas; said 0.0346 acre (1,507 square foot) permanent easement, and 0.02 acre (871 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "H" attached hereto;

Parcel NR-16 – Uhland High Ground Group, LLC, being a 0.0211 acre (917 square foot) permanent easement, and 0.01 acre (436 square foot) temporary construction easement, out of the William Morrison Survey, Abstract No. 200, Caldwell County, Texas, being a portion of that tract described as 576.01 acres conveyed to Uhland High Ground Group, LLC by Warranty Deed with Vendor's Lien dated May 7, 2021, as recorded in Document No. 2021-007504, Official Public Records, Caldwell County, Texas; said 0.0211 acre (917 square foot) permanent easement, and 0.01 acre (436 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "I" attached hereto;

Parcel NR-27 – Schmidt Cattle, L.P., a Texas limited partnership, being a 0.4688 acre (20,421 square foot) permanent easement, and 0.34 acre (14,810 square foot) temporary construction easement, out of the John V. Morton Survey, Abstract No. 196, Caldwell County, Texas, being a portion of that tract described as 19.67 acres conveyed to Schmidt Cattle, L.P., by Special Warranty Deed dated July 16, 2009, as recorded in Volume 577, Page 657, Official Public Records of Real Property, Caldwell County, Texas, also being a portion of that tract described as 157.435 acres conveyed to Schmidt Cattle, L.P. by Special Warranty Deed dated July 16, 2009, as recorded in Volume 577, Page 607, Official Public Records of Real Property, Caldwell County, Texas; said 0.4688 acre (20,421 square foot) permanent easement, and 0.34 acre (14,810 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "J" attached hereto;

Parcel NR-33 – Edward Nicholas Cole, Jr., Trustee of the Edward N. Cole, Jr. Separate Descendants Trust (an undivided 75% interest) and William Jefferson McVey, III, Trustee of the William J. McVey, III Separate Descendants Trust (an undivided 25% interest), being a 4.040 acre (176,001 square foot) permanent easement, and 2.68 acre (116,741 square foot) temporary construction easement, out of the Isaac Jackson Survey, Abstract No. 157, and the John Mott Survey, Abstract No. 191, Caldwell County, Texas, being a portion 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 dated June 13, 2018, as recorded in Document No. 2018-003353, Official Public Records, Caldwell County, Texas, Corrected in Correction Affidavit as to Trustees Distribution Deed dated July 16, 2018, 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 dated June 13, 2018, as recorded in Document No. 2018-003354, Official Public Records, Caldwell County, Texas, Corrected in Correction Affidavit as to Trustees Distribution Deed dated July 16, 2018, and recorded in Document No. 2018-004114, Official Public Records, Caldwell County, Texas; said 4.040 acre (176,001 square foot) permanent easement, and 2.68 acre (116,741 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "K" attached hereto; and

Parcel NR-36 – Dora Cunningham, being a 0.1449 acre (6,313 square foot) permanent easement, and 0.09 acre (3,920 square foot) temporary construction easement, out of the William Morrison Survey, Abstract No. 187, Caldwell County, Texas, being a portion of that tract described as 3.315 acres conveyed to Dora Cunningham by General Warranty Deed with Vendor's Lien dated January 3, 2014, as recorded in Document No. 140027, Official Public Records of Real Property, Caldwell County, Texas; said 0.1449 acre (6,313 square foot) permanent easement, and 0.09 acre (3,920 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "L" 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 15th day of May, 2024.

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

ATTEST:

Stephen B. Ehrig, Secretary Board of Directors Guadalupe-Blanco River Authority Parcel CL-02

0.3434 Acre Waterline Easement William Morrison Survey, Abstract No. 187 Caldwell County, Texas

DESCRIPTION FOR PARCEL CL-02

DESCRIPTION OF A 0.3434 OF ONE ACRE (14,958 SQUARE FOOT) EASEMENT OUT OF THE WILLIAM MORRISON SURVEY, ABSTRACT NO. 187, CALDWELL COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS 11.000 ACRES CONVEYED TO JACOB K. HOHERTZ A/K/A JACOB KENDALL HOHERTZ BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN DATED MAY 27, 2015, AS RECORDED IN DOCUMENT NO. 2015-004255, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS; SAID 0.3434 OF ONE ACRE (14,958 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at calculated point in the east line of said 11.000 acre Hohertz tract, and the west line of the remainder of that tract, described as 100.00 acres (First Tract) conveyed to Open R. Family Partnership, Ltd. by Correction Special Warranty Deed, as recorded in Volume 536, Page 157, Official Public Records of Real Property, Caldwell County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=13,886,671.15, E=2,367,605.85, from which a 2-1/2-inch metal fence post found at the southeast corner of said 11.000 acre Hohertz tract, being in the west line of the remainder of said 100.00 acre Open R. Family Partnership tract, and in the existing north right-of-way line of Bobwhite Road (C.R. 232, varying width right-of-way), bears South 09°47'14" East 14.39 feet, and from which a 3/8-inch iron rod found bears South 06°38'58" West 7.47 feet;

THENCE, along the south line of this easement, crossing said 11.000 acre Hohertz tract, the following two (2) courses, numbered 1 and 2:

1) South 80°10'14" West 1.46 feet to a calculated point, and

- 2) South 79°44'01" West 496.84 feet to a calculated point in the west line of said 11.000 acre Hohertz tract, and the east line of that tract described as 93.3479 acres conveyed to Bob White Ranch Partners, LP by General Warranty Deed, as recorded in Document No. 2020-005485, Official Public Records, Caldwell County, Texas, from which 1/2-inch iron rod found at the southwest corner of said 11.000 acre Hohertz tract, being the southeast corner of said 93.3479 acre Bob White Ranch Partners tract, and in the existing north right-of-way line of Bobwhite Road, bears South 11°05'22" East 20.89 feet, and from which a 1/2-inch iron rod with "Hinkle" cap found at the southwest corner of said 93.3479 acre Bob White Ranch Partners tract, being at the intersection of the existing north right-of-way line of Bobwhite Road and the existing east right-of-way line of FM 2720 (no record information found), bears South 79°01'37" West 4.091.81 feet;
- 3) THENCE, along the west line of this easement and said 11.000 acre Hohertz tract, and the east line of said 93.3479 acre Bob White Ranch Partners tract, North 11°05'22" West 30.00 feet to a calculated point;

THENCE, along the north line of this easement, crossing said 11.000 acre Hohertz tract, the following two (2) courses, numbered 4 and 5:

- 4) North 79°44'01" East 497.39 feet to a calculated point, and
- 5) North 80°10'14" East 1.60 feet to a calculated point in the east line of said 11.000 acre Hohertz tract, and the west line of the remainder of said 100.00 acre Open R. Family Partnership tract;

6) THENCE, along the east line of this easement and said 11.000 acre Hohertz tract, and the west line of the remainder of said 100.00 acre Open R. Family Partnership tract, **South 09°47'14" East 30.00 feet** to the POINT OF BEGINNING and containing 0.3434 of one acre (14,958 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

CHRIS CONRAD

5623

SURV

03/01/2024 Date

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\CL-02~0.3434 Ac WLE-R1_KS

Issued 02/26/2024; Revised 03/01/2024

CCAD ID 32321

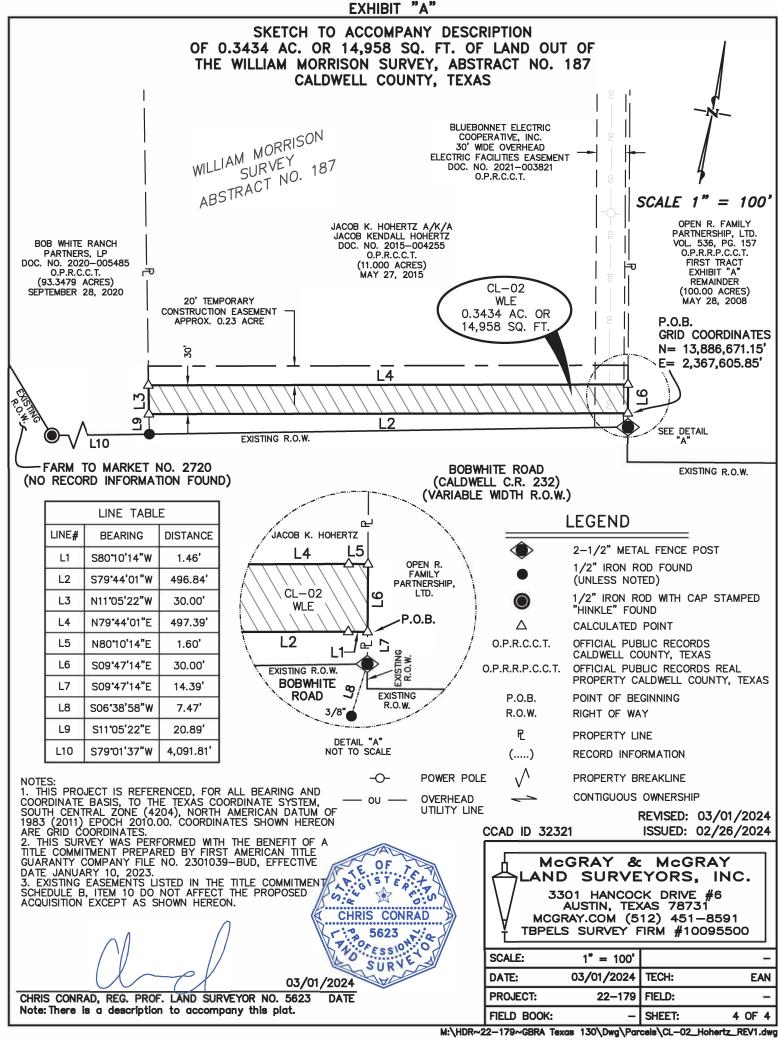


EXHIBIT "B"

Parcel ER-01

0.2558 Acre Waterline Easement James George Survey No. 7, Abstract No. 9 Caldwell County, Texas

DESCRIPTION FOR PARCEL ER-01

DESCRIPTION OF A 0.2558 OF ONE ACRE (11,143 SQUARE FOOT) EASEMENT, OUT OF THE JAMES GEORGE SURVEY NO. 7, ABSTRACT NO. 9, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 49.781 ACRES CONVEYED TO ASHLEY HATCHER BY EXECUTOR'S DEED DATED AUGUST 1, 2023, AS RECORDED IN DOCUMENT NO. 2023-004801, OFFICIAL **PUBLIC** RECORDS. CALDWELL COUNTY, TEXAS; SAID 0.2558 OF ONE ACRE (11,143 **SQUARE** FOOT) EASEMENT **BEING** MORE **PARTICULARLY** DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a fence post found at an interior ell corner in the north line of said 49.781 acre Ashley Hatcher tract, being the southwest corner of that tract described as 8.807 acres conveyed to the City of Lockhart by Deed, as recorded in Volume 249, Page 65, Deed Records, Caldwell County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=13,865,695.55, E=2,397,384.96;

- 1) THENCE, along the north line of this easement and a north line of said 49.781 acre Ashley Hatcher tract, and the south line of said 8.807 acre City of Lockhart tract, **South 69°41'08" East 356.40 feet** to a calculated point at the northwest corner of an existing 30 foot wide (0.8240 of one acre) water pipeline easement recorded in Document No. 2022-006718, Official Public Records, Caldwell County, Texas, from which a fence post found at an interior ell corner in the north line of said 49.781 acre Ashley Hatcher tract, being the southeast corner of said 8.807 acre City of Lockhart tract, bears South 69°41'08" East 505.08 feet;
- 2) THENCE, along the east line of this easement, and the west line of said 30 foot existing water pipeline easement, crossing said 49.781 acre Ashley Hatcher tract, **South 24°41'01" East 42.43 feet** to a calculated point at the southwest corner of said 30 foot wide existing water pipeline easement;
- 3) THENCE, along the south line of this easement, crossing said 49.781 acre Ashley Hatcher tract, **North 69°41'08" West 386.39 feet** to a calculated point;

4) THENCE, along the west line of this easement, crossing said 49.781 acre Ashley Hatcher tract, **North 20°17'55" East 30.00 feet** to the POINT OF BEGINNING and containing 0.2558 of one acre (11,143 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

01/19/2024

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-01~0.2558 Ac WLE-R2 KS

Issued 09/14/2023; Revised 11/16/2023; 01/19/2024

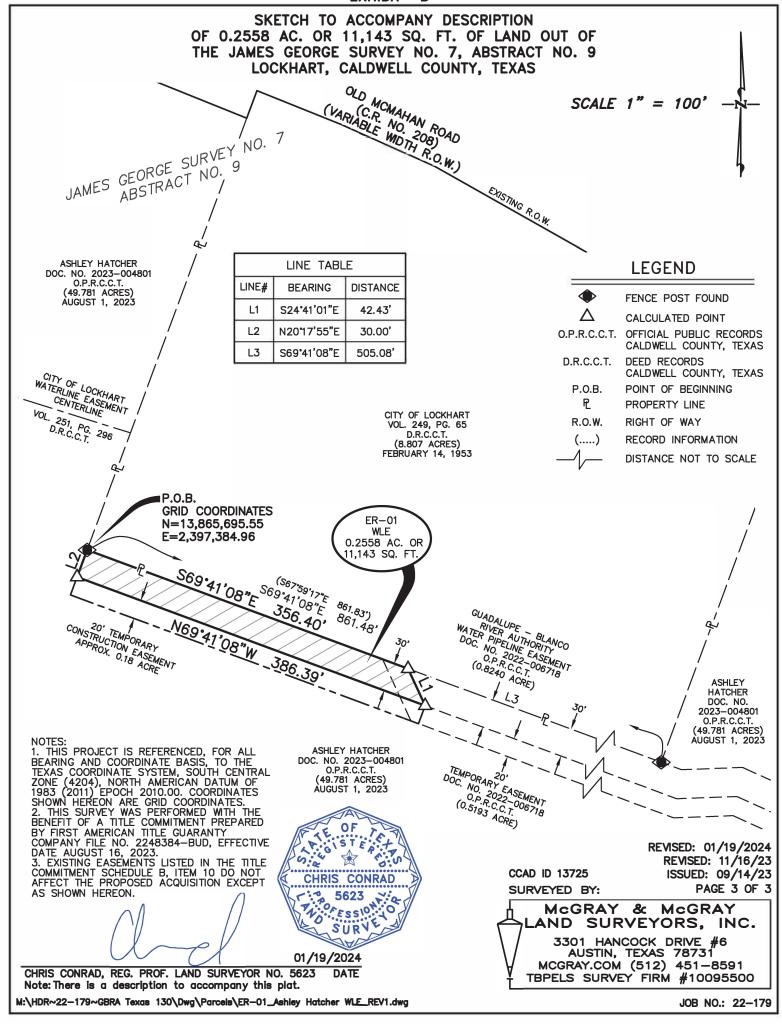


EXHIBIT "C"

Parcel ER-09

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

DESCRIPTION FOR PARCEL ER-09

DESCRIPTION OF A 2.039 ACRE (88,808 SQUARE FOOT) EASEMENT, OUT OF THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17, CALDWELL COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS 81.33 ACRES CONVEYED TO MARK ALLEN GEORGE AND ELSPETH FERGUSON GEORGE BY WARRANTY DEED WITH VENDOR'S LIEN DATED OCTOBER 11, 1996, AS RECORDED IN VOLUME 153, PAGE 735, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS, BEING CORRECTED IN CORRECTIVE WARRANTY DEED WITH VENDOR'S LIEN DATED NOVEMBER 18, 1996, AS RECORDED IN VOLUME 155, PAGE 368, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT TRACT DESCRIBED AS 86.667 ACRES CONVEYED TO MARK ALLEN GEORGE AND ELSPETH FERGUSON GEORGE BY WARRANTY DEED DATED MARCH 10, 2000, AS RECORDED IN VOLUME 233, PAGE 771, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS; SAID 2.039 ACRE (88,808 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the southeast corner of this easement, being in the south line of said 81.33 acre George tract, and in the existing north right-of-way line of Lover's Lane (County Road 187, varying width right-of-way), said POINT OF BEGINNING having Grid Coordinates of N=13,870,407.25, E=2,395,412.09, from which a 1/2-inch iron rod with "Hinkle" cap found at the most southerly southeast corner of said 81.33 acre George tract, and in the existing north right-of-way line of Lover's Lane, bears North 78°36'37" East 416.48 feet;

1) THENCE, along the south line of this easement and said 81.33 acre George tract, and the existing north right-of-way line of Lover's Lane, **South 78°36'37" West 659.04 feet** to a 5/8-inch iron rod found at the southwest corner of this easement and said 81.33 acre George tract, being the southeast corner of the remainder of that tract described as 71.30 acres (Tract One) conveyed to Duran Gravel Company, Inc. by Special Warranty Deed, as recorded in Volume 365, Page 133, Official Public Records of Real Property, Caldwell County, Texas;

- 2) THENCE, along the west line of this easement and said 81.33 acre George tract, and the east line of the remainder of said 71.30 acre Duran Gravel Company tract, **North 11°33'16" West 1,573.22 feet** to a 1/2-inch iron rod found at an angle point in the west line of said 81.33 acre George tract, and in the east line of the remainder of said 71.30 acre Duran Gravel Company tract;
- 3) THENCE, continuing along the west line of this easement, crossing said 81.33 acre George tract, **North 00°20'28" West 409.96 feet** to a calculated point in the north line of said 81.33 acre George tract, being in the south line of said 86.667 acre George tract;

THENCE, continuing along the west line of this easement, crossing said 86.667 acre George tract, the following two (2) courses, numbered 4 and 5:

- 4) North 00°20'28" West 178.12 feet to a calculated point, and
- 5) North 45°20'26" West 159.00 feet to a calculated point at the northwest corner of this easement, being in the north line of said 86.667 acre George tract, and the existing south right-of-way line of the Union Pacific Railroad (no record information found), from which a 1/2-inch iron rod found at the most westerly corner of said 86.667 acre George tract, and a northeasterly corner of said 71.30 acre Duran Gravel Company tract, in the existing south right-of-way line of the Union Pacific Railroad, bears South 40°00'18" West 444.06 feet;
- 6) THENCE, along the north line of this easement and said 86.667 acre George tract, and the existing south right-of-way line of the Union Pacific Railroad, **North 40°00'18" East 30.10 feet** to a calculated point at the northeast corner of this easement, from which a 1/2-inch iron rod found in the north line of said 86.667 acre George tract, and the existing south right-of-way line of the Union Pacific Railroad, bears North 40°00'18" East 209.75 feet;

THENCE, along the east line of this easement, crossing said 86.667 acre George tract, the following two (2) courses, numbered 7 and 8:

- 7) South 45°20'26" East 173.87 feet to a calculated point, and
- 8) South 00°20'28" East 185.56 feet to a calculated point in the south line of said 86.667 acre George tract, being the north line of said 81.33 acre George tract;

THENCE, continuing along the east line of this easement, crossing said 81.33 acre George tract, the following four (4) courses, numbered 9 through 12:

- 9) South 00°20'28" East 412.00 feet to a calculated point,
- 10) South 11°33'16" East 1,540.36 feet to a calculated point,
- 11)North 78°36'37" East 629.13 feet to a calculated point, and
- 12)South 11°23'11" East 30.00 feet to the POINT OF BEGINNING and containing 2.039 acres (88,808 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

