



Board of Directors Meeting

July 17, 2024

GUADALUPE-BLANCO RIVER AUTHORITY

July 17, 2024 Meeting Schedule

Board of Directors Meeting

Wednesday, July 17, 2024

10:00 a.m.

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

Retirement and Benefit Committee Meeting

Wednesday, July 17, 2024

12:15 p.m.

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

NOTICE OF MEETING GUADALUPE-BLANCO RIVER AUTHORITY BOARD OF DIRECTORS

In accordance with the provisions of the Texas Open Meetings Act, Chapter 551, Texas Government Code, the Guadalupe-Blanco River Authority (GBRA), whose principal office is in the City of New Braunfels, Comal County, Texas, hereby gives notice of a meeting of its **BOARD OF DIRECTORS** to be held at the **Guadalupe-Blanco River Authority, Annex Building, 905 Nolan, Seguin, Guadalupe County, Texas, at 10:00 a.m., on Wednesday, July 17, 2024.**

CALL TO ORDER

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

PUBLIC COMMENTS

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

CONSENT ITEMS

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

Attachment

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

Attachment

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

Attachment

5. Consideration of and possible action approving Directors' expense vouchers for June 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 approving an amendment to GBRA's Board Policy 303 - Procurement. **(Randy Staats)**

Attachment

8. Consideration of and possible action approving an amendment to GBRA's Board Policy 411 – Capital Assets. **(Randy Staats)**

Attachment

9. 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, electric easements, access easements, 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 NR-01AE – Alan Wayne Balser and Pamela Guffey Balser, being:

Tract 1: a 2.373 acre (103,367 square foot) access easement out of the Byrd Lockhart Survey No. 8, Abstract No. 17, and 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 2.373 acres (103,367 square foot) access easement being more particularly described by metes and bounds and survey as follows in Exhibit "A"-1 attached hereto;

Tract 2: a 2.376 acre (103,485 square foot) electric easement out of the Byrd Lockhart Survey No. 8, Abstract No. 17, and 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 2.376 acre (103,485 square foot) electric easement being more particularly described by metes and bounds and survey as follows in Exhibit "A"-2 attached hereto;

Tract 3: a 2.420 acre (105,411 square foot) waterline easement out of the Byrd Lockhart Survey No. 8, Abstract No. 17, and 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, also being a portion of that tract described as 17.296 acres conveyed to Alan Balser and Pam Balser by Warranty Deed with Vendor's Lien dated December 1, 2018, as recorded in Document No. 2018-006381, Official Public Records, Caldwell County, Texas; said 2.420 acre (105,411 square foot) waterline easement being more particularly described by metes and bounds and survey as follows in Exhibit "A"-3 attached hereto;

Parcel NR-03 – Charles D. Spillmann, being a 0.2221 acre (9,674 square foot) permanent easement, and a 0.13 acre (5,663 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 100.0 acres, save & except 1.25 acres, conveyed to Charles D. Spillmann and Jane Spillmann by Special Warranty Deed dated April 21, 1981, as recorded in Volume 425, Page 477, Deed Records, Caldwell County, Texas; said 0.2221 acre (9,674 square foot) permanent easement, and 0.13 acre (5,663 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "B" attached hereto;

Parcel NR-04 – Spillmann Farms LLC, a Texas limited liability company, being a 3.244 acre (141,305 square foot) permanent easement, and a 2.20 acre (95,832 square foot) temporary construction easement, out of the Cornelius Crenshaw Survey, Abstract No. 68, Caldwell County, Texas, being a portion of Lot 2, Block 1, Spillmann Subdivision,

a Subdivision of Record in Cabinet C, Slide 108, Plat Records, Caldwell County, Texas, said Lot 2 Conveyed to Spillmann Farms LLC by Special Warranty Deed dated April 1, 2023, as recorded in Document 2023-002274, Official Public Records, Caldwell County, Texas; said 3.244 acre (141,305 square foot) permanent easement, and 2.20 acre (95,832 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit “C” attached hereto; and

Parcel NR-13 – Judy Rowe Koehl, Individually and as Trustee of the Testamentary Trusts as created in the Will for the Estate of Michael F. Koehl, deceased under Probate Cause No. 9518PR, County Court, Walker County, Texas, being a 0.6211 acre (27,054 square foot) permanent easement, and a 0.41 acre (17,860 square foot) temporary construction easement, out of the Cornelius Crenshaw Survey, Abstract No. 68, Caldwell County, Texas, being a portion that tract described as 20.69 acres conveyed to Judy Rowe Koehl by Special Warranty Deed dated July 15, 2019, as recorded in Document No. 2019-003661, Official Public Records, Caldwell County, Texas; said 0.6211 acre (27,054 square foot) permanent easement, and a 0.41 acre (17,860 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit “D” attached hereto.

(Courtney Kerr-Moore)
Attachment

10. Consideration of and possible action finding that the real property identified in Exhibits A and B located in Comal County owned by GBRA are surplus and are not needed and authorizing the General Manager/CEO to execute any and all transfer documents related thereto. **(Courtney Kerr-Moore)**
Attachment

11. Consideration of and possible action to approve a change order with Sundt Construction for the Lake McQueeney and Lake Placid Spillgate Replacement and Dam Armoring Project in the amount of \$1,258,999.22 for the purchase and installation of new gantry cranes for both project sites and stop logs for the Lake McQueeney dam. (Change Order #12). **(Peter Newell)**
Attachment

12. Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute an agreement with the Guadalupe-Blanco River Trust (GBRT) to be consistent with GBRA Board Policy. **(Darrell Nichols, Joe Cole)**

DISCUSSION ITEMS

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

ITEMS FOR EXECUTIVE SESSION

14. 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 June 20, 2024 Board Meeting.

Attachment

GUADALUPE-BLANCO RIVER AUTHORITY

Minutes of the Board of Directors

June 20, 2024

The Board of Directors of the Guadalupe-Blanco River Authority met in a regular meeting on June 20, 2024, at the GBRA Annex Building Board Room, 905 Nolan, Seguin, Guadalupe County, Texas. Directors present were Dennis Patillo, Sheila Old, Stephen B. Ehrig, Emanuel Valdez, William Carbonara, John Cyrier, and Robert Blaschke. Director Meador and Director Cohoon were 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; 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 Carbonara led the Pledges of Allegiance to the United States flag and the Texas flag.

The Chairman then called for **Public Comments from the public**. Chairman Patillo called upon Ray McFarland, who made comments related to recent developments affecting the floodway,

as well as the implementation of WCID-instituted taxes related to dam construction and related improvements.

The Chairman called for **Consent Item 2 - Consideration of and possible action approving the minutes of the May 15, 2024 Board Meeting; Consent Item 3 - Consideration of and possible action approving the monthly financial report for May 2024; Consent Item 4 - Consideration of and possible action approving the monthly operations report for May 2024; and Consent Item 5 - Consideration of and possible action approving Directors' expense vouchers for May 2024.** Upon Motion by Director Cyrier, seconded by Director Old, 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, and stewardship.** Amanda Buchanan, Safety Manager, reported there were no lost time incidents and two minor incidents reported. During May, staff training focused on respiratory protection. Ms. Buchanan briefed the Board on upcoming occupational health tests. Cybersecurity annual awareness training was provided to all GBRA staff. GBRA's consultant has

completed edits to the final draft Hazard Mitigation Action Plan (HMAP), which was provided to the Executive management team for final review. A site visitor safety checklist for all GBRA plant locations is currently in review. Safety is also creating a generic contractor safety review checklist in conjunction with the site visitor checklist. June is National Safety Month, and one of the month's weekly focus points is CPR and AED awareness. Next, Charles Hickman, Executive Manager of Engineering, provided an engineering department update beginning with the raw water project of the Carrizo Groundwater Supply Program. The first phase of the project is nearing completion, with testing of six of the seven wells having been completed, indicating the wells may soon be ready for production. There has been substantial completion of the transmission pipelines in Segments A and B. Segments C and D will be complete in the next few weeks. All of the major process units have been installed at the water treatment plant and are currently in the testing phase. The McQueeney Dam and Armoring project continues to move forward following demolition of the existing gate one, and the majority of the new concrete work has now been completed on the gate. The sheet pile cofferdam is in place for gate one, and the bulkhead concrete pour has been completed. The next phase of the Lake Placid Dam and Armoring project is underway following completion of the excavation of the existing rubble and pouring of structural concrete. The armoring embankment is 25% complete at the Lake McQueeney Dam and 75% complete at the Lake Placid Dam. Since funding was secured in advance, gate and equipment packages were pre-procured, and the two hydraulic power units have been tested and will be delivered to the site this month. The contractor is showing project completion of Lake McQueeney Dam in September 2025 and Lake Placid Dam in July 2025. Mr. Hickman also briefed the Board on the WaterSECURE Initiative. WaterSECURE is evaluating multiple options to transport water from the Lower Basin to the Mid-Basin, and then out to customer entities. Next, Mr. Hickman provided a construction status update for the Sunfield Wastewater Treatment Plant, with substantial

completion anticipated in early July 2024. Darrell Nichols, General Manager/CEO, then provided a briefing to the Board on past, current, and planned future water supply projects in the basin.

The Chairman called for **Action Item 7 - Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a purchase agreement and related documents for the purchase of land and a building in Tivoli, Texas, and authorize the use of financial reserves for the purchase.** David Harris, Executive Manager of Operations, is seeking authorization for the purchase of office and shop space for GBRA employees assigned to Calhoun County canal and diversion system operations. After authorization from the Board in 2023, a commercial lease was executed for a building currently utilized by GBRA staff located in Tivoli, Texas. The lease included an option to purchase the land and building, which GBRA desires to do at this time. The landowner has consented to the sale, and GBRA will be exercising its right to purchase. Mr. Harris is also seeking the authorization to use reserve funds for the purchase. Upon Motion by Director Blaschke, seconded by Director Ehrig, the Board unanimously approved Action Item 7 authorizing the General Manager/CEO to negotiate and execute a purchase agreement and related documents for the purchase of land and a building in Tivoli, Texas, and authorize the use of financial reserves for the purchase.

The Chairman then called for **Action Item 8 - Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute contracts for sludge dewatering, hauling and disposal for Western Canyon Water Treatment Facility.** David Harris, Executive Manager of Operations, is seeking authorization to negotiate and execute a contract to dewater, haul, and dispose of sludge that is generated during the membrane filter backwash process and transferred into sludge holding lagoons for disposal several times a year at the Western Canyon Water Treatment Facility. Upon Motion by Director Old, seconded by

Director Ehrig, the Board unanimously approved Action Item 8 authorizing the General Manager/CEO to negotiate and execute contracts for sludge dewatering, hauling, and disposal for Western Canyon Water Treatment Facility.

The Chairman called for **Action Item 9 - Consideration of and possible action approving a Resolution by the Guadalupe-Blanco River Authority declaring a public necessity for the acquisition of certain 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 GD-01 – SBAM Investment, LLC, being a 0.1237 acre (5,390 square foot) permanent easement, and a 0.09 acre (3,920 square foot) temporary construction easement out of the Elizabeth Brown Survey No. 9, Abstract No. 33, Hays County, Texas, being a portion Lot 88, C.M. Rogers Subdivision, a Subdivision of Record in Volume 142, Page 310, Deed Records, Hays County, Texas, said portion of Lot 88 being described as 0.990 of one acre conveyed to SBAM Investment LLC by General Warranty Deed dated January 22, 2024, as recorded in Document No. 24002422, Official Records, Hays County, Texas; said 0.1237 acre (5,390 square foot) permanent easement and a 0.09 acre (3,920 square foot) temporary construction easement being more particularly

described by metes and bounds and survey as follows in Exhibit “A” attached hereto;

Parcel NR-05 – 92A Partnership, LLC, a Wyoming limited liability company, being a 3.208 acre (139,720 square foot) permanent easement, and a 2.14 acre (93,218 square foot) temporary construction easement out of the Cornelius Crenshaw Survey, Abstract No. 68, Caldwell County, Texas, being a portion that tract described as 92.793 acres conveyed to 92A Partnership, LLC by Special Warranty Deed with Vendor’s Lien dated December 21, 2021, as recorded in Document No. 2021-009427, Official Public Records, Caldwell County, Texas; said 3.208 acre (139,720 square foot) permanent easement and a 2.14 acre (93,218 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit “B” attached hereto;

Parcel NR-08 – Kenneth Niemann, a/k/a Kenneth R. Niemann, a/k/a Kenneth Ray Niemann and Barbara J. Niemann, a/k/a Barbara Jean Niemann, being a 1.401 acre (61,047 square foot) permanent easement, and a 0.94 acre (40,946 square foot) temporary construction easement, out of the Cornelius Crenshaw Survey, Abstract No. 68, Caldwell County, Texas, being a portion that tract described as 27.632 acres conveyed to Kenneth Ray Niemann and Barbara Jean Niemann by Warranty Deed with Vendor’s Lien dated December 30, 1993, as recorded in Volume 104, Page 254, Official Public Records of Real Property, Caldwell County, Texas, and being a portion of that tract described as 175.96 acres to Kenneth Niemann by Deed dated November 22, 1978, as recorded in Volume 401, Page 557, Deed Records, Caldwell County, Texas, and to Barbara J. Niemann (Undivided 50% Interest) by Warranty Deed dated November 7, 2006, as recorded in Volume 510, Page 495, Official Public Records of Real Property, Caldwell County, Texas; said 1.401 acre (61,047 square foot) permanent easement and 0.94 acre (40,946 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit “C” attached hereto;

Parcel NR-09A – EMG Properties, LLC, a Texas limited liability company, being a 0.7361 acre (32,063 square foot) permanent easement, and a 0.49 acre (21,344 square foot) temporary construction easement, out of the Cornelius Crenshaw Survey, Abstract No. 68, Caldwell County, Texas, being a portion that tract described as 115.437 acres (Exhibit “B”) conveyed to EMG Properties, LLC (Second Party) by Partition Deed dated August 17, 2023, as recorded in Document No. 2023-005612, Official Public Records, Caldwell County, Texas; said 0.7361 acres (32,063 square foot) permanent easement and 0.49 acre (21,344 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit “D” attached hereto;

Parcel NR-10 – Derek Emadi and Kelly M. Emadi f/k/a Kelly M. Jurgenson, being a 0.2547 acre (11,093 square foot) permanent easement, and a 0.17 acre (7,405 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 9.9818 acres conveyed to Derek Emadi and Kelly M. Jurgenson by Special Warranty Deed with Vendor’s Lien dated December 16, 2011, as recorded in Document No. 120376, Official Public Records of Real Property, Caldwell County, Texas; said 0.2547 acre (11,093 square foot) permanent easement, and a 0.17 acre (7,405 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit “E” attached hereto;

Parcel NR-11 – Alan Balser and wife, Pam Balser, being a 0.5836 acre (25,421 square foot) permanent easement, and a 0.39 acre (16,998 square foot) temporary construction easement, consisting of two parts, out of the Cornelius Crenshaw Survey, Abstract No. 68, Caldwell County, Texas, being a portion the remainder of that tract described as 35.00 acres (Tract 1) conveyed to Alan Balser and Pam Balser by General Warranty Deed dated July 30, 2009, 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; said 0.5836 acre (25,421 square foot) permanent easement and 0.39 acre (16,998 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit “F” attached hereto;

Parcel NR-14 – Open R. Family Partnership, Ltd. a Texas limited partnership, being a 7.524 acre (327,764 square foot) permanent easement, and a 5.10 acre (222,156 square foot) temporary construction easement consisting of two parts out of the William Morrison Survey, Abstract No. 200, and the William Morrison Survey, Abstract No. 187, Caldwell County, Texas, being a portion those tracts described as 160.8 acres (Ninth Tract – Exhibit “G”), 2.169 acres (Eleventh Tract – Exhibit “H”), the remainder of 153.00 acres (Fourth Tract – Exhibit “E”), 85.5 acres (Second Tract – Exhibit “C”), 15.00 acres (Third Tract – Exhibit “D”), and the remainder of 100.00 acres (First Tract – Exhibit “A”) conveyed to Open R. Family Partnership, Ltd. by Correction Special Warranty Deed executed May 28, 2008, Effective December 31, 2007, as recorded in Volume 536, Page 157, Official Public Records of Real Property, Caldwell County, Texas; said 7.524 acres (327,764 square foot) permanent easement and a 5.10 acre (222,156 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit “G” attached hereto;

Parcel NR-18 – Juan Reyes Yescas and Rosario Yescas, being a 0.3183 acre (13,865 square foot) permanent easement, and 0.21 acre (9,148 square foot) temporary construction easement, out of the Samuel B. Carson Survey, Abstract No. 86, Caldwell County, Texas,, being a portion that tract described as 11.00 acres conveyed to Juan Reyes Yescas and Rosario Yescas by Warranty Deed with Vendor’s Lien dated May 29, 2019, as recorded in Document No. 2019-002816, Official Public Records, Caldwell County, Texas; said 0.3183 acre (13,865 square foot) permanent easement, and 0.21 acre (9,148 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit “H” attached hereto;

Parcel NR-19 – Luis O. Mancía a/k/a Luis Orlando Mancía and Ana D. Ramirez Mancía, being a 0.3182 acre (13,860 square foot) permanent easement, and 0.21 acre (9,148 square foot) temporary construction easement, out of the Samuel B. Carson Survey, Abstract No. 86, Caldwell County, Texas, being a portion that tract described as 11.00 acres conveyed to Luis O. Mancía a/k/a Luis Orlando Mancía and Ana D. Ramirez Mancía by Warranty Deed with Vendor’s Lien dated July 25, 2019, as recorded in Document No. 2019-005385, Official Public Records, Caldwell County, Texas; said 0.3182 acre (13,860 square foot) permanent easement, and 0.21 acre (9,148 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit “T” attached hereto;

Parcel NR-22 – Victor Salaz and Maria D. Martinez De Salas, being a 1.289 acre (56,145 square foot) permanent easement, and 0.87 acre (37,897 square foot) temporary construction easement, out of the Samuel B. Carson Survey, Abstract No. 86, Caldwell County, Texas, being a portion that tract described as 118.51 acres conveyed to Victor Salaz and Maria D. Martinez De Salas by General Warranty Deed with Vendor's Lien dated May 19, 2016, as recorded in Document No. 2016-002547, Official Public Records, Caldwell County, Texas; said 1.289 acre (56,145 square foot) permanent easement, and 0.87 acre (37,897 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "J" attached hereto;

Parcel NR-25 – Schmidt Cattle, LP, a Texas limited partnership, being a 4.238 acre (184,601 square foot) permanent easement, and 2.83 acre (123,275 square foot) temporary construction easement, out of the Prosper Hope Survey, Abstract No. 135, and the Samuel B. Carson Survey, Abstract No. 86, Caldwell County, Texas, being a portion of Lots 113, 132 and 134, C.M. Rogers Subdivision, a Subdivision of Record in Cabinet A, Slide 98, Plat Records, Caldwell County, Texas, being described as 219.46 acres conveyed to Schmidt Cattle, L.P. by Special Warranty Deed dated July 16, 2009, as recorded in Volume 577, Page 632, Official Public Records of Real Property, Caldwell County, Texas; said 4.238 acre (184,601 square foot) permanent easement, and 2.83 acre (123,275 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-30 – Gloria Hoppe Matejowsky, being a 4.185 acre (182,291 square foot) permanent easement, and 2.7646 acre (120,426 square foot) temporary construction easement, out of the John V. Morton Survey, Abstract No. 196, and the Elizabeth Brown Survey, Abstract No. 368, Caldwell County, Texas, being a portion of Lots 106 and 108, C.M. Rogers Subdivision, a Subdivision of Record in Cabinet A, Slide 98, Plat Records, Caldwell County, Texas, being the remainder of that tract described as 83 acres (Second Tract) and the remainder of that tract described as 100 acres (First Tract) conveyed to Gloria Hoppe Matejowsky by Deed dated October 26, 1965, as recorded in Volume 311, Page 445, Deed Records, Caldwell County, Texas; said 4.185 acre (182,291 square foot) permanent easement, and 2.7646 acre (120,426 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, Deputy General Counsel, is seeking approval of a Resolution declaring a public necessity for the acquisition of certain water pipeline easements and temporary construction easements 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 Hays and Caldwell County, 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 Ehrig, by a record vote, the Board unanimously approved Action Item 9 approving the proposed Resolution. A copy of the Resolution is attached and made a part of these minutes.

Next, the Chairman called for **Action Item 10 - Consideration of and possible action approving an amendment to the GBRA Fiscal Year 2024 Work Plan and Budget to adopt rates for the Carrizo Groundwater System and Carrizo Water Treatment Plant.** Randy Staats, Executive Manager of Finance/CFO, is seeking approval of an amendment to the GBRA Fiscal Year 2024 Work Plan and Budget to adopt rates for delivery of treated groundwater to New Braunfels Utilities, City of Lockhart, and Goforth Special Utility District. These rates are for fixed and variable costs for treatment and transmission operations and maintenance for the Carrizo WTP. An additional rate is for the costs associated with the operations and maintenance of GBRA's wellfield and other facilities related to this project. Upon Motion by Director Blaschke, seconded by Director Valdez, the Board unanimously approved Action Item 10 approving an amendment to the GBRA Fiscal Year 2024 Work Plan and Budget to adopt rates for the Carrizo Groundwater System and Carrizo Water Treatment Plant.

Next, the Chairman called for **Action Item 11 - Consideration of and possible action authorizing Guadalupe-Blanco River Authority staff to open an investment account for management of proceeds for the Carrizo Groundwater System expansion.** Randy Staats, Executive Manager of Finance/CFO, is seeking authorization to open an investment (TexPool) account to segregate funds from bond proceeds to properly account for tracking of receipt and disbursement of funds for the Carrizo Groundwater Supply Expansion Project. Upon Motion by Director Old, seconded by Director Carbonara, the Board unanimously approved Action Item 11

authorizing Guadalupe-Blanco River Authority staff to open an investment account for management of proceeds for the Carrizo Groundwater System expansion.

Next, the Chairman called for **Action Item 12 - 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 Regional SCADA Tower Project.** Daniel Worley, Project Engineer, is seeking authorization to negotiate and execute a contract for the selection of a contractor with the highest ranked bidder on a Competitive Sealed Proposal process for the Regional SCADA Tower Project. The Regional SCADA Tower Project, located in Guadalupe County, will increase communications reliability and operational readiness for the original Carrizo Groundwater Supply Project. Upon Motion by Director Ehrig, seconded by Director Valdez, the Board unanimously approved Action Item 12 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 Regional SCADA Tower 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 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 Canyon Hydro Switch Replacement Project.** Daniel Worley, Project Engineer, is seeking authorization to negotiate and execute a contract with the highest ranked bidder on a Competitive Sealed Proposal process for the selection of a contractor to replace the existing Canyon

Hydroelectric Plant 138kV primary switch. Upon Motion by Director Cyrier, seconded by Director Carbonara, the Board unanimously approved Action Item 13 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 Canyon Hydro Switch Replacement Project.

The Chairman then called for **Action Item 14 - Consideration of and possible action approving the salary, compensation, and benefits for the General Manager/CEO of the Guadalupe-Blanco River Authority.** No discussion or action was taken on Action Item 14 at this time.

The Chairman then called for **Discussion Item 15 - Discussion and presentation of the Fiscal Year 2025 draft Guadalupe-Blanco River Authority Work Plan and Budget.** Randy Staats, Executive Manager of Finance/CFO, gave an overview of the Fiscal Year 2025 proposed Work Plan and Budget, including the background and a summary of the budget and associated challenges. Mr. Staats discussed the budget process for GBRA's 29 operating divisions, including budget and financial reporting, operating systems, debt issuance, economic impacts, staffing additions, growth, expenses, and revenues.

The Chairman called for Discussion Item 16 - 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; neutral conditional modeled forecast; and elevation of Canyon

Reservoir. Canyon Reservoir elevation was at 885.49 as of June 16, 2024. The J-17 well level was 630.5 as of June 17, 2024. Comal Springs was flowing around 99 cfs as of June 14, 2024.

There being no further business to be brought before the Board, the open meeting was recessed at 11:02 a.m. subject to call by the Chairman and convened the meeting in executive session at 11:19 a.m. pursuant to Chapter 551, Texas Government Code.

The open meeting reconvened at 12:44 p.m.

The Chairman then recalled **Action Item 14 - Consideration of and possible action approving the salary, compensation, and benefits for the General Manager/CEO of the Guadalupe-Blanco River Authority.** Chairman Patillo briefed the Board on the new evaluation process put into place for the General Manager/CEO. The evaluation was conducted by an outside consultant and consisted of discussions and interviews with internal and external customers and GBRA Directors. Chairman Patillo is recommending a 9.2% merit increase in salary for the General Manager/CEO, effective February 4, 2024. Upon Motion by Chairman Patillo, seconded by Director Blaschke, the Board unanimously approved Action Item 14 approving the salary, compensation, and benefits for the General Manager/CEO of the Guadalupe-Blanco River Authority.

There being no further business to be brought before the Board, the meeting was adjourned at 12:47 p.m. subject to a call by the Chairman.

Chairman

Secretary/Treasurer

CONSENT ITEM

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

Attachment



Guadalupe-Blanco River Authority

FINANCIAL REPORT
TO THE
BOARD OF DIRECTORS

Month Ending June 2024

Financial Report To The
BOARD OF DIRECTORS
Month Ending June 2024

Board of Directors

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

Executive Team

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

Guadalupe-Blanco River Authority

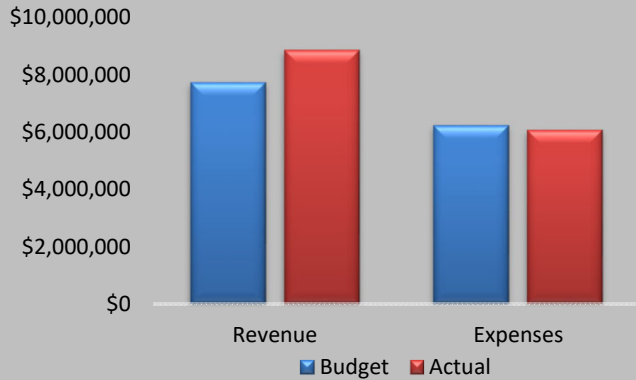
Financial Statements Executive Summary

For the Period Ending June 30, 2024

FINANCIAL RESULTS - MONTH

	Budget	Actual	% of Budget
Revenue	\$7,713,274	\$8,837,475	114.6%
Expenses	\$6,209,744	\$6,048,025	97.4%
Net Revenue	\$1,503,530	\$2,789,450	

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



COMMENTS FOR MONTH

REVENUE:

Monthly total revenue was greater than budget by \$1.1 M.

Water Sales were more than budget by \$30 K.

Wastewater Services were more than budget by \$344 K due to higher level of connection fees received.

Power Sales were less than budget by \$50 K due to no electrical generation at the Canyon Hydroelectric facility.

Recreation was more than budget by \$49 K due to seasonality.

Administrative & General was less than budget by \$40 K. Revenue is offset by the same amount in A & G expense.

Interest Income was greater than budget by \$791 K.
(interest generated from restricted funds is not budgeted)

EXPENSES:

Overall, expenses were less than budget by \$162 K.

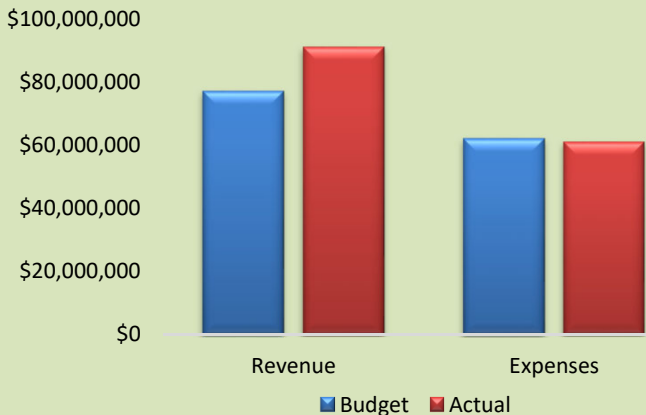
Operating expenses were less than budget by \$442 K. Utility costs were less than budget by \$44 K and chemical costs were less than budget by \$91 K.

Maintenance expenses were less than budget by \$47 K.

FINANCIAL RESULTS - FISCAL YEAR

	Budget	Actual	% of Budget
Revenue	\$77,132,740	\$90,960,251	117.9%
Expenses	\$62,097,440	\$60,902,972	98.1%
Net Revenue	\$15,035,300	\$30,057,279	

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



COMMENTS FOR FISCAL YEAR

REVENUE:

Annual revenue year-to-date is greater than budget by \$13.8 M, driven by higher retail water sales, wastewater connection fees, and interest earnings.

Water Sales - over by \$1.4 M

Wastewater Services - over by \$4.0 M

Power Sales - under by \$564 K

Recreation - under by \$34 K

A & G - under by \$351 K, offset by the same amount in A & G expense

Investment Income - over by \$8.5 M

(interest generated from restricted funds is not budgeted)

Miscellaneous Income - over by \$1.1 M

EXPENSES:

Year-to-Date expenses are less than budget by \$1.2 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 \$564 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 **\$61.8 million**, which equates to **357 days** or **98%** of budgeted operations & maintenance expenses.

Guadalupe-Blanco River Authority
Combining Income and Expense
June 30, 2024

	CURRENT		YEAR TO DATE	ANNUAL	%
	ACTUAL	BUDGET	ACTUAL	BUDGET	of BDGT
REVENUE					
Power Sales	\$ 41,747	\$ 92,051	\$ 356,300	\$ 1,104,613	32.26%
Water Sales and Lake Operations	3,634,426	3,604,089	37,468,306	43,249,070	86.63%
Recreation and Land Use	145,870	97,121	936,619	1,165,455	80.37%
Wastewater Services	1,506,965	1,162,371	15,626,362	13,948,455	112.03%
Laboratory Services	105,220	81,667	944,435	980,000	96.37%
Administrative and General	351,117	391,484	3,563,744	4,697,807	75.86%
Interest Income	891,890	100,322	9,493,147	1,203,864	788.56%
Transfer to Project Fund Rev	4,800	4,800	48,000	57,600	83.33%
Gain (Loss) on Cap. Assets	-	-	-	-	-
Miscellaneous	237,492	241,979	3,534,311	2,903,745	121.72%
Grants & Local Contributions	59,763	126,926	895,536	1,523,106	58.80%
Total Revenue	\$ 6,979,291	\$ 5,902,810	\$ 72,866,760	\$ 70,833,715	102.87%
EXPENSES					
Operating Expenses	\$ 3,975,228	\$ 4,417,141	\$ 40,378,547	\$ 53,005,686	76.18%
Maintenance and Repairs	331,146	378,060	3,216,551	4,536,725	70.90%
Administrative and General	351,117	391,484	3,563,909	4,697,807	75.86%
Interest Expense	1,390,534	836,064	13,547,063	10,032,762	135.03%
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	196,902	314,300	62.65%
Total Expenses	\$ 6,048,025	\$ 6,209,742	\$ 60,902,971	\$ 74,516,908	81.73%
Net Operating Revenues	\$ 931,266	\$ (306,933)	\$ 11,963,789	\$ (3,683,193)	-324.82%
Depreciation and Amortization	\$ (485,096)	\$ -	(4,835,477)	-	-
Capacity Charge Revenue	1,858,184	1,810,464	18,093,491	21,725,568	83.28%
Total Long-Term Assets	\$ 1,373,088	\$ 1,810,464	\$ 13,258,014	\$ 21,725,568	61.02%
Net Income	2,304,354	1,503,531	25,221,803	18,042,375	139.79%
Deferred Revenues	\$ (192,196)	\$ -	\$ (1,921,961)	\$ -	-
NET INCOME TRANSFERRED TO NET POSITION	\$ 2,112,158	\$ 1,503,531	\$ 23,299,842	\$ 18,042,375	129.14%

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

CURRENT ASSETS

Cash	\$ 11,544,397
Operating Investments	50,252,721
Interest Receivable	364,908
A/R-Operating	8,188,129
Other Current Assets	1,328,575
Total Current Assets	71,678,730

RESTRICTED ASSETS

Cash	100,144,029
Investments	93,897,786
Interest Receivable	423,685
Total Restricted Assets	194,465,500

LONG-TERM ASSETS

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

FIXED ASSETS

Land and Land Rights	18,972,511
Water and Storage Rights	59,047,185
Dams, Plants and Equip.	217,170,852
Work in Progress	343,467,790
Capital Improvement Projects	2,208,809
Less Accum. Depreciation	(113,938,335)
Total Fixed Assets	526,928,812

OTHER ASSETS

Contract Development Costs	-
FERC Permit	274,021
Deferred Outflows-DB Pension Plan	5,247,930
Deferred Outflows-TCDRS	3,469,728
Deferred Outflows-Bond Refunding	1,034,480
Deferred Outflows-Arbitrage Liability	1,861,267
Leased Assets	1,724,322
Less Accum. Amortization-Leases	(460,252)
Total Other Assets	13,151,496

TOTAL ASSETS

\$ 820,551,515

CURRENT LIABILITIES (Unrestricted)

Curr. Portion, Long-term Loans	\$ 416,836
Loans, Interest Payable	7,442
A/P-Operating	1,433,962
A/P-Interfund	-
Total Current Liab. (Unrest.)	1,858,240

CURRENT LIABILITIES (Restricted)

Current Portion, Revenue Bonds	14,865,000
Current Portion, Interest Payable	7,436,921
A/P-Construction	-
Total Current Liab. (Restr.)	22,301,921

LONG-TERM LIABILITIES

Revenue Bonds Payable	598,744,869
Long-Term Loans Payable	1,980,363
Long-Term Interest Payable	10,964,844
Interfund Loans Payable	10,058,093
Less Current Portion	(15,281,836)
Total Long-Term Liabilities	606,466,332

OTHER LIABILITIES

Advances for Operations	130,047
Defined Benefit Pension Plan Liability	11,587,004
Deferred Inflows-Bonds	17,689,325
Deferred Inflows-Grants	1,393,974
Deferred Inflows-DB Pension Plan	292,262
Deferred Inflows-TCDRS	179,118
Arbitrage Liability	1,861,267
Leased Assets Liability	1,343,255
Total Other Liabilities	34,476,251

TOTAL LIABILITIES

665,102,744

NET POSITION

Reserved/Unreserved Net Position	132,148,929
Net Position	23,299,842
Total Net Position	155,448,771

TOTAL LIABILITIES & NET POSITION

\$ 820,551,515

Guadalupe-Blanco River Authority
Combining Balance Sheet
06/30/2024

	GENERAL	G.V. HYDRO	RURAL UTILITIES	WATER SUPPLY	RURAL WATER	COLETO CREEK	LULING	CANYON HYDRO	LOCKHART	TOTAL
CURRENT ASSETS										
Cash	\$ (146,618)	\$ (879,507)	\$ 5,162,246	\$ 5,510,313	\$ 277,477	\$ 466,894	\$ 1,066,219	\$ 23,082	\$ 64,291	\$ 11,544,397
Designated Cash	-	-	-	-	-	-	-	-	-	-
Operating Investments	8,116,957	-	7,706,589	33,121,550	578,243	-	729,381	-	-	50,252,721
Designated Investments	-	-	-	-	-	-	-	-	-	-
Interest Receivable	59,582	-	67,735	232,268	2,411	-	2,912	-	-	364,908
A/R-Operating	4,239	3,874,919	1,547,840	2,632,161	-	83,692	-	-	45,278	8,188,129
Other Current Assets	41,993	148,769	55,959	985,045	-	13,464	14,899	23,502	44,945	1,328,575
Total Current Assets	8,076,154	3,144,180	14,540,368	42,481,337	858,131	564,051	1,813,411	46,584	154,514	71,678,730
RESTRICTED ASSETS										
Cash	-	7,059,911	340,593	92,743,525	-	-	-	-	-	100,144,029
Investments	-	42,670,234	10,938,205	40,082,910	-	-	206,436	-	-	93,897,786
Interest Receivable	95	154,835	40,165	227,771	-	-	820	-	-	423,685
Total Restricted Assets	95	49,884,980	11,318,963	133,054,206	-	-	207,256	-	-	194,465,500
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	156,811,192	3,421,556	2,465,929	7,856,297	12,553,881	1,173,576	217,170,852
Work in Progress	-	73,901,507	49,971,818	219,594,466	-	-	-	-	-	343,467,790
Capital Improvement Projects	-	2,208,809	-	-	-	-	-	-	-	2,208,809
Less Accum. Depreciation	(2,436,346)	(9,235,408)	(7,889,954)	(75,433,279)	(2,140,639)	(1,970,997)	(4,448,705)	(9,427,870)	(955,138)	(113,938,335)
Total Fixed Assets	1,334,758	85,154,748	62,210,611	368,748,930	1,332,314	494,932	4,282,883	3,138,198	231,438	526,928,812
OTHER ASSETS										
Contract Development Costs	-	-	-	-	-	-	-	-	-	-
FERC Permit	-	-	-	-	-	-	-	274,021	-	274,021
Deferred Outflows-DB Pension Plan	5,247,930	-	-	-	-	-	-	-	-	5,247,930
Deferred Outflows-TCDRS	3,469,728	-	-	-	-	-	-	-	-	3,469,728
Deferred Outflows-Bond Refunding	-	-	-	1,034,480	-	-	-	-	-	1,034,480
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	8,947,680	1,763,252	162,422	2,004,120	-	-	-	274,021	-	13,151,496
TOTAL ASSETS	\$ 28,416,780	\$ 139,947,161	\$ 88,232,364	\$ 550,557,479	\$ 2,190,444	\$ 1,058,983	\$ 6,303,551	\$ 3,458,803	\$ 385,951	\$ 820,551,515

Guadalupe-Blanco River Authority
Combining Balance Sheet
06/30/2024

	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	-	-	-	7,442	-	-	-	-	-	7,442
A/P-Operating	355,654	88,922	135,048	673,711	-	88,651	21,955	18,037	51,984	1,433,962
A/P-Interfund	128,321	-	(99,727)	(28,594)	-	-	-	-	-	-
Total Current Liab. (Unrest.)	483,974	88,922	165,322	939,395	-	88,651	21,955	18,037	51,984	1,858,240
CURRENT LIABILITIES (Restricted)										
Current Portion, Revenue Bonds	-	3,680,000	-	10,865,000	-	-	320,000	-	-	14,865,000
Current Portion, Interest Payable	-	443,455	958,080	6,007,183	-	-	28,204	-	-	7,436,921
A/P-Construction	-	-	-	-	-	-	-	-	-	-
Total Current Liab. (Restr.)	-	4,123,455	958,080	16,872,183	-	-	348,204	-	-	22,301,921
LONG-TERM LIABILITIES										
Revenue Bonds Payable	-	117,640,000	57,541,218	421,386,760	-	-	2,176,890	-	-	598,744,869
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	59,796,217	421,795,131	-	-	1,856,890	151,900	-	606,466,332
OTHER LIABILITIES										
Advances for Operations	-	-	-	64,830	-	-	34,805	-	30,412	130,047
Defined Benefit Pension Plan Liability	11,587,004	-	-	-	-	-	-	-	-	11,587,004
Deferred Inflows-Bonds	-	-	-	13,365,475	-	-	924,864	3,398,986	-	17,689,325
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	12,289,226	1,763,718	162,445	15,871,795	-	-	959,669	3,398,986	30,412	34,476,251
TOTAL LIABILITIES	12,773,200	128,842,287	61,082,064	455,478,505	-	88,651	3,186,718	3,568,923	82,396	665,102,744
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	(149,918)	4,192,433	5,086,383	13,342,844	(59,299)	191,822	831,212	(210,724)	75,089	23,299,842
Total Net Position	15,643,580	11,104,874	27,150,300	95,078,974	2,190,444	970,332	3,116,832	(110,119)	303,555	155,448,771
TOTAL LIABILITIES & NET POSITION	\$ 28,416,780	\$ 139,947,161	\$ 88,232,364	\$ 550,557,479	\$ 2,190,444	\$ 1,058,983	\$ 6,303,551	\$ 3,458,803	\$ 385,951	\$ 820,551,515

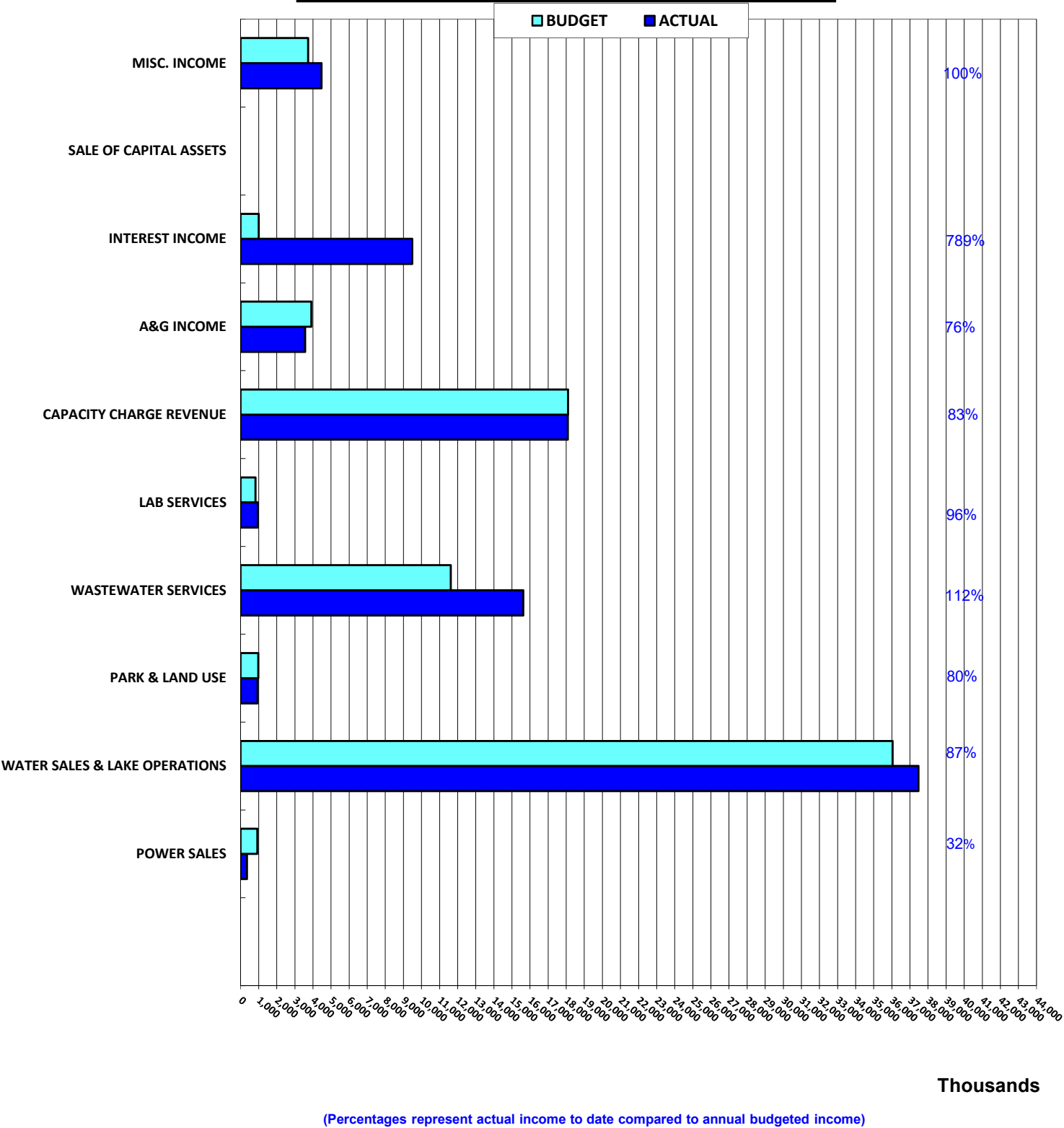
Guadalupe-Blanco River Authority
Combining Income and Expense
06/30/2024

	GENERAL	G.V. HYDRO	RURAL UTILITIES	WATER SUPPLY	RURAL WATER	COLETO CREEK	LULING	CANYON HYDRO	LOCKHART	TOTAL
REVENUE										
Power Sales	\$ -	\$ 41,747	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,747
Water Sales and Lake Operations	-	-	-	3,273,454	-	83,534	197,437	-	80,002	3,634,426
Recreation and Land Use	-	-	-	15,604	-	130,267	-	-	-	145,870
Wastewater Services	-	-	1,052,543	387,376	-	-	-	-	67,046	1,506,965
Laboratory Services	-	-	-	105,220	-	-	-	-	-	105,220
Administrative and General	351,117	-	-	-	-	-	-	-	-	351,117
Interest Income	70,547	132,813	67,109	615,070	2,524	21	3,807	-	-	891,890
Transfer to Project Fund Rev	4,800	-	-	-	-	-	-	-	-	4,800
Gain (Loss) on Cap. Assets	-	-	-	-	-	-	-	-	-	-
Miscellaneous	45,851	-	11	97,293	-	258	-	-	94,080	237,492
Grants & Local Contributions	-	-	-	59,763	-	-	-	-	-	59,763
Total Revenue	\$ 472,315	\$ 174,560	\$ 1,119,663	\$ 4,553,779	\$ 2,524	\$ 214,079	\$ 201,244	\$ -	\$ 241,128	\$ 6,979,291
EXPENSES										
Operating Expenses	431,485	(18,625)	298,831	2,867,840	-	144,264	101,396	20,928	129,108	3,975,228
Maintenance and Repairs	8,672	10,133	51,472	202,232	-	22,808	19,240	2,320	14,268	331,146
Administrative and General	-	13,316	41,487	251,637	-	12,197	13,263	2,517	16,700	351,117
Interest Expense	-	98,546	199,069	1,086,653	-	-	6,268	-	-	1,390,534
Transfer to Project Fund Exp	-	-	-	-	-	-	-	-	-	-
Transfers-Restricted/Bond Covenant Fund Exp	-	-	-	-	-	-	-	-	-	-
Transfers-Reserve Fund Exp	-	-	-	-	-	-	-	-	-	-
Customer-owned Capital Exp	-	-	-	-	-	-	-	-	-	-
Total Expenses	440,157	103,369	590,859	4,408,362	-	179,269	140,167	25,765	160,077	6,048,025
Net Operating Revenues	32,158	71,191	528,804	145,417	2,524	34,810	61,077	(25,765)	81,051	931,266
Depreciation and Amortization	(13,940)	(15,717)	(59,408)	(348,699)	(7,957)	(5,314)	(12,993)	(20,031)	(1,037)	(485,096)
Capacity Charge Revenue	-	442,660	-	1,377,921	-	-	37,603	-	-	1,858,184
Total Long-Term Assets	(13,940)	426,943	(59,408)	1,029,222	(7,957)	(5,314)	24,610	(20,031)	(1,037)	1,373,088
Net Income	18,218	498,134	469,395	1,174,639	(5,433)	29,496	85,687	(45,796)	80,015	2,304,354
Deferred Revenues	-	-	-	(199,131)	-	-	(13,096)	20,031	-	(192,196)
NET INCOME TRANSFERRED TO NET POSITION	\$ 18,218	\$ 498,134	\$ 469,395	\$ 975,508	\$ (5,433)	\$ 29,496	\$ 72,591	\$ (25,765)	\$ 80,015	\$ 2,112,158

Guadalupe-Blanco River Authority
Combining Income and Expense
Year to Date at
06/30/2024

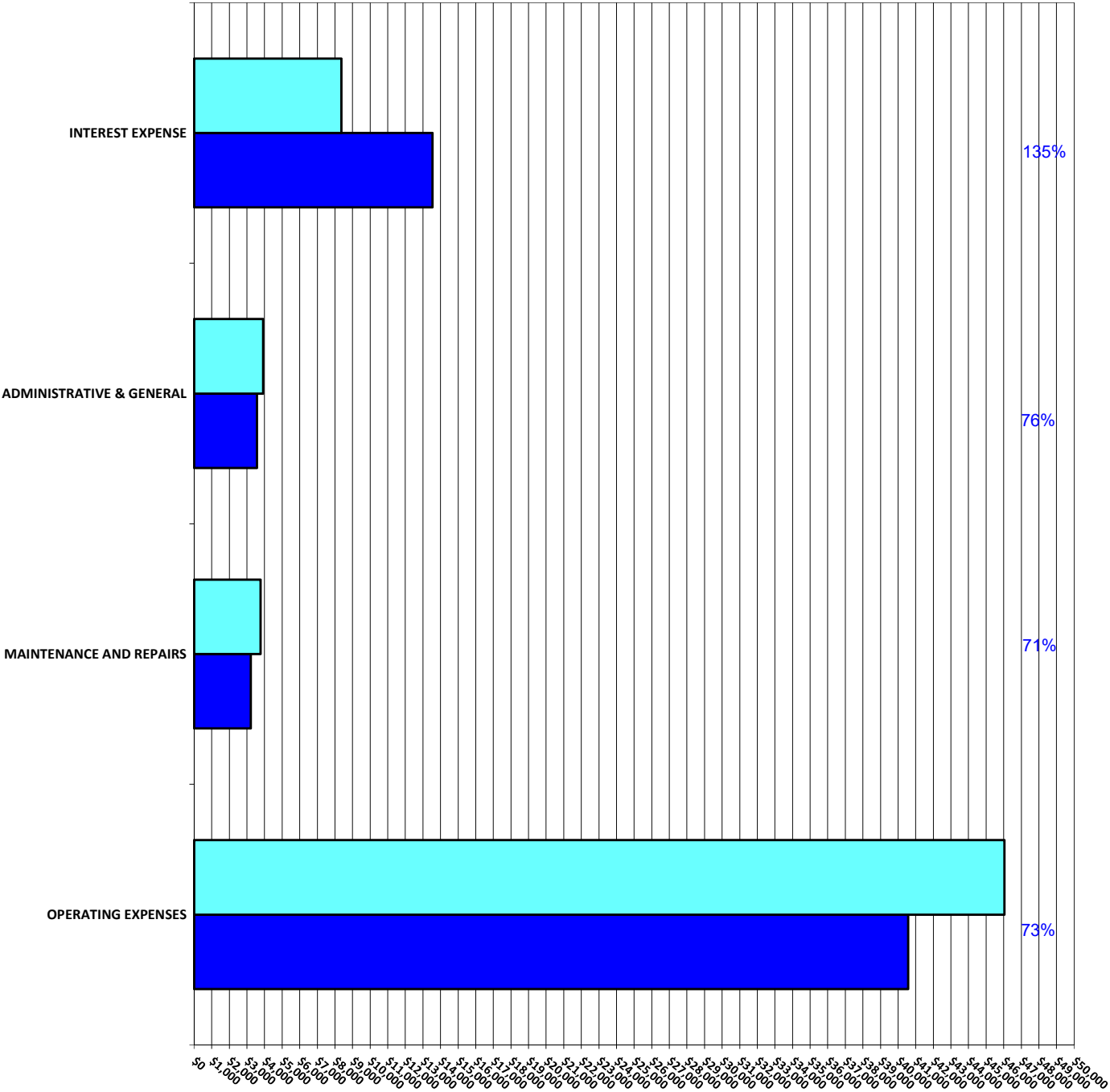
	GENERAL	G.V. HYDRO	RURAL UTILITIES	WATER SUPPLY	RURAL WATER	COLETO CREEK	LULING	CANYON HYDRO	LOCKHART	TOTAL
REVENUE										
Power Sales	\$ -	\$ 356,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 356,300
Water Sales and Lake Operations	-	-	-	33,787,496	-	895,068	1,985,725	-	800,017	37,468,306
Recreation and Land Use	-	-	-	192,698	-	743,920	-	-	-	936,619
Wastewater Services	-	-	11,184,631	3,771,269	-	-	-	-	670,462	15,626,362
Laboratory Services	-	-	-	944,435	-	-	-	-	-	944,435
Administrative and General	3,563,744	-	-	-	-	-	-	-	-	3,563,744
Interest Income	658,678	2,242,878	826,660	5,704,899	22,239	261	37,532	-	-	9,493,147
Transfer to Project Fund Rev	48,000	-	-	-	-	-	-	-	-	48,000
Gain (Loss) on Cap. Assets	-	-	-	-	-	-	-	-	-	-
Miscellaneous	102,237	7,564	10,372	2,663,132	-	103,017	554	-	647,434	3,534,311
Grants & Local Contributions	-	-	-	895,536	-	-	-	-	-	895,536
Total Revenue	\$ 4,372,659	\$ 2,606,743	\$ 12,021,663	\$ 47,959,466	\$ 22,239	\$ 1,742,266	\$ 2,023,812	\$ -	\$ 2,117,912	\$ 72,866,760
EXPENSES										
Operating Expenses	4,327,102	878,863	3,382,591	27,776,040	1,397	1,255,074	1,009,772	180,625	1,567,083	40,378,547
Maintenance and Repairs	52,344	181,660	502,327	2,000,796	-	94,192	89,214	3,047	292,972	3,216,551
Administrative and General	-	142,724	439,869	2,493,870	328	148,460	139,202	27,053	172,403	3,563,909
Interest Expense	-	983,046	1,990,681	10,505,602	-	-	67,735	-	-	13,547,063
Transfer to Project Fund Exp	-	-	-	-	-	-	-	-	-	-
Transfers-Restricted/Bond Covenant Fund Exp	-	-	-	-	-	-	-	-	-	-
Transfers-Reserve Fund Exp	-	-	-	-	-	-	-	-	-	-
Customer-owned Capital Exp	-	-	30,490	166,412	-	-	-	-	-	196,902
Total Expenses	4,379,446	2,186,294	6,345,958	42,942,719	1,725	1,497,726	1,305,922	210,724	2,032,457	60,902,971
Net Operating Revenues	(6,787)	420,449	5,675,706	5,016,747	20,514	244,540	717,890	(210,724)	85,454	11,963,789
Depreciation and Amortization	(143,131)	(158,226)	(589,323)	(3,471,660)	(79,813)	(52,718)	(129,932)	(200,311)	(10,365)	(4,835,477)
Capacity Charge Revenue	-	3,930,209	-	13,789,067	-	-	374,215	-	-	18,093,491
Total Long-Term Assets	(143,131)	3,771,984	(589,323)	10,317,407	(79,813)	(52,718)	244,283	(200,311)	(10,365)	13,258,014
Net Income	(149,918)	4,192,433	5,086,383	15,334,155	(59,299)	191,822	962,173	(411,035)	75,089	25,221,803
Deferred Revenues	-	-	-	(1,991,311)	-	-	(130,961)	200,311	-	(1,921,961)
NET INCOME TRANSFERRED TO NET POSITION	\$ (149,918)	\$ 4,192,433	\$ 5,086,383	\$ 13,342,844	\$ (59,299)	\$ 191,822	\$ 831,212	\$ (210,724)	\$ 75,089	\$ 23,299,842

GUADALUPE-BLANCO RIVER AUTHORITY
BUDGET TO ACTUAL REVENUE COMPARISON
 BUDGETED INCOME TO DATE GENERALLY REPRESENTS 83% OF ANNUAL BUDGET



GUADALUPE-BLANCO RIVER AUTHORITY BUDGET TO ACTUAL EXPENSE COMPARISON BUDGETED EXPENSES TO DATE GENERALLY REPRESENTS 83% OF ANNUAL BUDGET

■ BUDGET
 ■ ACTUAL

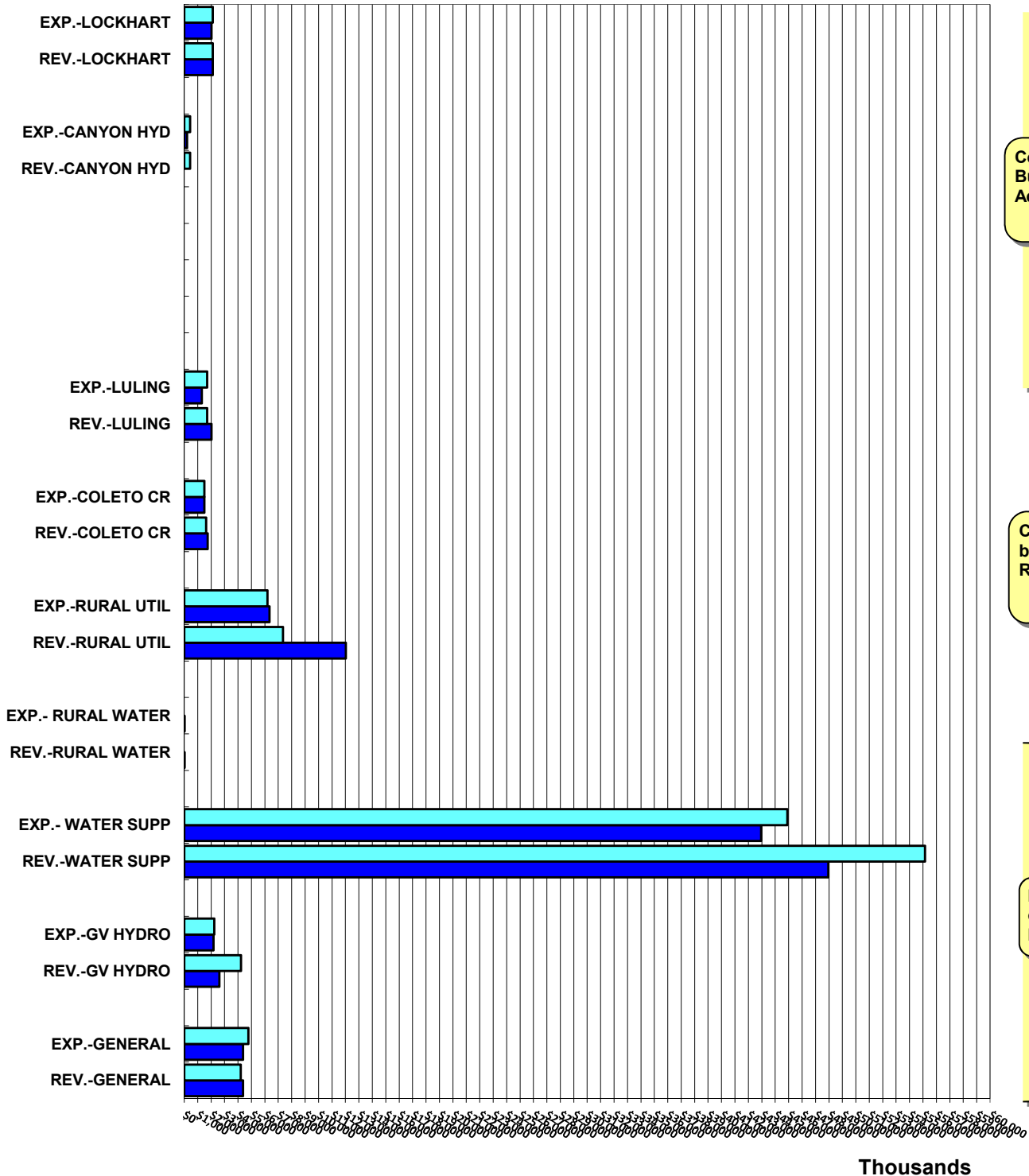


Thousands

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

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

■ BUDGET
 ■ ACTUAL



Contract or Budget-to-Actual Divisions

Components of both Contract & Retail Divisions.