02/09/2024 Date

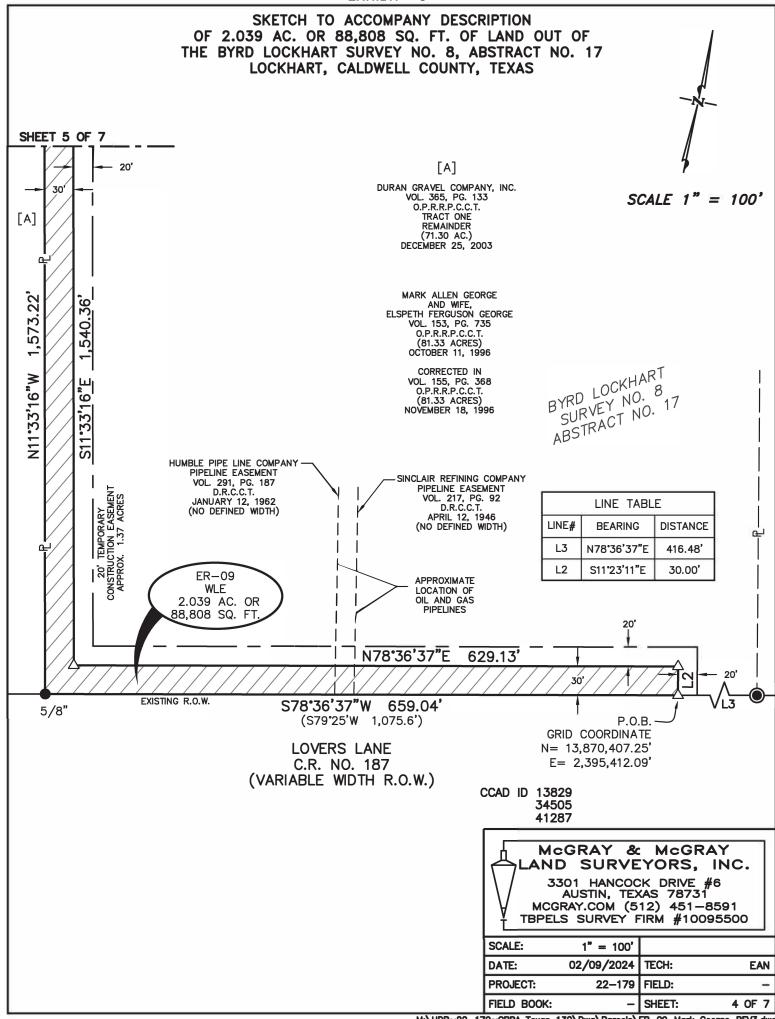
Chris Conrad, Reg. Professional Land Surveyor No. 5623

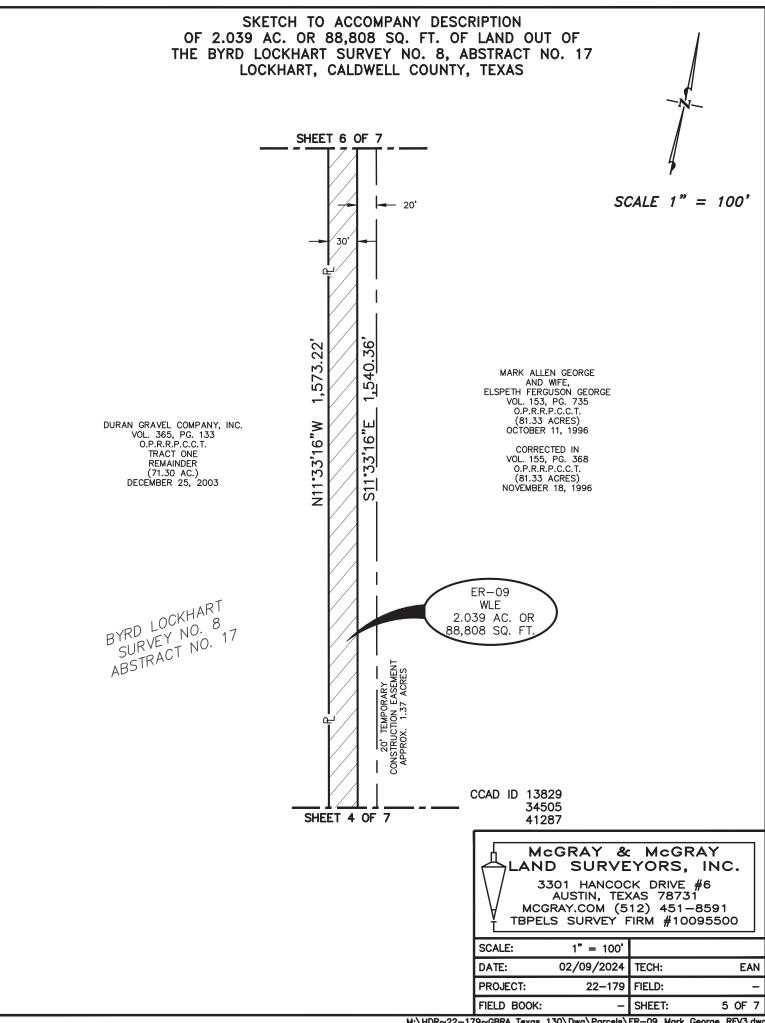
Note: There is a plat to accompany this description.

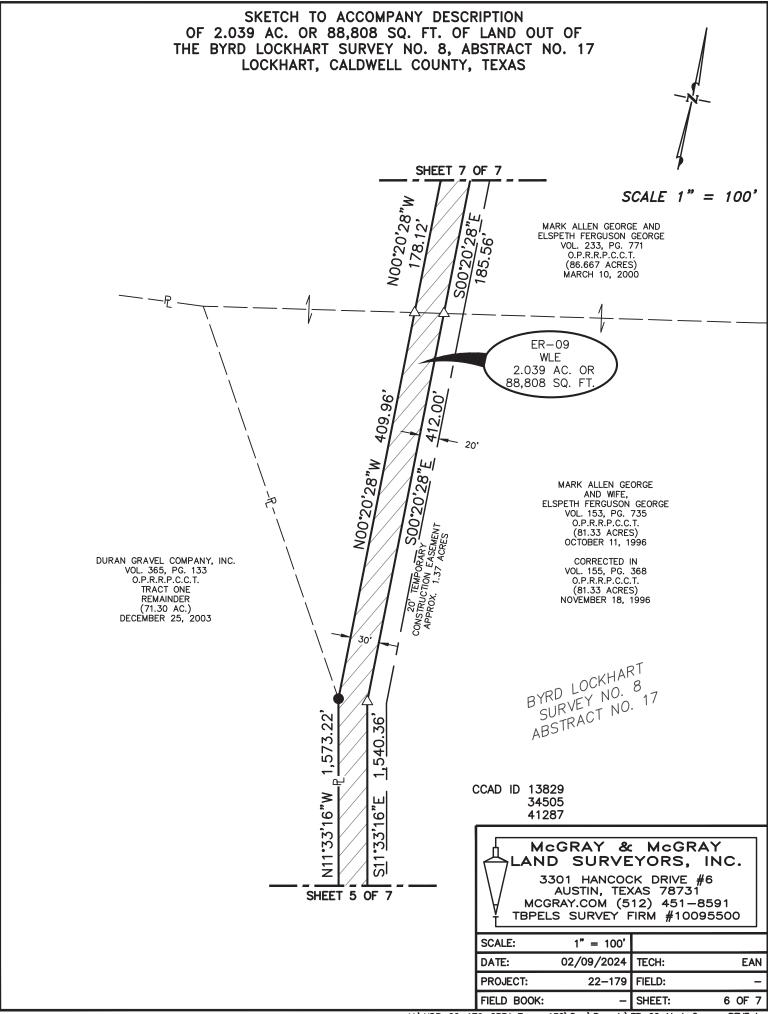
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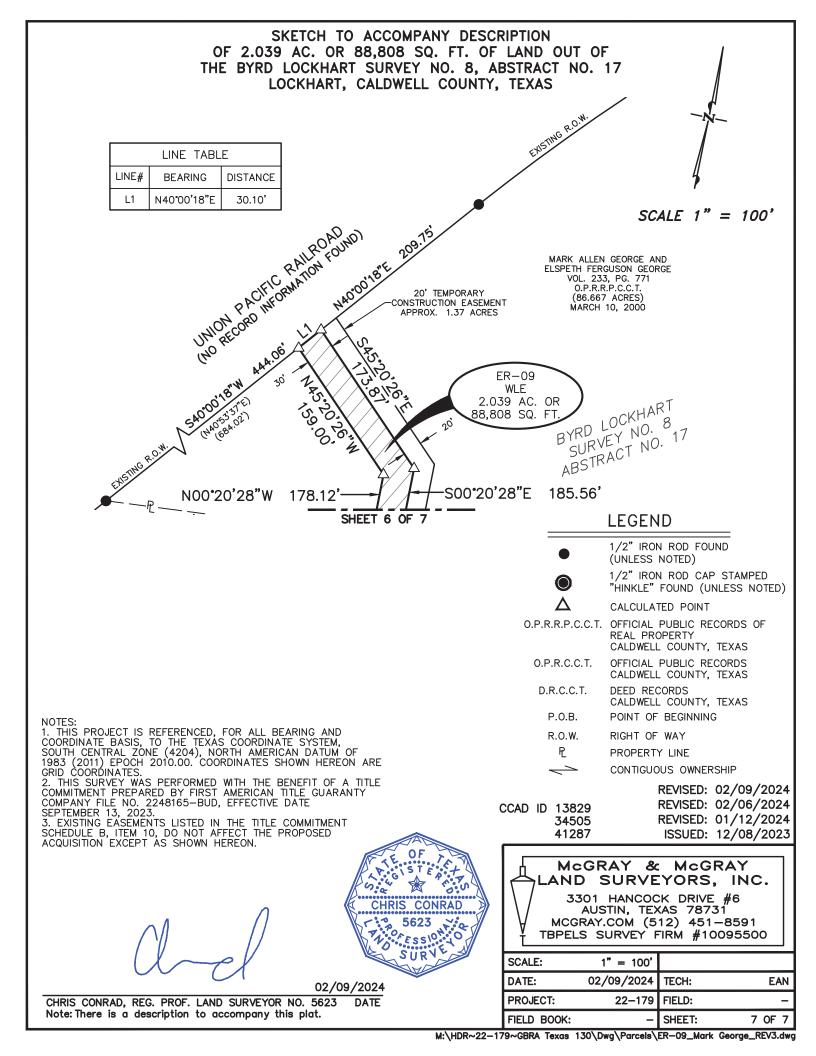
Issued 12/08/2023; Revised 01/12/2024; 02/06/2024; 02/09/2024

CCAD ID 13829, 34505 & 41287









Parcel ER-10

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

DESCRIPTION FOR PARCEL ER-10

DESCRIPTION OF A 1.725 ACRE (75,131 SQUARE FOOT) EASEMENT, OUT OF THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17, CALDWELL COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS 276 ACRES (SAVE AND EXCEPT 86.667 ACRES, 0.808 OF ONE ACRE AND 0.694 OF ONE ACRE) CONVEYED TO WILLIAM R. CLARK AND ANNE J. CLARK (UNDIVIDED 75% INTEREST) BY GENERAL WARRANTY DEED DATED FEBRUARY 23, 2007, AS RECORDED IN VOLUME 486, PAGE 894, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS, AND SAID TRACT DESCRIBED AS 276 ACRES ALSO CONVEYED TO RON WILLIAM WETZ, INDIVIDUALLY AND AS TRUSTEE OF THE KURT WILLIAM WETZ TRUST (UNDIVIDED 25% INTEREST) BY WARRANTY DEED DATED DECEMBER 21, 1999, AS RECORDED IN VOLUME 229, PAGE 159, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS; SAID 1.725 ACRE (75,131 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 north line of the remainder of said 276 acre William R. Clark et al. tract, and in the apparent south right-of-way line of East Market Street (no record information found), said POINT OF BEGINNING having Grid Coordinates of N=13,874,811.05, E=2,393,410.14, from which a Texas Department of Transportation Type I concrete monument found in the north line of the remainder of said 276 acre William R. Clark et al. tract, and in the existing south right-of-way line of Flores Street (F.M. 672, varying width right-of-way), bears North 51°58'06" East 149.56 feet, and with a curve to the left, whose delta angle is 06°33'39", radius is 1472.39 feet, an arc distance of 168.60 feet, and the chord of which bears North 55°10'25" East 168.51 feet;

THENCE, along the east line of this easement, crossing the remainder of said 276 acre William R. Clark et al. tract, the following three (3) courses, numbered 1 through 3:

- 1) South 37°06'14" East 1,209.41 feet to a calculated point,
- 2) South 00°20'31" East 1,100.26 feet to a calculated point, and

- 3) South 45°20'26" East 191.21 feet to a calculated point at the southeast corner of this easement, being in the south line of the remainder of said 276 acre William R. Clark et al. tract, being in the existing north right-of-way line of the Union Pacific Railroad (no record information found), from which a 1/2-inch rod found in the existing south right-of-way line of the Union Pacific Railroad, and in the north line of that tract described as 86.667 acres conveyed to Mark Allen George and Elspeth Ferguson George by Warranty Deed, as recorded in Volume 233, Page 771, Official Public Records of Real Property, Caldwell County, Texas, bears South 49°59'42" East 100.00 feet, and North 40°00'18" East 201.61 feet;
- 4) THENCE, along the south line of this easement and the remainder of said 276 acre William R. Clark et al. tract, and the existing north right-of-way line of the Union Pacific Railroad, South 40°00'18" West 30.10 feet to a calculated point at the southwest corner of this easement;

THENCE, along the west line of this easement, crossing the remainder of said 276 acre William R. Clark et al. tract, the following three (3) courses, numbered 5 through 7:

- 5) North 45°20'26" West 206.08 feet to a calculated point,
- 6) North 00°20'31" West 1,102.72 feet to a calculated point, and
- 7) North 37°06'14" West 1,198.96 feet to a calculated point at the northwest corner of this easement, being in the north line of the remainder of said 276 acre William R. Clark et al. tract, and in the apparent south right-of-way line of East Market Street;

8) THENCE, along the north line of this easement, the remainder of said 276 acre Wiliam R. Clark et al. tract and the apparent south right-of-way line of East Market Street, **North 51°58'06" East 30.00 feet** to the POINT OF BEGINNING and containing 1.725 acres (75,131 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 CHRIS CONRAD

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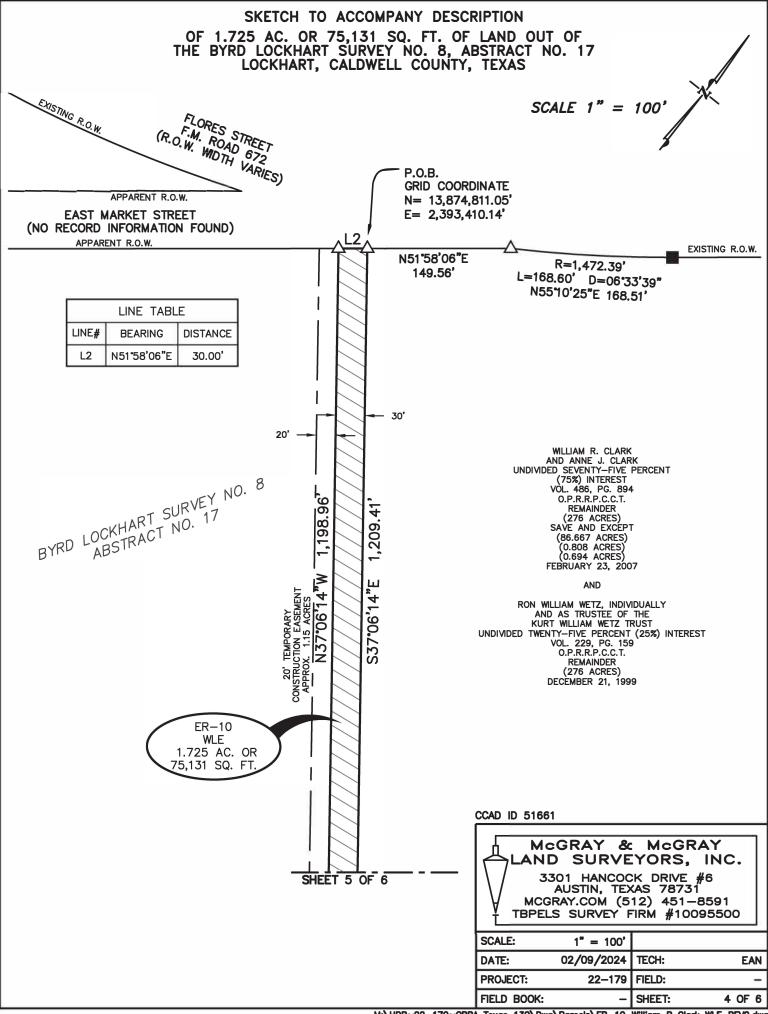
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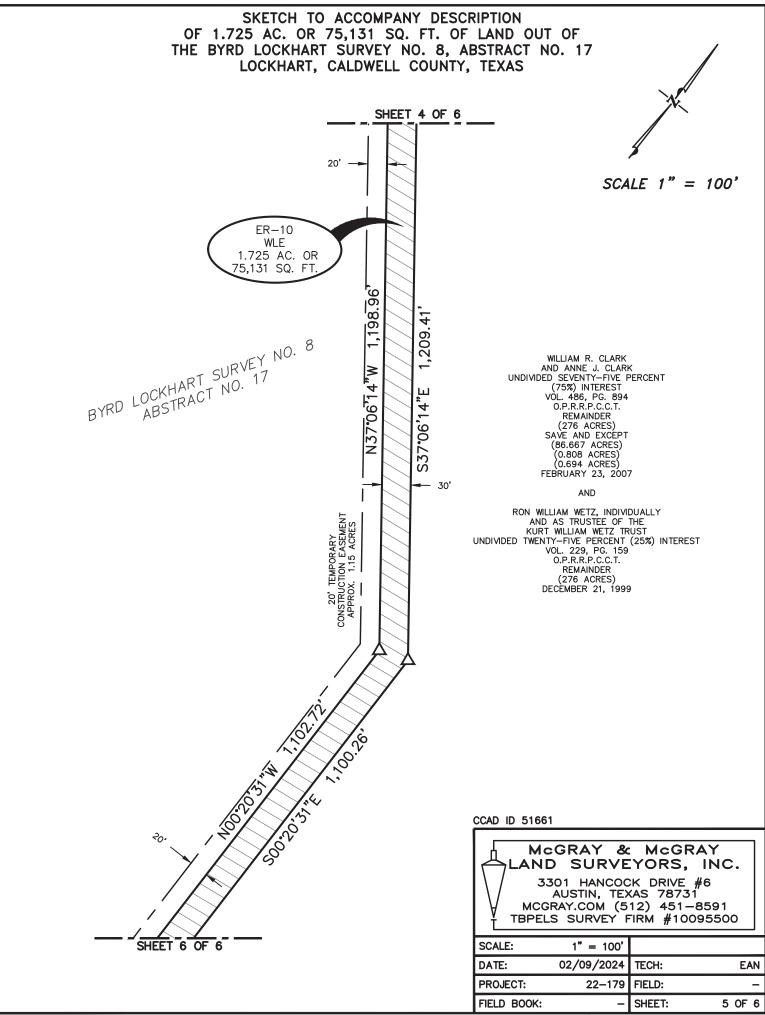
Chris Conrad, Reg. Professional Land Surveyor No. 5623

Note: There is a plat to accompany this description.