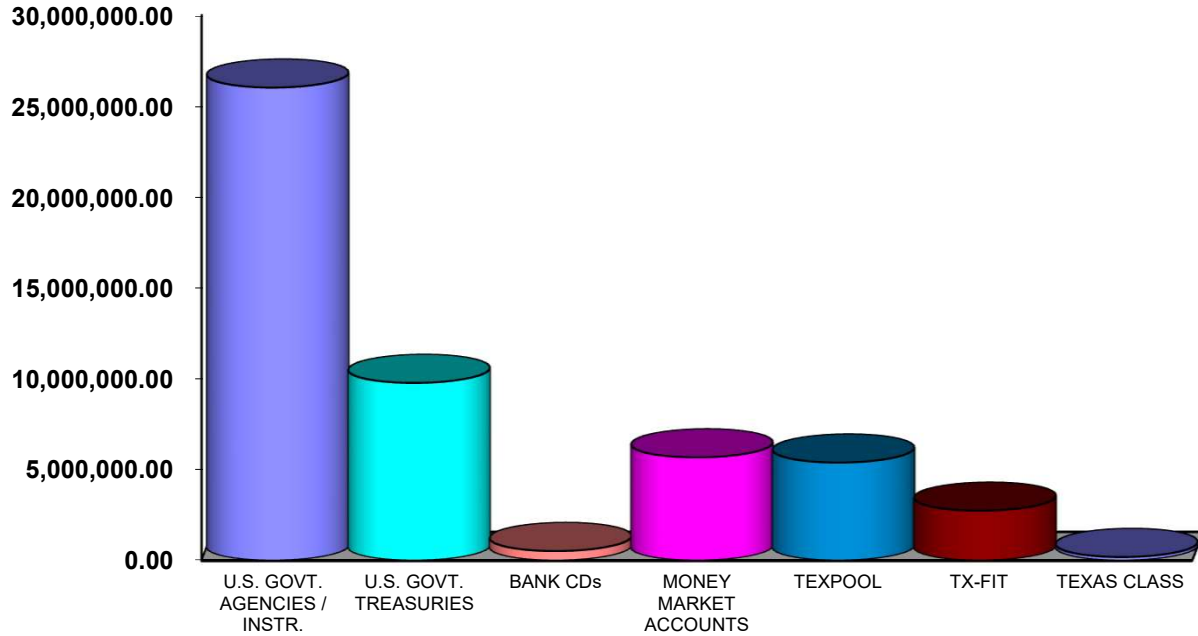
Retail or Unit-of-Sales Divisions

GUADALUPE-BLANCO RIVER AUTHORITY OPERATING INVESTMENTS

June 30, 2024

TOTAL OPERATING PORTFOLIO:

\$50,310,201



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

US GOV'T, AGENCIES & INSTRUMENTALITIES

Type	Amount	% of Portfolio
US TREAS	\$9,769,088	19.4%
FHLB	12,725,735	25.3%
FNMA	1,888,520	3.8%
FFCB	-	0.0%
FFCB	11,412,010	22.7%
	\$35,795,353	71.1%

BANK CERTIFICATE OF DEPOSITS (CDs)

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

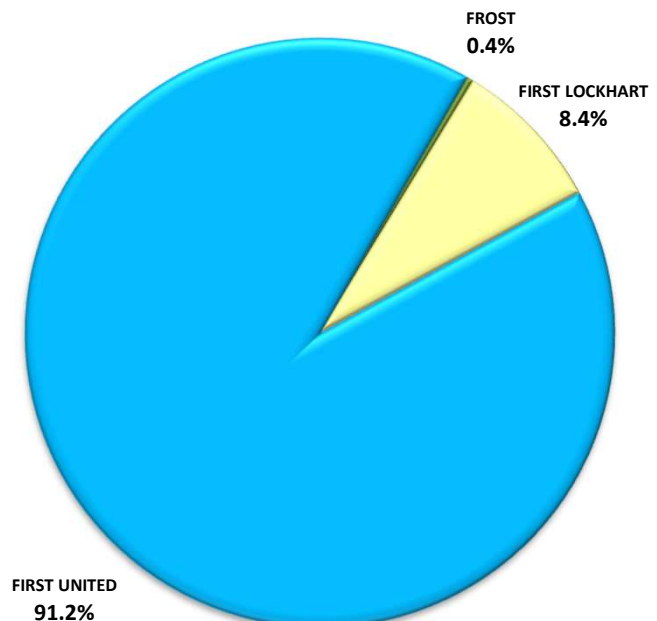
MONEY MARKET ACCOUNTS

Type	Amount	% of Portfolio
MM	\$5,673,144	11.3%

PUBLIC FUNDS INVESTMENT POOLS

Type	Amount	% of Portfolio
TEXPOOL	5,387,048	10.7%
TX-FIT	2,738,888	5.4%
TEXAS CLASS	194,069	0.4%
	\$8,320,005	16.5%

OPERATING INVESTMENTS BY BANK

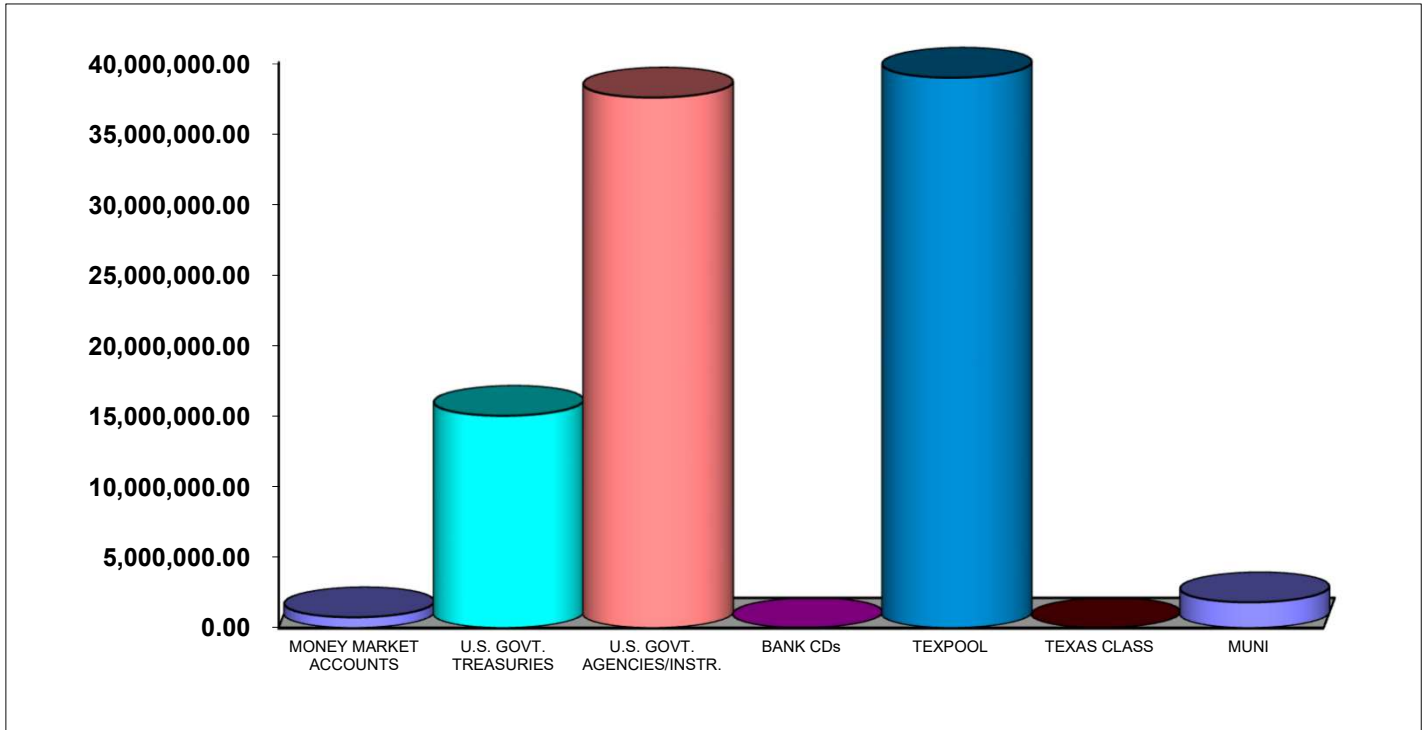


GUADALUPE-BLANCO RIVER AUTHORITY RESTRICTED INVESTMENTS

June 30, 2024

TOTAL RESTRICTED PORTFOLIO:

\$94,071,619



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	\$ 15,026,173	16.0%
FHLB	27,722,326	29.5%
FHLMC	-	0.0%
FNMA	7,069,346	7.5%
FFCB	2,737,507	2.9%
MUNICIPAL	1,821,820	1.9%
	\$ 54,377,172	57.8%

BANK CERTIFICATE OF DEPOSITS (CDs)

Type	Amount	% of Portfolio
CD	\$ -	0.0%

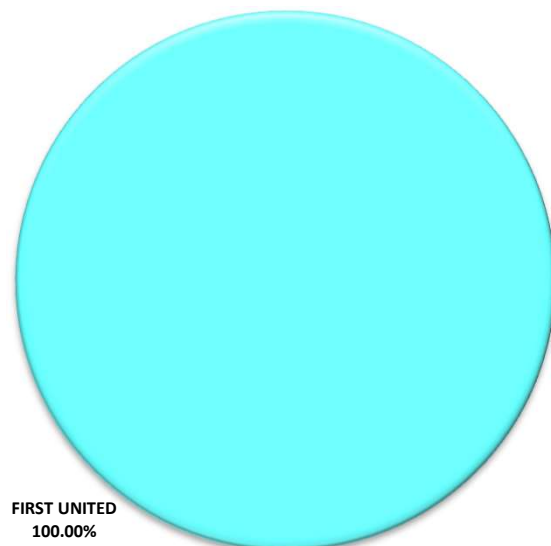
MONEY MARKET ACCOUNTS

Type	Amount	% of Portfolio
MM	\$ 761,964	0.8%

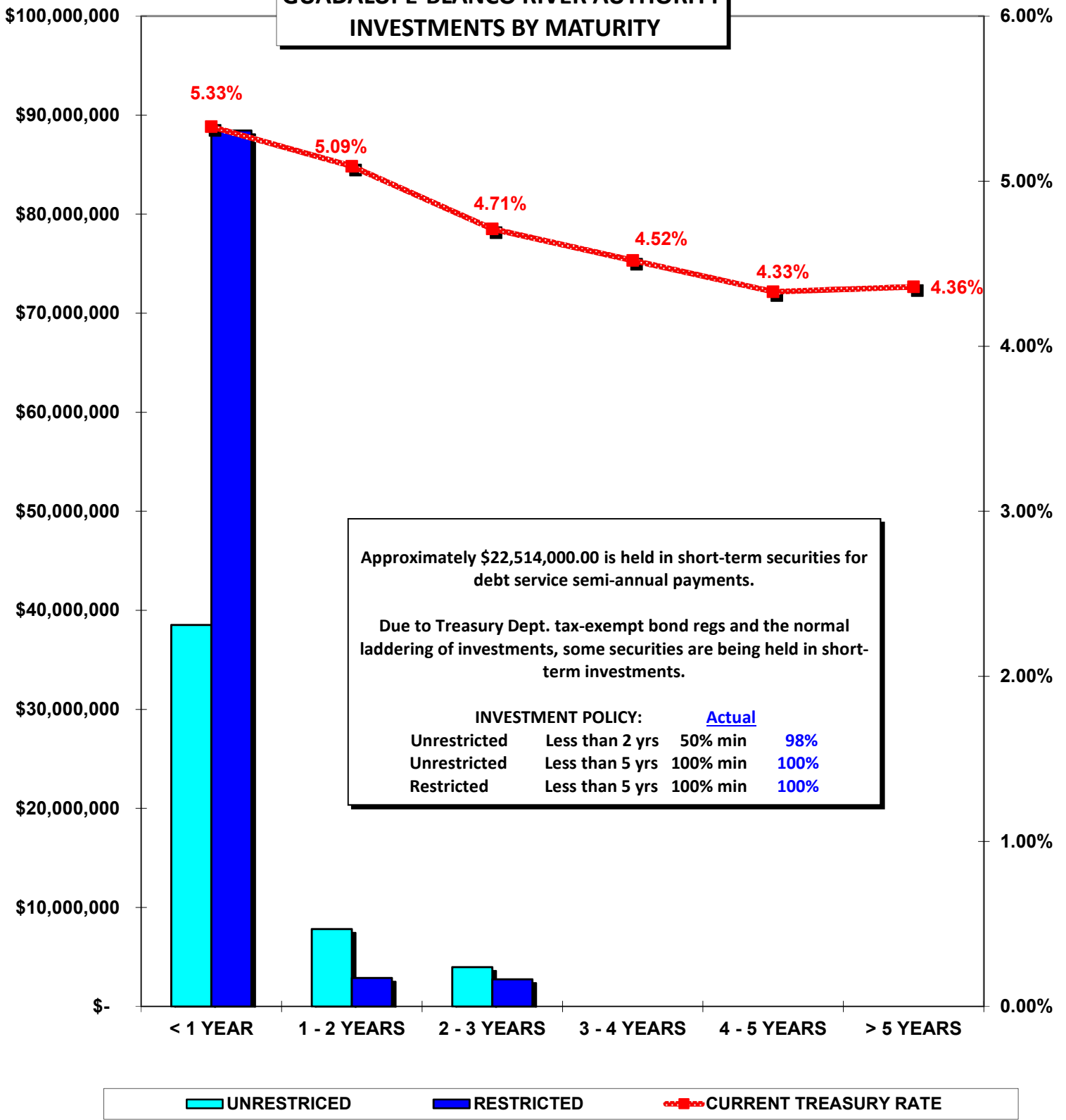
PUBLIC FUNDS INVESTMENT POOLS

Type	Amount	% of Portfolio
TEXPOOL	38,932,483	41.4%

RESTRICTED INVESTMENTS BY BANK



GUADALUPE-BLANCO RIVER AUTHORITY INVESTMENTS BY MATURITY





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

Guadalupe-Blanco River Auth
Seguin, TX

CUSIP	Investment #	Fund	Issuer	Investmen Class	Par Value	Maturity Date	Call Date	Current Rate	Market Price	Market Date	Market Value	Book Value
Fund: General Revenue												
CMM-716278	U010-100-096	01010U	First United Bank & Trust	Fair	985,909.21			5.260			985,909.21	985,909.21
TX-01-0175-0001	U010-100-098	01010U	Texas Class	Fair	194,068.74			5.428			194,068.74	194,068.74
BC-400006076	U010-100-006	01010U	Frost National Bank	Fair	21,744.09			0.070			21,744.09	21,744.09
0941100002	U010-100-095	01010U	Texas State Treasurer	Fair	438,773.57			5.325			438,773.57	438,773.57
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	99.585	05/31/2024	995,859.38	999,738.26
3130AGWK7	U010-100-004	01010U	Federal Home Loan Bank	Fair	1,000,000.00	08/15/2024		1.500	99.141	05/31/2024	991,410.00	995,407.93
3130AX2R8	U010-100-008	01010U	Federal Home Loan Bank	Fair	1,000,000.00	11/22/2024		5.375	99.817	05/31/2024	998,170.00	1,000,400.71
912828YV6	U010-100-009	01010U	U.S. Treasury	Fair	2,000,000.00	11/30/2024		1.500	98.117	05/31/2024	1,962,343.75	1,971,236.11
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	98.857	05/31/2024	988,570.00	997,756.15
				Subtotal	8,187,195.03						8,123,548.16	8,151,734.19
Fund: 2021 Const-Lk Dunlap												
0941100016	R023-100-095	02310R	Texas State Treasurer	Fair	460,822.41			5.325			460,822.41	460,822.41
				Subtotal	460,822.41						460,822.41	460,822.41
Fund: 2021 I&S-Lk Dunlap												
0941100017	R023-200-095	02320R	Texas State Treasurer	Fair	327,197.55			5.325			327,197.55	327,197.55
				Subtotal	327,197.55						327,197.55	327,197.55
Fund: 2021 Const-Lk McQ												
0941100018	R024-100-095	02410R	Texas State Treasurer	Fair	6,670,985.94			5.325			6,670,985.94	6,670,985.94
3130AGWK7	R024-100-003	02410R	Federal Home Loan Bank	Fair	6,000,000.00	08/15/2024		1.500	99.141	05/31/2024	5,948,460.00	5,972,447.58
3130AX2R8	R024-100-004	02410R	Federal Home Loan Bank	Fair	3,500,000.00	11/22/2024		5.375	99.817	05/31/2024	3,493,595.00	3,501,402.49
313385AC0	R024-100-007	02410R	Federal Home Loan Bank	Fair	3,000,000.00	01/03/2025		5.075	96.898	05/31/2024	2,906,940.00	2,921,337.51
313385BP0	R024-100-008	02410R	Federal National Mtg Assn	Fair	3,112,500.00	02/07/2025		5.095	96.423	05/31/2024	3,001,165.88	3,016,485.86
				Subtotal	22,283,485.94						22,021,146.82	22,082,659.38
Fund: 2021 I&S-Lk McQ												
0941100019	R024-200-095	02420R	Texas State Treasurer	Fair	63,814.89			5.325			63,814.89	63,814.89
				Subtotal	63,814.89						63,814.89	63,814.89

Monthly Board Report
Texas Compliance Details
June 30, 2024

CUSIP	Investment #	Fund	Issuer	Investmen Class	Par Value	Maturity Date	Call Date	Current Rate	Market Price	Market Date	Market Value	Book Value
Fund: 2021 Const-Lk PI												
0941100020	R025-100-095	02510R	Texas State Treasurer	Fair	4,325,673.16			5.325			4,325,673.16	4,325,673.16
3130AGWK7	R025-100-003	02510R	Federal Home Loan Bank	Fair	6,000,000.00	08/15/2024		1.500	99.141	05/31/2024	5,948,460.00	5,972,447.58
3130AX2R8	R025-100-004	02510R	Federal Home Loan Bank	Fair	3,500,000.00	11/22/2024		5.375	99.817	05/31/2024	3,493,595.00	3,501,402.49
313385AC0	R025-100-008	02510R	Federal Home Loan Bank	Fair	3,000,000.00	01/03/2025		5.075	96.898	05/31/2024	2,906,940.00	2,921,337.51
313385BP0	R025-100-009	02510R	Federal National Mtg Assn	Fair	3,112,500.00	02/07/2025		5.095	96.423	05/31/2024	3,001,165.88	3,016,485.86
				Subtotal	19,938,173.16						19,675,834.04	19,737,346.60
Fund: 2021/2022 I&S Lk PI												
0941100021	R025-200-095	02520R	Texas State Treasurer	Fair	176,846.05			5.325			176,846.05	176,846.05
				Subtotal	176,846.05						176,846.05	176,846.05
Fund: Opr-Shadow Creek												
CMM-716278	U030-100-096	03010U	First United Bank & Trust	Fair	50,124.56			5.260			50,124.56	50,124.56
912797JU2	U030-100-003	03010U	U.S. Treasury	Fair	400,000.00	08/01/2024		5.140	99.137	05/31/2024	396,548.50	398,229.55
3133EP5K7	U030-100-004	03010U	Federal Farm Credit Bank	Fair	500,000.00	03/13/2026		4.500	98.857	05/31/2024	494,285.00	498,878.08
				Subtotal	950,124.56						940,958.06	947,232.19
Fund: 2012 Reserve-Stein F												
CMM-716278	R033-100-096	03310R	First United Bank & Trust	Fair	33,464.82			5.260			33,464.82	33,464.82
3135G05X7	R033-100-001	03310R	Federal National Mtg Assn	Fair	175,000.00	08/25/2025		0.375	94.426	05/31/2024	165,245.50	166,330.74
				Subtotal	208,464.82						198,710.32	199,795.56
Fund: Opr-Stein Falls												
0941100002	U033-100-095	03310U	Texas State Treasurer	Fair	1,778,742.03			5.325			1,778,742.03	1,778,742.03
3133EP5K7	U033-100-002	03310U	Federal Farm Credit Bank	Fair	1,000,000.00	03/13/2026		4.500	98.857	05/31/2024	988,570.00	997,756.15
3133EP6K6	U033-100-003	03310U	Federal Farm Credit Bank	Fair	2,000,000.00	03/26/2027		4.500	99.221	05/31/2024	1,984,420.00	2,003,319.81
				Subtotal	4,778,742.03						4,751,732.03	4,779,817.99
Fund: 2012 I&S-Stein Falls												
0941100002	R033-200-095	03320R	Texas State Treasurer	Fair	4,784.11			5.325			4,784.11	4,784.11
912797JU2	R033-200-001	03320R	U.S. Treasury	Fair	1,430,000.00	08/01/2024		5.140	99.137	05/31/2024	1,417,660.89	1,423,670.66
				Subtotal	1,434,784.11						1,422,445.00	1,428,454.77
Fund: 2021 Const-Stein Fal												
0941100022	R033-300-095	03330R	Texas State Treasurer	Fair	1,474,711.37			5.325			1,474,711.37	1,474,711.37
				Subtotal	1,474,711.37						1,474,711.37	1,474,711.37

Monthly Board Report
Texas Compliance Details
June 30, 2024

CUSIP	Investment #	Fund	Issuer	Investmen Class	Par Value	Maturity Date	Call Date	Current Rate	Market Price	Market Date	Market Value	Book Value
Fund: 2021 I&S-Stein Falls												
0941100024	R033-400-095	03340R	Texas State Treasurer	Fair	218,673.57			5.325			218,673.57	218,673.57
912797JU2	R033-400-001	03340R	U.S. Treasury	Fair	149,000.00	08/01/2024		5.140	99.137	05/31/2024	147,714.32	148,340.51
				Subtotal	367,673.57						366,387.89	367,014.08
Fund: 2022 Const-Sunfield												
0941100027	R037-100-095	03710R	Texas State Treasurer	Fair	5,846,807.69			5.325			5,846,807.69	5,846,807.69
				Subtotal	5,846,807.69						5,846,807.69	5,846,807.69
Fund: Opr-Sunfield WWTP												
0941100002	U037-100-095	03710U	Texas State Treasurer	Fair	531,647.09			5.325			531,647.09	531,647.09
313313AG3	U037-100-003	03710U	Federal Farm Credit Bank	Fair	520,333.33	01/07/2025		4.885	96.845	05/31/2024	503,916.81	506,918.13
3133EP5K7	U037-100-002	03710U	Federal Farm Credit Bank	Fair	1,000,000.00	03/13/2026		4.500	98.857	05/31/2024	988,570.00	997,756.15
				Subtotal	2,051,980.42						2,024,133.90	2,036,321.37
Fund: 2022 I&S-Sunfield												
0941100028	R037-200-095	03720R	Texas State Treasurer	Fair	358,586.17			5.325			358,586.17	358,586.17
912797JU2	R037-200-002	03720R	U.S. Treasury	Fair	244,000.00	08/01/2024		5.140	99.137	05/31/2024	241,894.59	242,920.03
				Subtotal	602,586.17						600,480.76	601,506.20
Fund: 2021 Const-Dietz												
0941100023	R038-100-095	03810R	Texas State Treasurer	Fair	957,003.71			5.325			957,003.71	957,003.71
				Subtotal	957,003.71						957,003.71	957,003.71
Fund: 2021 I&S-Dietz												
0941100024	R038-400-095	03840R	Texas State Treasurer	Fair	67,982.10			5.325			67,982.10	67,982.10
912797JU2	R038-400-001	03840R	U.S. Treasury	Fair	44,000.00	08/01/2024		5.140	99.137	05/31/2024	43,620.34	43,805.25
				Subtotal	111,982.10						111,602.44	111,787.35
Fund: 2010 I&S-RRWDS												
0941100002	R041-100-095	04110R	Texas State Treasurer	Fair	372,148.42			5.325			372,148.42	372,148.42
9128282N9	R041-100-001	04110R	U.S. Treasury	Fair	170,000.00	07/31/2024		2.125	99.460	05/31/2024	169,083.59	169,575.49
				Subtotal	542,148.42						541,232.01	541,723.91
Fund: Opr-Water Supply												
0941100002	U041-100-095	04110U	Texas State Treasurer	Fair	699,488.33			5.325			699,488.33	699,488.33
CMM-716278	U041-100-096	04110U	First United Bank & Trust	Fair	1,263,464.04			5.260			1,263,464.04	1,263,464.04
1379800040	U041-100-094	04110U	Texas Fixed Income Trust	Fair	2,738,888.45			5.240			2,738,888.45	2,738,888.45
91282CFA4	U041-100-004	04110U	U.S. Treasury	Fair	2,000,000.00	07/31/2024		3.000	99.585	05/31/2024	1,991,718.75	1,999,476.52

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CUSIP	Investment #	Fund	Issuer	Investmen Class	Par Value	Maturity Date	Call Date	Current Rate	Market Price	Market Date	Market Value	Book Value
Fund: Opr-Water Supply												
3130AGWK7	U041-100-008	04110U	Federal Home Loan Bank	Fair	2,600,000.00	08/15/2024		1.500	99.141	05/31/2024	2,577,666.00	2,588,060.62
3130AX2R8	U041-100-009	04110U	Federal Home Loan Bank	Fair	1,000,000.00	11/22/2024		5.375	99.817	05/31/2024	998,170.00	1,000,400.71
3130AX2R8	U041-100-010	04110U	Federal Home Loan Bank	Fair	1,000,000.00	11/22/2024		5.375	99.817	05/31/2024	998,170.00	1,000,400.71
912828YV6	U041-100-012	04110U	U.S. Treasury	Fair	4,000,000.00	11/30/2024		1.500	98.117	05/31/2024	3,924,687.50	3,942,472.22
3130AUVZ4	U041-100-006	04110U	Federal Home Loan Bank	Fair	3,000,000.00	02/13/2025		4.500	99.192	05/31/2024	2,975,760.00	2,998,251.67
3135G05X7	U041-100-011	04110U	Federal National Mtg Assn	Fair	2,000,000.00	08/25/2025		0.375	94.426	05/31/2024	1,888,520.00	1,900,922.67
3133EP5K7	U041-100-013	04110U	Federal Farm Credit Bank	Fair	2,000,000.00	03/13/2026		4.500	98.857	05/31/2024	1,977,140.00	1,995,512.29
3133EP6K6	U041-100-014	04110U	Federal Farm Credit Bank	Fair	2,000,000.00	03/26/2027		4.500	99.221	05/31/2024	1,984,420.00	2,003,319.81
Subtotal					24,301,840.82						24,018,093.07	24,130,658.04
Fund: 2007B/2017 I&S-RRWDS												
0941100013	R041-120-095	04112R	Texas State Treasurer	Fair	211,062.83			5.325			211,062.83	211,062.83
Subtotal					211,062.83						211,062.83	211,062.83
Fund: 2007 Rate Stab-RRWDS												
0941100002	R041-150-095	04115R	Texas State Treasurer	Fair	5,347.37			5.325			5,347.37	5,347.37
CMM-716278	R041-150-096	04115R	First United Bank & Trust	Fair	10,086.78			5.260			10,086.78	10,086.78
3135G05X7	R041-150-003	04115R	Federal National Mtg Assn	Fair	450,000.00	08/25/2025		0.375	94.426	05/31/2024	424,917.00	427,707.60
3133EP6K6	R041-150-004	04115R	Federal Farm Credit Bank	Fair	1,069,000.00	03/26/2027		4.500	99.221	05/31/2024	1,060,672.49	1,070,774.44
Subtotal					1,534,434.15						1,501,023.64	1,513,916.19
Fund: 2015 IWPP Bond												
CMM-716278	R041-160-096	04116R	First United Bank & Trust	Fair	82,551.62			5.260			82,551.62	82,551.62
796237G66	R041-160-001	04116R	San Antonio General Obligation	Fair	1,820,000.00	02/01/2026		5.000	100.100	05/31/2024	1,821,820.00	1,840,849.61
Subtotal					1,902,551.62						1,904,371.62	1,923,401.23
Fund: 2016 I&S-SM WTP												
CMM-716278	R041-180-096	04118R	First United Bank & Trust	Fair	71,774.33			5.260			71,774.33	71,774.33
912797JU2	R041-180-002	04118R	U.S. Treasury	Fair	102,000.00	08/01/2024		5.140	99.137	05/31/2024	101,119.87	101,548.54
Subtotal					173,774.33						172,894.20	173,322.87
Fund: 2020 I&S-Gen Imp/Ref												
CMM-716278	R041-200-096	04120R	First United Bank & Trust	Fair	215,069.78			5.260			215,069.78	215,069.78
9128282N9	R041-200-001	04120R	U.S. Treasury	Fair	278,000.00	07/31/2024		2.125	99.460	05/31/2024	276,501.41	277,305.80
912797JU2	R041-200-002	04120R	U.S. Treasury	Fair	233,000.00	08/01/2024		5.140	99.137	05/31/2024	230,989.50	231,968.72
Subtotal					726,069.78						722,560.69	724,344.30

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CUSIP	Investment #	Fund	Issuer	Investmen Class	Par Value	Maturity Date	Call Date	Current Rate	Market Price	Market Date	Market Value	Book Value
Fund: 2012 Reserve-MidBasi												
0941100002	R041-250-095	04125R	Texas State Treasurer	Fair	8,001.72			5.325			8,001.72	8,001.72
3135G05X7	R041-250-003	04125R	Federal National Mtg Assn	Fair	80,000.00	08/25/2025		0.375	94.426	05/31/2024	75,540.80	76,036.90
3133EP6K6	R041-250-008	04125R	Federal Farm Credit Bank	Fair	190,000.00	03/26/2027		4.500	99.221	05/31/2024	188,519.90	190,315.38
				Subtotal	278,001.72						272,062.42	274,354.00
Fund: 2012 I&S-Mid-Basin												
CMM-716278	R041-260-096	04126R	First United Bank & Trust	Fair	141,761.15			5.260			141,761.15	141,761.15
9128282N9	R041-260-001	04126R	U.S. Treasury	Fair	87,000.00	07/31/2024		2.125	99.460	05/31/2024	86,531.02	86,782.75
				Subtotal	228,761.15						228,292.17	228,543.90
Fund: 2013 RateStab-WCanyo												
0941100002	R041-310-095	04131R	Texas State Treasurer	Fair	10,927.86			5.325			10,927.86	10,927.86
91282CFA4	R041-310-002	04131R	U.S. Treasury	Fair	500,000.00	07/31/2024		3.000	99.585	05/31/2024	497,929.69	499,869.13
3130AUVZ4	R041-310-003	04131R	Federal Home Loan Bank	Fair	500,000.00	02/13/2025		4.500	99.192	05/31/2024	495,960.00	499,708.61
3135G05X7	R041-310-004	04131R	Federal National Mtg Assn	Fair	200,000.00	08/25/2025		0.375	94.426	05/31/2024	188,852.00	190,092.27
3133EP6K6	R041-310-005	04131R	Federal Farm Credit Bank	Fair	700,000.00	03/26/2027		4.500	99.221	05/31/2024	694,547.00	701,161.94
				Subtotal	1,910,927.86						1,888,216.55	1,901,759.81
Fund: 2013 Rate Stab-IH35												
0941100011	R041-320-095	04132R	Texas State Treasurer	Fair	21,503.31			5.325			21,503.31	21,503.31
3130AUVZ4	R041-320-001	04132R	Federal Home Loan Bank	Fair	250,000.00	02/13/2025		4.500	99.192	05/31/2024	247,980.00	249,854.31
3135G05X7	R041-320-002	04132R	Federal National Mtg Assn	Fair	100,000.00	08/25/2025		0.375	94.426	05/31/2024	94,426.00	95,046.13
				Subtotal	371,503.31						363,909.31	366,403.75
Fund: 2013 I&S-IH35												
0941100008	R041-350-095	04135R	Texas State Treasurer	Fair	306,901.31			5.325			306,901.31	306,901.31
9128282N9	R041-350-001	04135R	U.S. Treasury	Fair	364,000.00	07/31/2024		2.125	99.460	05/31/2024	362,037.81	363,091.05
912797JU2	R041-350-002	04135R	U.S. Treasury	Fair	215,000.00	08/01/2024		5.140	99.137	05/31/2024	213,144.82	214,048.39
				Subtotal	885,901.31						882,083.94	884,040.75
Fund: 2013 Reserve-IH35												
0941100009	R041-370-095	04137R	Texas State Treasurer	Fair	33,878.01			5.325			33,878.01	33,878.01
3130AUVZ4	R041-370-002	04137R	Federal Home Loan Bank	Fair	300,000.00	02/13/2025		4.500	99.192	05/31/2024	297,576.00	299,825.17
3135G05X7	R041-370-003	04137R	Federal National Mtg Assn	Fair	125,000.00	08/25/2025		0.375	94.426	05/31/2024	118,032.50	118,807.67
3133EP6K6	R041-370-004	04137R	Federal Farm Credit Bank	Fair	800,000.00	03/26/2027		4.500	99.221	05/31/2024	793,768.00	801,327.93
				Subtotal	1,258,878.01						1,243,254.51	1,253,838.78

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CUSIP	Investment #	Fund	Issuer	Investmen Class	Par Value	Maturity Date	Call Date	Current Rate	Market Price	Market Date	Market Value	Book Value
Fund: 2022 Const-NB Office												
0941100025	R041-410-095	04141R	Texas State Treasurer	Fair	638,132.46			5.325			638,132.46	638,132.46
				Subtotal	638,132.46						638,132.46	638,132.46
Fund: 2022 I&S-NB Office												
0941100026	R041-420-095	04142R	Texas State Treasurer	Fair	194,806.59			5.325			194,806.59	194,806.59
				Subtotal	194,806.59						194,806.59	194,806.59
Fund: 2022 Const-Saltwater												
0941100029	R041-430-095	04143R	Texas State Treasurer	Fair	924,413.89			5.325			924,413.89	924,413.89
				Subtotal	924,413.89						924,413.89	924,413.89
Fund: 2022 I&S-Saltwater B												
0941100030	R041-440-095	04144R	Texas State Treasurer	Fair	181,389.86			5.325			181,389.86	181,389.86
				Subtotal	181,389.86						181,389.86	181,389.86
Fund: Opr-Canal												
CMM-716278	U043-100-096	04310U	First United Bank & Trust	Fair	57,792.74			5.260			57,792.74	57,792.74
3130AX2R8	U043-100-005	04310U	Federal Home Loan Bank	Fair	500,000.00	11/22/2024		5.375	99.817	05/31/2024	499,085.00	500,200.35
3130AUVZ4	U043-100-003	04310U	Federal Home Loan Bank	Fair	200,000.00	02/13/2025		4.500	99.192	05/31/2024	198,384.00	199,883.44
3133EP5K7	U043-100-006	04310U	Federal Farm Credit Bank	Fair	500,000.00	03/13/2026		4.500	98.857	05/31/2024	494,285.00	498,878.07
				Subtotal	1,257,792.74						1,249,546.74	1,256,754.60
Fund: Opr-Buda WWTP												
0941100002	U045-100-095	04510U	Texas State Treasurer	Fair	39,604.33			5.325			39,604.33	39,604.33
				Subtotal	39,604.33						39,604.33	39,604.33
Fund: Opr-Carrizo Grndwtr												
CMM-716278	U047-100-096	04710U	First United Bank & Trust	Fair	79,325.31			5.260			79,325.31	79,325.31
313313AG3	U047-100-005	04710U	Federal Farm Credit Bank	Fair	1,040,666.66	01/07/2025		4.885	96.845	05/31/2024	1,007,833.63	1,013,836.25
				Subtotal	1,119,991.97						1,087,158.94	1,093,161.56
Fund: Const-Carrizo Grndwt												
0941100014	R047-470-095	04747R	Texas State Treasurer	Fair	12,186,763.32			5.325			12,186,763.32	12,186,763.32
				Subtotal	12,186,763.32						12,186,763.32	12,186,763.32
Fund: I&S-Carrizo Grndwtr												
0941100015	R047-480-095	04748R	Texas State Treasurer	Fair	1,992,241.66			5.325			1,992,241.66	1,992,241.66
9128282N9	R047-480-005	04748R	U.S. Treasury	Fair	2,000,000.00	07/31/2024		2.125	99.460	05/31/2024	1,989,218.75	1,995,005.74

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CUSIP	Investment #	Fund	Issuer	Investmen Class	Par Value	Maturity Date	Call Date	Current Rate	Market Price	Market Date	Market Value	Book Value
Fund: I&S-Carrizo Grndwtr												
912797JU2	R047-480-006	04748R	U.S. Treasury	Fair	6,102,000.00	08/01/2024		5.140	99.137	05/31/2024	6,049,347.37	6,074,991.87
3130AGWK7	R047-480-003	04748R	Federal Home Loan Bank	Fair	2,000,000.00	08/15/2024		1.500	99.141	05/31/2024	1,982,820.00	1,990,815.86
				Subtotal	12,094,241.66						12,013,627.78	12,053,055.13
Fund: Opr-Western Canyon												
CMM-716278	U050-100-096	05010U	First United Bank & Trust	Fair	1,191,386.79			5.260			1,191,386.79	1,191,386.79
3130AX2R8	U050-100-004	05010U	Federal Home Loan Bank	Fair	500,000.00	11/22/2024		5.375	99.817	05/31/2024	499,085.00	500,200.35
3130AUVZ4	U050-100-003	05010U	Federal Home Loan Bank	Fair	500,000.00	02/13/2025		4.500	99.192	05/31/2024	495,960.00	499,708.61
				Subtotal	2,191,386.79						2,186,431.79	2,191,295.75
Fund: 2020 I&S-WCanyon, re												
0941100005	R050-520-095	05052R	Texas State Treasurer	Fair	891,075.79			5.325			891,075.79	891,075.79
9128282N9	R050-520-001	05052R	U.S. Treasury	Fair	1,600,000.00	07/31/2024		2.125	99.460	05/31/2024	1,591,375.00	1,596,004.59
912797JU2	R050-520-004	05052R	U.S. Treasury	Fair	338,000.00	08/01/2024		5.140	99.137	05/31/2024	335,083.48	336,503.98
912797JU2	R050-520-002	05052R	U.S. Treasury	Fair	1,284,000.00	08/01/2024		5.140	99.137	05/31/2024	1,272,920.69	1,278,316.87
				Subtotal	4,113,075.79						4,090,454.96	4,101,901.23
Fund: Opr-Cordillera WDS												
0941100002	U052-100-095	05210U	Texas State Treasurer	Fair	290,118.11			5.325			290,118.11	290,118.11
CMM-716278	U052-100-096	05210U	First United Bank & Trust	Fair	750,886.39			5.260			750,886.39	750,886.39
91282CFA4	U052-100-002	05210U	U.S. Treasury	Fair	250,000.00	07/31/2024		3.000	99.585	05/31/2024	248,964.84	249,934.56
3130AGWK7	U052-100-003	05210U	Federal Home Loan Bank	Fair	500,000.00	08/15/2024		1.500	99.141	05/31/2024	495,705.00	497,703.97
3130AX2R8	U052-100-004	05210U	Federal Home Loan Bank	Fair	500,000.00	11/22/2024		5.375	99.817	05/31/2024	499,085.00	500,200.35
				Subtotal	2,291,004.50						2,284,759.34	2,288,843.38
Fund: Opr-Comal Trace												
0941100002	U054-100-095	05410U	Texas State Treasurer	Fair	712,334.18			5.325			712,334.18	712,334.18
3130AX2R8	U054-100-002	05410U	Federal Home Loan Bank	Fair	500,000.00	11/22/2024		5.375	99.817	05/31/2024	499,085.00	500,200.35
				Subtotal	1,212,334.18						1,211,419.18	1,212,534.53
Fund: Opr-Johnson Ranch WD												
CMM-716278	U055-100-096	05510U	First United Bank & Trust	Fair	830,715.89			5.260			830,715.89	830,715.89
91282CFA4	U055-100-002	05510U	U.S. Treasury	Fair	250,000.00	07/31/2024		3.000	99.585	05/31/2024	248,964.84	249,934.56
				Subtotal	1,080,715.89						1,079,680.73	1,080,650.45
Fund: Opr-Rural Wtr												
0941100002	U070-100-095	07010U	Texas State Treasurer	Fair	580,766.82			5.325			580,766.82	580,766.82
				Subtotal	580,766.82						580,766.82	580,766.82

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CUSIP	Investment #	Fund	Issuer	Investmen Class	Par Value	Maturity Date	Call Date	Current Rate	Market Price	Market Date	Market Value	Book Value
Fund: Opr-Luling WTP												
0941100002	U100-100-095	10010U	Texas State Treasurer	Fair	188,432.32			5.325			188,432.32	188,432.32
				Subtotal	188,432.32						188,432.32	188,432.32
Fund: Opr-Lu-Lo												
CMM-716278	U100-200-096	10020U	First United Bank & Trust	Fair	416,794.58			5.260			416,794.58	416,794.58
0941100002	U100-200-095	10020U	Texas State Treasurer	Fair	127,141.47			5.325			127,141.47	127,141.47
				Subtotal	543,936.05						543,936.05	543,936.05
Fund: 2014 I&S-Lu-Lo												
CMM-716278	R100-400-096	10040R	First United Bank & Trust	Fair	207,255.77			5.260			207,255.77	207,255.77
				Subtotal	207,255.77						207,255.77	207,255.77
				Total	145,594,295.82						144,381,820.92	144,841,941.75



Monthly Board Report
Accrued Interest
Sorted by Fund - Investment Number
June 1, 2024 - June 30, 2024

Guadalupe-Blanco River Auth
Seguin, TX

CUSIP	Investment #	Security Type	Par Value	Maturity Date	Current Rate	* Beginning Accrued Interest	Adjusted Acc'd Int. at Purchase During Period	Interest Earned	Interest Received	* Ending Accrued Interest
General Revenue										
91282CFA4	U010-100-002	TRC	1,000,000.00	07/31/2024	3.000	10,054.95	0.00	2,472.52	0.00	12,527.47
3130AGWK7	U010-100-004	FAC	1,000,000.00	08/15/2024	1.500	4,416.67	0.00	1,250.00	0.00	5,666.67
BC-400006076	U010-100-006	PA2	21,744.09		0.070	7.05	0.00	1.31	7.05	1.31
3130AX2R8	U010-100-008	FAC	1,000,000.00	11/22/2024	5.375	1,343.75	0.00	4,479.17	0.00	5,822.92
912828YV6	U010-100-009	TRC	2,000,000.00	11/30/2024	1.500	81.97	0.00	2,459.01	0.00	2,540.98
CD-88155A	U010-100-010	BCD	521,699.42	12/12/2024	4.909	11,928.05	0.00	2,104.95	0.00	14,033.00
3133EP5K7	U010-100-011	FAC	1,000,000.00	03/13/2026	4.500	8,625.00	0.00	3,750.00	0.00	12,375.00
BC-729205	U010-100-090	LA2	25,000.00		0.500	146.24	0.00	10.27	0.00	156.51
0941100002	U010-100-095	LA3	438,773.57		5.325	1,890.78	0.00	1,906.81	1,890.78	1,906.81
CMM-716278	U010-100-096	LA2	985,909.21		5.260	4,302.35	0.00	3,821.58	4,302.35	3,821.58
TX-01-0175-0001	U010-100-098	LA4	194,068.74		5.428	886.01	0.00	861.34	886.01	861.34
Subtotal			8,187,195.03			43,682.82	0.00	23,116.96	7,086.19	59,713.59
2021 Const-Lk Dunlap										
0941100016	R023-100-095	LA3	460,822.41		5.325	2,702.66	0.00	2,521.02	2,702.66	2,521.02
Subtotal			460,822.41			2,702.66	0.00	2,521.02	2,702.66	2,521.02
2021 I&S-Lk Dunlap										
0941100017	R023-200-095	LA3	327,197.55		5.325	1,209.17	0.00	1,309.30	1,209.17	1,309.30
Subtotal			327,197.55			1,209.17	0.00	1,309.30	1,209.17	1,309.30
2021 Const-Lk McQ										
3130AGWK7	R024-100-003	FAC	6,000,000.00	08/15/2024	1.500	26,500.00	0.00	7,500.00	0.00	34,000.00
3130AX2R8	R024-100-004	FAC	3,500,000.00	11/22/2024	5.375	4,703.13	0.00	15,677.08	0.00	20,380.21
313385AC0	R024-100-007	AFD	3,000,000.00	01/03/2025	5.075	0.00	0.00	0.00	0.00	0.00
313385BP0	R024-100-008	AFD	3,112,500.00	02/07/2025	5.095	0.00	0.00	0.00	0.00	0.00
0941100018	R024-100-095	LA3	6,670,985.94		5.325	48,803.33	0.00	29,851.91	48,803.33	29,851.91
Subtotal			22,283,485.94			80,006.46	0.00	53,028.99	48,803.33	84,232.12
2021 I&S-Lk McQ										
0941100019	R024-200-095	LA3	63,814.89		5.325	237.06	0.00	255.92	237.05	255.93
Subtotal			63,814.89			237.06	0.00	255.92	237.05	255.93
2021 Const-Lk PI										
3130AGWK7	R025-100-003	FAC	6,000,000.00	08/15/2024	1.500	26,500.00	0.00	7,500.00	0.00	34,000.00
3130AX2R8	R025-100-004	FAC	3,500,000.00	11/22/2024	5.375	4,703.13	0.00	15,677.08	0.00	20,380.21
313385AC0	R025-100-008	AFD	3,000,000.00	01/03/2025	5.075	0.00	0.00	0.00	0.00	0.00

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2021 Const-Lk PI										
313385BP0	R025-100-009	AFD	3,112,500.00	02/07/2025	5.095	0.00	0.00	0.00	0.00	0.00
0941100020	R025-100-095	LA3	4,325,673.16		5.325	44,931.38	0.00	20,743.33	44,931.24	20,743.47
	Subtotal		19,938,173.16			76,134.51	0.00	43,920.41	44,931.24	75,123.68
2021/2022 I&S Lk PI										
0941100021	R025-200-095	LA3	176,846.05		5.325	740.37	0.00	746.12	740.37	746.12
	Subtotal		176,846.05			740.37	0.00	746.12	740.37	746.12
Opr-Shadow Creek										
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	4,312.50	0.00	1,875.00	0.00	6,187.50
CMM-716278	U030-100-096	LA2	50,124.56		5.260	224.69	0.00	194.29	224.69	194.29
	Subtotal		950,124.56			4,537.19	0.00	2,069.29	224.69	6,381.79
2012 Reserve-Stein Falls										
3135G05X7	R033-100-001	FAC	175,000.00	08/25/2025	0.375	175.01	0.00	54.69	0.00	229.70
CMM-716278	R033-100-096	LA2	33,464.82		5.260	150.01	0.00	129.72	150.01	129.72
	Subtotal		208,464.82			325.02	0.00	184.41	150.01	359.42
Opr-Stein Falls										
3133EP5K7	U033-100-002	FAC	1,000,000.00	03/13/2026	4.500	8,625.00	0.00	3,750.00	0.00	12,375.00
3133EP6K6	U033-100-003	FAC	2,000,000.00	03/26/2027	4.500	16,250.00	0.00	7,500.00	0.00	23,750.00
0941100002	U033-100-095	LA3	1,778,742.03		5.325	7,928.85	0.00	7,730.04	7,928.85	7,730.04
	Subtotal		4,778,742.03			32,803.85	0.00	18,980.04	7,928.85	43,855.04
2012 I&S-Stein Falls										
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	4,784.11		5.325	21.33	0.00	20.79	21.33	20.79
	Subtotal		1,434,784.11			21.33	0.00	20.79	21.33	20.79
2021 Const-Stein Fallls										
0941100022	R033-300-095	LA3	1,474,711.37		5.325	6,778.78	0.00	6,555.50	6,778.78	6,555.50
	Subtotal		1,474,711.37			6,778.78	0.00	6,555.50	6,778.78	6,555.50
2021 I&S-Stein Falls										
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	218,673.57		5.325	353.54	0.00	675.73	353.54	675.73
	Subtotal		367,673.57			353.54	0.00	675.73	353.54	675.73
2022 Const-Sunfield										

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2022 Const-Sunfield										
0941100027	R037-100-095	LA3	5,846,807.69		5.325	34,814.91	0.00	27,094.25	34,814.91	27,094.25
		Subtotal	5,846,807.69			34,814.91	0.00	27,094.25	34,814.91	27,094.25
Opr-Sunfield WWTP										
3133EP5K7	U037-100-002	FAC	1,000,000.00	03/13/2026	4.500	8,625.00	0.00	3,750.00	0.00	12,375.00
313313AG3	U037-100-003	AFD	520,333.33	01/07/2025	4.885	0.00	0.00	0.00	0.00	0.00
0941100002	U037-100-095	LA3	531,647.09		5.325	2,369.85	0.00	2,310.43	2,369.85	2,310.43
		Subtotal	2,051,980.42			10,994.85	0.00	6,060.43	2,369.85	14,685.43
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	358,586.17		5.325	573.27	0.00	1,101.73	573.27	1,101.73
		Subtotal	602,586.17			573.27	0.00	1,101.73	573.27	1,101.73
2021 Const-Dietz										
0941100023	R038-100-095	LA3	957,003.71		5.325	4,282.80	0.00	4,160.13	4,282.80	4,160.13
		Subtotal	957,003.71			4,282.80	0.00	4,160.13	4,282.80	4,160.13
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	67,982.10		5.325	108.00	0.00	206.43	108.00	206.43
		Subtotal	111,982.10			108.00	0.00	206.43	108.00	206.43
2010 I&S-RRWDS										
9128282N9	R041-100-001	TRC	170,000.00	07/31/2024	2.125	1,210.78	0.00	297.74	0.00	1,508.52
0941100002	R041-100-095	LA3	372,148.42		5.325	1,292.95	0.00	1,416.99	1,292.95	1,416.99
		Subtotal	542,148.42			2,503.73	0.00	1,714.73	1,292.95	2,925.51
Opr-Water Supply										
91282CFA4	U041-100-004	TRC	2,000,000.00	07/31/2024	3.000	20,109.89	0.00	4,945.06	0.00	25,054.95
3130AUVZ4	U041-100-006	FAC	3,000,000.00	02/13/2025	4.500	40,500.00	0.00	11,250.00	0.00	51,750.00
3130AGWK7	U041-100-008	FAC	2,600,000.00	08/15/2024	1.500	11,483.33	0.00	3,250.00	0.00	14,733.33
3130AX2R8	U041-100-009	FAC	1,000,000.00	11/22/2024	5.375	1,343.75	0.00	4,479.17	0.00	5,822.92
3130AX2R8	U041-100-010	FAC	1,000,000.00	11/22/2024	5.375	1,343.75	0.00	4,479.17	0.00	5,822.92
3135G05X7	U041-100-011	FAC	2,000,000.00	08/25/2025	0.375	2,000.00	0.00	625.00	0.00	2,625.00
912828YV6	U041-100-012	TRC	4,000,000.00	11/30/2024	1.500	163.93	0.00	4,918.04	0.00	5,081.97
3133EP5K7	U041-100-013	FAC	2,000,000.00	03/13/2026	4.500	17,250.00	0.00	7,500.00	0.00	24,750.00
3133EP6K6	U041-100-014	FAC	2,000,000.00	03/26/2027	4.500	16,250.00	0.00	7,500.00	0.00	23,750.00
1379800040	U041-100-094	LA5	2,738,888.45		5.240	12,085.62	0.00	11,735.52	12,085.62	11,735.52
0941100002	U041-100-095	LA3	699,488.33		5.325	3,001.57	0.00	3,039.83	3,001.57	3,039.83
CMM-716278	U041-100-096	LA2	1,263,464.04		5.260	4,724.39	0.00	4,559.83	4,724.39	4,559.83

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Opr-Water Supply										
CMM-6257184	U041-100-097	LA2	0.00		2.530	0.55	0.00	0.00	0.00	0.55
		Subtotal	24,301,840.82			130,256.78	0.00	68,281.62	19,811.58	178,726.82
2007B/2017 I&S-RRWDS										
0941100013	R041-120-095	LA3	211,062.83		5.325	1,022.93	0.00	601.05	1,022.93	601.05
		Subtotal	211,062.83			1,022.93	0.00	601.05	1,022.93	601.05
2007 Rate Stab-RRWDS										
3135G05X7	R041-150-003	FAC	450,000.00	08/25/2025	0.375	450.00	0.00	140.63	0.00	590.63
3133EP6K6	R041-150-004	FAC	1,069,000.00	03/26/2027	4.500	8,685.63	0.00	4,008.75	0.00	12,694.38
0941100002	R041-150-095	LA3	5,347.37		5.325	23.84	0.00	23.24	23.84	23.24
CMM-716278	R041-150-096	LA2	10,086.78		5.260	45.21	0.00	39.10	45.21	39.10
		Subtotal	1,534,434.15			9,204.68	0.00	4,211.72	69.05	13,347.35
2015 IWPP Bond										
796237G66	R041-160-001	MUN	1,820,000.00	02/01/2026	5.000	30,333.33	0.00	7,583.34	0.00	37,916.67
CMM-716278	R041-160-096	LA2	82,551.62		5.260	370.04	0.00	319.99	370.04	319.99
		Subtotal	1,902,551.62			30,703.37	0.00	7,903.33	370.04	38,236.66
2016 I&S-SM WTP										
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	71,774.33		5.260	265.10	0.00	288.82	265.10	288.82
		Subtotal	173,774.33			265.10	0.00	288.82	265.10	288.82
2020 I&S-Gen Imp/Ref										
9128282N9	R041-200-001	TRC	278,000.00	07/31/2024	2.125	1,979.99	0.00	486.88	0.00	2,466.87
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	215,069.78		5.260	2,398.19	0.00	641.67	530.46	2,509.40
		Subtotal	726,069.78			4,378.18	0.00	1,128.55	530.46	4,976.27
2012 Reserve-MidBasin										
3135G05X7	R041-250-003	FAC	80,000.00	08/25/2025	0.375	80.00	0.00	25.00	0.00	105.00
3133EP6K6	R041-250-008	FAC	190,000.00	03/26/2027	4.500	1,543.75	0.00	712.50	0.00	2,256.25
0941100002	R041-250-095	LA3	8,001.72		5.325	35.67	0.00	34.77	35.67	34.77
		Subtotal	278,001.72			1,659.42	0.00	772.27	35.67	2,396.02
2012 I&S-Mid-Basin										
9128282N9	R041-260-001	TRC	87,000.00	07/31/2024	2.125	619.64	0.00	152.37	0.00	772.01
CMM-716278	R041-260-096	LA2	141,761.15		5.260	1,114.38	0.00	560.60	582.35	1,092.63
		Subtotal	228,761.15			1,734.02	0.00	712.97	582.35	1,864.64

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2013 RateStab-WCanyon										
91282CFA4	R041-310-002	TRC	500,000.00	07/31/2024	3.000	5,027.47	0.00	1,236.27	0.00	6,263.74
3130AUVZ4	R041-310-003	FAC	500,000.00	02/13/2025	4.500	6,750.00	0.00	1,875.00	0.00	8,625.00
3135G05X7	R041-310-004	FAC	200,000.00	08/25/2025	0.375	200.00	0.00	62.50	0.00	262.50
3133EP6K6	R041-310-005	FAC	700,000.00	03/26/2027	4.500	5,687.50	0.00	2,625.00	0.00	8,312.50
0941100002	R041-310-095	LA3	10,927.86		5.325	48.71	0.00	47.49	48.71	47.49
	Subtotal		1,910,927.86			17,713.68	0.00	5,846.26	48.71	23,511.23
2013 Rate Stab-IH35										
3130AUVZ4	R041-320-001	FAC	250,000.00	02/13/2025	4.500	3,375.00	0.00	937.50	0.00	4,312.50
3135G05X7	R041-320-002	FAC	100,000.00	08/25/2025	0.375	100.00	0.00	31.25	0.00	131.25
0941100011	R041-320-095	LA3	21,503.31		5.325	111.75	0.00	93.47	96.14	109.08
	Subtotal		371,503.31			3,586.75	0.00	1,062.22	96.14	4,552.83
2013 I&S-IH35										
9128282N9	R041-350-001	TRC	364,000.00	07/31/2024	2.125	2,592.50	0.00	637.50	0.00	3,230.00
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	306,901.31		5.325	489.85	0.00	942.58	489.85	942.58
	Subtotal		885,901.31			3,082.35	0.00	1,580.08	489.85	4,172.58
2013 Reserve-IH35										
3130AUVZ4	R041-370-002	FAC	300,000.00	02/13/2025	4.500	4,050.00	0.00	1,125.00	0.00	5,175.00
3135G05X7	R041-370-003	FAC	125,000.00	08/25/2025	0.375	125.00	0.00	39.06	0.00	164.06
3133EP6K6	R041-370-004	FAC	800,000.00	03/26/2027	4.500	6,500.00	0.00	3,000.00	0.00	9,500.00
0941100009	R041-370-095	LA3	33,878.01		5.325	151.63	0.00	147.27	151.63	147.27
	Subtotal		1,258,878.01			10,826.63	0.00	4,311.33	151.63	14,986.33
2022 Const-NB Office										
0941100025	R041-410-095	LA3	638,132.46		5.325	2,855.78	0.00	2,773.99	2,855.78	2,773.99
	Subtotal		638,132.46			2,855.78	0.00	2,773.99	2,855.78	2,773.99
2022 I&S-NB Office										
0941100026	R041-420-095	LA3	194,806.59		5.325	537.41	0.00	698.65	537.41	698.65
	Subtotal		194,806.59			537.41	0.00	698.65	537.41	698.65
2022 Const-Saltwater Barrier										
0941100029	R041-430-095	LA3	924,413.89		5.325	4,136.95	0.00	4,018.44	4,136.95	4,018.44
	Subtotal		924,413.89			4,136.95	0.00	4,018.44	4,136.95	4,018.44
2022 I&S-Saltwater Barrier										
0941100030	R041-440-095	LA3	181,389.86		5.325	566.32	0.00	679.73	566.32	679.73

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Subtotal			181,389.86			566.32	0.00	679.73	566.32	679.73
Opr-Canal										
3130AUVZ4	U043-100-003	FAC	200,000.00	02/13/2025	4.500	2,700.00	0.00	750.00	0.00	3,450.00
3130AX2R8	U043-100-005	FAC	500,000.00	11/22/2024	5.375	671.88	0.00	2,239.58	0.00	2,911.46
3133EP5K7	U043-100-006	FAC	500,000.00	03/13/2026	4.500	4,312.50	0.00	1,875.00	0.00	6,187.50
CMM-716278	U043-100-096	LA2	57,792.74		5.260	200.54	0.00	224.02	200.54	224.02
Subtotal			1,257,792.74			7,884.92	0.00	5,088.60	200.54	12,772.98
Opr-Buda WWTP										
0941100002	U045-100-095	LA3	39,604.33		5.325	176.54	0.00	172.11	176.54	172.11
Subtotal			39,604.33			176.54	0.00	172.11	176.54	172.11
Opr-Carrizo Grndwtr										
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	79,325.31		5.260	355.58	0.00	307.48	355.58	307.48
Subtotal			1,119,991.97			355.58	0.00	307.48	355.58	307.48
Const-Carrizo Grndwtr										
0941100014	R047-470-095	LA3	12,186,763.32		5.325	53,889.97	0.00	55,291.72	53,889.97	55,291.72
CMM-716278	R047-470-096	LA2	0.00		5.120	0.00	0.00	0.00	0.00	0.00
Subtotal			12,186,763.32			53,889.97	0.00	55,291.72	53,889.97	55,291.72
I&S-Carrizo Grndwtr										
3130AGWK7	R047-480-003	FAC	2,000,000.00	08/15/2024	1.500	8,833.33	0.00	2,500.00	0.00	11,333.33
9128282N9	R047-480-005	TRC	2,000,000.00	07/31/2024	2.125	14,244.51	0.00	3,502.74	0.00	17,747.25
912797JU2	R047-480-006	ATD	6,102,000.00	08/01/2024	5.140	0.00	0.00	0.00	0.00	0.00
0941100015	R047-480-095	LA3	1,992,241.66		5.325	3,478.75	0.00	6,251.16	3,478.75	6,251.16
Subtotal			12,094,241.66			26,556.59	0.00	12,253.90	3,478.75	35,331.74
Opr-Western Canyon										
3130AUVZ4	U050-100-003	FAC	500,000.00	02/13/2025	4.500	6,750.00	0.00	1,875.00	0.00	8,625.00
3130AX2R8	U050-100-004	FAC	500,000.00	11/22/2024	5.375	671.88	0.00	2,239.58	0.00	2,911.46
CMM-716278	U050-100-096	LA2	1,191,386.79		5.260	5,281.95	0.00	4,618.04	5,281.95	4,618.04
Subtotal			2,191,386.79			12,703.83	0.00	8,732.62	5,281.95	16,154.50
2020 I&S-WCanyon, refunding										
9128282N9	R050-520-001	TRC	1,600,000.00	07/31/2024	2.125	11,395.60	0.00	2,802.20	0.00	14,197.80
912797JU2	R050-520-002	ATD	1,284,000.00	08/01/2024	5.140	0.00	0.00	0.00	0.00	0.00
912797JU2	R050-520-004	ATD	338,000.00	08/01/2024	5.140	0.00	0.00	0.00	0.00	0.00
0941100005	R050-520-095	LA3	891,075.79		5.325	3,879.86	0.00	2,771.71	1,369.74	5,281.83
Subtotal			4,113,075.79			15,275.46	0.00	5,573.91	1,369.74	19,479.63

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Opr-Cordillera WDS										
91282CFA4	U052-100-002	TRC	250,000.00	07/31/2024	3.000	2,513.74	0.00	618.13	0.00	3,131.87
3130AGWK7	U052-100-003	FAC	500,000.00	08/15/2024	1.500	2,208.33	0.00	625.00	0.00	2,833.33
3130AX2R8	U052-100-004	FAC	500,000.00	11/22/2024	5.375	671.88	0.00	2,239.58	0.00	2,911.46
0941100002	U052-100-095	LA3	290,118.11		5.325	1,293.40	0.00	1,260.79	1,293.22	1,260.97
CMM-716278	U052-100-096	LA2	750,886.39		5.260	3,307.38	0.00	2,910.58	3,307.38	2,910.58
	Subtotal		2,291,004.50			9,994.73	0.00	7,654.08	4,600.60	13,048.21
Opr-Comal Trace										
3130AX2R8	U054-100-002	FAC	500,000.00	11/22/2024	5.375	671.88	0.00	2,239.58	0.00	2,911.46
0941100002	U054-100-095	LA3	712,334.18		5.325	3,117.05	0.00	3,095.65	3,117.05	3,095.65
	Subtotal		1,212,334.18			3,788.93	0.00	5,335.23	3,117.05	6,007.11
Opr-Johnson Ranch WDS										
91282CFA4	U055-100-002	TRC	250,000.00	07/31/2024	3.000	2,513.74	0.00	618.13	0.00	3,131.87
CMM-716278	U055-100-096	LA2	830,715.89		5.260	3,723.74	0.00	3,220.01	3,723.74	3,220.01
	Subtotal		1,080,715.89			6,237.48	0.00	3,838.14	3,723.74	6,351.88
Opr-Rural Wtr										
0941100002	U070-100-095	LA3	580,766.82		5.325	2,588.80	0.00	2,523.89	2,588.80	2,523.89
	Subtotal		580,766.82			2,588.80	0.00	2,523.89	2,588.80	2,523.89
Opr-Luling WTP										
0941100002	U100-100-095	LA3	188,432.32		5.325	839.95	0.00	818.89	839.95	818.89
	Subtotal		188,432.32			839.95	0.00	818.89	839.95	818.89
Opr-Lu-Lo										
0941100002	U100-200-095	LA3	127,141.47		5.325	566.74	0.00	552.53	566.74	552.53
CMM-716278	U100-200-096	LA2	416,794.58		5.260	1,868.31	0.00	1,615.57	1,868.31	1,615.57
	Subtotal		543,936.05			2,435.05	0.00	2,168.10	2,435.05	2,168.10
2014 I&S-Lu-Lo										
CMM-716278	R100-400-096	LA2	207,255.77		5.260	843.51	0.00	819.52	843.51	819.52
	Subtotal		207,255.77			843.51	0.00	819.52	843.51	819.52
	Total		145,594,295.82			668,912.01	0.00	409,171.40	279,080.73	799,002.68