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Issued 02/09/2024





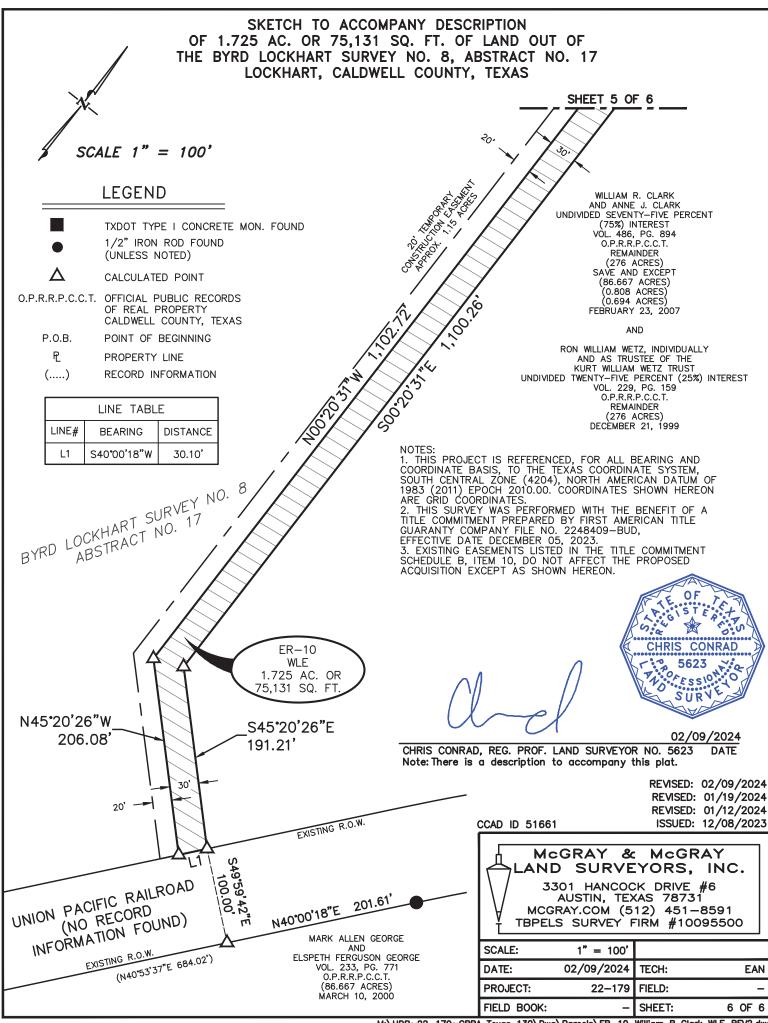


EXHIBIT "E"

Parcel NR-01B

1.405 Acre Waterline Easement Cornelius Crenshaw Survey, Abstract No. 68 Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-01B

DESCRIPTION OF A 1.405 ACRE (61,195 SQUARE FOOT) EASEMENT OUT OF THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68, CALDWELL COUNTY, TEXAS, BEING A PORTION OF THE REMANDER 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 1.405 ACRE (61,195 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the east line of the most westerly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, and the west line of the remainder of that tract described as 61.058 acres (save and except 21.019 acres) conveyed to Jason Gary Balser and Clay Forrester Balser by General Warranty Deed, as recorded in Document No. 2018-001814, Official Public Records, Caldwell County, Texas, said 61.058 acres being additionally described in Document No. 2015-006133, Official Public Records, Caldwell County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=13,876,372.25, E=2,381,523.76, from which a 1/2-inch iron rod with "Hinkle" cap found at the southeast corner of the most westerly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, being the southwest corner of the remainder of said 61.058 acre Jason Gary Balser et al. tract, and in the existing north right-of-way line of Silent Valley Road (FM 2001, varying width right-of-way), bears South 12°10'22" East 1,354.45 feet;

1) THENCE, along the south line of this easement, crossing the most westerly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, South 79°20'32" West 1,540.17 feet to a calculated point in the west line of the most westerly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, and the existing east right-of-way line of Silent Valley Road, from which a 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap found at an angle point in the west line of the most westerly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, and the existing east right-of-way line of N. Cesar Chavez Parkway, bears South 10°22'07" East 96.88 feet;

- 2) THENCE, along the west line of this easement, the west line of the most westerly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, and the existing east right-of-way line of Silent Valley Road, **North 10°22'07" West 530.33 feet** to a calculated point, from which a 5/8-inch iron rod with TxDOT aluminum cap found at an angle point in the west line of the most westerly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, and the existing east right-of-way line of Silent Valley Road, bears North 10°22'07" West 270.86 feet;
- 3) THENCE, along a north line of this easement, crossing the most westerly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, North 80°35'38" East 30.00 feet to a calculated point;
- 4) THENCE, along an east line of this easement, crossing the most westerly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, **South 10°22'07" East 499.67 feet** to a calculated point;
- 5) THENCE, along a north line of this easement, crossing the most westerly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, North 79°20'32" East 1,509.23 feet to a 1/2-inch iron rod with "Hinkle" cap found in the east line of the most westerly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, being the southwest corner of that tract described as 50.770 acres conveyed to Paravel Lockhart I, LLC by Special Warranty Deed with Vendor's Lien, as recorded in Document No. 2021-009511, Official Public Records, Caldwell County, Texas, and the northwest corner of the remainder of said 61.058 acre Jason Gary Balser et al. tract, from which a 1/2-inch iron rod found in the east line of the most westerly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, and the west line of said 50.770 acre Paravel Lockhart I tract, bears North 21°10'22" West 1,006.82 feet;

6) THENCE, along an east line of this easement, the east line of the most westerly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, and the west line of the remainder of said 61.058 acre Jason Gary Balser et al. tract, **South 12°10'22" East 30.01 feet** to the POINT OF BEGINNING and containing 1.405 acres (61,195 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

CHRIS CONRAD

5623

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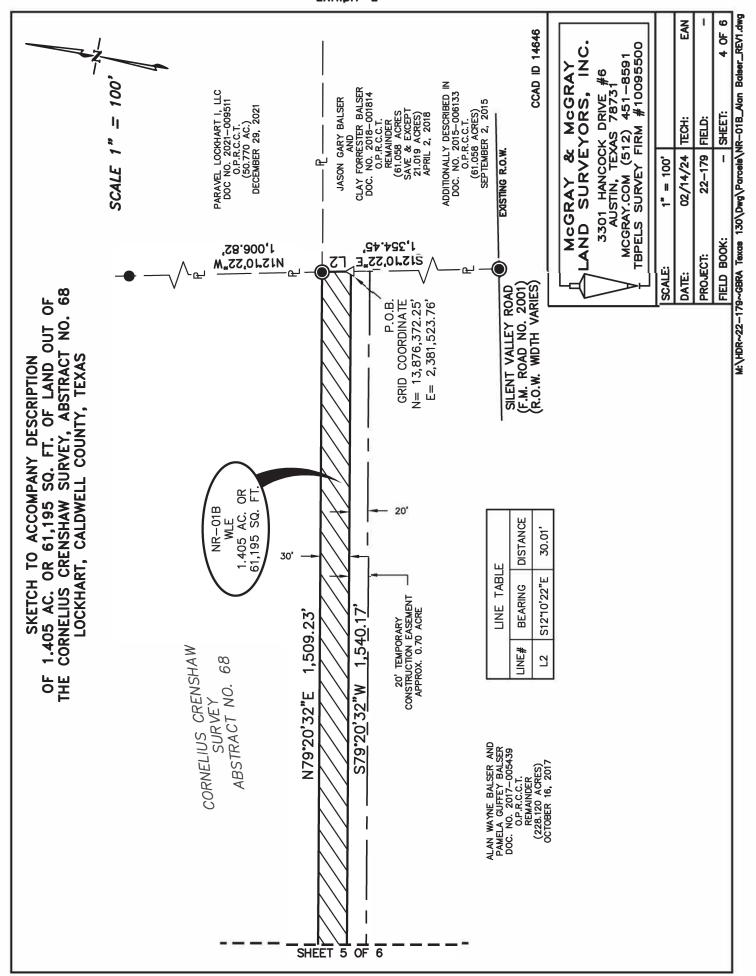
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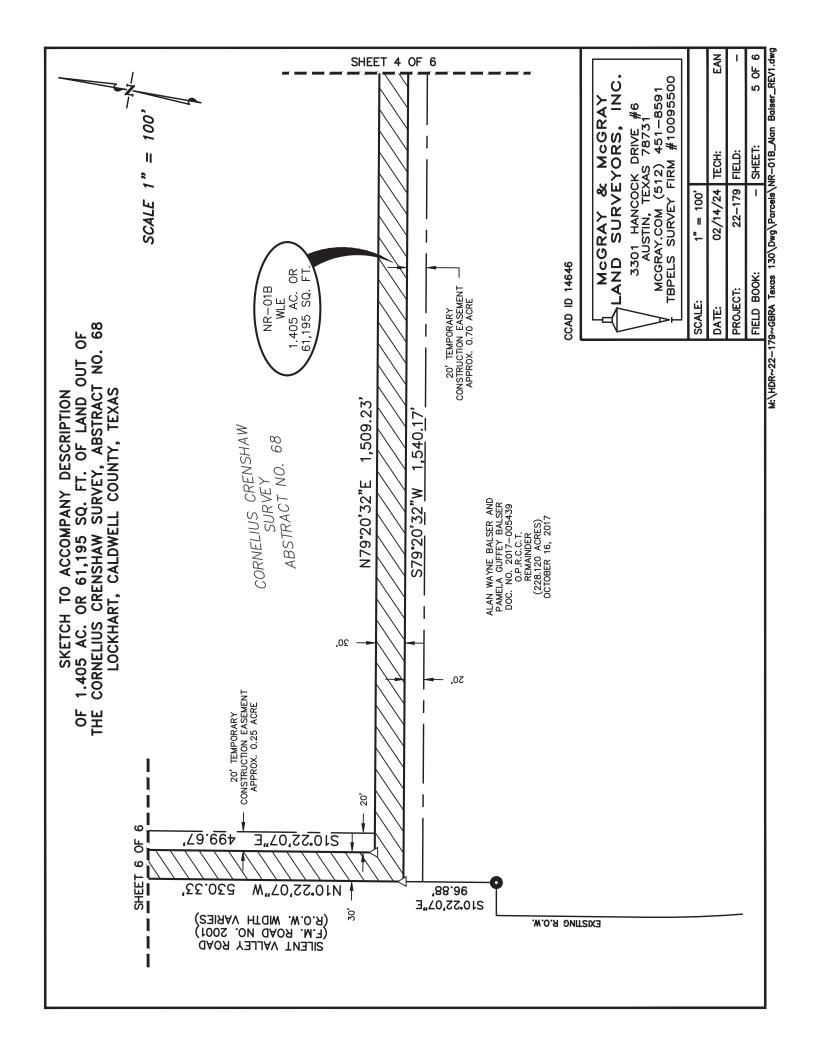
Chris Conrad, Reg. Professional Land Surveyor No. 5623

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\NR-01B~1.405 Ac WLE KS

Issued 02/09/2024; Revised 02/14/2024





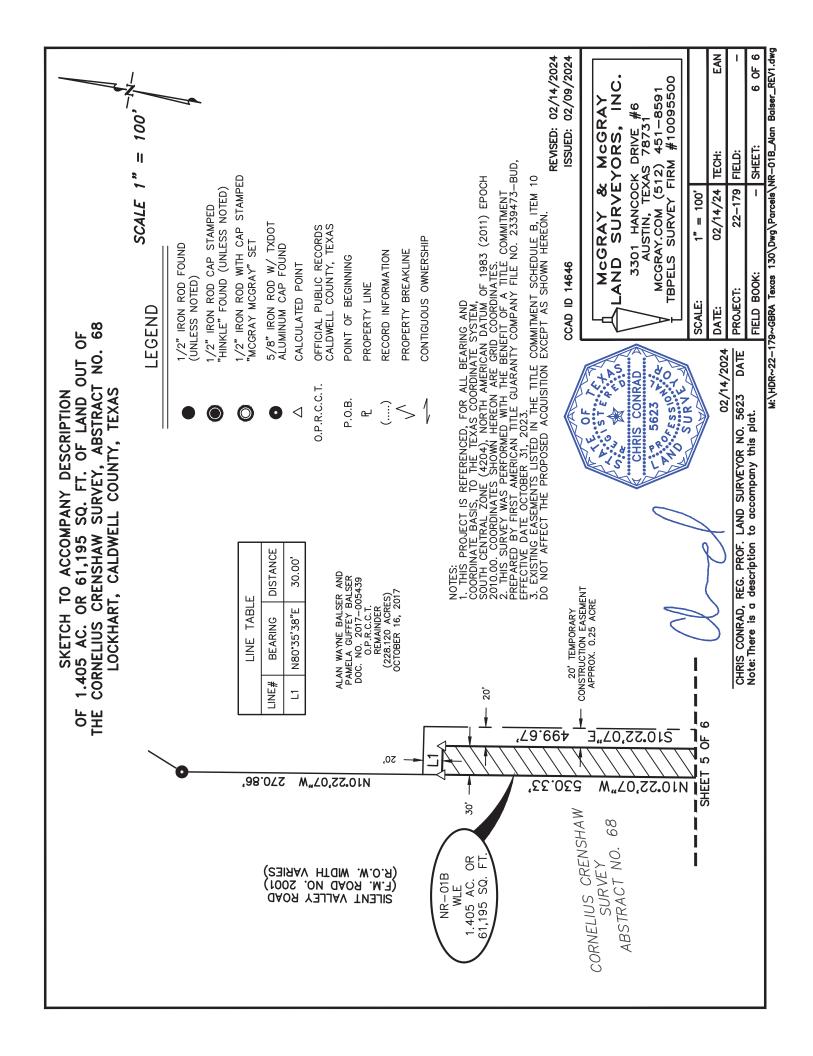


EXHIBIT "F"

Parcel NR-02

0.8870 Acre Waterline Easement Cornelius Crenshaw Survey, Abstract No. 68 Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-02

DESCRIPTION OF A 0.8870 OF ONE ACRE (38,639 SQUARE FOOT) EASEMENT OUT THE CORNELIUS CRENSHAW OF ABSTRACT NO. 68, CALDWELL COUNTY, TEXAS, BEING A PORTION OF THE REMANDER OF THAT TRACT DESCRIBED AS 61.058 ACRES (SAVE AND EXCEPT 21.019 ACRES) CONVEYED TO JASON GARY BALSER AND CLAY FORRESTER BALSER BY GENERAL WARRANTY DEED DATED APRIL 2, 2018, AS RECORDED IN DOCUMENT NO. 2018-001814, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS, 61.058 ACRES BEING ADDITIONALLY DESCRIBED DOCUMENT NO. 2015-006133, OFFICIAL **PUBLIC** RECORDS. CALDWELL COUNTY, TEXAS; SAID 0.8870 OF ONE ACRE (38,639) **SOUARE** FOOT) **EASEMENT BEING** MORE **PARTICULARLY** DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at calculated point in the west line of the remainder of said 61.058 acre Jason Gary Balser et al. tract, and the east line of the most westerly portion of the remainder 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, said POINT OF BEGINNING having Grid Coordinates of N=13,876,372.25, E=2,381,523.76, from which a 1/2-inch iron rod with "Hinkle" cap found at the southwest corner of the remainder of said 61.058 acre Jason Gary Balser et al. tract, being the southeast corner of the most westerly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, and in the existing north right-of-way line of Silent Valley Road (FM 2001, varying width right-of-way), bears South 12°10'22" East 1,354.45 feet;

- 1) THENCE, along the west line of this easement and the remainder of said 61.058 acre Jason Gary Balser et al. tract, and the east line of the most westerly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, North 12°10'22" West 30.01 feet to a 1/2-inch iron rod with "Hinkle" cap found at the northwest corner of the remainder of said 61.058 acre Jason Gary Balser et al. tract, being the southwest corner of that tract described as 50.770 acres conveyed to Paravel Lockhart I, LLC by Special Warranty Deed with Vendor's Lien, as recorded in Document No. 2021-009511, Official Public Records, Caldwell County, Texas, from which a 1/2-inch iron rod found in the west line of said 50.770 acre Paravel Lockhart I tract, and the east line of the most westerly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, bears North 12°10'22" West 1,006.82 feet;
- 2) THENCE, along the north line of this easement and the remainder of said 61.058 acre Jason Gary Balser et al. tract, and the south line of said 50.770 acre Paravel Lockhart I tract, North 79°20'32" East 884.03 feet to 1/2-inch iron rod with "Hinkle" cap found at an angle point in the north line of the remainder of said 61.058 acre Jason Gary Balser et al. tract, and the south line of said 50.770 acre Paravel Lockhart I tract:
- 3) THENCE, continuing along the north line of this easement, crossing the remainder of said 61.058 acre Jason Gary Balser et al. tract, North 79°20'26" East 404.24 feet to a calculated point in the east line of the remainder of said 61.058 acre Jason Gary Balser et al. tract, and the west line of the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, from which a 1/2-inch iron rod with "Hinkle" cap found at the northeast corner of the remainder of said 61.058 acre Jason Gary Balser et al. tract, being the southeast corner of said 50.770 acre Paravel Lockhart I tract, bears North 11°25'37" West 58.37 feet;
- 4) THENCE, along the east line of this easement and the remainder of said 61.058 acre Jason Gary Balser et al. tract, and the west line of the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, **South 11°25'37" East 30.00 feet** to a calculated point;

THENCE, along the south line of this easement, crossing the remainder of said 61.058 acre Jason Gary Balser et al. tract, the following two (2) courses, numbered 5 and 6:

5) South 79°20'26" West 404.64 feet to a calculated point, and

6) South 79°20'32" West 883.24 feet to the POINT OF BEGINNING and containing 0.8870 of one acre (38,639 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 CHRIS CONRAD

5623

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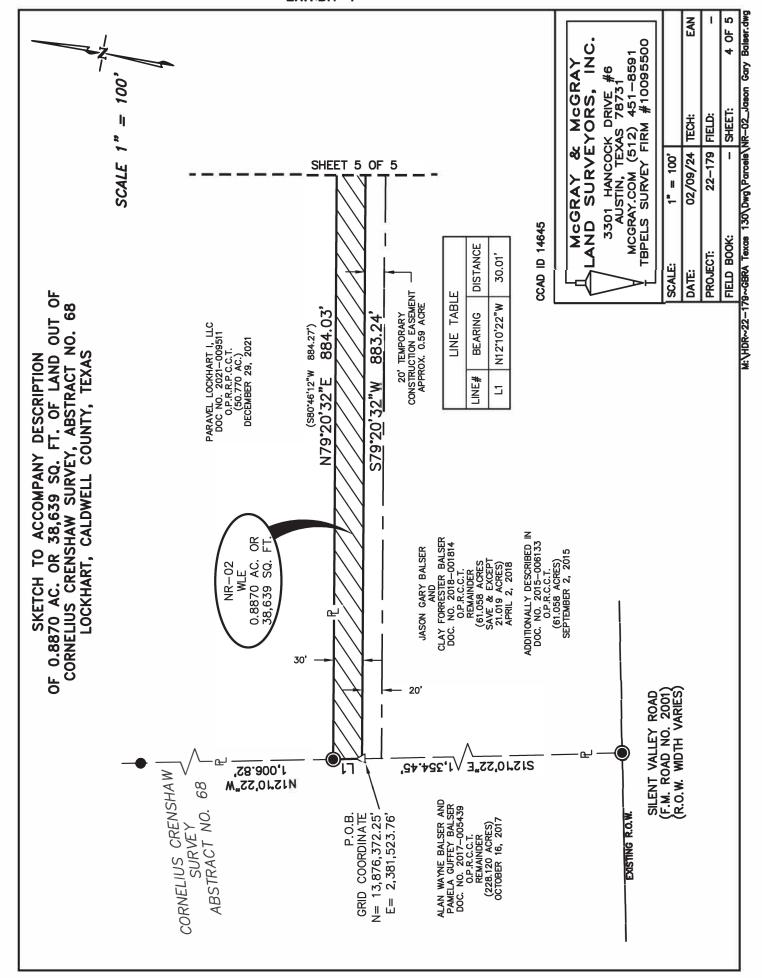
02/09/2024 Date

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Note: There is a plat to accompany this description.