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



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Sorted by Fund
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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
Fund: General Revenue									
U010-100-002	USTR	01010U	08/26/2022	2,472.52	999,476.52	0.00	0.00	261.74	999,738.26
91282CFA4	1,000,000.00	3.331	07/31/2024	0.00	995,859.38	0.00	0.00	0.00	995,859.38
U010-100-004	FHLB	01010U	08/30/2023	1,250.00	992,276.97	0.00	0.00	3,130.96	995,407.93
3130AGWK7	1,000,000.00	5.405	08/15/2024	0.00	991,410.00	0.00	0.00	0.00	991,410.00
U010-100-006	FROST	01010U	09/01/2023	1.31	21,766.72	8.36	23.94	-22.63	21,744.09
BC-400006076	21,744.09	0.070	/ /	7.05	21,766.72	8.36	23.94	-22.63	21,744.09
U010-100-008	FHLB	01010U	08/30/2023	4,479.17	1,000,485.97	0.00	0.00	-85.26	1,000,400.71
3130AX2R8	1,000,000.00	5.275	11/22/2024	0.00	998,170.00	0.00	0.00	0.00	998,170.00
U010-100-009	USTR	01010U	12/06/2023	2,459.01	1,965,559.03	0.00	0.00	5,677.08	1,971,236.11
912828YV6	2,000,000.00	5.094	11/30/2024	0.00	1,962,343.75	0.00	0.00	0.00	1,962,343.75
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	997,646.15	0.00	0.00	110.00	997,756.15
3133EP5K7	1,000,000.00	4.639	03/13/2026	0.00	988,570.00	0.00	0.00	0.00	988,570.00
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	/ /	0.00	25,000.00	0.00	0.00	0.00	25,000.00
U010-100-095	TXPOOL	01010U	09/01/2023	1,906.81	436,866.76	3,797.59	0.00	1,906.81	438,773.57
0941100002	438,773.57	5.324	/ /	1,890.78	436,866.76	3,797.59	0.00	1,906.81	438,773.57
U010-100-096	SEGST	01010U	09/01/2023	3,821.58	982,087.63	8,123.93	0.00	3,821.58	985,909.21
CMM-716278	985,909.21	5.260	/ /	4,302.35	982,087.63	8,123.93	0.00	3,821.58	985,909.21
U010-100-098	TXCLAS	01010U	09/01/2023	861.34	193,207.40	1,747.35	0.00	861.34	194,068.74
TX-01-0175-0001	194,068.74	5.427	/ /	886.01	193,207.40	1,747.35	0.00	861.34	194,068.74

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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
Sub Totals For: Fund: General Revenue				23,116.96	8,136,072.57	13,677.23	23.94	15,661.62	8,151,734.19
				7,086.19	8,116,981.06	13,677.23	23.94	6,567.10	8,123,548.16
Fund: 2021 Const-Lk Dunlap									
R023-100-095	TXPOOL	02310R	09/01/2023	2,521.02	601,301.39	5,223.68	143,000.00	-140,478.98	460,822.41
0941100016	460,822.41	5.324	/ /	2,702.66	601,301.39	5,223.68	143,000.00	-140,478.98	460,822.41
Sub Totals For: Fund: 2021 Const-Lk Dunlap				2,521.02	601,301.39	5,223.68	143,000.00	-140,478.98	460,822.41
				2,702.66	601,301.39	5,223.68	143,000.00	-140,478.98	460,822.41
Fund: 2021 I&S-Lk Dunlap									
R023-200-095	TXPOOL	02320R	09/01/2023	1,309.30	296,993.25	31,413.47	0.00	30,204.30	327,197.55
0941100017	327,197.55	5.324	/ /	1,209.17	296,993.25	31,413.47	0.00	30,204.30	327,197.55
Sub Totals For: Fund: 2021 I&S-Lk Dunlap				1,309.30	296,993.25	31,413.47	0.00	30,204.30	327,197.55
				1,209.17	296,993.25	31,413.47	0.00	30,204.30	327,197.55
Fund: 2021 Const-Lk McQ									
R024-100-003	FHLB	02410R	08/30/2023	7,500.00	5,953,661.84	0.00	0.00	18,785.74	5,972,447.58
3130AGWK7	6,000,000.00	5.405	08/15/2024	0.00	5,948,460.00	0.00	0.00	0.00	5,948,460.00
R024-100-004	FHLB	02410R	08/30/2023	15,677.08	3,501,700.89	0.00	0.00	-298.40	3,501,402.49
3130AX2R8	3,500,000.00	5.275	11/22/2024	0.00	3,493,595.00	0.00	0.00	0.00	3,493,595.00
R024-100-007	FHLB	02410R	05/22/2024	0.00	2,908,650.01	0.00	0.00	12,687.50	2,921,337.51
313385AC0	3,000,000.00	5.287	01/03/2025	0.00	2,906,940.00	0.00	0.00	0.00	2,906,940.00
R024-100-008	FNMA	02410R	05/22/2024	0.00	3,003,452.27	0.00	0.00	13,033.59	3,016,485.86
313385BP0	3,112,500.00	5.246	02/07/2025	0.00	3,001,165.88	0.00	0.00	0.00	3,001,165.88
R024-100-095	TXPOOL	02410R	09/01/2023	29,851.91	6,951,134.03	78,655.24	310,000.00	-280,148.09	6,670,985.94
0941100018	6,670,985.94	5.324	/ /	48,803.33	6,951,134.03	78,655.24	310,000.00	-280,148.09	6,670,985.94
Sub Totals For: Fund: 2021 Const-Lk McQ				53,028.99	22,318,599.04	78,655.24	310,000.00	-235,939.66	22,082,659.38
				48,803.33	22,301,294.91	78,655.24	310,000.00	-280,148.09	22,021,146.82
Fund: 2021 I&S-Lk McQ									

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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
R024-200-095	TXPOOL	02420R	09/01/2023	255.92	58,064.97	5,986.97	0.00	5,749.92	63,814.89
0941100019	63,814.89	5.324	/ /	237.05	58,064.97	5,986.97	0.00	5,749.92	63,814.89
Sub Totals For: Fund: 2021 I&S-Lk McQ				255.92	58,064.97	5,986.97	0.00	5,749.92	63,814.89
				237.05	58,064.97	5,986.97	0.00	5,749.92	63,814.89
Fund: 2021 Const-Lk PI									
R025-100-003	FHLB	02510R	08/30/2023	7,500.00	5,953,661.84	0.00	0.00	18,785.74	5,972,447.58
3130AGWK7	6,000,000.00	5.405	08/15/2024	0.00	5,948,460.00	0.00	0.00	0.00	5,948,460.00
R025-100-004	FHLB	02510R	08/30/2023	15,677.08	3,501,700.89	0.00	0.00	-298.40	3,501,402.49
3130AX2R8	3,500,000.00	5.275	11/22/2024	0.00	3,493,595.00	0.00	0.00	0.00	3,493,595.00
R025-100-008	FHLB	02510R	05/22/2024	0.00	2,908,650.01	0.00	0.00	12,687.50	2,921,337.51
313385AC0	3,000,000.00	5.287	01/03/2025	0.00	2,906,940.00	0.00	0.00	0.00	2,906,940.00
R025-100-009	FNMA	02510R	05/22/2024	0.00	3,003,452.27	0.00	0.00	13,033.59	3,016,485.86
313385BP0	3,112,500.00	5.246	02/07/2025	0.00	3,001,165.88	0.00	0.00	0.00	3,001,165.88
R025-100-095	TXPOOL	02510R	09/01/2023	20,743.33	5,009,929.83	65,674.57	705,000.00	-684,256.67	4,325,673.16
0941100020	4,325,673.16	5.324	/ /	44,931.24	5,009,929.83	65,674.57	705,000.00	-684,256.67	4,325,673.16
Sub Totals For: Fund: 2021 Const-Lk PI				43,920.41	20,377,394.84	65,674.57	705,000.00	-640,048.24	19,737,346.60
				44,931.24	20,360,090.71	65,674.57	705,000.00	-684,256.67	19,675,834.04
Fund: 2021/2022 I&S Lk PI									
R025-200-095	TXPOOL	02520R	09/01/2023	746.12	170,310.93	7,275.49	0.00	6,535.12	176,846.05
0941100021	176,846.05	5.324	/ /	740.37	170,310.93	7,275.49	0.00	6,535.12	176,846.05
Sub Totals For: Fund: 2021/2022 I&S Lk PI				746.12	170,310.93	7,275.49	0.00	6,535.12	176,846.05
				740.37	170,310.93	7,275.49	0.00	6,535.12	176,846.05
Fund: Opr-Shadow Creek									
U030-100-003	USTR	03010U	03/22/2024	0.00	396,516.22	0.00	0.00	1,713.33	398,229.55
912797JU2	400,000.00	5.311	08/01/2024	0.00	396,548.50	0.00	0.00	0.00	396,548.50
U030-100-004	FFCB	03010U	03/22/2024	1,875.00	498,823.08	0.00	0.00	55.00	498,878.08
3133EP5K7	500,000.00	4.639	03/13/2026	0.00	494,285.00	0.00	0.00	0.00	494,285.00

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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
U030-100-096	SEGST	03010U	09/01/2023	194.29	49,930.27	418.98	0.00	194.29	50,124.56
CMM-716278	50,124.56	5.260	/ /	224.69	49,930.27	418.98	0.00	194.29	50,124.56
Sub Totals For: Fund: Opr-Shadow Creek				2,069.29	945,269.57	418.98	0.00	1,962.62	947,232.19
				224.69	940,763.77	418.98	0.00	194.29	940,958.06
Fund: 2012 Reserve-Stein F									
R033-100-001	FNMA	03310R	08/30/2023	54.69	165,702.53	0.00	0.00	628.21	166,330.74
3135G05X7	175,000.00	4.951	08/25/2025	0.00	165,245.50	0.00	0.00	0.00	165,245.50
R033-100-096	SEGST	03310R	09/01/2023	129.72	33,335.10	279.73	0.00	129.72	33,464.82
CMM-716278	33,464.82	5.260	/ /	150.01	33,335.10	279.73	0.00	129.72	33,464.82
Sub Totals For: Fund: 2012 Reserve-Stein F				184.41	199,037.63	279.73	0.00	757.93	199,795.56
				150.01	198,580.60	279.73	0.00	129.72	198,710.32
Fund: Opr-Stein Falls									
U033-100-002	FFCB	03310U	03/22/2024	3,750.00	997,646.15	0.00	0.00	110.00	997,756.15
3133EP5K7	1,000,000.00	4.639	03/13/2026	0.00	988,570.00	0.00	0.00	0.00	988,570.00
U033-100-003	FFCB	03310U	03/26/2024	7,500.00	2,003,420.93	0.00	0.00	-101.12	2,003,319.81
3133EP6K6	2,000,000.00	4.434	03/26/2027	0.00	1,984,420.00	0.00	0.00	0.00	1,984,420.00
U033-100-095	TXPOOL	03310U	11/29/2023	7,730.04	1,771,011.99	15,658.89	0.00	7,730.04	1,778,742.03
0941100002	1,778,742.03	5.324	/ /	7,928.85	1,771,011.99	15,658.89	0.00	7,730.04	1,778,742.03
Sub Totals For: Fund: Opr-Stein Falls				18,980.04	4,772,079.07	15,658.89	0.00	7,738.92	4,779,817.99
				7,928.85	4,744,001.99	15,658.89	0.00	7,730.04	4,751,732.03
Fund: 2012 I&S-Stein Falls									
R033-200-001	USTR	03320R	03/22/2024	0.00	1,417,545.50	0.00	0.00	6,125.16	1,423,670.66
912797JU2	1,430,000.00	5.311	08/01/2024	0.00	1,417,660.89	0.00	0.00	0.00	1,417,660.89
R033-200-095	TXPOOL	03320R	09/01/2023	20.79	4,763.32	42.12	0.00	20.79	4,784.11
0941100002	4,784.11	5.324	/ /	21.33	4,763.32	42.12	0.00	20.79	4,784.11
Sub Totals For: Fund: 2012 I&S-Stein Falls				20.79	1,422,308.82	42.12	0.00	6,145.95	1,428,454.77
				21.33	1,422,424.21	42.12	0.00	20.79	1,422,445.00

Portfolio GBRA

Data Updated: SET_BD: 07/05/2024 15:09

Run Date: 07/05/2024 - 15:09

TC (PRF_TC) 7.0
Report Ver. 7.3.11

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Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
Fund: 2021 Const-Stein Fal									
R033-300-095	TXPOOL	03330R	09/01/2023	6,555.50	1,508,155.87	13,334.28	40,000.00	-33,444.50	1,474,711.37
0941100022	1,474,711.37	5.324	/ /	6,778.78	1,508,155.87	13,334.28	40,000.00	-33,444.50	1,474,711.37
Sub Totals For: Fund: 2021 Const-Stein Fal				6,555.50	1,508,155.87	13,334.28	40,000.00	-33,444.50	1,474,711.37
				6,778.78	1,508,155.87	13,334.28	40,000.00	-33,444.50	1,474,711.37
Fund: 2021 I&S-Stein Falls									
R033-400-001	USTR	03340R	03/22/2024	0.00	147,702.29	0.00	0.00	638.22	148,340.51
912797JU2	149,000.00	5.311	08/01/2024	0.00	147,714.32	0.00	0.00	0.00	147,714.32
R033-400-095	TXPOOL	03340R	09/01/2023	675.73	146,663.84	72,363.27	0.00	72,009.73	218,673.57
0941100024	218,673.57	5.324	/ /	353.54	146,663.84	72,363.27	0.00	72,009.73	218,673.57
Sub Totals For: Fund: 2021 I&S-Stein Falls				675.73	294,366.13	72,363.27	0.00	72,647.95	367,014.08
				353.54	294,378.16	72,363.27	0.00	72,009.73	366,387.89
Fund: 2022 Const-Sunfield									
R037-100-095	TXPOOL	03710R	09/01/2023	27,094.25	7,745,713.44	61,909.16	1,926,000.00	-1,898,905.75	5,846,807.69
0941100027	5,846,807.69	5.324	/ /	34,814.91	7,745,713.44	61,909.16	1,926,000.00	-1,898,905.75	5,846,807.69
Sub Totals For: Fund: 2022 Const-Sunfield				27,094.25	7,745,713.44	61,909.16	1,926,000.00	-1,898,905.75	5,846,807.69
				34,814.91	7,745,713.44	61,909.16	1,926,000.00	-1,898,905.75	5,846,807.69
Fund: Opr-Sunfield WWTP									
U037-100-002	FFCB	03710U	03/22/2024	3,750.00	997,646.15	0.00	0.00	110.00	997,756.15
3133EP5K7	1,000,000.00	4.639	03/13/2026	0.00	988,570.00	0.00	0.00	0.00	988,570.00
U037-100-003	FFCB	03710U	03/21/2024	0.00	504,799.94	0.00	0.00	2,118.19	506,918.13
313313AG3	520,333.33	5.108	01/07/2025	0.00	503,916.81	0.00	0.00	0.00	503,916.81
U037-100-095	TXPOOL	03710U	11/29/2023	2,310.43	529,336.66	4,680.28	0.00	2,310.43	531,647.09
0941100002	531,647.09	5.324	/ /	2,369.85	529,336.66	4,680.28	0.00	2,310.43	531,647.09
Sub Totals For: Fund: Opr-Sunfield WWTP				6,060.43	2,031,782.75	4,680.28	0.00	4,538.62	2,036,321.37
				2,369.85	2,021,823.47	4,680.28	0.00	2,310.43	2,024,133.90
Fund: 2022 I&S-Sunfield									

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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
R037-200-002	USTR	03720R	03/22/2024	0.00	241,874.89	0.00	0.00	1,045.14	242,920.03
912797JU2	244,000.00	5.311	08/01/2024	0.00	241,894.59	0.00	0.00	0.00	241,894.59
R037-200-095	TXPOOL	03720R	09/01/2023	1,101.73	240,625.44	118,534.00	0.00	117,960.73	358,586.17
0941100028	358,586.17	5.324	/ /	573.27	240,625.44	118,534.00	0.00	117,960.73	358,586.17
Sub Totals For: Fund: 2022 I&S-Sunfield				1,101.73	482,500.33	118,534.00	0.00	119,005.87	601,506.20
				573.27	482,520.03	118,534.00	0.00	117,960.73	600,480.76
Fund: 2021 Const-Dietz									
R038-100-095	TXPOOL	03810R	09/01/2023	4,160.13	952,843.58	8,442.93	0.00	4,160.13	957,003.71
0941100023	957,003.71	5.324	/ /	4,282.80	952,843.58	8,442.93	0.00	4,160.13	957,003.71
Sub Totals For: Fund: 2021 Const-Dietz				4,160.13	952,843.58	8,442.93	0.00	4,160.13	957,003.71
				4,282.80	952,843.58	8,442.93	0.00	4,160.13	957,003.71
Fund: 2021 I&S-Dietz									
R038-400-001	USTR	03840R	03/22/2024	0.00	43,616.79	0.00	0.00	188.46	43,805.25
912797JU2	44,000.00	5.311	08/01/2024	0.00	43,620.34	0.00	0.00	0.00	43,620.34
R038-400-095	TXPOOL	03840R	09/01/2023	206.43	46,058.67	22,031.43	0.00	21,923.43	67,982.10
0941100024	67,982.10	5.324	/ /	108.00	46,058.67	22,031.43	0.00	21,923.43	67,982.10
Sub Totals For: Fund: 2021 I&S-Dietz				206.43	89,675.46	22,031.43	0.00	22,111.89	111,787.35
				108.00	89,679.01	22,031.43	0.00	21,923.43	111,602.44
Fund: 2010 I&S-RRWDS									
R041-100-001	USTR	04110R	12/06/2023	297.74	169,150.98	0.00	0.00	424.51	169,575.49
9128282N9	170,000.00	5.249	07/31/2024	0.00	169,083.59	0.00	0.00	0.00	169,083.59
R041-100-095	TXPOOL	04110R	09/01/2023	1,416.99	317,815.43	55,625.94	0.00	54,332.99	372,148.42
0941100002	372,148.42	5.324	/ /	1,292.95	317,815.43	55,625.94	0.00	54,332.99	372,148.42
Sub Totals For: Fund: 2010 I&S-RRWDS				1,714.73	486,966.41	55,625.94	0.00	54,757.50	541,723.91
				1,292.95	486,899.02	55,625.94	0.00	54,332.99	541,232.01
Fund: Opr-Water Supply									

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Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
U041-100-004	USTR	04110U	08/26/2022	4,945.06	1,998,953.03	0.00	0.00	523.49	1,999,476.52
91282CFA4	2,000,000.00	3.331	07/31/2024	0.00	1,991,718.75	0.00	0.00	0.00	1,991,718.75
U041-100-006	FHLB	04110U	02/13/2023	11,250.00	2,998,015.41	0.00	0.00	236.26	2,998,251.67
3130AUVZ4	3,000,000.00	4.600	02/13/2025	0.00	2,975,760.00	0.00	0.00	0.00	2,975,760.00
U041-100-008	FHLB	04110U	08/30/2023	3,250.00	2,579,920.13	0.00	0.00	8,140.49	2,588,060.62
3130AGWK7	2,600,000.00	5.405	08/15/2024	0.00	2,577,666.00	0.00	0.00	0.00	2,577,666.00
U041-100-009	FHLB	04110U	08/30/2023	4,479.17	1,000,485.97	0.00	0.00	-85.26	1,000,400.71
3130AX2R8	1,000,000.00	5.275	11/22/2024	0.00	998,170.00	0.00	0.00	0.00	998,170.00
U041-100-010	FHLB	04110U	08/30/2023	4,479.17	1,000,485.97	0.00	0.00	-85.26	1,000,400.71
3130AX2R8	1,000,000.00	5.275	11/22/2024	0.00	998,170.00	0.00	0.00	0.00	998,170.00
U041-100-011	FNMA	04110U	08/30/2023	625.00	1,893,743.16	0.00	0.00	7,179.51	1,900,922.67
3135G05X7	2,000,000.00	4.951	08/25/2025	0.00	1,888,520.00	0.00	0.00	0.00	1,888,520.00
U041-100-012	USTR	04110U	12/06/2023	4,918.04	3,931,118.06	0.00	0.00	11,354.16	3,942,472.22
912828YV6	4,000,000.00	5.094	11/30/2024	0.00	3,924,687.50	0.00	0.00	0.00	3,924,687.50
U041-100-013	FFCB	04110U	03/22/2024	7,500.00	1,995,292.31	0.00	0.00	219.98	1,995,512.29
3133EP5K7	2,000,000.00	4.639	03/13/2026	0.00	1,977,140.00	0.00	0.00	0.00	1,977,140.00
U041-100-014	FFCB	04110U	03/26/2024	7,500.00	2,003,420.93	0.00	0.00	-101.12	2,003,319.81
3133EP6K6	2,000,000.00	4.434	03/26/2027	0.00	1,984,420.00	0.00	0.00	0.00	1,984,420.00
U041-100-094	TXFIT	04110U	09/01/2023	11,735.52	2,727,152.93	23,821.14	0.00	11,735.52	2,738,888.45
1379800040	2,738,888.45	5.240	/ /	12,085.62	2,727,152.93	23,821.14	0.00	11,735.52	2,738,888.45
U041-100-095	TXPOOL	04110U	09/01/2023	3,039.83	696,448.50	6,041.40	0.00	3,039.83	699,488.33
0941100002	699,488.33	5.324	/ /	3,001.57	696,448.50	6,041.40	0.00	3,039.83	699,488.33
U041-100-096	SEGST	04110U	09/01/2023	4,559.83	1,158,904.21	109,284.22	0.00	104,559.83	1,263,464.04
CMM-716278	1,263,464.04	5.260	/ /	4,724.39	1,158,904.21	109,284.22	0.00	104,559.83	1,263,464.04
U041-100-097	BRDWAY	04110U	09/01/2023	0.00	0.00	0.00	0.00	0.00	0.00
CMM-6257184	0.00	2.530	/ /	0.00	0.00	0.00	0.00	0.00	0.00

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Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
Sub Totals For: Fund: Opr-Water Supply				68,281.62	23,983,940.61	139,146.76	0.00	146,717.43	24,130,658.04
				19,811.58	23,898,757.89	139,146.76	0.00	119,335.18	24,018,093.07
Fund: 2007B/2017 I&S-RRWDS									
R041-120-095	TXPOOL	04112R	09/01/2023	601.05	129,564.78	82,520.98	0.00	81,498.05	211,062.83
0941100013	211,062.83	5.324	/ /	1,022.93	129,564.78	82,520.98	0.00	81,498.05	211,062.83
Sub Totals For: Fund: 2007B/2017 I&S-RRWDS				601.05	129,564.78	82,520.98	0.00	81,498.05	211,062.83
				1,022.93	129,564.78	82,520.98	0.00	81,498.05	211,062.83
Fund: 2007 Rate Stab-RRWDS									
R041-150-003	FNMA	04115R	08/30/2023	140.63	426,092.21	0.00	0.00	1,615.39	427,707.60
3135G05X7	450,000.00	4.951	08/25/2025	0.00	424,917.00	0.00	0.00	0.00	424,917.00
R041-150-004	FFCB	04115R	03/26/2024	4,008.75	1,070,828.48	0.00	0.00	-54.04	1,070,774.44
3133EP6K6	1,069,000.00	4.434	03/26/2027	0.00	1,060,672.49	0.00	0.00	0.00	1,060,672.49
R041-150-095	TXPOOL	04115R	09/01/2023	23.24	5,324.13	47.08	0.00	23.24	5,347.37
0941100002	5,347.37	5.324	/ /	23.84	5,324.13	47.08	0.00	23.24	5,347.37
R041-150-096	SEGST	04115R	09/01/2023	39.10	10,047.68	84.31	0.00	39.10	10,086.78
CMM-716278	10,086.78	5.260	/ /	45.21	10,047.68	84.31	0.00	39.10	10,086.78
Sub Totals For: Fund: 2007 Rate Stab-RRWDS				4,211.72	1,512,292.50	131.39	0.00	1,623.69	1,513,916.19
				69.05	1,500,961.30	131.39	0.00	62.34	1,501,023.64
Fund: 2015 IWPP Bond									
R041-160-001	SA TX	04116R	03/30/2023	7,583.34	1,841,946.95	0.00	0.00	-1,097.34	1,840,849.61
796237G66	1,820,000.00	4.222	02/01/2026	0.00	1,821,820.00	0.00	0.00	0.00	1,821,820.00
R041-160-096	SEGST	04116R	09/01/2023	319.99	82,231.63	690.03	0.00	319.99	82,551.62
CMM-716278	82,551.62	5.260	/ /	370.04	82,231.63	690.03	0.00	319.99	82,551.62
Sub Totals For: Fund: 2015 IWPP Bond				7,903.33	1,924,178.58	690.03	0.00	-777.35	1,923,401.23
				370.04	1,904,051.63	690.03	0.00	319.99	1,904,371.62

Fund: 2016 I&S-SM WTP

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Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
R041-180-002	USTR	04118R	03/22/2024	0.00	101,111.64	0.00	0.00	436.90	101,548.54
912797JU2	102,000.00	5.311	08/01/2024	0.00	101,119.87	0.00	0.00	0.00	101,119.87
R041-180-096	SEGST	04118R	09/01/2023	288.82	48,882.51	23,156.92	0.00	22,891.82	71,774.33
CMM-716278	71,774.33	5.260	/ /	265.10	48,882.51	23,156.92	0.00	22,891.82	71,774.33
Sub Totals For: Fund: 2016 I&S-SM WTP				288.82	149,994.15	23,156.92	0.00	23,328.72	173,322.87
				265.10	150,002.38	23,156.92	0.00	22,891.82	172,894.20
Fund: 2020 I&S-Gen Imp/Ref									
R041-200-001	USTR	04120R	12/06/2023	486.88	276,611.60	0.00	0.00	694.20	277,305.80
9128282N9	278,000.00	5.249	07/31/2024	0.00	276,501.41	0.00	0.00	0.00	276,501.41
R041-200-002	USTR	04120R	03/22/2024	0.00	230,970.70	0.00	0.00	998.02	231,968.72
912797JU2	233,000.00	5.311	08/01/2024	0.00	230,989.50	0.00	0.00	0.00	230,989.50
R041-200-096	SEGST	04120R	09/01/2023	641.67	145,015.11	70,585.13	0.00	70,054.67	215,069.78
CMM-716278	215,069.78	5.260	/ /	530.46	145,015.11	70,585.13	0.00	70,054.67	215,069.78
Sub Totals For: Fund: 2020 I&S-Gen Imp/Ref				1,128.55	652,597.41	70,585.13	0.00	71,746.89	724,344.30
				530.46	652,506.02	70,585.13	0.00	70,054.67	722,560.69
Fund: 2012 Reserve-MidBasi									
R041-250-003	FNMA	04125R	08/30/2023	25.00	75,749.72	0.00	0.00	287.18	76,036.90
3135G05X7	80,000.00	4.951	08/25/2025	0.00	75,540.80	0.00	0.00	0.00	75,540.80
R041-250-008	FFCB	04125R	03/26/2024	712.50	190,324.99	0.00	0.00	-9.61	190,315.38
3133EP6K6	190,000.00	4.434	03/26/2027	0.00	188,519.90	0.00	0.00	0.00	188,519.90
R041-250-095	TXPOOL	04125R	09/01/2023	34.77	7,966.95	70.44	0.00	34.77	8,001.72
0941100002	8,001.72	5.324	/ /	35.67	7,966.95	70.44	0.00	34.77	8,001.72
Sub Totals For: Fund: 2012 Reserve-MidBasi				772.27	274,041.66	70.44	0.00	312.34	274,354.00
				35.67	272,027.65	70.44	0.00	34.77	272,062.42
Fund: 2012 I&S-Mid-Basin									
R041-260-001	USTR	04126R	12/06/2023	152.37	86,565.50	0.00	0.00	217.25	86,782.75
9128282N9	87,000.00	5.250	07/31/2024	0.00	86,531.02	0.00	0.00	0.00	86,531.02

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Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
R041-260-096	SEGST	04126R	09/01/2023	560.60	119,567.55	22,775.95	0.00	22,193.60	141,761.15
CMM-716278	141,761.15	5.260	/ /	582.35	119,567.55	22,775.95	0.00	22,193.60	141,761.15
Sub Totals For: Fund: 2012 I&S-Mid-Basin				712.97	206,133.05	22,775.95	0.00	22,410.85	228,543.90
				582.35	206,098.57	22,775.95	0.00	22,193.60	228,292.17
Fund: 2013 RateStab-WCanyo									
R041-310-002	USTR	04131R	08/26/2022	1,236.27	499,738.26	0.00	0.00	130.87	499,869.13
91282CFA4	500,000.00	3.331	07/31/2024	0.00	497,929.69	0.00	0.00	0.00	497,929.69
R041-310-003	FHLB	04131R	02/13/2023	1,875.00	499,669.24	0.00	0.00	39.37	499,708.61
3130AUVZ4	500,000.00	4.600	02/13/2025	0.00	495,960.00	0.00	0.00	0.00	495,960.00
R041-310-004	FNMA	04131R	08/30/2023	62.50	189,374.32	0.00	0.00	717.95	190,092.27
3135G05X7	200,000.00	4.951	08/25/2025	0.00	188,852.00	0.00	0.00	0.00	188,852.00
R041-310-005	FFCB	04131R	03/26/2024	2,625.00	701,197.32	0.00	0.00	-35.38	701,161.94
3133EP6K6	700,000.00	4.434	03/26/2027	0.00	694,547.00	0.00	0.00	0.00	694,547.00
R041-310-095	TXPOOL	04131R	09/01/2023	47.49	10,880.37	96.20	0.00	47.49	10,927.86
0941100002	10,927.86	5.324	/ /	48.71	10,880.37	96.20	0.00	47.49	10,927.86
Sub Totals For: Fund: 2013 RateStab-WCanyo				5,846.26	1,900,859.51	96.20	0.00	900.30	1,901,759.81
				48.71	1,888,169.06	96.20	0.00	47.49	1,888,216.55
Fund: 2013 Rate Stab-IH35									
R041-320-001	FHLB	04132R	02/13/2023	937.50	249,834.62	0.00	0.00	19.69	249,854.31
3130AUVZ4	250,000.00	4.600	02/13/2025	0.00	247,980.00	0.00	0.00	0.00	247,980.00
R041-320-002	FNMA	04132R	08/30/2023	31.25	94,687.16	0.00	0.00	358.97	95,046.13
3135G05X7	100,000.00	4.951	08/25/2025	0.00	94,426.00	0.00	0.00	0.00	94,426.00
R041-320-095	TXPOOL	04132R	09/01/2023	93.47	21,409.84	189.61	0.00	93.47	21,503.31
0941100011	21,503.31	5.324	/ /	96.14	21,409.84	189.61	0.00	93.47	21,503.31
Sub Totals For: Fund: 2013 Rate Stab-IH35				1,062.22	365,931.62	189.61	0.00	472.13	366,403.75
				96.14	363,815.84	189.61	0.00	93.47	363,909.31
Fund: 2013 I&S-IH35									

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R041-350-001	USTR	04135R	12/06/2023	637.50	362,182.09	0.00	0.00	908.96	363,091.05
9128282N9	364,000.00	5.250	07/31/2024	0.00	362,037.81	0.00	0.00	0.00	362,037.81
R041-350-002	USTR	04135R	03/22/2024	0.00	213,127.47	0.00	0.00	920.92	214,048.39
912797JU2	215,000.00	5.311	08/01/2024	0.00	213,144.82	0.00	0.00	0.00	213,144.82
R041-350-095	TXPOOL	04135R	09/01/2023	942.58	205,852.73	101,538.43	0.00	101,048.58	306,901.31
0941100008	306,901.31	5.324	/ /	489.85	205,852.73	101,538.43	0.00	101,048.58	306,901.31
Sub Totals For: Fund: 2013 I&S-IH35				1,580.08	781,162.29	101,538.43	0.00	102,878.46	884,040.75
				489.85	781,035.36	101,538.43	0.00	101,048.58	882,083.94
Fund: 2013 Reserve-IH35									
R041-370-002	FHLB	04137R	02/13/2023	1,125.00	299,801.54	0.00	0.00	23.63	299,825.17
3130AUVZ4	300,000.00	4.600	02/13/2025	0.00	297,576.00	0.00	0.00	0.00	297,576.00
R041-370-003	FNMA	04137R	08/30/2023	39.06	118,358.95	0.00	0.00	448.72	118,807.67
3135G05X7	125,000.00	4.951	08/25/2025	0.00	118,032.50	0.00	0.00	0.00	118,032.50
R041-370-004	FFCB	04137R	03/26/2024	3,000.00	801,368.37	0.00	0.00	-40.44	801,327.93
3133EP6K6	800,000.00	4.434	03/26/2027	0.00	793,768.00	0.00	0.00	0.00	793,768.00
R041-370-095	TXPOOL	04137R	09/01/2023	147.27	33,730.74	298.90	0.00	147.27	33,878.01
0941100009	33,878.01	5.324	/ /	151.63	33,730.74	298.90	0.00	147.27	33,878.01
Sub Totals For: Fund: 2013 Reserve-IH35				4,311.33	1,253,259.60	298.90	0.00	579.18	1,253,838.78
				151.63	1,243,107.24	298.90	0.00	147.27	1,243,254.51
Fund: 2022 Const-NB Office									
R041-410-095	TXPOOL	04141R	09/01/2023	2,773.99	635,358.47	5,629.77	0.00	2,773.99	638,132.46
0941100025	638,132.46	5.324	/ /	2,855.78	635,358.47	5,629.77	0.00	2,773.99	638,132.46
Sub Totals For: Fund: 2022 Const-NB Office				2,773.99	635,358.47	5,629.77	0.00	2,773.99	638,132.46
				2,855.78	635,358.47	5,629.77	0.00	2,773.99	638,132.46
Fund: 2022 I&S-NB Office									
R041-420-095	TXPOOL	04142R	09/01/2023	698.65	156,224.94	39,119.06	0.00	38,581.65	194,806.59
0941100026	194,806.59	5.324	/ /	537.41	156,224.94	39,119.06	0.00	38,581.65	194,806.59

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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
Sub Totals For: Fund: 2022 I&S-NB Office				698.65	156,224.94	39,119.06	0.00	38,581.65	194,806.59
				537.41	156,224.94	39,119.06	0.00	38,581.65	194,806.59
Fund: 2022 Const-Saltwater									
R041-430-095	TXPOOL	04143R	09/01/2023	4,018.44	920,395.45	8,155.39	0.00	4,018.44	924,413.89
0941100029	924,413.89	5.324	/ /	4,136.95	920,395.45	8,155.39	0.00	4,018.44	924,413.89
Sub Totals For: Fund: 2022 Const-Saltwater				4,018.44	920,395.45	8,155.39	0.00	4,018.44	924,413.89
				4,136.95	920,395.45	8,155.39	0.00	4,018.44	924,413.89
Fund: 2022 I&S-Saltwater B									
R041-440-095	TXPOOL	04144R	09/01/2023	679.73	152,905.13	29,051.05	0.00	28,484.73	181,389.86
0941100030	181,389.86	5.324	/ /	566.32	152,905.13	29,051.05	0.00	28,484.73	181,389.86
Sub Totals For: Fund: 2022 I&S-Saltwater B				679.73	152,905.13	29,051.05	0.00	28,484.73	181,389.86
				566.32	152,905.13	29,051.05	0.00	28,484.73	181,389.86
Fund: Opr-Canal									
U043-100-003	FHLB	04310U	02/13/2023	750.00	199,867.69	0.00	0.00	15.75	199,883.44
3130AUVZ4	200,000.00	4.600	02/13/2025	0.00	198,384.00	0.00	0.00	0.00	198,384.00
U043-100-005	FHLB	04310U	08/30/2023	2,239.58	500,242.98	0.00	0.00	-42.63	500,200.35
3130AX2R8	500,000.00	5.275	11/22/2024	0.00	499,085.00	0.00	0.00	0.00	499,085.00
U043-100-006	FFCB	04310U	03/22/2024	1,875.00	498,823.07	0.00	0.00	55.00	498,878.07
3133EP5K7	500,000.00	4.639	03/13/2026	0.00	494,285.00	0.00	0.00	0.00	494,285.00
U043-100-096	SEGST	04310U	09/01/2023	224.02	57,568.72	424.56	0.00	224.02	57,792.74
CMM-716278	57,792.74	5.260	/ /	200.54	57,568.72	424.56	0.00	224.02	57,792.74
Sub Totals For: Fund: Opr-Canal				5,088.60	1,256,502.46	424.56	0.00	252.14	1,256,754.60
				200.54	1,249,322.72	424.56	0.00	224.02	1,249,546.74
Fund: Opr-Buda WWTP									
U045-100-095	TXPOOL	04510U	09/01/2023	172.11	39,432.22	348.65	0.00	172.11	39,604.33
0941100002	39,604.33	5.324	/ /	176.54	39,432.22	348.65	0.00	172.11	39,604.33

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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
Sub Totals For: Fund: Opr-Buda WWTP				172.11	39,432.22	348.65	0.00	172.11	39,604.33
				176.54	39,432.22	348.65	0.00	172.11	39,604.33
Fund: Opr-Carrizo Grndwtr									
U047-100-005	FFCB	04710U	03/21/2024	0.00	1,009,599.87	0.00	0.00	4,236.38	1,013,836.25
313313AG3	1,040,666.66	5.108	01/07/2025	0.00	1,007,833.63	0.00	0.00	0.00	1,007,833.63
U047-100-096	SEGST	04710U	09/01/2023	307.48	79,017.83	663.06	0.00	307.48	79,325.31
CMM-716278	79,325.31	5.260	/ /	355.58	79,017.83	663.06	0.00	307.48	79,325.31
Sub Totals For: Fund: Opr-Carrizo Grndwtr				307.48	1,088,617.70	663.06	0.00	4,543.86	1,093,161.56
				355.58	1,086,851.46	663.06	0.00	307.48	1,087,158.94
Fund: Const-Carrizo Grndwt									
R047-470-095	TXPOOL	04747R	09/01/2023	55,291.72	12,776,471.60	109,181.69	645,000.00	-589,708.28	12,186,763.32
0941100014	12,186,763.32	5.324	/ /	53,889.97	12,776,471.60	109,181.69	645,000.00	-589,708.28	12,186,763.32
R047-470-096	SEGST	04747R	09/01/2023	0.00	0.00	0.00	0.00	0.00	0.00
CMM-716278	0.00	5.120	/ /	0.00	0.00	0.00	0.00	0.00	0.00
Sub Totals For: Fund: Const-Carrizo Grndwt				55,291.72	12,776,471.60	109,181.69	645,000.00	-589,708.28	12,186,763.32
				53,889.97	12,776,471.60	109,181.69	645,000.00	-589,708.28	12,186,763.32
Fund: I&S-Carrizo Grndwtr									
R047-480-003	FHLB	04748R	08/30/2023	2,500.00	1,984,553.95	0.00	0.00	6,261.91	1,990,815.86
3130AGWK7	2,000,000.00	5.405	08/15/2024	0.00	1,982,820.00	0.00	0.00	0.00	1,982,820.00
R047-480-005	USTR	04748R	12/06/2023	3,502.74	1,990,011.48	0.00	0.00	4,994.26	1,995,005.74
9128282N9	2,000,000.00	5.250	07/31/2024	0.00	1,989,218.75	0.00	0.00	0.00	1,989,218.75
R047-480-006	USTR	04748R	03/22/2024	0.00	6,048,854.97	0.00	0.00	26,136.90	6,074,991.87
912797JU2	6,102,000.00	5.311	08/01/2024	0.00	6,049,347.37	0.00	0.00	0.00	6,049,347.37
R047-480-095	TXPOOL	04748R	09/01/2023	6,251.16	1,370,023.50	625,696.91	0.00	622,218.16	1,992,241.66
0941100015	1,992,241.66	5.324	/ /	3,478.75	1,370,023.50	625,696.91	0.00	622,218.16	1,992,241.66
Sub Totals For: Fund: I&S-Carrizo Grndwtr				12,253.90	11,393,443.90	625,696.91	0.00	659,611.23	12,053,055.13
				3,478.75	11,391,409.62	625,696.91	0.00	622,218.16	12,013,627.78

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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
Fund: Opr-Western Canyon									
U050-100-003	FHLB	05010U	02/13/2023	1,875.00	499,669.24	0.00	0.00	39.37	499,708.61
3130AUVZ4	500,000.00	4.600	02/13/2025	0.00	495,960.00	0.00	0.00	0.00	495,960.00
U050-100-004	FHLB	05010U	08/30/2023	2,239.58	500,242.98	0.00	0.00	-42.63	500,200.35
3130AX2R8	500,000.00	5.275	11/22/2024	0.00	499,085.00	0.00	0.00	0.00	499,085.00
U050-100-096	SEGST	05010U	09/01/2023	4,618.04	1,186,768.75	9,899.99	0.00	4,618.04	1,191,386.79
CMM-716278	1,191,386.79	5.260	/ /	5,281.95	1,186,768.75	9,899.99	0.00	4,618.04	1,191,386.79
Sub Totals For: Fund: Opr-Western Canyon				8,732.62	2,186,680.97	9,899.99	0.00	4,614.78	2,191,295.75
				5,281.95	2,181,813.75	9,899.99	0.00	4,618.04	2,186,431.79
Fund: 2020 I&S-WCanyon, re									
R050-520-001	USTR	05052R	12/06/2023	2,802.20	1,592,009.18	0.00	0.00	3,995.41	1,596,004.59
9128282N9	1,600,000.00	5.250	07/31/2024	0.00	1,591,375.00	0.00	0.00	0.00	1,591,375.00
R050-520-002	USTR	05052R	03/22/2024	0.00	1,272,817.07	0.00	0.00	5,499.80	1,278,316.87
912797JU2	1,284,000.00	5.311	08/01/2024	0.00	1,272,920.69	0.00	0.00	0.00	1,272,920.69
R050-520-004	USTR	05052R	03/22/2024	0.00	335,056.21	0.00	0.00	1,447.77	336,503.98
912797JU2	338,000.00	5.311	08/01/2024	0.00	335,083.48	0.00	0.00	0.00	335,083.48
R050-520-095	TXPOOL	05052R	09/01/2023	2,771.71	490,531.08	401,914.45	0.00	400,544.71	891,075.79
0941100005	891,075.79	5.324	/ /	1,369.74	490,531.08	401,914.45	0.00	400,544.71	891,075.79
Sub Totals For: Fund: 2020 I&S-WCanyon, re				5,573.91	3,690,413.54	401,914.45	0.00	411,487.69	4,101,901.23
				1,369.74	3,689,910.25	401,914.45	0.00	400,544.71	4,090,454.96
Fund: Opr-Cordillera WDS									
U052-100-002	USTR	05210U	08/26/2022	618.13	249,869.13	0.00	0.00	65.43	249,934.56
91282CFA4	250,000.00	3.331	07/31/2024	0.00	248,964.84	0.00	0.00	0.00	248,964.84
U052-100-003	FHLB	05210U	08/30/2023	625.00	496,138.49	0.00	0.00	1,565.48	497,703.97
3130AGWK7	500,000.00	5.405	08/15/2024	0.00	495,705.00	0.00	0.00	0.00	495,705.00
U052-100-004	FHLB	05210U	08/30/2023	2,239.58	500,242.98	0.00	0.00	-42.63	500,200.35
3130AX2R8	500,000.00	5.275	11/22/2024	0.00	499,085.00	0.00	0.00	0.00	499,085.00

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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
U052-100-095	TXPOOL	05210U	09/01/2023	1,260.79	288,857.32	2,554.01	0.00	1,260.79	290,118.11
0941100002	290,118.11	5.324	/ /	1,293.22	288,857.32	2,554.01	0.00	1,260.79	290,118.11
U052-100-096	SEGST	05210U	09/01/2023	2,910.58	747,975.81	6,217.96	0.00	2,910.58	750,886.39
CMM-716278	750,886.39	5.260	/ /	3,307.38	747,975.81	6,217.96	0.00	2,910.58	750,886.39
Sub Totals For: Fund: Opr-Cordillera WDS				7,654.08	2,283,083.73	8,771.97	0.00	5,759.65	2,288,843.38
				4,600.60	2,280,587.97	8,771.97	0.00	4,171.37	2,284,759.34
Fund: Opr-Comal Trace									
U054-100-002	FHLB	05410U	08/30/2023	2,239.58	500,242.98	0.00	0.00	-42.63	500,200.35
3130AX2R8	500,000.00	5.275	11/22/2024	0.00	499,085.00	0.00	0.00	0.00	499,085.00
U054-100-095	TXPOOL	05410U	09/01/2023	3,095.65	709,238.53	6,212.70	0.00	3,095.65	712,334.18
0941100002	712,334.18	5.324	/ /	3,117.05	709,238.53	6,212.70	0.00	3,095.65	712,334.18
Sub Totals For: Fund: Opr-Comal Trace				5,335.23	1,209,481.51	6,212.70	0.00	3,053.02	1,212,534.53
				3,117.05	1,208,323.53	6,212.70	0.00	3,095.65	1,211,419.18
Fund: Opr-Johnson Ranch WD									
U055-100-002	USTR	05510U	08/26/2022	618.13	249,869.13	0.00	0.00	65.43	249,934.56
91282CFA4	250,000.00	3.331	07/31/2024	0.00	248,964.84	0.00	0.00	0.00	248,964.84
U055-100-096	SEGST	05510U	09/01/2023	3,220.01	827,495.88	6,943.75	0.00	3,220.01	830,715.89
CMM-716278	830,715.89	5.260	/ /	3,723.74	827,495.88	6,943.75	0.00	3,220.01	830,715.89
Sub Totals For: Fund: Opr-Johnson Ranch WD				3,838.14	1,077,365.01	6,943.75	0.00	3,285.44	1,080,650.45
				3,723.74	1,076,460.72	6,943.75	0.00	3,220.01	1,079,680.73
Fund: Opr-Rural Wtr									
U070-100-095	TXPOOL	07010U	09/01/2023	2,523.89	578,242.93	5,112.69	0.00	2,523.89	580,766.82
0941100002	580,766.82	5.324	/ /	2,588.80	578,242.93	5,112.69	0.00	2,523.89	580,766.82
Sub Totals For: Fund: Opr-Rural Wtr				2,523.89	578,242.93	5,112.69	0.00	2,523.89	580,766.82
				2,588.80	578,242.93	5,112.69	0.00	2,523.89	580,766.82
Fund: Opr-Luling WTP									

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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
U100-100-095	TXPOOL	10010U	09/01/2023	818.89	187,613.43	1,658.84	0.00	818.89	188,432.32
0941100002	188,432.32	5.324	/ /	839.95	187,613.43	1,658.84	0.00	818.89	188,432.32
Sub Totals For: Fund: Opr-Luling WTP				818.89	187,613.43	1,658.84	0.00	818.89	188,432.32
				839.95	187,613.43	1,658.84	0.00	818.89	188,432.32
Fund: Opr-Lu-Lo									
U100-200-095	TXPOOL	10020U	09/01/2023	552.53	126,588.94	1,119.27	0.00	552.53	127,141.47
0941100002	127,141.47	5.324	/ /	566.74	126,588.94	1,119.27	0.00	552.53	127,141.47
U100-200-096	SEGST	10020U	09/01/2023	1,615.57	415,179.01	3,483.88	0.00	1,615.57	416,794.58
CMM-716278	416,794.58	5.260	/ /	1,868.31	415,179.01	3,483.88	0.00	1,615.57	416,794.58
Sub Totals For: Fund: Opr-Lu-Lo				2,168.10	541,767.95	4,603.15	0.00	2,168.10	543,936.05
				2,435.05	541,767.95	4,603.15	0.00	2,168.10	543,936.05
Fund: 2014 I&S-Lu-Lo									
R100-400-096	SEGST	10040R	09/01/2023	819.52	172,251.25	35,848.03	0.00	35,004.52	207,255.77
CMM-716278	207,255.77	5.260	/ /	843.51	172,251.25	35,848.03	0.00	35,004.52	207,255.77
Sub Totals For: Fund: 2014 I&S-Lu-Lo				819.52	172,251.25	35,848.03	0.00	35,004.52	207,255.77
				843.51	172,251.25	35,848.03	0.00	35,004.52	207,255.77
Report Grand Totals:				409,171.40	146,369,644.00	2,321,664.11	3,769,023.94	-1,527,702.25	144,841,941.75
				279,080.73	146,108,261.48	2,321,664.11	3,769,023.94	-1,726,440.56	144,381,820.92



Your Trusted
Water Resource

Investment Report as of June 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

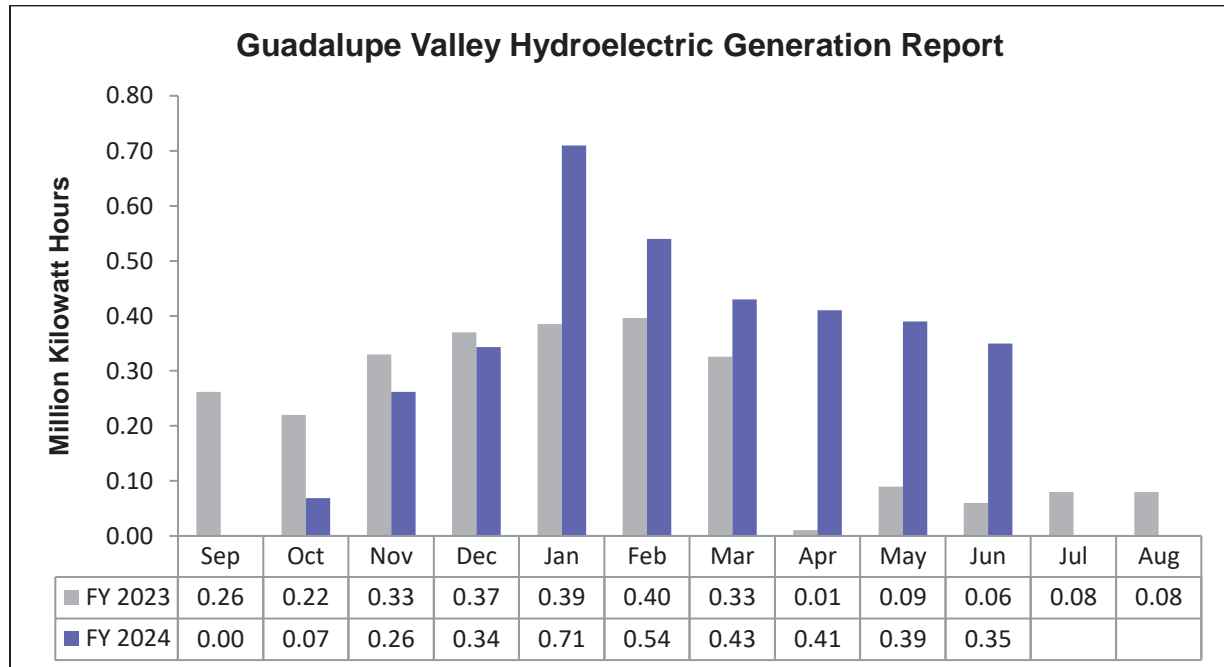
CONSENT ITEM

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

Attachment

Report of Operations

Month of June
Fiscal Year 2024



During the month, the Guadalupe Valley Hydroelectric System (GVHS) generated .35 million kilowatt hours of electrical power for the Guadalupe Valley Electric Cooperative (GVEC) for a total of 3.5 million kilowatt hours for the fiscal year and delivered 166 million gallons of water to the Calpine Guadalupe Energy Center (CGEC) for a total 883.7 million gallons for the year to date fiscal year.

The maintenance team installed an 800' long buoy perimeter system at Western Canyon Raw Water Intake in Canyon Lake. The Canyon Hydro penstock pipe was dewatered, inspected and repressurized. The log boom at Nolte Hydro Plant was removed and hauled to the pole yard for storage.

The heavy equipment operator has been creating a retaining wall at the Luling Water Treatment Plant for sludge roll off containers and performing maintenance on haul truck.

The electricians have completed tasks throughout the entire GBRA basin. In Western Canyon, they installed a 400 amp disconnect, installed the transformer for the membrane pilot study skid, replaced a transducer at Singing Hills, wired motor #1 at Joe Klar booster station and replaced motor #4 at the raw water intake. In the Buda, Lockhart and Luling areas they installed and wired motors at March Lane Lift Station and Shadow Creek WWTP. All PM's were performed at the Buda WWTP and the plant motor disconnects at the Luling WTP were replaced.

In San Marcos and Seguin, a pump and motor were installed and wired at RRWDS PS#3, electrical PM's were completed at Ranch Rd 12 Booster Station, McCarty Booster Station, Soyars Booster Station, and the Oak Ridge Booster Station. New light fixtures were installed at the SMWTP in the high service building and the level indicator was replaced on tank #1 at PS#3.

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	0.338	0.339		
CBOD (mg/L)	5	1	2.8	1.2	1.5	1.8	2	1	1.4	1.2	*		
TSS (mg/L)	5	1.8	3.6	2.6	3.9	4.4	3.6	2.6	2.7	1.3	*		
Ammonia (mg/L)	2	0.1	1.8	0.1	0.2	0.1	0.1	0.1	0.3	0.3	*		
Phosphorous (mg/L)	1	0.8	0.4	0.3	0.2	0.3	0.4	0.3	0.3	0.4	*		
E.coli (CFU/ 100 mL)	126	5	4	4	1	5	4	1	10	8	*		
Year to Date Flows (MG)		8.68	18.29	27.56	36.98	48.7	57.89	67.53	77.25	87.73	97.90		
Biosolids Processing													
FY 2024	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	
Biosolids Processed (metric tons)	4.38	5.28	5.91	4.16	5.72	5.64	6.16	8.09	8.05	*			
Year to Date Biosolids Processed (metric tons)	4.38	9.66	15.57	19.73	25.45	31.09	37.24	45.33	53.38	*			

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

System Statistics:

There are an estimated 1700 sewer connections in the Shadow Creek subdivision and 768 connections in the Trails at Windy Hills (South Grove) subdivision as of the end of the month. There are 4 mixed-use connections in the combined systems. The system received 1.7 inches of rain during the month.

System Activities:

Operators repaired an air release valve on the effluent force main and replaced a submersible pump at the Marsh Lane lift station.

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	0.614	0.606		
CBOD (mg/L)	5	1	1	1	1	1	1	1	1	1.2	*		
TSS (mg/L)	5	2.5	1.4	1.1	1.7	2.7	4	0.8	1.5	1.3	*		
Ammonia (mg/L)	2	0.1	0.1	0.1	0.2	0.5	0.5	0.1	0.1	0.3	*		
Phosphorous (mg/L)	1	0.3	0.3	0.4	0.2	0.2	0.2	0.2	0.3	0.4	*		
E.coli (CFU/100 /mL)	126	*	1	1	1	1	12	2	1	8	*		
Year to Date Flows (MG)		17.64	36.98	55.19	73.98	97.91	116.73	136.54	155.65	87.73	192.86		
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	11.88	0			
Year to Date Reuse (MG)	4.95	9.91	9.91	9.91	9.91	9.91	9.91	13.74	25.62	25.62			

Biosolids Processing										
Biosolids Processed (metric tons)	13.06	14.61	13.55	17.06	16.33	18.54	13.84	24.41	16.83	*
Year to Date Biosolids Processed (metric tons)	13.06	27.67	41.22	58.28	74.61	93.15	106.99	131.47	148.3	

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

System Statistics:

There are an estimated 3,678 residential connections and 25 mixed-use connections in this system as of the end of the month. The system received 1.2 inches of rain during the month.

Construction Activities:

Work continued on the Sunfield WWTP 1.375 MGD expansion. Operator training was held on the RAS/WAS pumps, SCADA system, and chemical feed equipment.

System Activities:

Rafa Urbina attended a Water Utility Calculations class. Operators completed 13 final tap inspections.

STEIN FALLS WASTEWATER TREATMENT PLANT

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	0.599	0.691		
CBOD (mg/L)	10	2.5	1.5	1	1.3	1.8	3	3	2	2.2	1.2		
TSS (mg/L)	15	0.78	1.1	1.18	1.25	1.6	1.58	1.0	0.90	0.92	0.8		
E.coli (org/100 mL)	126	2	2	1.3	2	3	1.3	1.0	1	2	2		
Ammonia Nitrogen (mg/L)	2	0.21	0.1	0.1	0.1	0.32	0.16	0.10	0.10	0.10	0.12		
Phosphorous (mg/L)	1	0.149	0.343	0.145	0.226	0.200	0.293	0.256	0.291	0.310	0.285		
YTD Gal. Proc. (MG)	-	13.9	32.0	54.0	74.6	102.7	120.66	138.6	156.5	175.1	195.80		

System Statistics:

There are an estimated 3,438 sewer connections in this division as of the end of the month. The system received 2.28 inches of rain during the month. The team conducted 24 final tap inspections.

System Activities:

Sewer lines were cleaned in the South Bank subdivision. UV bulbs where cleaned. Industrial Pretreatment samples were collected in Seguin for the Seguin Lab by team members. The semiannual check of back flow preventers was completed. Team members also completed Harassment Training.

Parkside Subdivision (Dietz):

The total flow for the month was 335,000 gallons. The team conducted 15 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	10.7	41.9		
FY 24 Avg release	94.4	76.9	68.4	61.8	57.7	44.1	41.1	62.5	62	74.3		
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

June 2024

Elevation beginning of month	885.91' msl
Elevation end of the month	885.11' msl
Current Elevation (July 3, 2024)	884.95' 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	4.10	5.11		
Lowest Elevation	3.67	3.58	3.99	3.19	1.05	2.20	3.99	3.51	3.50	3.56		

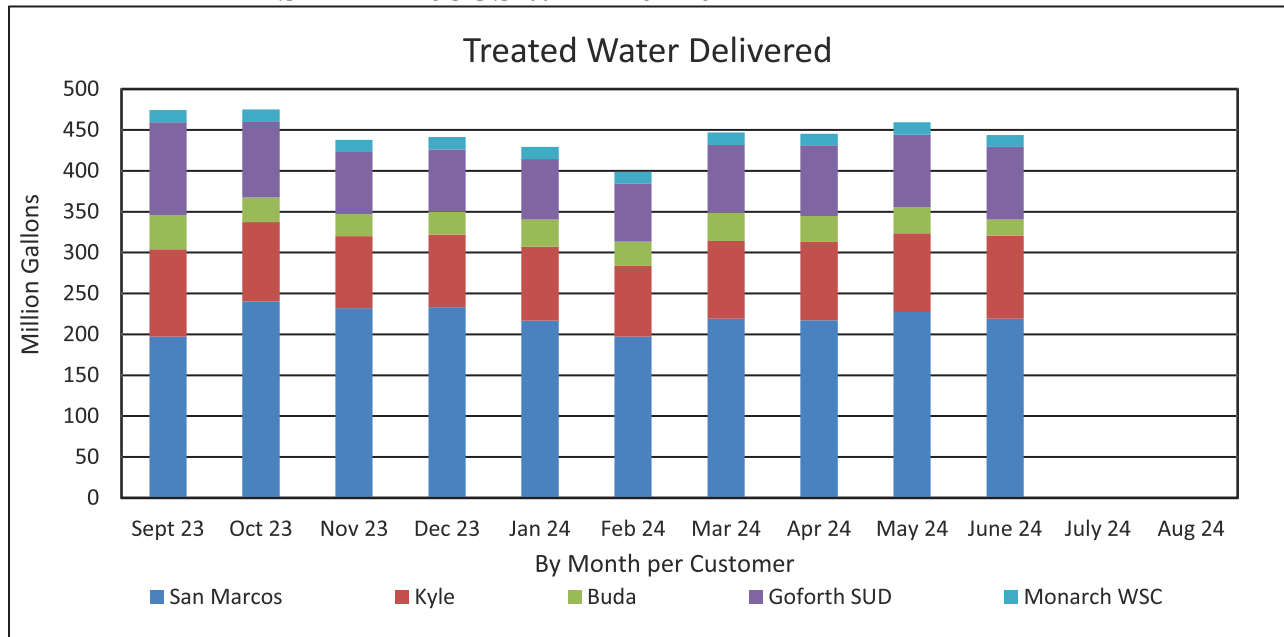
The highest and lowest recording (msl) on this gauge during the previous year:

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

System Activities:

For the month of June, the Salt Water Barrier has been in operation. Chief of Maintenance Billy Penney, and Heavy Equipment Operator Walter Brown filled in a washout on the diversion channel. Walter and Billy have also been moving equipment and shop tools to the new shop. Chief Water Tender Curtis Gosnell has been showing new employee Tyler Abraham around the canal and diversion system. Water Tender Chuck Deleon and Curtis have been working on flushing out the bayous ever since tropical storm Alberto flooded the bayous with salt water. Walter and Billy have been helping out at Coletto Creek on the weekends.

SAN MARCOS WATER TREATMENT PLANT



System Activities:

Operators completed super-chlorination of the filters at the San Marcos Water Plant. Filter run times have significantly improved as a result of the treatment. GBRA electricians began performing PMs on control panels and motors in the San Marcos wells and booster station operations. PMs are expected to be completed by early July. A contractor pulled backwash pump #2 for rebuild and motor reconditioning as a part of the 10-year CIP projects. Archer Western completed the disinfection of clear well #3. GBRA San Marcos team pushed a disinfection slug from the ARWA delivery point at the San Marcos Plant to the Maxwell booster station to disinfect line segment B2.