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Issued 02/09/2024



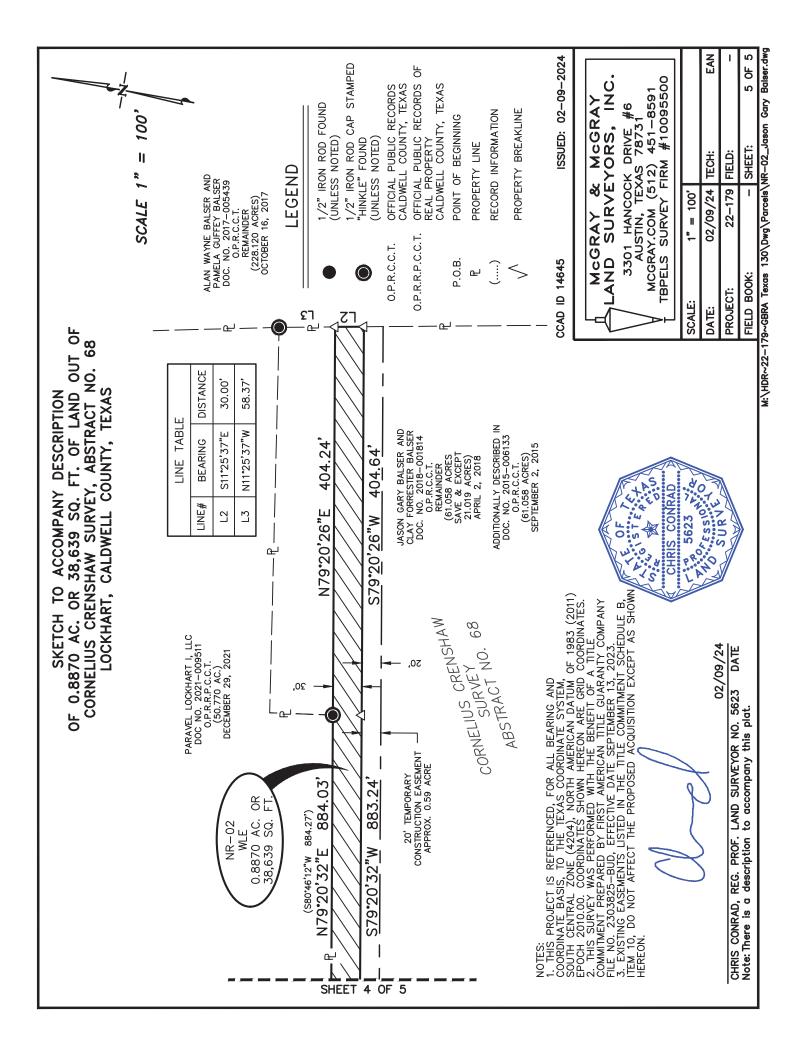


EXHIBIT "G"

Parcel NR-06

0.5269 Acre Waterline Easement Cornelius Crenshaw Survey, Abstract No. 68 Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-06

DESCRIPTION OF A 0.5269 OF ONE ACRE (22,951 SQUARE FOOT) EASEMENT OUT OF THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 5.215 ACRES CONVEYED TO KING FARM PARTNERS LP BY WARRANTY DEED DATED JULY 12, 2022, AS RECORDED IN DOCUMENT NO. 2022-005503, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS; SAID 0.5269 OF ONE ACRE (22,951 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the south line of said 5.215 acre King Farm Partners tract, and the north line of that tract described as 92.793 acres conveyed to 92A Partnership, LLC by Special Warranty Deed with Vendor's Lien, as recorded in Document No. 2021-009427, Official Public Records, Caldwell County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=13,878,833.91, E=2,372,952.34, from which a 1/2-inch iron rod with "Hinkle" cap found in the south line of said 5.215 acre King Farm Partners tract, being at the northeast corner of said 92.793 acre 92A Partnership tract, and the northwest corner of the remainder of that tract described as 168.04 acres (Tract 2) conveyed to McCormick Ranch Partners, LP by Warranty Deed, as recorded in Document No. 2021-007211, Official Public Records, Caldwell County, Texas, bears North 79°11'26" East 110.25 feet;

THENCE, along the south line of this easement and said 5.215 acre King Farm Partners tract, and the north line of said 92.793 acre 92A Partnership tract, South 79°11'26" West 31.98 feet to a calculated point, form which a 1/2-inch iron rod found at the southwest corner of said 5.215 acre King Farm Partners tract, being the southeast corner of that tract described as 38.00 acres conveyed to Edward J. W. Davis and Candice Leah Davis by Warranty Deed with Vendor's Lien, as recorded in Volume 427, Page 651, Official Public Records of Real Property, Caldwell County, Texas, corrected in Warranty Deed With Vendor's Lien, as recorded in Volume 430, Page 407, Official Public Records of Real Property, Caldwell County, Texas, bears South 79°11'26" West 259.89 feet;

- 2) THENCE, along the west line of this easement, crossing said 5.215 acre King Farm Partners tract, North 31°03'43" West 720.66 feet to a calculated point in the west line of said 5.215 acre King Farm Partners tract, and the east line of said 38.00 acre Davis tract;
- 3) THENCE, continuing along the west line this easement, along the west line of said 5.215 acre King Farm Partners tract, and the east line of said 38.00 acre Davis tract, **North 09°55'32" West 83.20 feet** to a calculated point, from which a 1/2-inch iron rod with "RPLS 5687" cap found at the northwest corner of said 5.215 acre King Farm Partners tract, being an angle point in the east line of said 38.00 acre Davis tract, and in the existing west right-of-way line of FM 2001 (80 foot width right-of-way), bears North 09°55'32" West 80.93 feet;
- 4) THENCE, along the east line of this easement, crossing said 5.215 acre King Farm Partners tract, **South 31°03'43"** East 809.33 feet to the POINT OF BEGINNING and containing 0.5269 of one acre (22,951 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

02/13/2024 Date

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\NR-08~0.5269 Ac WLE-R1 KS

Issued 02/09/2024; Revised 02/13/2024

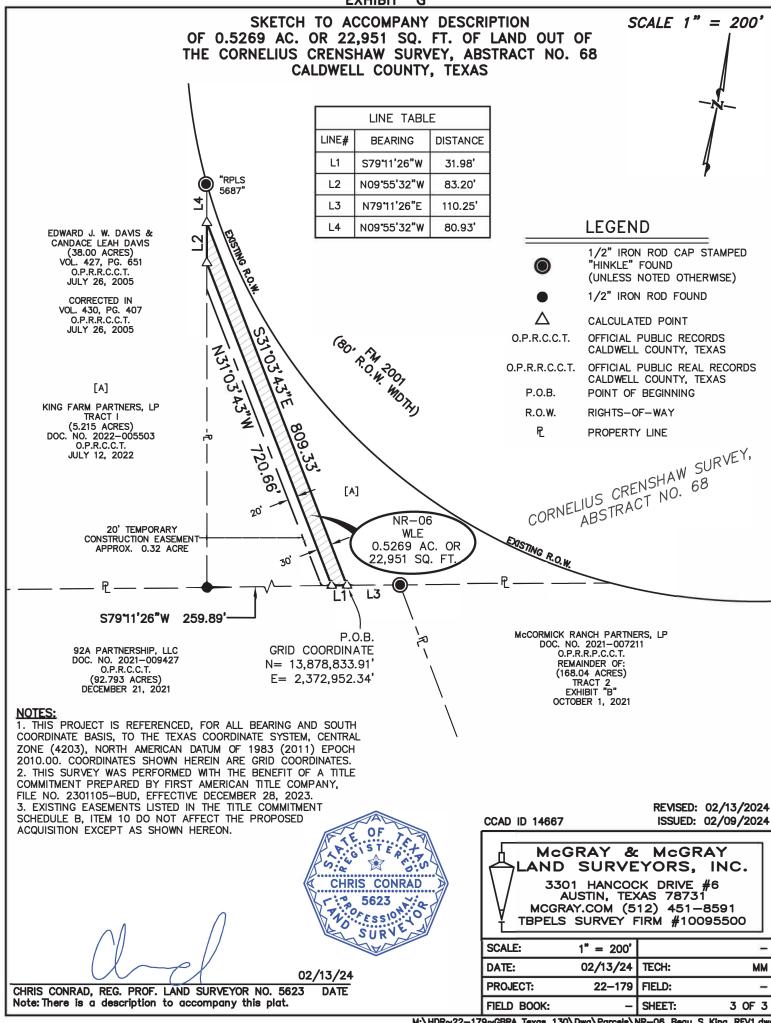


EXHIBIT "H"

Parcel NR-12

0.0346 Acre Waterline Easement Cornelius Crenshaw Survey, Abstract No. 68 Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-12

DESCRIPTION OF A 0.0346 OF ONE ACRE (1,507 SQUARE FOOT) EASEMENT OUT OF THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 1.000 ACRES CONVEYED TO THOMAS E. HENDERSHOT, JR. BY GENERAL WARRANTY DEED DATED SEPTEMBER 14, 2010, AS RECORDED IN VOLUME 629, PAGE 462, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS; SAID 0.0346 OF ONE ACRE (1,507 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the southeast corner of said 1.000 acre Hendershot tract, being an exterior ell corner in the east line of the remainder of that tract described as 35.00 acres (Tract I) conveyed to Alan Balser and Pam Balser by General Warranty Deed, as recorded in Volume 576, Page 467, Official Public Records of Real Property, Caldwell County, Texas, being corrected in Volume 577, Page 5, Official Public Records of Real Property, Caldwell County, Texas, also being in the existing west right-of-way line of FM 2001 (80 foot width right-of-way), said POINT OF BEGINNING having Grid Coordinates of N=13,885,808.83, E=2,371,299.29, from which 1/2-inch iron rod with "Hinkle" cap found bears North 74°59'16" East 1.47 feet, also from which a 5/8-inch iron rod found at the southeast corner of the remainder of said 35.00 acre Balser tract, being the northeast corner of that tract described as 9.9818 acres conveyed by Special Warranty Deed with Vendor's Lien to Derek Emadi and Kelly M. Jurgensen, as recorded in Document No. 120376, Official Public Records of Real Property, Caldwell County, Texas, and in the existing west right-of-way line of FM 2001, bears South 15°15'51" West 343.81 feet;

1) THENCE, along the south line of this easement and said 1.000 acre Hendershot tract, and a north line of the remainder of said 35.00 acre Balser tract, **South 74°57'35" West 30.00 feet** to a calculated point, from which a 1/2-inch iron rod with "Hinkle" cap found at an angle point in the south line of said 1.000 acre Hendershot tract, and in a north line of the remainder of said 35.00 acre Balser tract, bears South 74°57'35" West 99.14 feet;

- 2) THENCE, along the west line of this easement, crossing said 1.000 acre Hendershot tract, **North 15°15'51" West 50.26 feet** to a calculated point in the north line of said 1.000 acre Hendershot tract, and a south line of the remainder of said 35.00 acre Balser tract, from which a 1/2-inch iron rod with "Hinkle" cap found at an interior ell corner in the north line of said 1.000 acre Hendershot tract, and an exterior ell corner in a south line of the remainder of said 35.00 acre Balser tract, bears South 75°01'59" West 82.61 feet;
- 3) THENCE, along the north line of this easement and said 1.000 acre Hendershot tract, and a south line of said 35.00 acre Balser tract, North 75°01'59" East 30.00 feet to a 1/2-inch iron rod with "Hinkle" cap found at the northeast corner of said 1.000 acre Hendershot tract, being an exterior ell corner in a south line of the remainder of said 35.00 acre Balser tract, and in the existing west right-of-way line of FM 2001, from which a 5/8-inch iron rod found at the northeast corner of the remainder of said 35.00 acre Balser tract, being the southeast corner of that tract described as 20.69 acres conveyed to Judy Rowe Koehl by Special Warranty Deed, as recorded in Document No. 2019-223661, Official Public Records, Caldwell County, Texas, and in the existing west right-of-way line of FM 2100, bears North 15°15'51" West 503.37 feet;
- 4) THENCE, along the east line of said 1.000 acre Hendershot tract, and the existing west right-of-way line of FM 2100, **South 15°15'51" East 50.22 feet** to the POINT OF BEGINNING and containing 0.0346 of one acre (1,507 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

> 02/09/2024 Date

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\NR-12~0.0346 Ac WLE_KS

Issued 02/09/2024

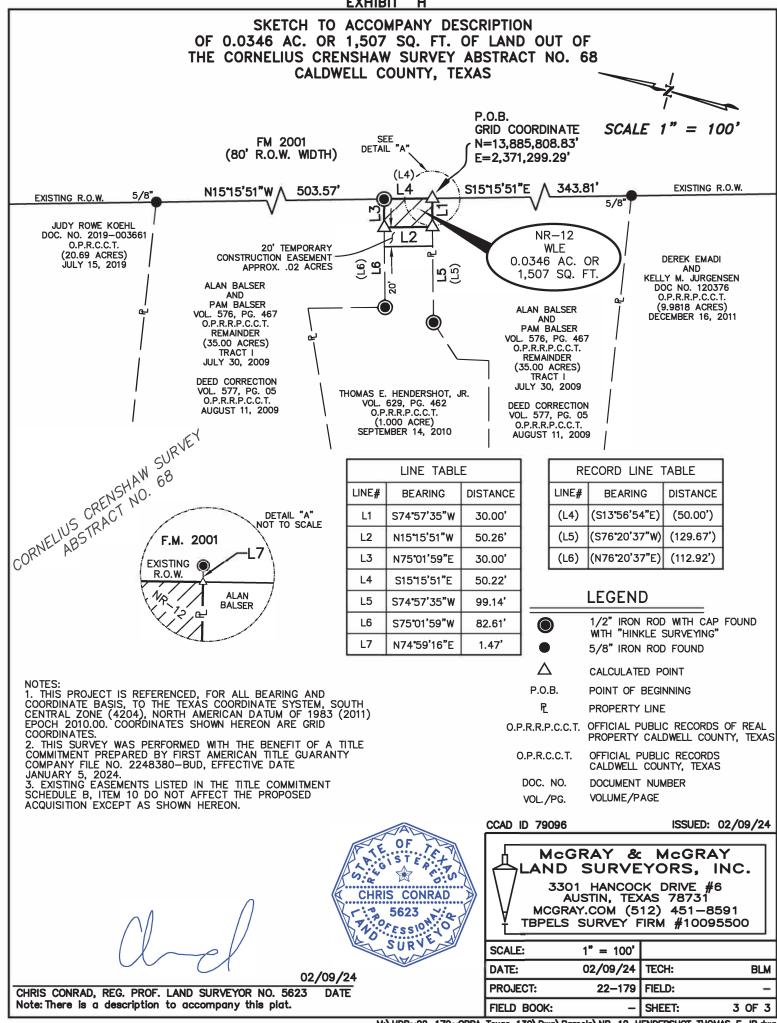


EXHIBIT "I"

Parcel NR-16

0.0211 Acre Waterline Easement William Morrison Survey, Abstract No. 200 Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-16

DESCRIPTION OF A 0.0211 OF ONE ACRE (917 SQUARE FOOT) EASEMENT OUT OF THE WILLIAM MORRISON SURVEY, ABSTRACT NO. 200, CALDWELL COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS 576.01 ACRES CONVEYED TO UHLAND HIGH GROUND GROUP, LLC BY WARRANTY DEED WITH VENDOR'S LIEN DATED MAY 7, 2021, AS RECORDED IN DOCUMENT NO. 2021-007504, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS; SAID 0.0211 ACRE (917 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with "RPLS 6478" cap found at the northeast corner of this easement, being at a corner in an east line of said 576.01 acre Uhland High Ground Group tract, also being the southeast corner of the remainder of that tract described as 711.13 acres conveyed to Jeremy Barnes by Special Warranty Deed, as recorded in Document No. 2015-004019, Official Public Records, Caldwell County, Texas, and in the existing south right-of-way line of Rocky Road (CR 227, varying width right-of-way), said POINT OF BEGINNING having Grid Coordinates of N=13,895,863.49, E=2,368,856.02, from which a 1/2-inch iron rod with "Urban Design Group" cap found at in the east line of the remainder of said 711.13 acre Barnes tract, and in the existing west right-of-way line of FM 2001, bears North 10°19'52" West 1,949.77 feet;

1) THENCE, along the east line of this easement, an east line of said 576.01 acre Uhland High Ground Group tract, and the existing west right-of-way line of FM 2001, **South 10°19'52" East 30.55 feet** to a 1/2-inch iron rod with cap (illegible) found at the southeast corner of this easement, being at a corner in a south line of said 576.01 acre Uhland High Ground Group tract, and the northeast corner of that tract described as 160.8 acres (Ninth Tract) conveyed to Open R. Family Partnership, Ltd. by Correction Special Warranty Deed, as recorded in Volume 536, Page 157, Official Public Records of Real Property, Caldwell County, Texas;

- 2) THENCE, along the south line of this easement, a south line of said 576.01 acre Uhland High Ground Group tract, and the north line of said 160.8 acre Open R. Family Partnership tract, **South 74°44'22" West 30.11 feet** to a calculated point at the southwest corner of this easement, from which a 5/8-inch rod found with cap at a corner in the east line of said 576.01 acre Uhland High Ground Group tract, being the northwest corner of said 160.8 acre Open R. Family Partnership tract, bears South 74°44'22" West 3,317.17 feet;
- 3) THENCE, along the west line of this easement, crossing said 576.01 acre Uhland High Ground Group tract, North 10°19'52" West 30.55 feet to a calculated point at the northwest corner of this easement, being in a north line of said 576.01 acre Uhland High Ground Group tract, and in the south line of the remainder of said 711.13 acre Barnes tract, from which a 1/2-inch iron rod with "RPLS 6478" cap (leaning) found at a corner in the east line of said 576.01 acre Uhland High Ground Group tract, being the southwest corner of the remainder of said 711.13 acre Barnes tract, bears South 74°43'37" West 1,424.74 feet;
- 4) THENCE, along the north line of this easement, a north line of said 576.01 acre Uhland High Ground Group tract, and the south line of the remainder of said 711.13 acre Barnes tract, **North 74°43'37" East 30.11 feet** to the POINT OF BEGINNING and containing 0.0211 of one acre (917 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

CHRIS CONRAD

5623

02/05/2024

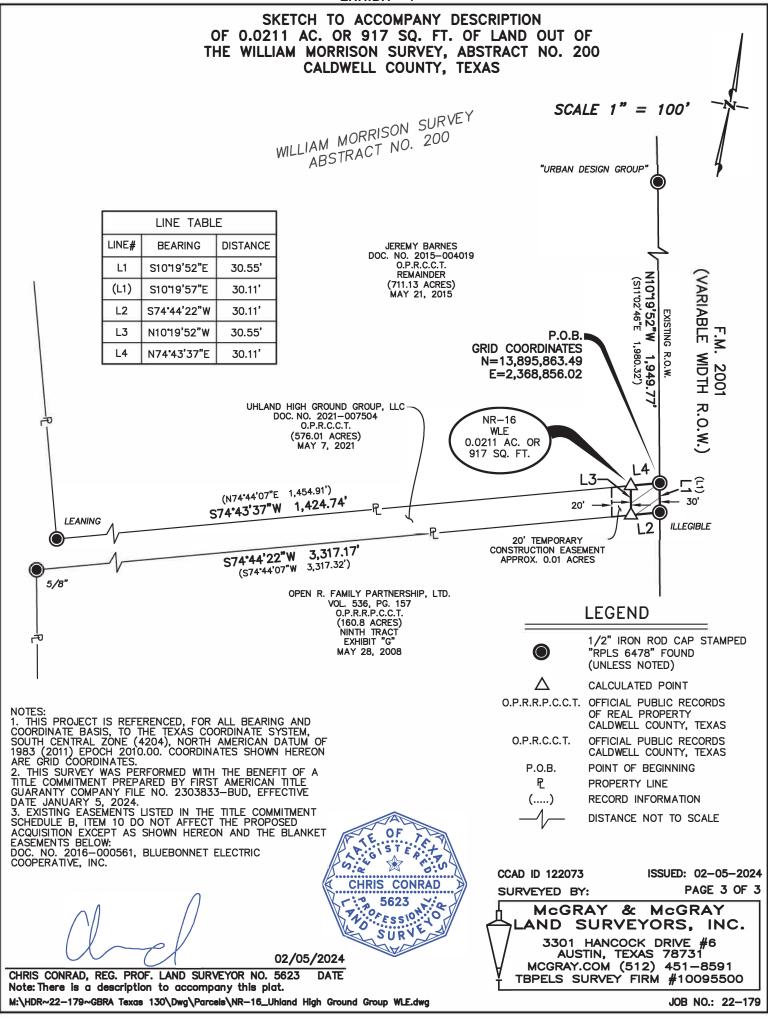
02/05/2024 Date

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\NR-16~0.0211 Ac WLE_KS

Issued 02/05/2024



Parcel NR-27

0.4688 Acre Waterline Easement John V. Morton Survey, Abstract No. 196 Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-27

DESCRIPTION OF A 0.4688 OF ONE ACRE (20,421 SQUARE FOOT) EASEMENT OUT OF THE JOHN V. MORTON SURVEY, ABSTRACT NO. 196, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 19.67 ACRES CONVEYED TO SCHMIDT CATTLE, L.P. BY SPECIAL WARRANTY DEED DATED JULY 16, 2009, AS RECORDED IN VOLUME 577, PAGE 657, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS, ALSO BEING A PORTION OF THAT TRACT DESCRIBED AS 157.435 ACRES CONVEYED TO SCHMIDT CATTLE, L.P. BY SPECIAL WARRANTY DEED DATED JULY 16, 2009, AS RECORDED IN VOLUME 577, PAGE 607, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS; SAID 0.4688 OF ONE ACRE (20,421 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the northwest corner of said 19.67 acre Schmidt Cattle tract, being the southwest corner of that tract described as 19.67 acres conveyed to KSRV Estates LLC by General Warranty Deed, as recorded in Document No. 2022-000073, Official Public Records, Caldwell County, Texas, also being in the existing east right-of-way line of Holz Road (CR 224, varying width right-of-way), said POINT OF BEGINNING having Grid Coordinates of N=13,912,720.68, E=2,369,574.52, from which a 1/2-inch iron rod with "Chaparral" cap found at the northwest corner of said 19.67 acre KSRV Estates tract, being in the existing east right-of-way line of Holz Road, bears North 09°24'21" West 317.08 feet, and also from which a 1/2-inch iron rod with "RPLS 6714" cap found bears South 79°25'50" West 5.21 feet;

- 1) THENCE, along the north line of this easement and said 19.67 acre Schmidt Cattle tract, and the south line of said 19.67 acre KSRV Estates tract, North 79°25'50" East 30.01 feet to a calculated point;
- 2) THENCE, along the east line of this easement, crossing said 19.67 acre Schmidt Cattle tract, South 09°24'21" East 318.68 feet to a calculated point;
- 3) THENCE, continuing along the east line of this easement, crossing said 157.435 acre Schmidt Cattle tract, **South 09°27'48" East 362.14 feet** to a calculated point;

- 4) THENCE, along the south line of this easement, crossing said 157.435 acre Schmidt Cattle tract, **South 79°33'18" West 30.00 feet** to a calculated point in the west line of said 157.435 acre Schmidt Cattle tract, and the existing east right-of-way line of Holz Road;
- 5) THENCE, along the west line of this easement and said 157.435 acre Schmidt Cattle tract, and the existing east right-of-way line of Holz Road, North 09°27'48" West 362.67 feet to a calculated point at the northwest corner of said 157.435 acre Schmidt Cattle tract, being the southwest corner of said 19.67 acre Schmidt Cattle tract;
- 6) THENCE, continuing along the west line of this easement, along the west line of said 19.67 acre Schmidt Cattle tract, and the existing east right-of-way line of Holz Road, **North 09°24'21" West 318.08 feet** to the POINT OF BEGINNING and containing 0.4688 of one acre (20,421 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

CHRIS CONRAD

5623

SURVE

04/01/2024 Date

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\NR-27~0.4688 Ac WLE-R1 KS

Issued 01/31/2024; Revised 04/01/2024

CCAD ID 60919 & 15708

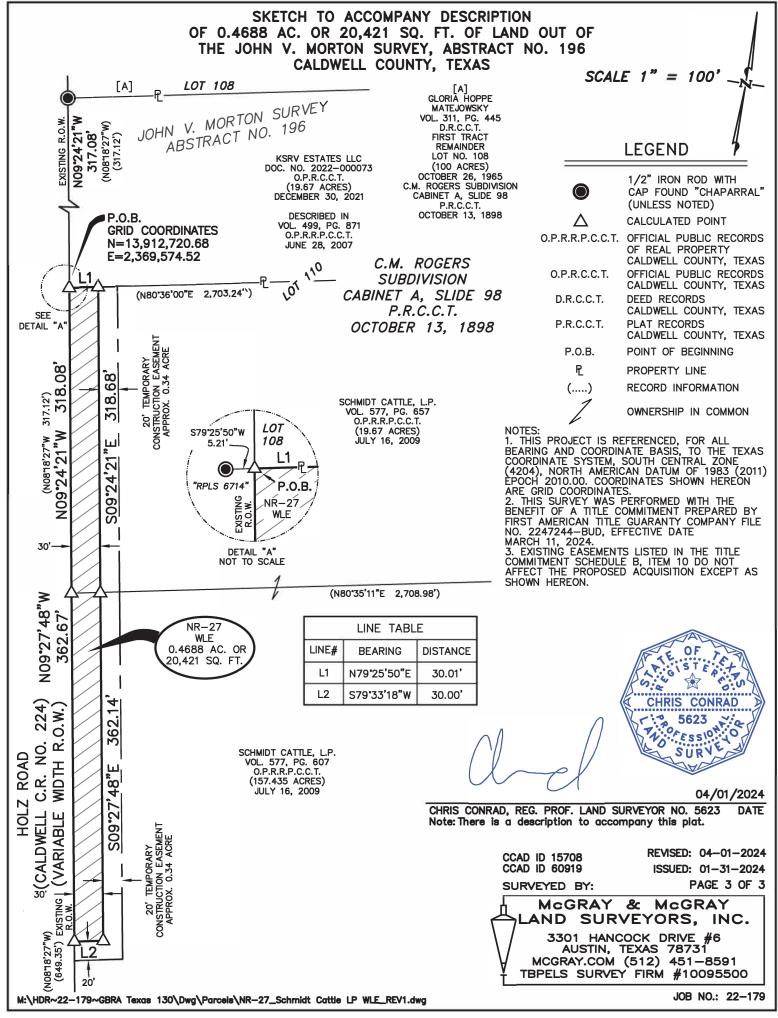


EXHIBIT "K"

Parcel NR-33

4.040 Acre Waterline Easement Isaac Jackson Survey, Abstract No. 157 John Mott Survey, Abstract No. 191 Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-33

DESCRIPTION OF A 4.040 ACRE (176,001 SQUARE FOOT) EASEMENT OUT OF THE ISAAC JACKSON SURVEY, ABSTRACT NO. 157, AND THE JOHN MOTT SURVEY, ABSTRACT NO. 191, CALDWELL COUNTY, TEXAS, BEING A PORTION 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 DATED JUNE 13, 2018, AS RECORDED IN DOCUMENT NO. 2018-003353, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS, CORRECTED IN CORRECTION AFFIDAVIT AS TO TRUSTEES DISTRIBUTION DEED DATED JULY 16, 2018, 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 DATED JUNE 13, 2018, AS RECORDED IN DOCUMENT NO. 2018-003354, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS, CORRECTED IN CORRECTION AFFIDAVIT AS TO TRUSTEES DISTRIBUTION DEED DATED JULY 16, 2018, AND RECORDED IN DOCUMENT NO. 2018-004114, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS; SAID 4.040 ACRE (176,001 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the northeast line of said 356.696 acre Anne Cole-Pierce et al. tract, and in the southwest line of that tract described as 195.118 acres conveyed to Silver Mount Holdings, LLC by Special Warranty Deed with Vendor's Lien, as recorded in Document No. 2021-007932, Official Public Records, Caldwell County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=13,919,447.89, E=2,379,706.98;

THENCE, along the south line of this easement, crossing said 365.696 acre Anne Cole-Pierce et al. tract, the following six (7) courses, numbered 1 through 7:

- 1) South 43°21'55" West 30.56 feet to a calculated point,
- 2) North 45°46'07" West 368.12 feet to a calculated point,
- 3) North 79°52'04" West 4.89 feet to a calculated point,
- 4) South 79°05'10" West 2,682.03 feet to a calculated point,
- 5) South 10°32'09" East 2,442.67 feet to a calculated point,
- 6) South 10°30'03" East 325.12 feet to a calculated point, and
- 7) South 79°42'27" West 30.00 feet to a 1/2-inch iron rod with "Hayes 5703" cap found at the southwest corner of this easement, being in the west line of said 365.696 acre Anne Cole-Pierce et al. tract, also being at the southeast corner of that tract described as 20.48 acres conveyed to Joel Garcia and Priscilla Garcia by Warranty Deed with Vendor's Lien, as recorded in Document No. 2017-004094, Official Public Records, Caldwell County, Texas, and at 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;
- 8) THENCE, along the west line of this easement and said 365.696 acre Anne Cole-Pierce et al. tract, and the east line of said 20.48 acre Garcia tract, North 10°30'03" West 325.00 feet to 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;

- 9) THENCE, continuing along the west line of this easement and said 365.696 acre Anne Cole-Pierce et al. tract, along the east line of said 111.858 acre Garcia tract, North 10°32'09" West 2,441.12 feet to a 5/8-inch iron rod (leaning) found at an interior ell corner in the west line of said 365.696 acre Anne Cole-Pierce et al. tract, being the northeast corner of said 111.858 acre Garcia tract, from which a 1/2-inch iron rod with "Hinkle Surveyors" cap found in the north line of said 111.858 acre Garcia tract, being the southeast corner of that tract described as 5.67 acres conveyed to Johnny Dale Homann by Gift Deed, as recorded in Volume 195, Page 56, Official Public Records of Real Property, Caldwell County, Texas, bears South 88°17'01" West 28.71 feet:
- 10)THENCE, continuing along the west line of this easement, crossing said 365.696 acre Anne Cole-Pierce et al. tract, North 07°50'09" West 31.39 feet to a 5-inch metal post found at a corner in the north line of said 365.696 acre Anne Cole-Pierce et al. tract, being the southwest corner of that tract described as 97 acres (Lot 103, C.M. Rogers Subdivision, Cabinet A, Slide 98, Plat Records, Caldwell County, Texas) conveyed to Gloria Hoppe Matejowsky by Deed, as recorded Volume 107, Page 363, Deed Records, Caldwell County, Texas;

THENCE, along the north line of this easement and said 365.696 acre Anne Cole-Pierce et al. tract, and the south line of said 97 acre Matejowsky tract the following two (2) courses, numbered 11 and 12:

- 11)North 79°05'10" East 2,715.93 feet to a 5-inch metal post found, and
- 12)South 79°52'04" East 19.67 feet to a 5-inch metal post found at the northeast corner of this easement and said 365.696 acre Anne Cole-Pierce et al. tract, being the southeast corner of said 97 acre Matejowsky tract, and in the southwest line 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;

- 13)THENCE, along the northeast line of this easement and said 365.696 acre Anne Cole-Pierce et al. tract, and the southwest line of said 153.87 acre Stromberg tract, **South 45°46'07" East 346.87 feet** to a 9-inch wood post found at the south corner of said 153.87 acre Stromberg tract, being the northwest corner of said 195.118 acre Silver Mount Holdings tract, from which a 1/2-inch iron rod with "RPLS 3693" cap found at the east corner of said 153.87 acre Stromberg tract, being the north corner of said 195.118 acre Silver Mount Holdings tract, and in the existing west right-of-way line of Williamson Road (C.R. 177, varying width right-of-way), bears North 43°21'55" East 2,329.11 feet;
- 14)THENCE, continuing along the northeast line of this easement and said 365.696 acre Anne Cole-Pierce et al. tract, and along the southwest line of said 195.118 acre Silver Mount Holdings tract, **South 46°50'16" East 30.00 feet** to the POINT OF BEGINNING and containing 4.040 acres (176,001 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 CHRIS CONRAD

5623

SURVE

01/12/2024 Date

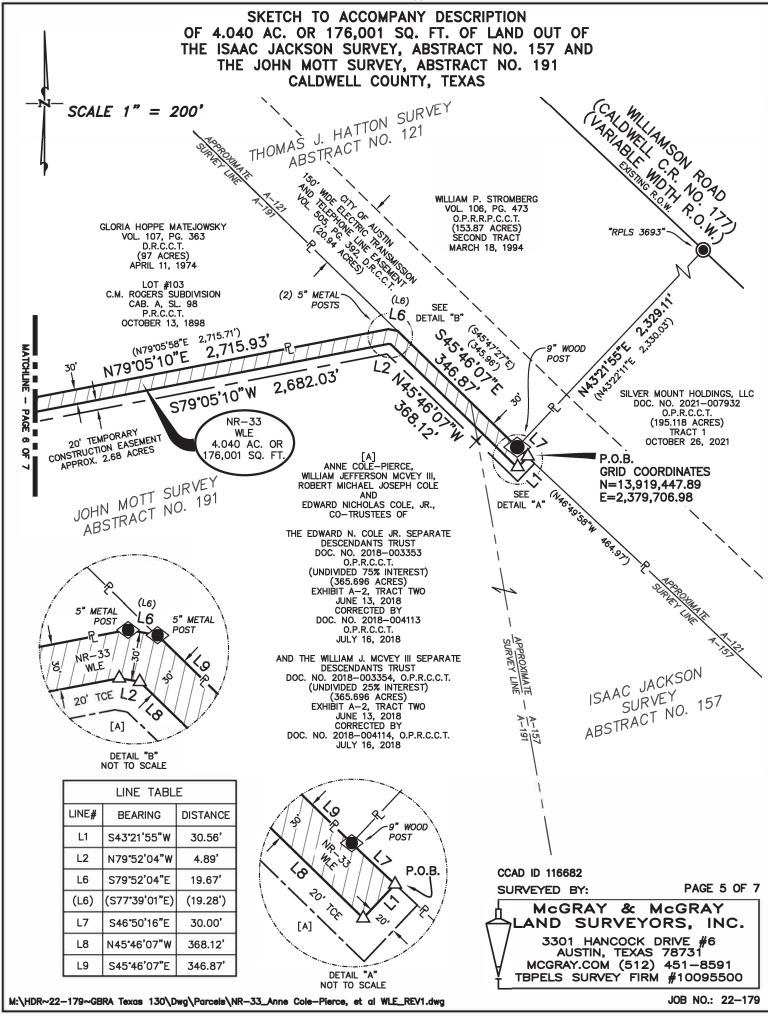
Chris Conrad, Reg. Professional Land Surveyor No. 5623

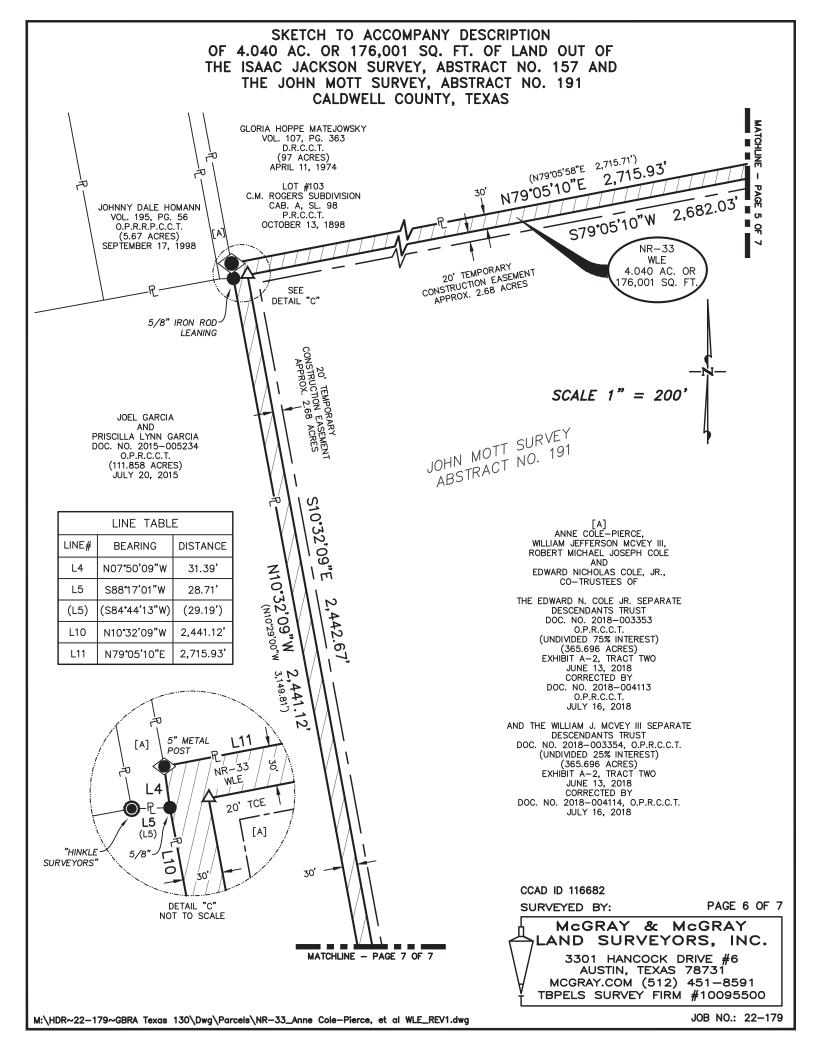
Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\NR-33~4.040 Ac WLE-R1_KS