BUDA WASTEWATER TREATMENT PLANT

Effluent Monitoring													
FY 2024	Permit	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Jul	Aug
Avg. MGD	1.75	1.178	1.266	1.302	1.275	1.54	1.354	1.291	1.322	1.345	1.299		
CBOD (mg/L)	5	3.6	2.3	2.9	2.7	3	1.9	2.5	3.1	1.9	*		
TSS (mg/L)	5	1	0.9	0.8	1	1.9	0.9	0.8	1.7	0.8	*		
Ammonia (mg/L)	1.2	0.1	0.2	0.2	0.1	0.4	0.2	0.4	0.2	0.3	*		
Phosphorous (mg/L)	0.8	0.4	0.4	0.5	0.3	0.4	0.6	0.5	0.4	0.4	*		
E.coli (CFU/100 ml)	126	1	3	3	1	2	1	1	3	1	*		
Year to Date Flows (MG)		35.34	74.59	113.65	153.18	200.92	240.19	280.21	319.66	361.66	400.63		
Additional Monitoring (at the Outfall)													

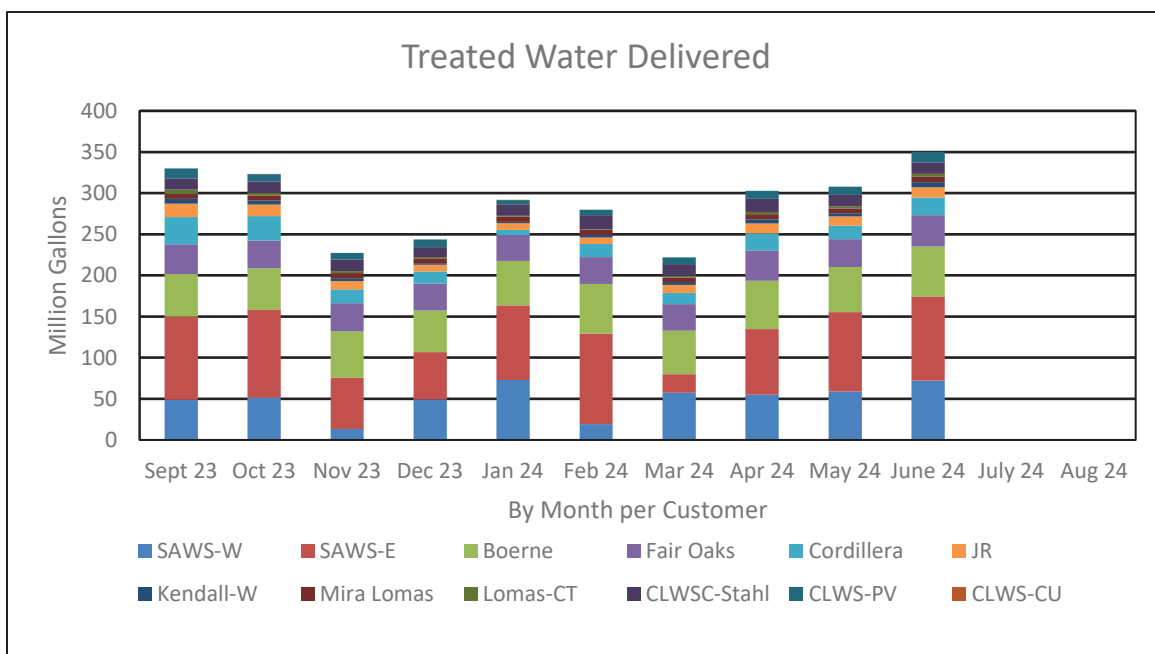
FY 2024	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Jul	Aug
E.coli (SU)	1	4	1	1	3	1	1	3	2	*		
pH (SU)	7.4	7.8	7.3	7.4	7.5	7.5	7.4	7.5	7.3	*		
DO (mg/L)	7.8	8.3	8.3	8.7	10.1	9.5	9.3	9.1	9.6	*		
Rainfall (inches)	0.8	7.5	4.0	2.7	13.1	3.1	2.8	3.8	5	1.7		
Effluent Reuse and Biosolids Processing												
FY 2024	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Jul	Aug
Type I Reuse Avg. MGD	0.011	0.01	0.014	0.013	0.004	0.002	0.003	0.003	0.002	0.1		
Year to Date Reuse (MG)	0.321	0.626	1.041	1.429	1.574	1.645	1.73	1.818	1.881	5.007		
Biosolids Processed (metric tons)	39.65	37.86	38.26	31.61	35.44	38.95	38.02	34.98	43.74	*		
Year to Date Biosolids Processed (metric tons)	39.65	77.51	115.77	147.38	182.82	221.78	259.8	294.78	338.52	*		

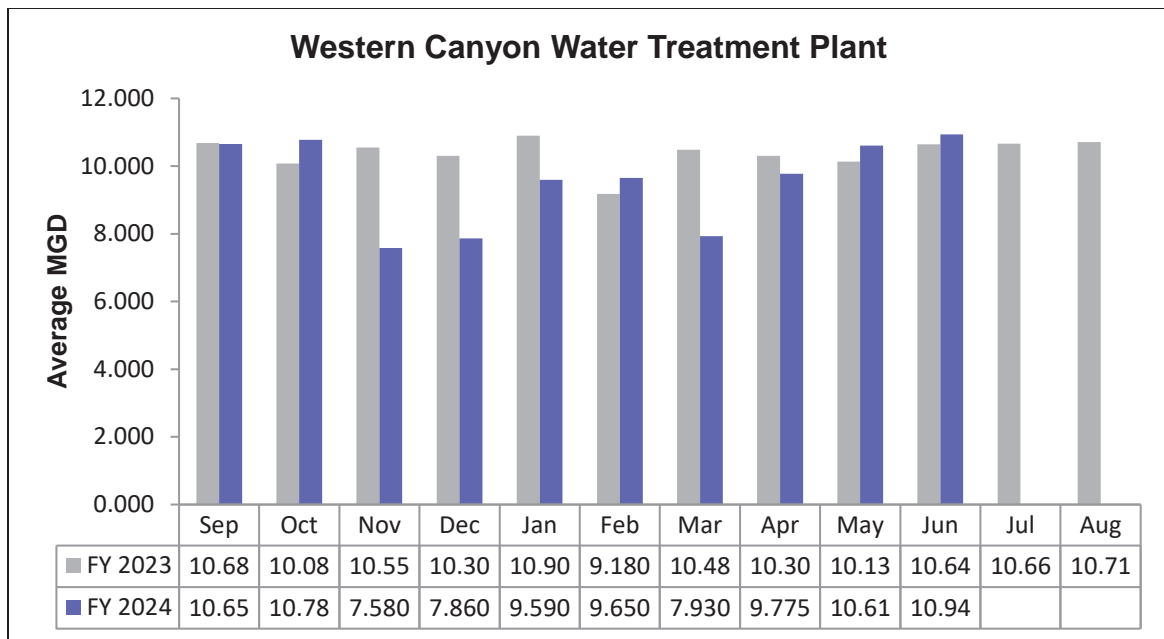
(* data not available at printing. Report will be revised when this information is received.)

System Activities:

Operators replaced a skimmer pump on the #3 filter, and contractors replaced the perforated roller and belts on the belt press.

WESTERN CANYON DIVISION





System Statistics:

The Western Canyon Water Treatment Plant produced an average of 10.94 MGD for the month as metered. Total gallons treated during the month were 350.12 MG. The total number of gallons produced during FY 2024 is 2884.45 MG .

System Activities:

Advanced Water Well Service installed rebuilt RAW Water Pump # 4. Pump has been started up and is back in normal rotation. Chief Operator working with several contractors to get quotes for rehab of pump # 3 at Ammann Rd. Pump Station. Sludge processing services contract for the Water Treatment Plant was put out for bid. The Ceramic Pilot Study continues and is going into the last stage for Aqua Aerobics System. The Crosstek System is still not able to run consistently, and plant staff are doing a final test to determine if study is to go on or be terminated. Bi-annual meter accuracy was performed on divisional meters by Precision Calibrate Meter Services. Valve actuators for Kendall West and Saws West delivery points were repaired and put back in normal automatic operation.

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	0.057	0.081		
CBOD (mg/L)	5	1	1	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	0.90	1.43		
Ammonia (mg/L)	2	0.11	0.1	0.1	0.1	0.98	.53	0.19	0.1	0.1	0.1		
Phosphorous (mg/L)	1	0.114	0.112	0.115	0.119	0.126	0.094	0.102	0.086	0.063	0.093		
E.coli (CFU/100 mL)	126	1	1	1	1	1	1	1	1	1	1		
Year to Date Flows (MG)		1.57	3.04	4.42	5.75	7.08	8.26	9.87	11.45	13.22	15.65		

System Statistics:

The system received 2.15 inches of rainfall during the month.

System Activities:

Division Manager Holliday and Chief Operator Hill gave a tour of a wastewater treatment plant to the Holiday Inn Resort Management and staff. Diesel was delivered for generator in preparation for Hurricane Season.

Comal Trace Subdivision:

System Statistics:

There are approximately 262 active water meters.

System Activities:

Operators Gonzales and Garcia assisted contractor in replacing a cracked section of 8" water main on Lost Creek. Diesel was delivered for generator in preparation for Hurricane Season.

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	0.061	0.057		
CBOD (mg/L)	5	1	2	1	2	2	1	2	1	1	1		
TSS (mg/L)	5	1.65	1.80	1.48	2.45	2.38	2.58	1.37	1.03	3	1.8		
Ammonia (mg/L)	2	0.1	0.1	0.1	0.26	0.13	0.1	0.1	0.1	0.74	0.85		
Phosphorous (mg/L)	1	0.085	0.084	0.111	0.169	0.134	0.158	0.201	0.058	0.192	0.063		
E.coli (CFU/100 mL)	126	1	1	1	1	1	1	1	1	1	1		
Year to Date Flows (MG)		1.36	2.77	4.18	5.76	7.36	8.84	10.42	11.98	13.86	15.58		

System Statistics:

The team conducted 6 final tap inspections. There are approximately 403 active sewer connections. The system received 1.75 inches of rainfall during the month.

System Activities:

Diesel was delivered for generator in preparation for Hurricane Season.

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	0.183	0.186		
CBOD (mg/L)	5	1	1	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	0.60	0.50		
Ammonia (mg/L)	2	0.1	0.31	0.73	0.1	0.15	0.1	0.14	0.32	0.1	0.1		
Phosphorous (mg/L)	0.5	0.053	0.058	0.065	0.110	0.073	0.188	0.095	0.155	0.068	0.087		
E.coli (CFU/100 mL)	126	1	1	1	1	1	1	1	1	1	1		
Year to Date Flows (MG)	-	4.63	9.28	13.96	18.64	23.99	28.66	33.78	38.89	43.83	49.41		

System Statistics:

There are approximately 1474 active sewer connections. During the month 26 final tap inspections were conducted. The system received 2.15 inches of rainfall during the month.

System Activities:

Diesel was delivered for generator in preparation for Hurricane Season.

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	0.002	0.001		
BOD (mg/L)	20	1	1	1	1	1	1	2	4	1	2		
TSS (mg/L)	20	0.5	0.5	0.66	0.5	0.53	0.5	0.57	1.08	8.95	0.68		
Year to Date Flows (MG)	-	0.101	0.197	0.285	0.328	0.384	0.453	0.515	0.604	0.671	0.704		

(* 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	0.061	0.067		
CBOD (mg/L)	5	1	1	1	1	1	1	1.4	1	1	1		
TSS (mg/L)	5	4.2	1.7	0.5	1.2	1.2	0.8	2.6	1.4	1	0.7		
Ammonia (mg/L)	2	0.1	0.1	0.1	0.1	0.4	0.5	0.1	0.1	0.1	0.1		
Year to Date Flows (MG)		1.84	3.75	5.68	7.71	9.60	11.37	13.32	15.25	17.14	37.16		

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

System Statistics:

There are approximately 596 active sewer connections and 511 active water meters. The system received 1.5 inches of rainfall during the month.

System Activities:

Motor on pump # 3 at Joe Klar Pump Station was replaced, seals on pump were also replaced and pump and motor were realigned. Expansion project for wastewater treatment facility continues, contractor is waiting on direction from engineer for non-potable water system. Diesel was delivered for generator at the wastewater plant in preparation for Hurricane Season.

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	0.159	0.152		
CBOD (mg/L)	5	1	1	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	1.08	0.5		
Ammonia (mg/L)	2	0.1	0.17	0.1	0.1	0.15	0.18	0.28	0.1	0.12	0.10		
Phosphorous (mg/L)	0.5	0.255	0.244	0.286	0.144	0.120	0.282	0.325	0.116	0.095	0.078		
E.coli (CFU/100 mL)	20	1	1	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	0.98	0.59		
Year to Date Flows (MG)		4.23	8.85	13.31	18.24	23.20	27.70	32.42	37.02	41.80	46.35		

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

System Statistics:

There are approximately 840 active sewer connections and 896 active water meters. The system received 2.25 of rainfall during the month.

System Activities:

Chief Operator Rohwedder and Operators Garcia and Gonzales replaced seals on the distribution pumps at North Water Facility. Diesel was delivered for generator in preparation for Hurricane Season.

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	0.140	0.136		
CBOD (mg/L)	5	2	1	1	1	1	2	1	1	1	1		
TSS (mg/L)	5	1.73	1.2	0.87	0.85	0.63	0.7	1.07	0.78	0.7	1.33		
Ammonia (mg/L)	2	0.1	0.1	0.1	0.1	0.1	0.2	0.1	0.1	0.12	0.26		
E.coli (CFU/100 mL)	126	1	1	1	1	1	1	1	1	1	1		
Year to Date Flows (MG)	-	3.66	7.33	11.19	15.07	18.76	22.01	25.95	30.17	34.50	38.58		

(* 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 254 residential connections for a total of 279 wastewater connections. The system received 1.5 inches of rainfall during the month.

System Activities:

GBRA Management met with the City of Bulverde on the future Bracken Tract Wastewater Facility. Diesel was delivered for generator in preparation for Hurricane Season.

COLETO CREEK DIVISION

Elevation beginning of month: 97.33' MSL
 Elevation end of month: 97.08' MSL
 Elevation of full pool: 98.00' MSL

A total of 7.79 inches of rain was recorded at the Coletto Creek headquarters office.

Reservoir System

Work projects for the month include shredding of the main dam slopes and surrounding area, shredding of ash pond levees, installation of the hurricane season standby generator to the Headquarters Building, monthly measurement of the main dam and spillway piezometers, and the completion of preventative maintenance workorders.

Recreation System

Permits Sold During June

	June FY 2024	June FY 2023	Historical High for June	Y-T-D FY 2024	Y-T-D FY 2023	Historical Y-T-D High
Annual Permits	49	40	110 (FY 20)	227	228	407 (FY 82)
Day Permits	2393	2082	3594 (FY 85)	8748	7615	14334 (FY 95)
Camping Permits	1453	1734	2178 (FY 20)	13535	13711	14957 (FY 22)
Cabins	74	107	107 (FY 23)	524	559	578 (FY 22)

Volunteer Hours at Coletto Creek:

	Hours	Hours for FY
Park Hosts	240	2140
Texas Master Naturalist	0	6.5
Photo Club Volunteers	2	6
Project Volunteers	0	0
Work Force Solutions Inters	0	0
TOTAL	242	2152.50

Staff Activities:

Visitation to the park has been brisk in the month of June. Park staff and park hosts have stayed busy managing the weekend crowds, maintaining grounds, and performing minor repairs as needed. Additional activities include repairing a broken water line in the day use area, prepare for the July Fourth fireworks show, and plumbing repairs in the comfort station restroom.

The 2024 Kids Classic Fishing Tournament was held on June 1st with 87 entries. Trophies were awarded to the age class division winners and all kids received a Zebco rod and reel combo, a small tackle kit, and a fish ID booklet. A hot dog lunch was also provided to the participants and their families.

Lake Wood Recreation Area

Permits Sold During June

	June FY 2024	June FY 2023	Historical High For June	Y-T-D FY 2024	Y-T-D FY 2023	Historical Y-T-D High
Annual Permits	0	0	11 (FY99)	0	2	50 (FY 01)
Day Permits	246	185	611 (FY14)	709	637	2996 (FY14)
Camping Permits	49	444	773 (FY99)	493	2899	4486 (FY13)
RV Permits	303	-	-	2154	-	-

*Began separately tracking RV and tent camping August 2023

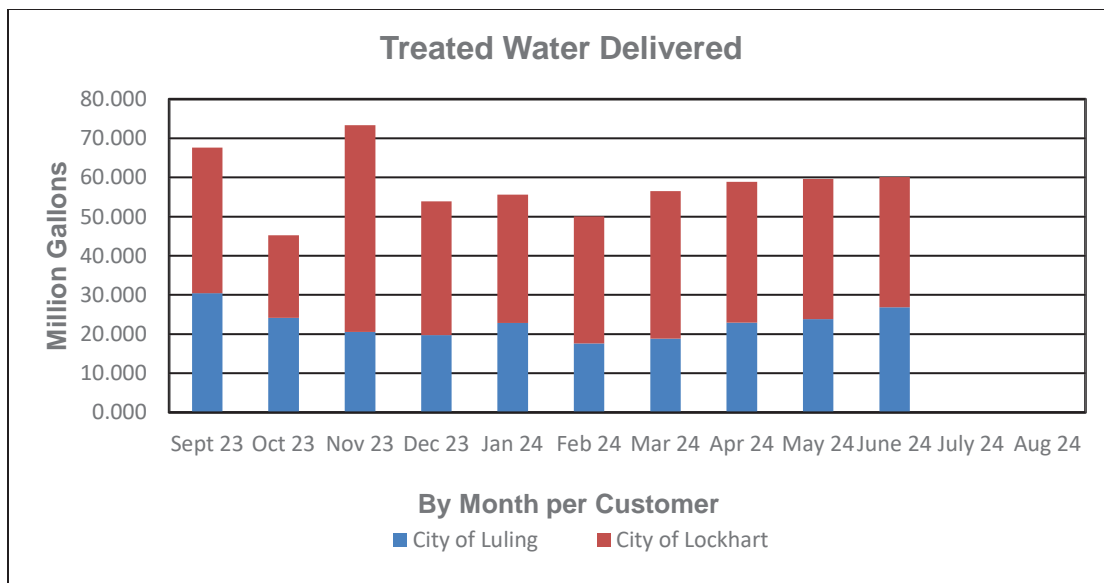
Volunteer Hours at Lake Wood:

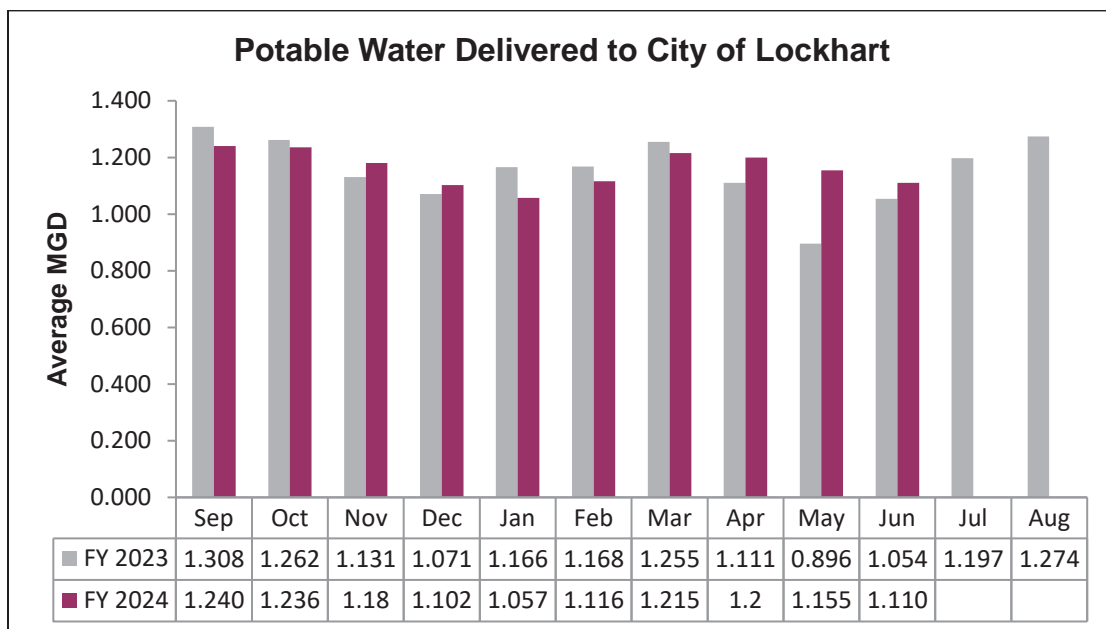
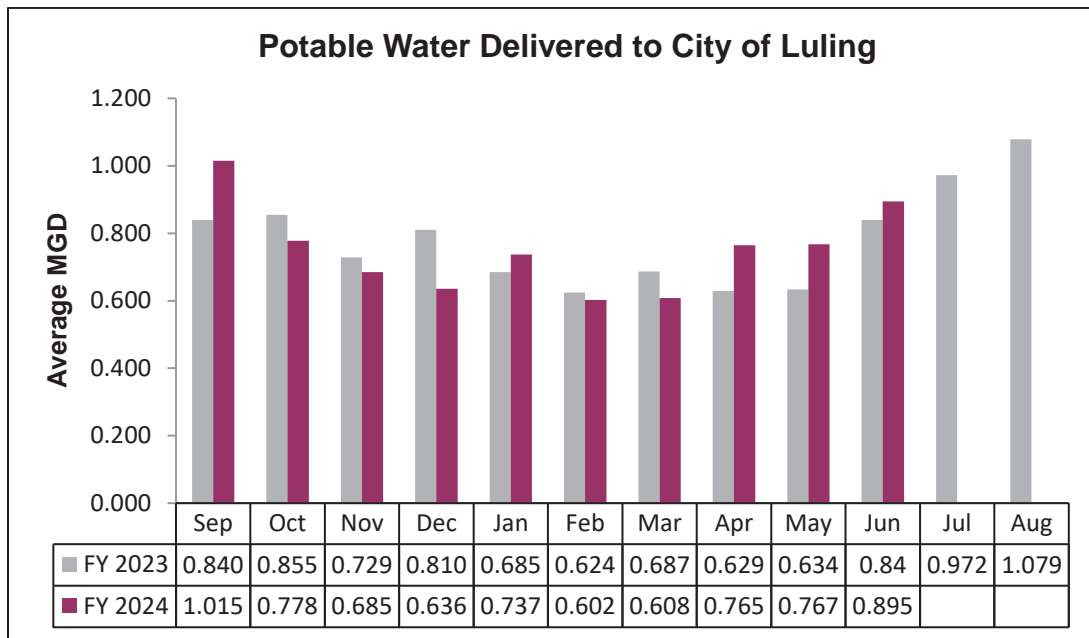
	Hours	Hours for FY
Park Hosts	101	1022
ISF Crew	0	0
CSR Workers	79	533
Event Volunteers	0	151
TOTAL	180	2059.50

Staff Activities:

Park staff performed ground maintenance and made repairs to park facilities, including the replacement of a 30amp breaker at site 14 and closing site 28 and 29 until broken limbs hanging over the campsites can be removed.

LULING WATER TREATMENT PLANT





System Statistics:

The plant delivered an average of 0.895 MGD to the City of Luling during the month. Total gallons treated for Luling during FY 2024 is 227.681 MG. The plant also delivered an average of 1.110 MGD to the City of Lockhart during the month. Total water delivered to the City of Lockhart for FY 2024 is 353.126 MG.

System Activities:

GBRA Electrical Instrumentation Technician Perez replaced electrical components and electrical disconnects on the clarifier catwalks. GBRA Heavy Equipment Operator Henry started work on construction of a landing pad for sludge disposal container.

Operator II Wilhelm completed a 2-hour Resiliency Overview course required by the TCEQ.

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	0.449	0.456		
CBOD (mg/L)	10	2.0	2.3	2.0	2.0	2.0	2.2	2.6	3.5	2.5	*		
TSS (mg/L)	15	1.3	1.6	1.1	1.1	1.1	1.4	1.3	1.6	1.6	*		
Ammonia (mg/L)	3.0	0.2	0.1	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	1.0	1		
Year to Date Flows (MG)	-	12.40	24.99	36.18	47.58	62.69	74.63	89.96	99.09	113.01	126.70		

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	.807	.816		
CBOD (mg/L)	10	1.5	1.1	1.6	1.8	1.4	1.1	1.1	1.1	1.2	*		
TSS (mg/L)	15	3.9	2.2	3.7	2.8	2.7	2.2	2.0	1.8	2.0	*		
Ammonia (mg/L)	3	0.1	0.2	0.3	0.3	0.3	0.2	0.2	0.1	0.3	*		
E.coli	126	8.0	7.2	15.3	4.9	6.4	2.8	2.4	3.2	2.2	2.3		
Year to Date Flows (MG)	-	19.82	42.43	63.04	84.17	113.26	134.64	155.83	178.63	199.82	224.33		
Biosolids Processing													
FY 2024	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	
Biosolids Processed (metric tons)	70.15	46.86	48.46	46.52	65.94	64.83	65.34	58.44	*				
Year to Date Biosolids	70.15	117.0	165.46	211.98	277.92	342.75	408.09	466.53	*				
Processed (metric tons)		1											

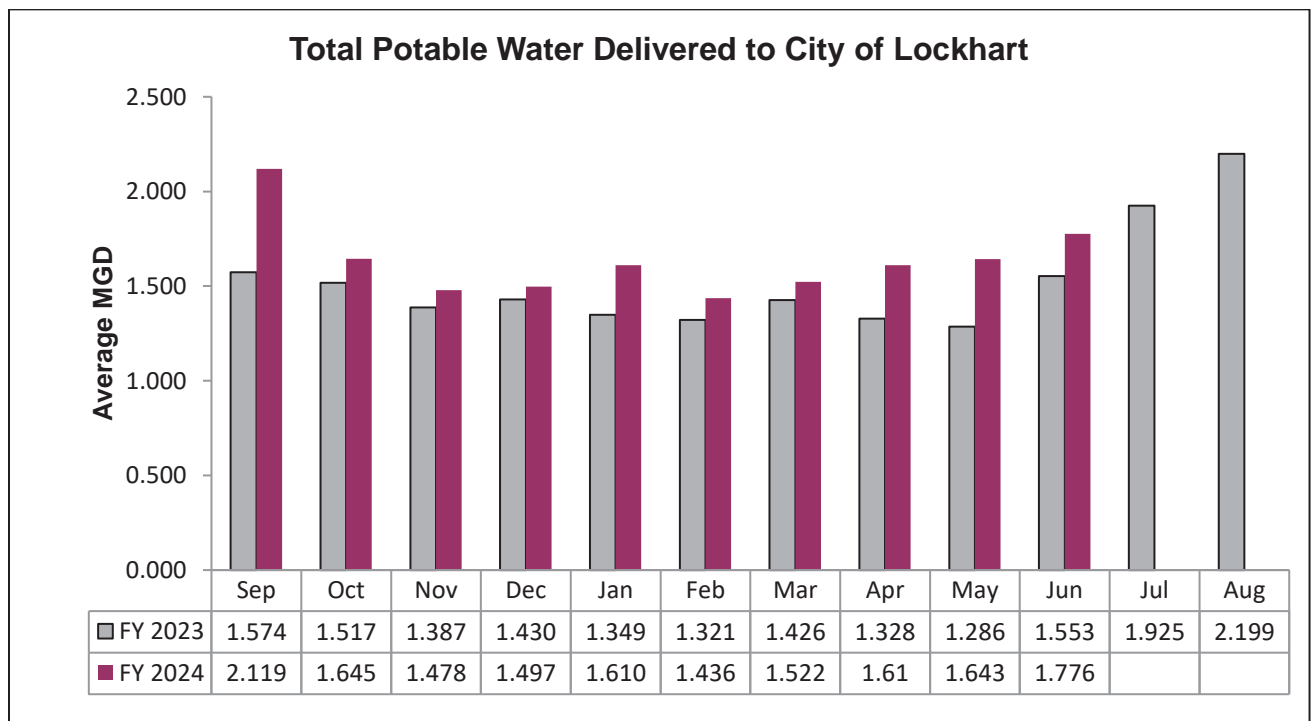
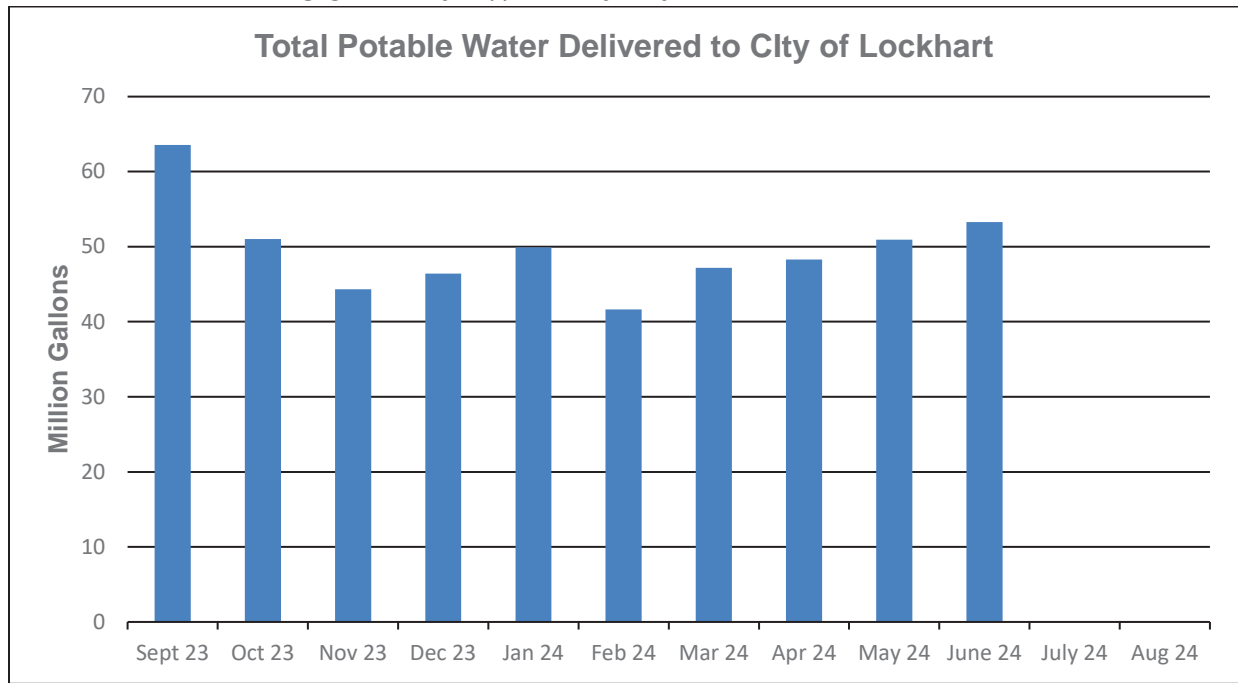
(* data not available at printing. Report will be revised when this information is received.)