Issued 01/09/2024; Revised 01/12/2024

CCAD ID 116682





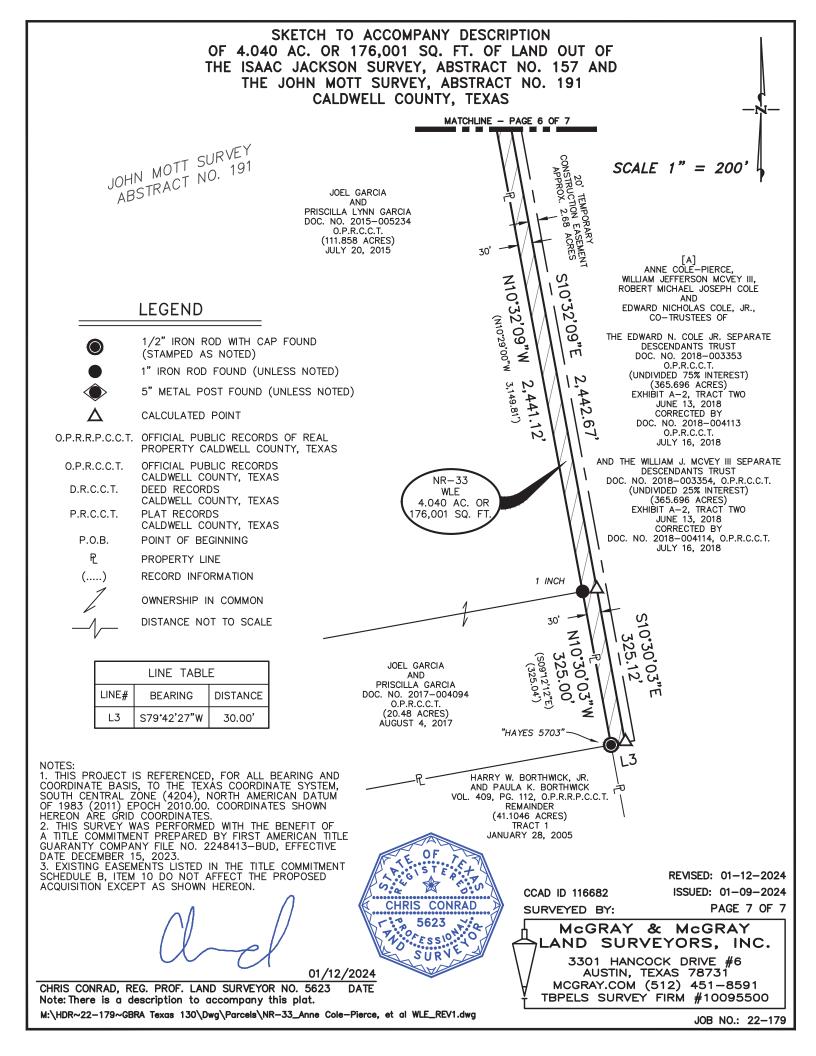


EXHIBIT "L"

Parcel NR-36

0.1449 Acre Waterline Easement William Morrison Survey, Abstract No. 187 Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-36

DESCRIPTION OF A 0.1449 OF ONE ACRE (6,313 SQUARE FOOT) EASEMENT, OUT OF THE WILLIAM MORRISON SURVEY, ABSTRACT NO. 187, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 3.315 ACRES CONVEYED TO DORA CUNNINGHAM BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN DATED JANUARY 3, 2014, AS RECORDED IN DOCUMENT NO. 140027, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS; SAID 0.1449 OF ONE ACRE (6,313 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found at the northeast corner of said 3.315 acre Cunningham tract, being a corner in the east line of that tract described as 153.00 acres (Fourth Tract – Exhibit "E", save and except 6.43 acres, save and except 0.285 acre) conveyed to Open R. Family Partnership, Ltd., as recorded in Volume 536, Page 157, Official Public Records of Real Property, Caldwell County, Texas, also being in the existing west right-of-way line of FM 2001 (80 foot width right-of-way), said POINT OF BEGINNING having Grid Coordinates of N=13,892,696.02, E=2,369,920.50;

1) THENCE, along the east line of this easement and said 3.315 acre Cunningham tract, and the existing west right-of-way line of FM 2001, South 10°24'58" East 209.97 feet to a 1/2-inch iron rod with "Hinkle" cap found at the southeast corner of said 3.315 acre Cunningham tract, being the northeast corner of that tract described as 13.507 acres conveyed to Alison Joyce Moore and Jimmy S. Moore, Jr., as recorded in Document No. 2019-003313, Official Public Records, Caldwell County, Texas, from which a Texas Department of Transportation (TxDOT) Type I concrete monument found at an angle point in the east line of said 13.507 acre Moore tract, and the existing west right-of-way line of FM 2001, bears South 10°09'44" East 544.30 feet, and from which a TxDOT Type I concrete monument found at an angle point in the east line of said 13.507 acre Moore tract, and the existing west right-of-way line of FM 2001, bears South 80°53'13" West 19.05 feet;

- 2) THENCE, along the south line of this easement and said 3.315 acre Cunnigham tract, and the north line of said 13.507 acre Moore tract, South 78°21'46" West 30.01 feet to a calculated point;
- 3) THENCE, along the west line of this easement, crossing said 3.315 acre Cunningham tract, **North 10°24'55" West 210.88 feet** to a calculated point in the north line of said 3.315 acre Cunningham tract, and a south line of the remainder of said 153.00 acre Open R. Family Partnership tract;
- 4) THENCE, along the north line of this easement and said 3.315 acre Cunningham tract, and a south line of the remainder of said 153.00 acre Open R. Family Partnership tract, **North 80°06'25" East 30.00 feet** to the POINT OF BEGINNING and containing 0.1449 of one acre (6,313 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

02/05/2024 Date

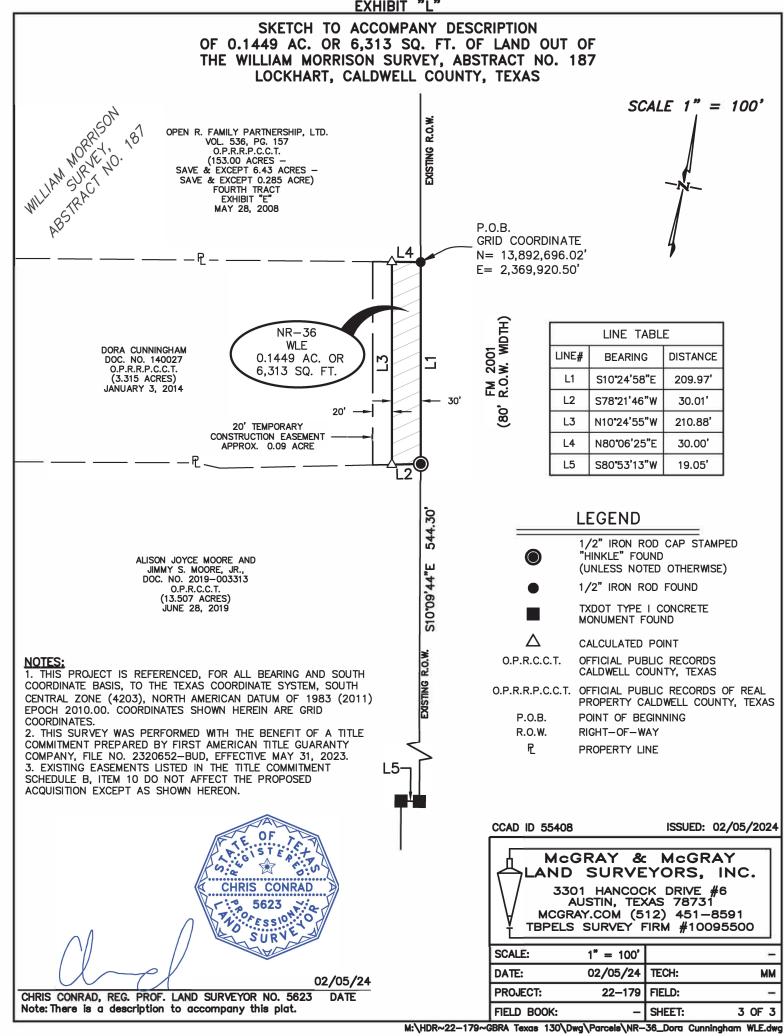
Chris Conrad, Reg. Professional Land Surveyor No. 5623

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\NR-36~0.1449 Ac WLE_KS

Issued 02/05/2024

CCAD ID 55408



ACTION ITEM

12. Consideration of and possible action authorizing a resolution of the Board of Directors of the Guadalupe-Blanco River Authority approving amendments to GBRA's Drought Contingency Plan for Wholesale Customers. (Charlie Hickman)

Attachment



Guadalupe-Blanco River Authority

Board Meeting – May 15, 2024 Agenda Item 12 Action

Action Requested: Consideration of and possible action authorizing a resolution of the Board of Directors of the Guadalupe-Blanco River Authority approving amendments to GBRA's Drought Contingency Plan for Wholesale Customers.

Staff: Charlie Hickman, Executive Manager of Engineering

Background: GBRA has developed this Drought Contingency Plan for Wholesale Customers (DCP) to provide measures in response to prolonged periods of drought as required under Section 11.1272, Texas Water Code, and associated administrative rules of the Texas Commission on Environmental Quality (Title 30, Texas Administrative Code, Chapter 288). The provisions of this DCP shall apply to all customers utilizing wholesale water provided by GBRA including water deliveries from Canyon Reservoir, GBRA's Luling Water Rights, and GBRA's Lower Basin Water Rights.

Item: Consideration of and possible action authorizing a resolution of the Board of Directors of the Guadalupe River Authority approving amendments to GBRA's Drought Contingency Plan for Wholesale Customers.

GUADALUPE-BLANCO RIVER AUTHORITY RESOLUTION APPROVING AMENDMENTS TO GBRA'S DROUGHT CONTINGENCY PLAN FOR WHOLESALE CUSTOMERS

BE IT RESOLVED, that the Board of Directors of the Guadalupe-Blanco River Authority does hereby approve amendments to GBRA's Drought Contingency Plan for Wholesale Customers (Drought Contingency Plan) and directs the General Manager to submit a copy of the Drought Contingency Plan, as amended, to the Texas Commission on Environmental Quality, to make improvements to the Drought Contingency Plan on a regular basis as consistent with sound water conservation management, and to administer and enforce the Drought Contingency Plan as approved and amended.

Adopted this the 15 th day of May, 2024.	Attest:
Dennis L. Patillo	Stephen B. Ehrig, Secretary-Treasurer
Chair of the Board of Directors	Board of Directors
Guadalupe-Blanco River Authority	Guadalupe-Blanco River Authority



Drought Contingency Plan for Wholesale Customers

GBRA approved this version of the Drought Contingency Plan for Wholesale Customers on May 15, 2024

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SECTION 1: INTRODUCTION AND INTENT

1.1 Introduction

This Drought Contingency Plan for Wholesale Customers (DCP) constitutes the Guadalupe-Blanco River Authority (GBRA) drought contingency plan required under Section 11.1272, Texas Water Code, and associated administrative rules of the Texas Commission on Environmental Quality (Title 30, Texas Administrative Code, Chapter 288). The provisions of this DCP shall apply to all customers utilizing wholesale water provided by GBRA including water deliveries from Canyon Reservoir, GBRA's Luling Water Rights, and GBRA's Lower Basin Water Rights.

1.2 Intent

In order to conserve the available water supply and/or to protect the integrity of water supply facilities, with particular regard for domestic water use, sanitation, and fire protection, and to protect and preserve public health, welfare, and safety and minimize the adverse impacts of water supply shortage or other water supply emergency conditions, the GBRA adopts the following revised version of the DCP.

SECTION 2: CUSTOMER AND PUBLIC ENGAGEMENT

2.1 Initial Preparation of the DCP

GBRA wholesale water supply customers were provided a draft copy of the DCP for their comment, review and input. Opportunity for the public to be informed about and provide input into the DCP was provided by means of posting a copy of the DCP on GBRA's website (https://www.gbra.org/news/drought/) and through discussion of the DCP during GBRA's regularly scheduled public meeting of the GBRA Board of Directors. The DCP was formally adopted by the GBRA Board of Directors on May 15, 2024.

2.2 Coordination with Regional Water Planning Groups

The water service area of GBRA is located within the South Central Texas Regional Water Planning Group, Region L. GBRA provided a copy of the DCP to the South Central Texas Regional Water Planning group for coordination to ensure consistency with the approved regional water plan

2.3 Amendments to the DCP

Any future amendments or updates to the DCP will be done in open meetings of the GBRA Board of Directors. If any changes are made to the DCP, a copy of those changes will be posted on GBRA's website at www.gbra.org/news/drought, provided to all wholesale customers, and provided to the Texas Commission on Environmental Quality (TCEQ).

SECTION 3: AUTHORIZATION

The GBRA General Manager/CEO, or his/her designee, is hereby authorized and directed to implement the provisions of this Plan consistent with the criteria specified in the Drought Response Stages herein. GBRA Board action is not required for actions under the DCP other than those actions set forth below:

1) Amendments to the DCP (Section 2.3)

2) Establishing pro-rata curtailment percentages to be in effect during any emergency drought response stage.

SECTION 4: APPLICATION

GBRA has developed this DCP to provide measures in response to periods of prolonged drought including conditions that would be anticipated during a repeat of the drought of record. GBRA supplies wholesale water to Customers through existing Water Right Permits and Certificates of Adjudication (Water Rights) issued by the TCEQ authorizing the storage of firm water supply in Canyon Reservoir and run-of-river diversions at multiple locations in the Guadalupe River Basin. The measures identified in this Plan are applicable to all wholesale customers utilizing raw water or treated water received from GBRA under existing Water Rights that are issued to GBRA by TCEQ.

In times of supply shortage caused by drought or emergency, including during conditions in a drought worse than the drought of record, the TCEQ South Texas Watermaster (Watermaster) will determine how and when all water right holders in the Guadalupe River Basin, including GBRA, must reduce or stop diversions of run-of-river water. These reductions by the Watermaster may be more restrictive than the provisions outlined in this Plan. Should the Watermaster require curtailments of GBRA's run-of-the-river water rights, GBRA will curtail and distribute the available supply of run-of-river water among its water supply customers on a pro-rata basis, in accordance with Section 11.039 of the Texas Water Code.

SECTION 5: NOTICES

GBRA will provide a notice to all affected customers when the triggering criteria outlined in Section 6, 7, and 8 of this DCP are met. At any time, the drought response stages identified in Section 6, 7, and 8 of this DCP are in effect, GBRA will provide weekly communication to all affected customers including information regarding current water supply and/or demand conditions and information on projected water supply and/or demand conditions if drought conditions persist.

In accordance with the provisions of Section 10.1 of this DCP, GBRA will provide each affected customer a written notice when projections indicate that any drought response stage triggering pro-rata curtailment is anticipated to occur within 90 days or less.

GBRA will provide all required notices to the Executive Director of the TCEQ as required by applicable requirements, including but not limited to notifying the Executive Director within five business days of the implementation of any pro-rata curtailment provisions of this Drought Contingency Plan.

SECTION 6: DROUGHT RESPONSE STAGES FOR CANYON RESERVOIR

Canyon Dam and Reservoir is a cooperative project that is jointly managed by GBRA and the United States Army Corps of Engineers. GBRA holds a Certificate of Adjudication from TCEQ that provides GBRA the rights to utilize approximately 386,000 acre-feet of conservation storage, representing the available storage in the reservoir between the low elevation of 800-ft mean sea level (msl) up to a maximum elevation of 909-ft msl. The drought stages and responses outlined in this section relate to Customers with contracts for stored water out of Canyon Reservoir.

6.1 Stage 1 – Mild Water Shortage Conditions

<u>Requirements for initiation.</u> GBRA will recognize that Stage 1 conditions exists when water in storage in Canyon Reservoir is equal to or less than elevation 895 feet msl (274,880 acre-feet or approximately 72.6% full).

<u>Drought Stage Response.</u> In order to manage limited water supplies and/or reduce water demand during a Stage 1 condition, GBRA will contact wholesale water customers to discuss water supply and/or demand conditions and request that all customers initiate voluntary measures to reduce non-essential water use and achieve a voluntary 5 percent reduction in comparison to their average monthly usage of contracted water for that time period of the calendar year.

<u>Requirements for termination.</u> Stage 1 of the Plan may be rescinded when Canyon Reservoir returns to an elevation greater than 895 feet msl for a period of 30 consecutive days.

6.2 Stage 2 – Moderate Water Shortage Conditions

Requirements for initiation. GBRA will recognize that Stage 2 conditions exists when water in storage in Canyon Reservoir is equal to or less than elevation 890 feet msl (242,872 acre-feet or approximately 64% full).

<u>Drought Stage Response.</u> In order to manage limited water supplies and/or reduce water demand during a Stage 2 condition, GBRA will contact wholesale water customers to discuss water supply and/or demand conditions and request that all customers initiate voluntary measures to reduce non-essential water use and achieve a voluntary 10 percent reduction in comparison to their average monthly usage of contracted water for that time period of the calendar year.

<u>Requirements for termination.</u> Stage 2 of the Plan may be rescinded when Canyon Reservoir returns to an elevation greater than 890 feet msl for a period of 30 consecutive days.

6.3 Stage 3 – Severe Water Shortage Conditions

<u>Requirements for initiation.</u> GBRA will recognize that Stage 3 conditions exists when water in storage in Canyon Reservoir is equal to or less than elevation 885 feet msl (213,386 acre-feet or approximately 56% full).

<u>Drought Stage Response.</u> In order to manage limited water supplies and/or reduce water demand during a Stage 3 condition, GBRA will contact wholesale water customers to discuss water supply and/or demand conditions and request that all customers initiate voluntary measures to reduce non-essential water use and achieve a voluntary 15 percent reduction in comparison to the average monthly usage of contracted water for that time period of the calendar year.

<u>Requirements for termination.</u> Stage 3 of the Plan may be rescinded when Canyon Reservoir returns to elevation greater than 885 feet msl for a period of 30 consecutive days.

6.4 Stage 4 – Critical Water Shortage Conditions

Requirements for initiation. GBRA will recognize that Stage 4 conditions exists when water in storage in Canyon Reservoir is equal to or less than elevation 880 feet msl (186,313 acre-feet or approximately 49% full).

<u>Drought Stage Response.</u> In order to manage limited water supplies and/or reduce water demand during

a Stage 4 condition, GBRA is authorized to initiate allocation of water supplies on a pro-rata basis in accordance with Texas Water Code Section 11.039 and Section 10 of this DCP. The curtailment percentage in effect for Stage 4 will be 15 percent.

<u>Requirements for termination.</u> Stage 4 of the Plan may be rescinded when Canyon Reservoir returns to an elevation greater than 880 feet msl for a period of 30 consecutive days.

6.5 Stage 5 – Extreme Water Shortage Conditions

Requirements for initiation. GBRA will recognize that Stage 5 conditions exists when water in storage in Canyon Reservoir is equal to or less than elevation 865 feet msl (118,817 acre-feet or approximately 31% full).

<u>Drought Stage Response.</u> In order to manage limited water supplies and/or reduce water demand during a Stage 5 condition, GBRA is authorized to initiate allocation of water supplies on a pro-rata basis in accordance with Texas Water Code Section 11.039 and Section 10 of this DCP. The curtailment percentage in effect for Stage 5 will be 30 percent.

<u>Requirements for termination.</u> Stage 5 of the Plan may be rescinded when Canyon Reservoir returns to elevation greater than 865 feet msl for a period of 30 consecutive days.

6.6 Stage 6 – Emergency Water Shortage Conditions

Requirements for initiation. GBRA will recognize that Stage 6 Emergency conditions exists when any of the following conditions exist. Stage 6 Emergency conditions may occur at any time and are not dependent on being preceded by any other drought stage.

- 1) Mechanical or system failures occur, which cause unprecedented loss of capability to provide water service.
- 2) Natural or man-made contamination of the water supply source(s) occurs.
- 3) GBRA determines water levels are reduced to a condition that could lead to a loss of service within 180 days or less.

<u>Drought Stage Response.</u> In order to manage limited water supplies and/or reduce water demand during a Stage 6 Emergency condition, GBRA will implement the following measures:

- 1) Initiate allocation of water supplies on a pro-rata basis in accordance with Texas Water Code Section 11.039 and Section 10 of this Plan. The GBRA General Manager/CEO or his/her designee will make a recommendation on necessary pro-rata curtailment levels to address the situation, and the GBRA Board of Directors will establish the curtailment percentage in effect for Stage 6 Emergency Conditions.
- 2) Assess the severity of the problem and identify the actions needed and time required to solve the problem.
- 3) Inform the utility director or other responsible official of each wholesale water customer and suggest actions, as appropriate to alleviate problems.

- 4) If appropriate, notify city, county, and/or state emergency response officials for assistance.
- 5) Undertake necessary actions, including repairs and/or clean-up as needed.

<u>Requirements for termination.</u> Stage 6 of the Plan may be rescinded when the triggering conditions in Section 6.6 have ceased to exist.

SECTION 7: DROUGHT RESPONSE STAGES FOR LULING WATER RIGHTS

GBRA holds multiple Certificate of Adjudications from TCEQ that provide GBRA the rights to divert and use water from the San Marcos River in Caldwell County for municipal purposes (the Luling Water Rights). The drought stages and responses outlined in this section relate to Customers with wholesale contracts for water diverted under the Luling Water Rights.

7.1 Stage 1 – Mild Water Shortage Conditions

<u>Requirements for Initiation.</u> GBRA will recognize that Stage 1 conditions exist when the average daily flow drops below 130 cfs at USGS Luling Gauging Station #081720000.

<u>Drought Stage Response.</u> In order to manage limited water supplies and/or reduce water demand during a Stage 1 condition, GBRA will contact wholesale water customers to discuss water supply and/or demand conditions and request that all customers initiate voluntary measures to reduce non-essential water use and achieve a voluntary 5 percent reduction in comparison to their average monthly usage of contracted water for that time period of the calendar year.

<u>Requirements for termination.</u> Stage 1 of the Plan may be rescinded when the average daily flow returns to a rate of 130 cfs or greater for a period of 30 consecutive days at USGS Luling Gauging Station #081720000.

7.2 Stage 2 – Moderate Water Shortage Conditions

<u>Requirements for Initiation.</u> GBRA will recognize that Stage 2 conditions exist when the average daily flow drops below 80 cfs at USGS Luling Gauging Station #081720000.

<u>Drought Stage Response.</u> In order to manage limited water supplies and/or reduce water demand during a Stage 2 condition, GBRA will contact wholesale water customers to discuss water supply and/or demand conditions and request that all customers initiate voluntary measures to reduce non-essential water use and achieve a voluntary 10 percent reduction in comparison to their average monthly usage of contracted water for that time period of the calendar year.

<u>Requirements for termination.</u> Stage 2 of the Plan may be rescinded when the average daily flow returns to a rate of 80 cfs or greater for a period of 30 consecutive days at USGS Luling Gauging Station #081720000.

7.3 Stage 3 – Severe Water Shortage Conditions

<u>Requirements for Initiation.</u> GBRA will recognize that Stage 2 conditions exist when the average daily flow drops below 40 cfs at USGS Luling Gauging Station #081720000.

<u>Drought Stage Response.</u> In order to manage limited water supplies and/or reduce water demand during

a Stage 3 condition, GBRA is authorized to initiate allocation of water supplies on a pro-rata basis in accordance with Texas Water Code Section 11.039 and Section 10 of this DCP. The curtailment percentage in effect for Stage 3 will be 15 percent.

<u>Requirements for termination.</u> Stage 3 of the Plan may be rescinded when the average daily flow returns to a rate of 40 cfs or greater for a period of 30 consecutive days at USGS Luling Gauging Station #081720000.

7.4 Stage 4 – Emergency Water Shortage Conditions

<u>Requirements for initiation.</u> GBRA will recognize that Stage 4 Emergency conditions exist when any of the following conditions exist. Stage 4 Emergency conditions may occur at any time and are not dependent on being preceded by any other drought stage.

- 1) Mechanical or system failures occur, which cause unprecedented loss of capability to provide water service.
- 2) Natural or man-made contamination of the water supply source(s) occurs.
- 3) GBRA determines water levels are reduced to a condition that could to lead to a loss of service within 180 days or less.

<u>Drought Stage Response.</u> In order to manage limited water supplies and/or reduce water demand during a Stage 4 Emergency condition, GBRA will implement the following measures:

- Initiate allocation of water supplies on a pro-rata basis in accordance with Texas Water Code Section 11.039 and Section 10 of this Plan. The GBRA General Manager/CEO, or his/her designee will make a recommendation on pro-rata curtailment levels necessary to address the situation, and the GBRA Board of Directors will establish the curtailment percentage in effect for Stage 4 Emergency Conditions.
- 2) Assess the severity of the problem and identify the actions needed and time required to solve the problem.
- 3) Inform the utility director or other responsible official of each wholesale water customer and suggest actions, as appropriate to alleviate problems.
- 4) If appropriate, notify city, county, and/or state emergency response officials for assistance.
- 5) Undertake necessary actions, including repairs and/or clean-up as needed.

<u>Requirements for termination.</u> Stage 4 of the Plan may be rescinded when the triggering conditions in Section 7.4 have ceased to exist.

SECTION 8: DROUGHT RESPONSE STAGES FOR LOWER BASIN WATER RIGHTS

GBRA holds multiple Certificate of Adjudications from TCEQ that provide GBRA the rights to divert and use water from the Guadalupe River in multiple locations in Calhoun and Refugio Counties for municipal, industrial, and agricultural purposes (the Lower Basin Water Rights). The drought stages and responses outlined in this section relate to customers with wholesale contracts for water receiving water supplies

diverted under the Lower Basin Water Rights.

8.1 Stage 1 – Mild Water Shortage Conditions

<u>Requirements for Initiation.</u> GBRA will recognize that a Stage 1 condition exists when the combined average daily flow at the USGS Guadalupe River at Victoria Gauging Station #08176500 and the USGS San Antonio River at Goliad Gauging #08188500 drops below 400 cfs.

<u>Drought Stage Response.</u> In order to manage limited water supplies and/or reduce water demand during a Stage 1 condition, GBRA will contact wholesale water customers to discuss water supply and/or demand conditions and request that all customers initiate voluntary measures to reduce non-essential water use and achieve a voluntary 5 percent reduction in comparison to their average monthly usage of contracted water for that time period of the calendar year.

<u>Requirements for termination.</u> Stage 1 of the Plan may be rescinded when the combined average daily flow at the USGS Guadalupe River at Victoria Gauging Station #08176500 and the USGS San Antonio River at Goliad Gauging #08188500 returns to a rate of 400 cfs or greater for a period of 30 consecutive days.

8.2 Stage 2 – Moderate Water Shortage Conditions

<u>Requirements for Initiation.</u> GBRA will recognize that a Stage 2 condition exists when the combined average daily flow at the USGS Guadalupe River at Victoria Gauging Station #08176500 and the USGS San Antonio River at Goliad Gauging #08188500 drops below 250 cfs.

<u>Drought Stage Response.</u> In order to manage limited water supplies and/or reduce water demand during a Stage 2 condition, GBRA will contact wholesale water customers to discuss water supply and/or demand conditions and request that all customers initiate voluntary measures to reduce non-essential water use and achieve a voluntary 10 percent reduction in comparison to their average monthly usage of contracted water for that time period of the calendar year.

<u>Requirements for termination.</u> Stage 2 of the Plan may be rescinded when the combined average daily flow at the USGS Guadalupe River at Victoria Gauging Station #08176500 and the USGS San Antonio River at Goliad Gauging #08188500 returns to a rate of 250 cfs or greater for a period of 30 consecutive days.

8.3 Stage 3 – Severe Water Shortage Conditions

<u>Requirements for Initiation.</u> GBRA will recognize that a Stage 3 condition exists when the combined average daily flow at the USGS Guadalupe River at Victoria Gauging Station #08176500 and the USGS San Antonio River at Goliad Gauging #08188500 drops below 150 cfs.

<u>Drought Stage Response.</u> In order to manage limited water supplies and/or reduce water demand during a Stage 3 condition, GBRA is authorized to implement the following measures:

- 1) Initiate allocation of water supplies on a pro-rata basis in accordance with Texas Water Code Section 11.039 and Section 10 of this DCP. The curtailment percentage in effect for Stage 3 will be 15 percent.
- 2) Suspend water deliveries to agricultural users with contracts for interruptible water.

<u>Requirements for termination.</u> Stage 3 of the Plan may be rescinded when the combined average daily flow at the USGS Guadalupe River at Victoria Gauging Station #08176500 and the USGS San Antonio River

at Goliad Gauging #08188500 returns to a rate of 150 cfs or greater for a period of 30 consecutive days.

8.4 Stage 4 – Emergency Water Shortage Conditions

<u>Requirements for initiation.</u> GBRA will recognize that Stage 4 Emergency conditions exist when any of the following conditions exist. Stage 4 Emergency conditions may occur at any time and are not dependent on being preceded by any other drought stage.

- Mechanical or system failures occur, which cause unprecedented loss of capability to provide water service.
- 2) Natural or man-made contamination of the water supply source(s) occurs.
- 3) GBRA determines water levels are reduced to a condition that could lead to a loss of service within 180 days or less.

<u>Drought Stage Response.</u> In order to manage limited water supplies and/or reduce water demand during a Stage 4 Emergency condition, GBRA will implement the following measures:

- Initiate allocation of water supplies on a pro-rata basis in accordance with Texas Water Code Section 11.039 and Section 10 of this Plan. The GBRA General Manager/CEO, or his/her designee will make a recommendation on pro-rata curtailment levels necessary to address the situation, and the GBRA Board of Directors will establish the curtailment percentage in effect for Stage 4 Emergency Conditions.
- 2) Assess the severity of the problem and identify the actions needed and time required to solve the problem.
- 3) Inform the utility director or other responsible official of each wholesale water customer and suggest actions, as appropriate to alleviate problems.
- 4) If appropriate, notify city, county, and/or state emergency response officials for assistance.
- 5) Undertake necessary actions, including repairs and/or clean-up as needed.

<u>Requirements for termination.</u> Stage 4 of the Plan may be rescinded when the triggering conditions in Section 8.4 have ceased to exist.

SECTION 9: ADDITIONAL SUPPLY AND DEMAND MANAGEMENT MEASURES

In order to reduce water demand during drought conditions, GBRA will implement the following demand management measure any time a Drought Response Stage identified in Sections 6, 7, and 8 requiring prorata allocations of water are in effect:

1) Any customer utilizing wholesale water supplies from GBRA for municipal purposes shall limit landscape watering with an irrigation system or sprinkler to once a week or less frequently. This will be a requirement of the Curtailment Plan outlined in Section 10.2.

In order to manage limited water supplies during drought conditions, GBRA may implement one or more of the following supply management measures during any Drought Response Stage identified in Sections

6, 7, and 8.

- Encourage wholesale water customers to utilize alternative water sources including, but not limited
 to, other surface water or groundwater sources available to the customer, interconnections with
 another water system, and/or use of reclaimed water for non-potable purposes.
- 2) Contact the United States Geological Survey (USGS) to calibrate and review the operation of all critical stream gauges.
- 3) Coordinate review of water use in the Guadalupe-San Antonio River Basin with the Watermaster. In times of shortage of supply caused by drought or emergency, the Watermaster will determine when water rights holders must reduce or stop diversions.
- 4) Implement any available water delivery procedures to improve efficiency of the delivery of water.

SECTION 10: PRO-RATA CURTAILMENT

The purpose of this section is to define the process and requirements under which GBRA will make water available to wholesale water customers during pro-rata curtailment in accordance with Texas Water Code §11.039.

10.1 General Procedures

The following steps outline the process for preparing for and implementing pro-rata curtailment of wholesale customers:

- 1) When projections indicate that any drought response stage triggering pro-rata curtailment is anticipated to occur within 90 days or less, GBRA will provide each affected customer a written notice requesting the customer develop a Curtailment Plan that meets the requirements of Section 10.2 of this DCP.
- 2) The customer develops a Curtailment Plan, including monthly patterns of use and the measures to achieve the necessary reduction, and provides it to GBRA for review and approval within 30 days of GBRA's notice requesting the Curtailment Plan.
- 3) When the triggering criteria for any drought response stage including pro-rata curtailment is met, GBRA will provide each affected customer a notice directing customers to implement their Curtailment Plans.
- 4) GBRA staff will follow the Monitoring and Reporting procedures outlined in Section 10.2 to evaluate how each affected customer's actual water use compares to the Customer's Curtailment Plan and determine if any of the enforcement provisions outlined in Section 11.0 are warranted.

10.2 Curtailment Plan

The Curtailment Plan is developed by the customer which outlines the measures a customer will employ to achieve a reduction in actual water use that is less than or equal to their Annual Allotment. The Annual Allotment will be provided to the customer by GBRA and will be based upon the customer's <u>Contracted Annual Commitment(s)</u> of water from GBRA less the curtailment percentage in effect. The Curtailment Plan must include the following items, at a minimum:

- a) Identify the Customer's Drought Coordinator and the coordinator's contact information (phone, email, and mailing address), as well as the contact information for any other person to whom GBRA shall provide materials and information during the period in which a pro-rata curtailment is in effect.
- b) Include a Monthly Distribution of the Annual Allotment identifying the monthly water use targets the customer expects to achieve for the Allotment Year beginning on the first full month the relevant drought stage is anticipated to be triggered.
- c) Identify the specific measures which will be implemented by the customer to achieve the curtailment percentage in effect.

GBRA will not accept a Curtailment Plan that does not include a reasonable Monthly Distribution of the Customer's Annual Allotment, with such reasonableness to be solely determined by GBRA. In determining reasonableness, GBRA will consider the customer's monthly water use from previous years, a typical distribution based on the customer's purpose of use, other sources of supply available to the customer, and any other relevant information.

A Curtailment Plan for a customer utilizing wholesale water supplies from GBRA for municipal purposes shall include, at a minimum, provisions for landscape watering with an irrigation system or sprinkler to be limited to once per week or less frequent.

In the event that a customer has not submitted a plan or GBRA has not accepted a Curtailment Plan for a customer prior to initiation of a pro-rata curtailment, the Customer's Monthly Distribution shall be 1/12 of the Annual Allotment per month.

10.3 Review and Acceptance of Curtailment Plan

Within 15 days of receipt of the Customer's Curtailment Plan, GBRA will review the plan and notify the customer of acceptance or of any deficiencies in the plan.

If the Customer's Curtailment Plan is not accepted, the customer shall have 15 days from receipt of GBRA's notice of deficiency to remedy the elements of the Customer's Curtailment Plan that are not acceptable.

10.4 Curtailment Year

If pro-rata curtailment commences after the beginning of a calendar year, the curtailment shall apply over a 12 month "Curtailment Year" beginning on the first full month the curtailment is in effect. If the pro-rata curtailment is rescinded prior to the end of the Curtailment Year, a customer shall be responsible for meeting the Annual Allotment as pro-rated for the applicable portion of the Curtailment Year. In the event the curtailment percentage changes during the Curtailment Year, the Customer's Annual Allotment will be determined based upon the months in which each curtailment percentage was in effect.

10.5 Monitoring and Reporting During Pro-Rata Curtailment

GBRA staff will monitor customer's use of water on a monthly basis and will send information to the Drought Coordinator each month including:

1) The customer's actual use;

- 2) The Monthly Distribution amounts (based on the curtailment percentage in effect at the time) that will be used for purposes of tracking applicable water use exceedances and/or credits;
- 3) The accrued total of exceedances or credits for purposes of tracking how customer's actual water use compares to its Curtailment Plan. The accrued total of exceedances or credits shall be tracked as follows:
 - a) Exceedances and credits will be tracked by comparing a customer's actual monthly water use against the Monthly Distribution over the course of the Curtailment Year.
 - b) In the event the customer's actual water use within a month is less than the Monthly Distribution, a credit will be recorded for that month in units of acre-feet. The credit can be carried forward into subsequent months within the same Curtailment Year, but cannot be used in a subsequent Curtailment Year.
 - c) Within a Curtailment Year, if there is a month in which the amount diverted exceeds the Monthly Distribution, an available credit from a prior month can be applied to reduce the exceedance for that month.
 - d) In the event the amount used in a month is greater than the Monthly Distribution in a Customer's Curtailment Plan and no credits are available from a prior month, an exceedance will be accrued.
 - e) Accrued exceedances can be offset by credits in subsequent months within the Curtailment Year.
 - f) Credits and exceedances will be pro-rated for a month in which pro-rata curtailment is ceased.

While exceedances are determined and tracked on a monthly basis, any applicable surcharges defined in Section 11.0 would only be assessed based on exceedances remaining at the end of the Curtailment Year, or at such time that pro-rata curtailment is rescinded.

SECTION 11: ENFORCEMENT

GBRA will monitor a customer's compliance with its Curtailment Plan and may take enforcement action as necessary in the event the customer is noncompliant. GBRA's enforcement actions may include:

- 1) Water Rate Surcharges. For water used in amounts exceeding Customer's Annual Allotment or portion thereof, the following rates apply:
 - a) For actual water use in an amount up to 5 percent greater than the Annual Allotment or portion thereof, the rate assessed shall be equal to 2 times the then-current raw water rate(s) for the applicable GBRA system.
 - b) For actual water use in an amount from 5.01 to 10 percent greater than the Annual Allotment or portion thereof, the rate assessed shall be equal to 4 times the then-current raw water rate(s) for the applicable GBRA system.
 - c) For actual water use in an amount more than 10 percent greater than the Annual Allotment or portion thereof, the rate assessed shall be equal to 6 times the then-current raw water rate(s) for the applicable GBRA system; however, if a customer has exceeded its Annual Allotment by greater

than 10 percent in a prior Curtailment Year, the rate shall be ten times the then-current raw water rate(s) for the applicable GBRA system.

- 2) Reductions in Water Deliveries. GBRA may make operational changes in water delivery systems to physically restrict the rate or quantity of water delivered to a customer in an amount that is consistent with the Monthly Distribution. These operational changes may include, but are not limited to, reductions in releases from reservoirs, reductions in production at water treatment plants, manipulation of control valves to restrict water deliveries, reduction in pumping rates, installation of pressure reducing valves or other regulating devices, and any other feasible measures.
- 3) Discontinuation of Delivery. Notwithstanding any surcharges applicable to water use in amounts greater than the Annual Allotment, and or reductions in water deliveries, GBRA reserves the right to discontinue delivery of water in amounts that would exceed Customer's Annual Allotment.

Monitoring and enforcement of water-use restrictions at the end-user level will be the customers' responsibility. GBRA wholesale water contracts entered into or renewed after adoption of the plan, including contract extensions, that in case of a shortage of water resulting from drought, the water to be distributed shall be divided in accordance with Texas Water Code, §11.039.

SECTION 12: VARIANCES

The GBRA General Manager/CEO or his/her designee may grant a temporary variance to the pro-rata water allocation policies of this DCP if it is determined that one or more of the following conditions are met:

- 1) Failure to grant a variance would cause an emergency condition adversely affecting the public health, welfare, safety, or power generation.
- 2) It is not technically feasible for the customer to continue <u>any</u> operations at the reduced rate required by their Annual Allotment.
- 3) Alternative methods can be implemented which will achieve the same level of reduction in water use.

Persons requesting a temporary variance from the provisions of this Plan shall file a petition for variance with the GBRA General Manager/CEO or his/her designee within 10 days after pro-rata allocation has been invoked. All petitions for variances shall be reviewed by the General Manager/CEO or his/her designee, and shall include the following:

- 1) Name and address of the customer seeking the variance.
- 2) Detailed statement with supporting data and information as to how the pro-rata allocation of water under the policies and procedures established in the Plan adversely affects the customer or what damage or harm will occur to the customer by complying with the provisions of this Plan.
- 3) Demonstration of threat to public health, safety and welfare addressed by the variance cannot be eliminated through any action of the customer.
- 4) Description of the relief requested.

- 5) Period of time for which the variance is sought.
- 6) Alternative measures the petitioner is taking or proposes to take to meet the intent of this Plan and the compliance date.
- 7) Other pertinent information.

Variances granted by GBRA shall be subject to the following conditions:

- Variances granted shall include a timetable for compliance unless the customer has demonstrated the threat to public health, safety, and welfare addressed by the Variance cannot be eliminated through any action of the customer.
- 2) Variances granted shall expire when pro-rata curtailments are no longer in effect, unless the customer has failed to meet specified requirements.
- 3) No variance shall be retroactive or otherwise justify any violation of this Plan occurring prior to receipt of the request for Variance.

SECTION 13: SEVERABILITY

It is hereby declared to be the intention of GBRA's Board of Directors that the sections, paragraphs, sentences, clauses, and phrases of the DCP are severable and, if any phrase, clause, sentence, paragraph, or section of the DCP shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of the DCP, since the same would not have been enacted by GBRA's Board of Directors without the incorporation into this Plan of any such unconstitutional phrase, clause, sentence, paragraph, or section.

ACTION ITEM

13. Consideration of and possible action authorizing a resolution of the Board of Directors of the Guadalupe-Blanco River Authority approving amendments to GBRA's Water Conservation Plan for Wholesale Customers. **(Charlie Hickman)**

Attachment



Guadalupe-Blanco River Authority

Board Meeting – May 15, 2024 Agenda Item 13 Action

Action Requested: Consideration of and possible action authorizing a resolution of the Board of Directors of the Guadalupe-Blanco River Authority approving amendments to GBRA's Water Conservation Plan for Wholesale Customers.

Staff: Charlie Hickman, Executive Manager of Engineering

Background: As a wholesale water supplier, GBRA is required to adopt a Water Conservation Plan in conformance with the rules governing Water Conservation Plans for Wholesale Water Providers. These rules are set forth by the Texas Administrative Code, Title 30, Chapter 288, Subchapter A, Rule 288.5. The purpose of the GBRA's water conservation program is to increase water use efficiency and reduce water waste. GBRA's water conservation program is predicated on the fact that the implementation of conservation measures must occur largely at the local level and is focused on encouraging and supporting initiatives by wholesale customers.

Item: Consideration of and possible action authorizing a resolution of the Board of Directors of the Guadalupe River Authority approving amendments to GBRA's Water Conservation Plan for Wholesale Customers.

GUADALUPE-BLANCO RIVER AUTHORITY RESOLUTION APPROVING AMENDMENTS TO GBRA'S WATER CONSERVATION PLAN FOR WHOLESALE CUSTOMERS

BE IT RESOLVED, that the Board of Directors of the Guadalupe-Blanco River Authority does hereby approve amendments to GBRA's Water Conservation Plan for Wholesale Customers (Water Conservation Plan) and directs the General Manager to submit a copy of the Water Conservation Plan, as amended, to the Texas Commission on Environmental Quality, and to administer and enforce the Water Conservation Plan as approved and amended.

Adopted this the 15 th day of May, 2024.	Attest:
Dennis L. Patillo	Stephen B. Ehrig, Secretary-Treasurer
Chair of the Board of Directors	Board of Directors
Guadalupe-Blanco River Authority	Guadalupe-Blanco River Authority



Water Conservation Plan for Wholesale Customers

GBRA approved this version of the Water Conservation Plan for Wholesale Customers on May 15,2024

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Appendices

Appendix A - map of GBRA statutory district

Appendix B - Resolution of the GBRA Board of Directors (May 15, 2024)

Appendix C - TCEQ Form 20162 – Utility Profile

SECTION 1: INTRODUCTION AND INTENT

1.1 Introduction

As a wholesale water supplier, GBRA is required to adopt a Water Conservation Plan as required under Section 11.1271, Texas Water Code, and associated administrative rules of the Texas Commission on Environmental Quality (Title 30, Texas Administrative Code, Chapter 288). These rules are set forth by the Texas Administrative Code, Title 30, Chapter 288, Subchapter A, Rule 288.5.

1.2 Intent

The purpose of the GBRA's water conservation program is to increase water use efficiency and reduce water waste. Achievement of significant water conservation savings can only occur if each retail water utility sets and aggressively implements its own water conservation programs. GBRA's water conservation program is predicated on the fact that the implementation of conservation measures must occur largely at the local level and is focused on encouraging and supporting initiatives by wholesale customers.

SECTION 2: REGULATORY REQUIREMENTS

2.1 Description of GBRA's Service Area

Established by the Texas Legislature, GBRA was first created in 1933 under Section 59, Article 16 of the Constitution of Texas as a water conservation and reclamation district called the Guadalupe River Authority. In 1935, it was reauthorized by an act of the Texas Legislature as the Guadalupe-Blanco River Authority.

GBRA provides stewardship for the water resources in its ten-county statutory district, which begins near the headwaters of the Guadalupe and Blanco Rivers, ends at San Antonio Bay, and includes Kendall, Comal, Hays, Caldwell, Guadalupe, Gonzales, DeWitt, Victoria, Calhoun and Refugio counties, encompassing approximately 7,900 square miles. A map of GBRA's statutory district is provided in Appendix A.

2.2 Water Supply System

GBRA supplies wholesale water to customers in its' service area through existing Water Right Permits and Certificates of Adjudication (water rights) issued by the Texas Commission on Environmental Quality (TCEQ) authorizing the storage of firm water supply in Canyon Reservoir and run-of-river diversions at multiple locations in the Guadalupe River Basin. GBRA also has contracts to deliver treated, wholesale water supplies available through existing groundwater permits issued by the Gonzales County Underground Water Conservation District that allow for water to be produced from the Carrizo Aquifer.

GBRA utilizes multiple methods to deliver contracted water supplies to its wholesale customers. GBRA has operational control over the releases from Canyon Lake and the ability to use the bed and banks of the Guadalupe River to convey stored water to wholesale customers downstream. In some cases, the customer owns the diversion infrastructure and has operational control of diversions directly from Canyon Lake or the Guadalupe River. In other cases, GBRA owns the diversion infrastructure and has operational control of transmission pipelines that deliver raw or treated water to wholesale customers. When operational, the treated groundwater supplies from the Carrizo Aquifer are to be pumped and delivered to wholesale customers using wells and transmission pipelines under the operational control of GBRA.

2.3 Reservoir System Operations Plan

GBRA's surface water supply system includes a single storage reservoir at Canyon Lake, so a plan for coordinated operation of reservoirs is not applicable to the Guadalupe River system. To the maximum extent possible within regulatory and physical constraints, GBRA seeks to optimize water supply from Canyon Lake and run-of-the-river supplies through coordinated system operation.

2.4 Specification of Conservation Goals

The target goals for municipal use in the GBRA service area specified in the Plan are based on the 2021 South Central Texas Regional Water Plan (Region L Plan) population and demand projections. These municipal demand projections assume that the water conservation goals in the Region L plan have been met for all municipal users. The municipal water conservation goals established in the Region L Plan are, as follows:

- For municipal water user groups (WUGs) with water use of 140 gallons per capita per day (gpcd) and greater, reduction of per capita water use by 1 percent per year until the level of 140 gpcd is reached, after which, the rate of reduction of per capita water use is one-fourth percent (0.25 percent) per year.
- For municipal WUGs having water use of less than 140 gpcd, reduction of per capita water use by one-fourth percent (0.25 percent) per year.

GBRA's municipal customers are required to set goals at the retail level in gallons per capita per day (gpcd) and goals for a maximum acceptable level of unaccounted-for water as part of their local water conservation planning. Municipal customers of GBRA's wholesale water operations will be encouraged to adopt water conservation goals consistent with the goals established in the Region L Plan.

Goals for industrial water conservation are dependent upon individual manufacturing processes. These goals will be determined on a case-by-case basis, and their implementation will be specified in individual water sale contracts.

GBRA's irrigation water customers typically do not have contracts for stored water, so they do not have a dependable water supply during times of drought. In its Calhoun Canal System, GBRA signs annual contracts with irrigation customers for water delivered under GBRA's run of river permits that are interruptible if drought conditions develop during the term of the contract. As a best practice, irrigation contracts for interruptible water are evaluated on an annual basis and may not be available on years where drought conditions are anticipated to limit available supplies. GBRA implements measures to improve irrigation efficiency by re-sectioning canals, rebuilding levees, and removing vegetation. GBRA will also investigate the possibility of abandoning lateral canals that are seldom used.

2.5 Practices to Measure and Account for Diversions

GBRA's wholesale customers are required to provide and maintain a meter at the point of delivery where wholesale water supplies are received to properly measure the quantity of water delivered. The customer is required to calibrate the metering equipment annually, and any meter registering more than 5% above or below the test results shall be deemed to be inaccurate and will be required to be adjusted, repaired, or replaced with a like device having the required accuracy.

2.6 Monitoring and Record Management Program

GBRA maintains records of all water transactions as well as daily reading of Canyon Reservoir storage capacity, inflow and releases and provides water use data to the TCEQ South Texas Watermaster Program on a monthly basis, or more frequently as necessary. The U.S. Geological Survey operates numerous stream gaging stations throughout the basin which provide information on reservoirs and stream flows, including releases from the Canyon Reservoir.

2.7 Metering and Leak Detection and Repair

GBRA' treated and raw water systems include master metering to measure water entering and exiting treatment facilities and transmission systems used to transport treated water prior to delivery to the wholesale customers. These systems allow GBRA to monitor for water losses, and any reported leaks will be repaired in a timely manner.

Wholesale water customers are encouraged to meter all retail water uses and provide master metering at key locations in their system to be able to effectively evaluate water losses. The customers will manage their ongoing leak detection, location and repair programs. Customers are encouraged to minimize water losses by implementing programs for leak detection evaluation and calibration of metered water use data, asset management programs for maintaining their water and wastewater systems, and performing other routine leak detection and surveillance programs.

2.8 Conservation Requirements in GBRA Contracts

GBRA includes a requirement in every water supply contract entered into or renewed after official adoption of the water conservation plan, and including any contract extension, that each successive wholesale customer develop and implement a water conservation plan or water conservation measures using the elements of TCEQ rules and GBRA's Water Conservation Plan and Drought Contingency Plan applicable to the customer. If the customer intends to resell the water, then the contract between the initial supplier and customer must provide that the contract for the resale of the water must have water conservation requirements so that each successive customer in the resale of the water will be required to implement water conservation measures.

2.9 Coordination with Regional Water Plan

The water service area of GBRA is located within the South Central Texas Regional Water Planning Group, Region L. GBRA provided a copy of this Water Conservation Plan to the South Central Texas Regional Water Planning group for coordination to ensure consistency with the approved regional water plan.

2.10 Means for Implementation and Enforcement

By resolution dated May 15, 2024,, the GBRA Board of Directors adopted the Wholesale Water Conservation Plan for Wholesale Water Customers. The General Manager/CEO or his/her designee is authorized and directed to implement the applicable provisions of this plan. The General Manager/CEO or his/her designee will act as the administrator of the plan, oversee the execution and implementation of the plan, and will be responsible for keeping adequate records for program verification. A copy of the Board Resolution adopting the Plan has been provided in Appendix B.

2.11 Review and Update of Water Conservation Plan

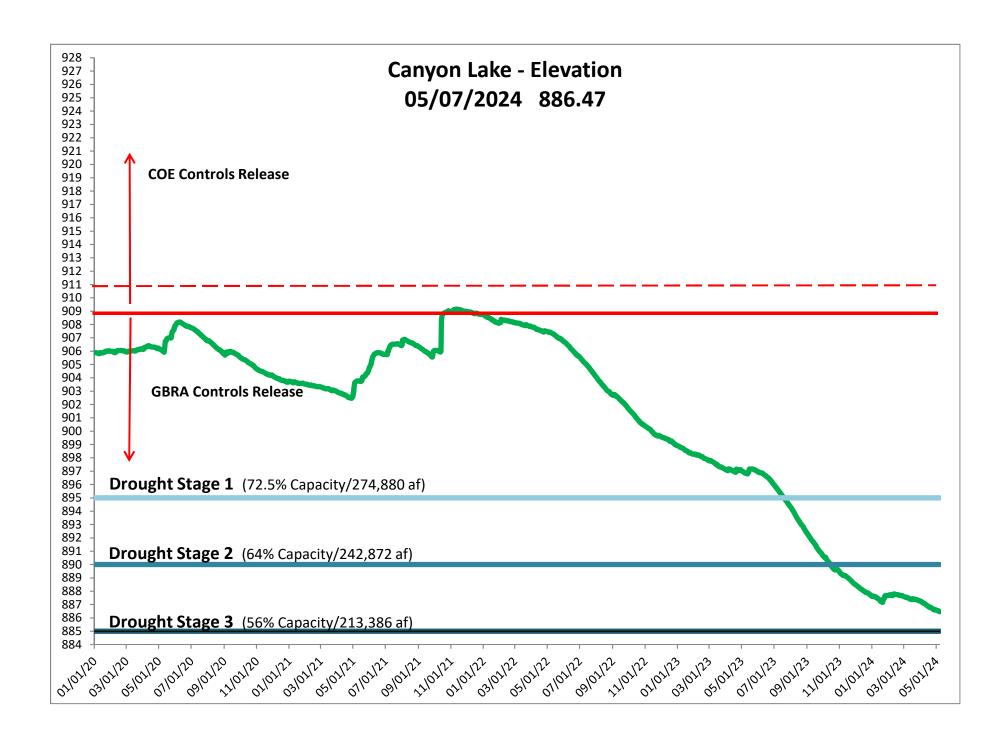
GBRA will review and update this Water Conservation Plan, as appropriate, based on an assessment of previous five-year and ten-year targets and any other new or updated information to coincide with the development of the South Central Texas Regional Water Plan (Region L). Any future amendments or updates to the Water Conservation Plan will be done in open meetings of the GBRA Board of Directors.

SECTION 3: WATER CONSERVATION PLAN DATA

The required Water Conservation Plan data is provided with this Water Conservation Plan by including the required TCEQ Form 20162 — Utility Profile in Appendix C. This form and its attachments contain information on population data, customer data, water use data, water supply system data, and wastewater system data for GBRA's wholesale service area.

DISCUSSION ITEM

14. Discussion regarding Base Flow Report, Water Quality Index, long-term weather pattern, and condition of the Guadalupe Basin. **(Charlie Hickman) Attachment**



SUMMARY OF WATERSHED CONDITIONS IN THE GUADALUPE RIVER BASIN TUESDAY, MAY 7, 2024

This page is updated once a day with data obtained from USGS.



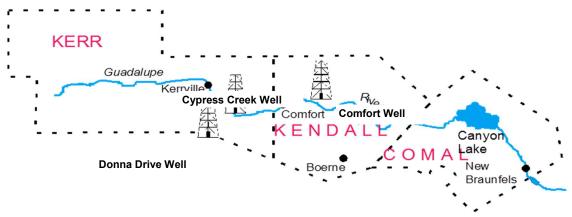
	Flow (cfs)	% of Daily Median
. Guadalupe River @ Comfort	31	24%
Canyon Reservoir		
flow	15	8%
elease	56	27%
ll Res. Elev msl (Conservation pool)	909	
eservoir Elev. Today - msl	886,48	
apacity (Conservation pool)	59%	
Blanco River @ Wimberley	9	12%
Comal Springs	153	50%
an Marcos Springs	115	67%
Guadalupe River @ Gonzales	556	64%
Guadalupe River @ Victoria	511	4196
San Antonio River @ Goliad	242	56%
Guadalupe River @ Tivoli	763	5496
& Estuary Inflow	682	



GUADALUPE RIVER BASIN INFORMATION



May 7, 2024



Donna Drive Well (Read April 2024)

Surface Elev. 1755' msl Current Elev. 1386.49' msl Historical High 1495' msl Historical Low 1356.8' msl

Cypress Creek Well (Read April 2024)

Surface Elev. 1562' msl Current Elev. 1412.03' msl Historical High 1513' msl Historical Low 1292.5' msl

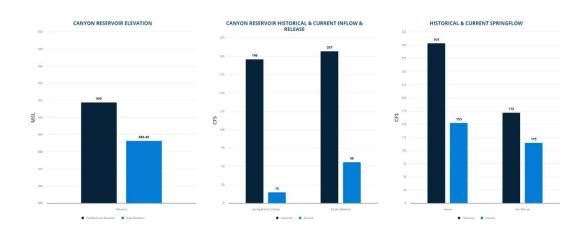
Comfort Well (Read Daily)**

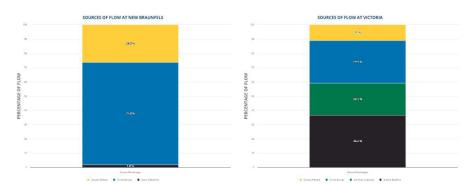
Surface Elev. 1407' msl Current Elev. 1231.87' msl Historical High 1326.75' msl Historical Low 1227.59' msl

*Provided by Headwaters Groundwater Conservation District

**Provided by TWDB

WATERSHED CHARTS





ITEMS FOR EXECUTIVE SESSION

- 15. 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