System Activities:

At the Larremore Plant, the team painted the generator.

At the FM20 plant, E&R Supply replaced the conveyor belt at the head works bar screen.

LOCKHART WATER TREATMENT PLANT



System Statistics:

The Lockhart Water Treatment Plant produced an average of 1.776 MGD for a total of 53.275 MG for the month. Year-to-date total is 496.529 MG.

System Activities:

At the Water Plant, Contractor Prota continued work on the high service pump #4 addition and started work on the high service pump #3 replacement project. Aus-Tex started work repainting the exterior of the two-million-gallon storage tank. Zone Industries changed out the check valve on the pump station pumps. A free chlorine burn was started as part of a routine distribution system maintenance.

CONSENT ITEM

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

Attachment

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

Month Ending June 30, 2024

Director	Fees	Auto	Airfare	Lodging	Meals	Registrations	Other	Total
William R. Carbonara	-	-	-	-	-	-	-	-
Don Meador	-	-	-	-	-	-	-	-
Dennis Patillo	-	-	-	-	-	-	-	-
Steve Ehrig	-	-	-	-	-	-	-	-
Sheila L. Old	-	-	-	-	-	-	-	-
Emanuel Valdez	-	-	-	-	-	-	-	-
Robert Blaschke	221.00	217.08	-	-	-	-	-	438.08
James Cohoon	-	-	-	-	-	-	-	-
John Cyrier	-	-	-	-	-	-	-	-
Board Administrative Costs	-	-	-	-	-	-	369.77	369.77
Total	221.00	217.08	-	-	-	-	369.77	807.85

Fiscal Year-To-Date Ending August 31, 2024

Director	Fees	Auto	Airfare	Lodging	Meals	Registrations	Other	Total
William R. Carbonara	1,697.00	745.21	-	-	-	-	-	2,442.21
Don Meador	1,326.00	174.24	-	-	-	-	-	1,500.24
Dennis Patillo	3,331.00	2,244.34	-	423.38	-	450.00	-	6,448.72
Steve Ehrig	-	-	-	-	-	-	-	-
Sheila L. Old	-	-	-	-	-	-	-	-
Emanuel Valdez	-	-	-	-	-	-	194.84	194.84
Robert Blaschke	2,541.50	2,414.14	-	-	-	-	225.00	5,180.64
James Cohoon	2,210.00	1,151.98	-	-	-	450.00	-	3,811.98
John Cyrier	3,986.00	736.25	-	-	-	525.00	225.00	5,472.25
Board Administrative Costs	-	-	-	-	-	-	4,832.51	4,832.51
Total	15,091.50	7,466.16	-	423.38	-	1,425.00	5,477.35	29,883.39

Director Fees and Expenses Budget-To-Date 12,500.00

Director Fees and Expenses Annual Budget 15,000.00

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

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

Board Administrative Costs

Month	Date Pd.	Check #	Vendor	\$ Amount	Description
Sept Total				0.00	
	31-Oct	EFT2501	Einstein Bros Bagels	37.57	September Board Meeting Breakfast
	31-Oct	EFT2501	Star Catering of San Antonio	236.04	September Board Meeting Lunch
	31-Oct	EFT2501	Burnt Bean Company	136.40	Board Tour Lunch
Oct Total				410.01	
	30-Nov	EFT2544	Einstein Bros Bagels	35.61	October Board Meeting Breakfast
	30-Nov	EFT2544	Chuys	322.08	October Board Meeting Lunch
Nov Total				357.69	
	31-Dec	EFT2601	Einstein Bros Bagels	35.61	November Board Meeting Breakfast
	31-Dec	EFT2601	Chuys	219.06	November Board Meeting Lunch
Dec Total				254.67	
	4-Jan	325990	JI Special Risk Ins.	360.00	Public Official Director's Bond
	31-Jan	EFT2650	Einstein Bros Bagels	35.61	December Board Meeting Breakfast
	31-Jan	EFT2650	Corporate Caterers (SA)	386.10	December Board Meeting Lunch
Jan Total				781.71	
	28-Feb	EFT2685	Einstein Bros Bagels	35.61	January Board Meeting Breakfast
	28-Feb	EFT2685	Kreuz Market	395.93	January Board Meeting Lunch
Feb Total				431.54	
	15-Mar	327166	Hartford Insurance	750.00	Business Travel Accident Insurance
	31-Mar	EFT2734	Einstein Bros Bagels	36.64	February Board Meeting Breakfast
	31-Mar	EFT2734	Kreuz Market	407.27	February Board Meeting Lunch
March Total				1,193.91	
	30-Apr	EFT2788	Einstein Bros Bagels	36.64	March Board Meeting Breakfast
	30-Apr	EFT2788	H-E-B	6.70	March Board Meeting Lunch
	30-Apr	EFT2788	Las Fontanas Mexican Kitchen	503.23	March Board Meeting Lunch
April Total				546.57	
	31-May	EFT2791	Einstein Bros Bagels	36.64	April Board Meeting Breakfast
	31-May	EFT2791	Nolis Vite	450.00	April Board Meeting Lunch
May Total				486.64	
	30-Jun	EFT2840	Panera Bread	50.01	May Board Meeting Breakfast
	30-Jun	328218	Davila's Bar-B-Q	319.76	May Board Meeting Lunch
June Total				369.77	
				0.00	
July Total				0.00	
				0.00	
August Total					
FY 2024 Total:				4,832.51	

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

July 2024

David Harris
Executive Manager of Operations

Licenses, Training, Compliance and Project Progress.

Licenses

- Jeremiah Rodrigues Class D Wastewater Lockhart Operations

Training

- Water System Resiliency
- Basic Wastewater
- Water Utility Calculations
- Basic Water
- Wastewater Treatment
- Surface Water Treatment II

Compliance

- No TCEQ inspections.
- All plants operating in compliance.

Projects

- Carrizo WTP Plant construction continues. Beginning on June 26th, staff worked with contractors to push a slug of highly chlorinated water to Maxwell pump station over a 40-hour run cycle. During that test run many issues were identified. A week of work with contractors was planned before next test run. Testing begin again on July 9 for the next phase of pipeline disinfection and testing. Testing will continue through August.
- Western Canyon Raw water pump number 4 was reinstalled after rehab. Project was put back into service and is operating at original performance levels.
- Buoys were deployed around the intake at Western Canyon. With the falling lake levels, the intake is close enough to the surface to be a hazard in the future. New buoy system was installed in coordination with the Corps of Engineers staff based on their standard design. Hydro Crews installed the system and associated anchors with their boats usually used on the lower lakes.
- Sunfield WWTP project is still in testing mode before final acceptance. Treated effluent was pumped in a loop through the system to ensure that the hydraulics work and

to adjust weirs and test recirculation pumps and other equipment. It is critical to have everything fully operational before wastewater is introduced.

- Operations and Engineering staff have begun meetings with the City of Bulverde for expansion of the Singing Hills WWTP and to develop an agreement to operate a new plant located east of Bulverde on Hwy 46.

EXECUTIVE REPORT

JULY 2024

Charlie Hickman
Executive Manager of Engineering

Projects Completed and in Progress since June 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 all seven wells. Alliance has completed the disinfection of all pipeline segments needed to deliver treated water to end users. Achieving substantial completion of the water treatment plant remains the latest activity in the program schedule needed for initiating water deliveries to customers. Alliance's contractor has reported delays in the testing and startup process, and they anticipate the plant will be substantially complete in August.
- Black and Veatch has developed initial infrastructure scenarios and associated cost estimates for WaterSECURE. GBRA and Black and Veatch have had several meetings with project participants to review the initial scenarios and will complete this round of coordination meetings in July. Black and Veatch will continue evaluation of additional scenarios and follow up meetings with prospective customers to receive their feedback on initial scenario development is planned for September.
- Sundt is continuing with large structural concrete pours behind the Bay 1 cofferdams at both McQueeney Dam and Placid Dam. The hydraulic power units that will operate the new spillgates at both locations were delivered in June and the first completed gate sections arrived on the site in July.

Summary of Change Orders Pending Board Approval

- Lake McQueeney and Placid Spillgate Replacement and Dam Armoring – Change Order No. 12. This change order provides Sundt with no additional days of contract time and an increase of \$774,077.88 to the contract price for the Lake McQueeney Project. This change order also provides Sundt with no additional days of contract time and an increase of \$484,921.34 to the contract price for the Lake Placid Project. The change order includes a new permanently dedicated 7.5-ton gantry crane and a set of maintenance stoplogs to the Lake McQueeney Project, as well as a new permanently dedicated 7.5-ton gantry crane to the Lake Placid Project.

Summary of Change Orders for General Manager/CEO Approval

- None this month.

EXECUTIVE REPORT

JULY 2024

Nathan Pence
Executive Manager of Environmental Science

Projects Completed and in Progress since June 2024, Board Meeting

Habitat Conservation Plan (HCP)

- Staff are planning in the first two weeks of July to meet with all entities that are anticipated to participate in the GBRA HCP.
- Staff performed ESA freshwater mussel occupancy and abundance surveys with BIO-WEST Inc. consultants in segments of the Upper, Middle and Lower Guadalupe River to inform GRHCP incidental take modeling.
- Staff resubmitted an Endangered Species Act Section 10(a)(1)(A) Scientific, Enhancement of Propagation, or Survival permit application for three rare freshwater mussel species in the Guadalupe River Basin pending imminent publication of the final endangered species act listing rule in the Federal Register on July 5th, 2024.
- Staff met bi-weekly with ICF, HDR, and BIO-WEST Inc. consultants to develop the GRHCP Aquatic Impact Assessment Methodology.

Environmental

- Staff are working on a scientific journal publication related to our ongoing work with freshwater mussels. Research titled Texas Freshwater Mussel Juvenile and Glochidia Ammonia Toxicity is planned for publication next year in the Journal of Environmental Toxicology and Chemistry.
- Over the month, staff met with: The Aransas Project, Comal County Conservation Alliance, Upper Guadalupe River Authority, Texas Parks and Wildlife and United States Fish and Wildlife.

Water Quality

- Staff completed an Aquatic Life Monitoring Event at North Fork Guadalupe River with Clean Rivers Partner Upper Guadalupe River Authority
- Staff held Water Quality Technician interviews
- Routine Samples for June:
 - 34 Routine Grab samples collected.
 - 7 Quarterly Grab samples collected.
 - 27 Weather Targeted Grab samples collected.
 - 7 Wastewater Treatment Facilities Sampled.
 - 7 Diurnal Probe Deployments

Laboratory

- In June 2024, the laboratory processed approximately 1,010 orders with approximately 3,500 individual tests. This compares to 1,019 orders received and processed during June 2023.
- The laboratory submitted all blind study data for bi-annual Chemistry Proficiency Testing (PT). All results were found acceptable. The laboratory is required to participate in PT studies to maintain accreditation.

EXECUTIVE REPORT

JULY 2024

Randy Staats
Executive Manager of Finance/CFO

Projects Completed and in Progress since June 2024 Board Meeting

Projects and Planning

- Attendance on webinar related to changes to uniform guidance for federal grant funds
- Finance team attendance on webinar for developments in fraud controls to combat increasing cyber crimes
- Finalization of FY 25 budget - working with departments and divisions on budget submissions, development of estimates, rate calculations, preparation of budget drafts for review, and presentation for Board
- Issuance of rate notifications to customers where a rate increase exists
- Submission of draft budgets to customers as required by contracts
- Continued coordination with external auditors on audit and financial statement preparation for Defined Benefit Pension Plan
- Coordination with Lake Dunlap WCID representatives on debt service and final project closeout
- Planning meetings related to WaterSECURE Initiative and discussions regarding needed financing abilities within with state funding programs
- Coordination with TWCA Risk Management Pool on final insurance needs for Carrizo Water Treatment Plant
- Submission of file and payment to the Texas Comptroller for unclaimed property (uncashed checks issued to customers and vendors)
- Follow-up items from the Texas Water Development Board related to recent application for additional funding for the Carrizo Groundwater Supply Expansion Project
- Planning for July Retirement & Benefit Committee meeting
- Coordination with bond counsel to develop documents to change paying agents for certain bond issues in order to enhance administrative efficiencies

Upcoming Activities

- Preparation of FY 25 budget binders and presentation for Board Budget Workshops

EXECUTIVE REPORT

JULY 2024

Vanessa Guerrero
Executive Manager of Administration

Projects Completed and in Progress since June 2024 Board Meeting

Information Technology

IT Support

- IT responded to 169 support requests for a total of 112 hours during June
- Annual Cybersecurity Training – In progress; currently 84% complete
- Planning network design for new Carrizo WTP
- SharePoint Migration Project: Currently migrating San Marcos WTP and Records Management; planning to build out most SharePoint sites by end of July and begin user training in August

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
- Planning for SCADA upgrades at Western Canyon's Amman Road Pump Station
- Completed building the first set of upgraded rainfall gauges using FirstNet cellular communications; this first set of rainfall gauges will be deployed in July

GIS

- Working on setup and configuration of GIS services on new GIS servers
- Working with Engineering on updating water rights data in GIS

Human Resources

Recruitment

- 6 vacancies, reviewing resumes and conducting interviews, 3 offers extended.

HR Initiatives

- Reviewing compensation
- Roll out of Annual performance reviews to all employees
- Conduct a supervisory training for performance reviews.

Facilities

- Responded to 65 work orders and 24 support requests during the month of June
- Replacement coil was installed in the Seguin Chiller to ensure the critical lab and IT equipment are not damaged until the chiller can be replaced. This was the most cost-effective method to get through the South-Texas summer as a new chiller has a six-month lead timeline.

Safety

Safety Policies & Programs

- No Loss Time Injuries
- (4) Incidents – 3 Biologicals; (2) incidents occurred with Dog Bites to GBRA employees – not at the same location or at the same time – reports have been completed with no further follow up. (1) Wasp Bee Sting to GBRA employees face with only First Aid Measures applied – report has been completed. (1) Chemical Exposure Incident – the source is undetermined at this time, but from the employee's description, they smelled a “sulfur” or “acid” smell as they ascended a stairway at a WWTP. The WWT facility team took air monitoring readings and did not find any potential leak or vapors coming from the area but have noted the instance on reporting. Incident report and Worker's Comp case has been submitted.
- HMP Draft HMAP – Consultant has completed edits for the Final Plan approval by GBRA – following a submission to TDEM for acceptance, prior to FEMA
- Site Visits to Facilities: Assisting in crane event at Coletto-specifically for the Root Cause Analysis and Incident Investigation,
- Coordinating an all Lab-wide Safety Walk-through
- Annual Occupational Health Testing, scheduled for July 22-24 at various sites

Education

- Community Engagement
 - Tye Preston Memorial Library Summer Reading Fun Fest: Education Staff presented a lesson on the water cycle. 62 children w/ approximately 90 adults rotated through the station.
 - Tye Preston Memorial Library Dino Day: Education Staff presented 4 lessons - Dinosaur tracks, Texas Dinosaurs, and Dino fossils. 74 children and adults attended.

•	Outreach and Educational Programs		
	Comal U Teacher Development - Comal		
	ISD		18
○	Education Program - Gorge		
○	Summer Camp (8 campers per		
	day)		40
	Total Impacted:		58
○	Gorge Park Operations: Hiking Trails		
	Adults		397
	Children (under 12)		151
	Total Impacted:		425
○	Guided Tours – 7 tours given		
	Adults		○
	Youth (under 18)		8
			180

EXECUTIVE REPORT

JULY 2024

Adeline Fox
Executive Manager of Communications & Outreach

Projects Completed and in Progress since June 2024 Board Meeting

Communications

- Completed Dunlap Dam completion video
- Completed second installment of Navigating the Waters social media video highlighting different jobs and employees at GBRA
- Completed Gorge safety signs request
- Submitted a One Water Spotlight article for the GBRA building in New Braunfels highlighting the rainwater harvesting system and native plant landscaping
- Communicated drought stage change to wholesale customers
- Communicated drought state change to retail customers
- Working on website content revamp
- Working with HR to develop an internal communications guide

Community Affairs

- Identified GBRA projects that qualify as One Water strategies
- Attended and presented at the Boerne Hill Country Networking Luncheon
- Tracking strategic plan metrics
- Monitoring city and county meetings throughout the basin

ACTION ITEM

7. Consideration of and possible action approving an amendment to GBRA's Board Policy 303 - Procurement. **(Randy Staats)**
Attachment



Your Trusted
Water Resource

Guadalupe-Blanco River Authority

Board Meeting – July 17, 2024

Agenda Item 7

Action

Action Requested: Consideration of and possible action approving an amendment to GBRA's Board Policy 303 - Procurement.

Staff: Randy Staats, Executive Manager of Finance/CFO

Background: GBRA has elected to accept certain procurement solicitation submittals in electronic format. This has provided a benefit to vendors through an easier mechanism for sharing submittals and provides assurances that proposals remain confidential without access until the date and time published. GBRA also achieves these additional benefits:

- Reduces staff time in accepting and compiling submittals
- Standardizes procurement communications to all interested vendors
- Allows for better exposure in the marketplace, leading to increased competition, potentially better pricing, increased participation from historically underutilized businesses (HUBs)
- Provides the ability to access other competitive procurement documents
- Includes a timestamp on submittals
- Provides access to a searchable vendor registry

Staff recommends an amendment to Board Policy 303 – Procurement to clarify the use of electronic bidding in compliance with Texas Water Code 49.2731.

Item: Amendment to Board Policy 303 - Procurement.

GBRA Board Policy

303 - Procurement

303.10 Purpose

The purpose of this policy statement is to provide guidelines for procuring equipment, material, supplies, and services at GBRA. This policy includes procurements for both operating and construction purposes.

303.20 Policy

303.201 State Laws. GBRA shall conduct its procurement activities in accordance with the spirit and legal intent of the State of Texas procurement laws applicable to river authorities. Procurement activities should be conducted in a manner which result in reasonable rates and financial stability while enhancing GBRA's efficiency and integrity.

303.202 Practices. The integrity of the program shall be assured through open, fair, and competitive procurement practices which provide equal opportunity to all vendors. GBRA's procurement program shall consider vendor reliability as well as the quality, price, availability, and long-term maintainability of goods and services prior to a purchase except in those circumstances when a public emergency exists. This program shall also give preference to local, state, and national vendors to the extent Texas law allows.

To the extent practicable, procurements shall be facilitated and/or made through a central procurement office. Such office shall be staffed by competent, experienced personnel whom receive periodic training in procurement laws applicable to GBRA as well as training in procurement best practices. Procurement personnel shall establish a contract management system to track and manage all substantive GBRA procurement contracts and shall review any on-going contracts at least every five years to evaluate the continuing need and cost effectiveness of such contracts.

303.203 Vendor Spending. GBRA shall maintain a financial transparency webpage on its main website that provides information for the public on various financial subject matters including vendor spending. Monthly check registers are posted to the webpage which includes data such as dates, vendor names, amount spent, and general descriptions.

303.204 Electronic Bids. In order to provide a more effective method for bidders to respond to bids and solicitations as well as maximize efficiencies within GBRA's purchasing function, GBRA may, consistent with authority under the Texas Water Code, accept such submittals electronically. GBRA adopts the following rules: 1) GBRA may partner with electronic procurement service companies that provide protection for bidders within their electronic system by requiring such bidders to establish and maintain login credentials and by limiting GBRA access to submittals until the date and time published within the procurement. 2) Subject to the State

of Texas Public Information Act, GBRA will protect the identification and confidentiality of bidders throughout the procurement process.

303.30 Responsibilities

303.301 General Manager/CEO. Management responsibility for GBRA's procurement program is delegated to the General Manager/CEO. The General Manager/CEO shall insure that practices, procedures, and internal controls are developed which effectuates this policy.

Effective: March 21, 2007

Last Approved: ~~December 18, 2019~~ July 17, 2024

ACTION ITEM

8. Consideration of and possible action approving an amendment to GBRA's Board Policy 411 – Capital Assets. **(Randy Staats)**
Attachment



Guadalupe-Blanco River Authority

Board Meeting – July 17, 2024

Agenda Item 8

Action

Action Requested: Consideration of and possible action approving an amendment to GBRA's Board Policy 411 – Capital Assets.

Staff: Randy Staats, Executive Manager of Finance/CFO

Background: GBRA's Board Policy 411 – Capital Assets governs the designation and accounting for capital assets, the sale of assets, as well as the asset management plan.

GBRA's current threshold for capitalization is \$5,000, which was established in 2019.

With the escalation in prices for goods, federal guidance is increasing their threshold to \$10,000.

Staff is requesting an amendment to Board Policy 411 – Capital Assets, increasing the capital asset threshold to \$10,000 to align with the new federal threshold.

Item: Amendment to Board Policy 411 – Capital Assets.

GBRA Board Policy

411 - Capital Assets

411.10 Purpose

The purpose of this policy is to provide the guidelines for safeguarding and disposition of GBRA's capital assets.

411.20 Policy

411.201 Accounting System. GBRA will maintain a system that accurately accounts for all capital assets acquired by its divisions. This system shall provide for sound internal control procedures and shall assign responsibility for the safekeeping of all capital assets.

411.202 Comprehensive Asset Management Plan. GBRA shall implement a Comprehensive Asset Management Plan in addition to the accounting system's recordation of capital assets. Such Asset Management Plan shall include components such as capital asset risk management, customer service operating levels, equipment maintenance, capital planning and funding strategies, recapitalization strategies, and asset disposal and decommissioning plans. The staff shall periodically review the Plan and include recommended management actions to the Board of Directors as part of the annual budget and work plan process. Findings of the Plan shall be posted on GBRA's website; additionally any critical information emanating from the Plan will be included in GBRA's public messaging and customer communications when a significant impact to those groups may result from the purchase, use, or decommissioning of GBRA's capital assets.

411.203 Sale of Capital Assets. The sale of capital assets no longer useful to GBRA operations shall require Board of Directors approval. However, GBRA may trade a capital asset at its market value as a component of a new purchase without a prior Board approval.

411.30 Responsibilities

411.301 The General Manager/CEO and Executive Manager of Finance/CFO. The General Manager/CEO and the Executive Manager of Finance/CFO will develop and implement an accounting system to record as capital assets all equipment and machinery with a useful life exceeding one year and with an original cost exceeding \$105,000. As long as these assets are recorded within GBRA's financial records, they will be subjected to an annual physical inventory. This inventory shall have the purpose of properly accounting for the assets as well as maintaining accurate financial records.

Effective: April 18, 2007

Last Approved: ~~December 18, 2019~~ July 17, 2024

ACTION ITEM

9. Consideration of and possible action approving a Resolution by the Guadalupe-Blanco River Authority declaring a public necessity for the acquisition of certain fee estates, electric easements, access easements, 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 NR-01AE – Alan Wayne Balser and Pamela Guffey Balser, being:

Tract 1: a 2.373 acre (103,367 square foot) access easement out of the Byrd Lockhart Survey No. 8, Abstract No. 17, and 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 2.373 acres (103,367 square foot) access easement being more particularly described by metes and bounds and survey as follows in Exhibit "A"-1 attached hereto;

Tract 2: a 2.376 acre (103,485 square foot) electric easement out of the Byrd Lockhart Survey No. 8, Abstract No. 17, and 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 2.376 acre (103,485 square foot) electric easement being more particularly described by metes and bounds and survey as follows in Exhibit "A"-2 attached hereto;

Tract 3: a 2.420 acre (105,411 square foot) waterline easement out of the Byrd Lockhart Survey No. 8, Abstract No. 17, and 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, also being a portion of that tract

described as 17.296 acres conveyed to Alan Balser and Pam Balser by Warranty Deed with Vendor's Lien dated December 1, 2018, as recorded in Document No. 2018-006381, Official Public Records, Caldwell County, Texas; said 2.420 acre (105,411 square foot) waterline easement being more particularly described by metes and bounds and survey as follows in Exhibit "A"-3 attached hereto;

Parcel NR-03 – Charles D. Spillmann, being a 0.2221 acre (9,674 square foot) permanent easement, and a 0.13 acre (5,663 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 100.0 acres, save & except 1.25 acres, conveyed to Charles D. Spillmann and Jane Spillmann by Special Warranty Deed dated April 21, 1981, as recorded in Volume 425, Page 477, Deed Records, Caldwell County, Texas; said 0.2221 acre (9,674 square foot) permanent easement, and 0.13 acre (5,663 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "B" attached hereto;

Parcel NR-04 – Spillmann Farms LLC, a Texas limited liability company, being a 3.244 acre (141,305 square foot) permanent easement, and a 2.20 acre (95,832 square foot) temporary construction easement, out of the Cornelius Crenshaw Survey, Abstract No. 68, Caldwell County, Texas, being a portion of Lot 2, Block 1, Spillmann Subdivision, a Subdivision of Record in Cabinet C, Slide 108, Plat Records, Caldwell County, Texas, said Lot 2 Conveyed to Spillmann Farms LLC by Special Warranty Deed dated April 1, 2023, as recorded in Document 2023-002274, Official Public Records, Caldwell County, Texas; said 3.244 acre (141,305 square foot) permanent easement, and 2.20 acre (95,832 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "C" attached hereto; and

Parcel NR-13 – Judy Rowe Koehl, Individually and as Trustee of the Testamentary Trusts as created in the Will for the Estate of Michael F. Koehl, deceased under Probate Cause No. 9518PR, County Court, Walker County, Texas, being a 0.6211 acre (27,054 square foot) permanent easement, and a 0.41 acre (17,860 square foot) temporary construction easement, out of the Cornelius Crenshaw Survey, Abstract No. 68, Caldwell County, Texas, being a portion that tract described as 20.69 acres conveyed to Judy Rowe Koehl by Special Warranty Deed dated July 15, 2019, as recorded in Document No. 2019-003661, Official Public Records, Caldwell County, Texas; said 0.6211 acre (27,054 square foot) permanent easement, and a 0.41 acre (17,860 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "D" attached hereto.



Your Trusted
Water Resource

Guadalupe-Blanco River Authority

Board Meeting – July 17, 2024

Agenda Item 9

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, electric easements, access easements, 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 NR-01AE – Alan Wayne Balser and Pamela Guffey Balser, being:

Tract 1: a 2.373 acre (103,367 square foot) access easement out of the Byrd Lockhart Survey No. 8, Abstract No. 17, and 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 2.373 acres (103.367 square foot) access easement being more particularly described by metes and bounds and survey as follows in Exhibit "A"-1 attached hereto;

Tract 2: a 2.376 acre (103,485 square foot) electric easement out of the Byrd Lockhart Survey No. 8, Abstract No. 17, and 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 2.376 acre (103,485 square foot) electric easement being more particularly described by metes and bounds and survey as follows in Exhibit "A"-2 attached hereto;

Tract 3: a 2.420 acre (105,411 square foot) waterline easement out of the Byrd Lockhart Survey No. 8, Abstract No. 17, and 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, also being a portion of that tract described as 17.296 acres conveyed to Alan Balser and Pam Balser by Warranty Deed with Vendor's Lien dated December 1, 2018, as recorded in Document No. 2018-006381, Official Public Records, Caldwell County, Texas; said 2.420 acre (105,411 square foot) waterline easement being more particularly described by metes and bounds and survey as follows in Exhibit "A"-3 attached hereto;

Parcel NR-03 – Charles D. Spillmann, being a 0.2221 acre (9,674 square foot) permanent easement, and a 0.13 acre (5,663 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 100.0 acres, save & except 1.25 acres, conveyed to Charles D. Spillmann and Jane Spillmann by Special Warranty Deed dated April 21, 1981, as recorded in Volume 425, Page 477, Deed Records, Caldwell County, Texas; said 0.2221 acre (9,674 square foot) permanent easement, and 0.13 acre (5,663 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "B" attached hereto;

Parcel NR-04 – Spillmann Farms LLC, a Texas limited liability company, being a 3.244 acre (141,305 square foot) permanent easement, and a 2.20 acre (95,832 square foot) temporary construction easement, out of the Cornelius Crenshaw Survey, Abstract No. 68, Caldwell County, Texas, being a portion of Lot 2, Block 1, Spillmann Subdivision, a Subdivision of Record in Cabinet C, Slide 108, Plat Records, Caldwell County, Texas, said Lot 2 Conveyed to Spillmann Farms LLC by Special Warranty Deed dated April 1, 2023, as recorded in Document 2023-002274, Official Public Records, Caldwell County, Texas; said 3.244 acre (141,305 square foot) permanent easement, and 2.20 acre (95,832 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "C" attached hereto; and

Parcel NR-13 – Judy Rowe Koehl, Individually and as Trustee of the Testamentary Trusts as created in the Will for the Estate of Michael F. Koehl, deceased under Probate Cause No. 9518PR, County Court, Walker County, Texas, being a 0.6211 acre (27,054 square foot) permanent easement, and a 0.41 acre (17,860 square foot) temporary construction easement, out of the Cornelius Crenshaw Survey, Abstract No. 68, Caldwell County, Texas, being a portion that tract described as 20.69 acres conveyed to Judy Rowe Koehl by Special Warranty Deed dated July 15, 2019, as recorded in

Document No. 2019-003661, Official Public Records, Caldwell County, Texas; said 0.6211 acre (27,054 square foot) permanent easement, and a 0.41 acre (17,860 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "D" 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 Carrizo Groundwater Supply Expansion 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, access easements, electric easements, 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, access easements, electric easements, 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, access easements, electric easements, 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, access easements, electric easements, 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, access easements, electric easements, 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, access easements, electric easements, permanent and temporary water pipeline easements are more fully described as follows:

Parcel NR-01AE – Alan Wayne Balser and Pamela Guffey Balser, being:

Tract 1: a 2.373 acre (103,367 square foot) access easement out of the Byrd Lockhart Survey No. 8, Abstract No. 17, and 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 2.373 acres (103.367 square foot) access easement being more particularly described by metes and bounds and survey as follows in Exhibit "A"-1 attached hereto;

Tract 2: a 2.376 acre (103,485 square foot) electric easement out of the Byrd Lockhart Survey No. 8, Abstract No. 17, and 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 2.376 acre (103,485 square foot) electric easement being more particularly described by metes and bounds and survey as follows in Exhibit "A"-2 attached hereto;

Tract 3: a 2.420 acre (105,411 square foot) waterline easement out of the Byrd Lockhart Survey No. 8, Abstract No. 17, and 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, also being a portion of that tract described as 17.296 acres conveyed to Alan Balser and Pam Balser by Warranty Deed with Vendor's Lien dated December 1, 2018, as recorded in Document No. 2018-006381, Official Public Records, Caldwell County, Texas; said 2.420 acre (105,411 square foot) waterline easement being more particularly described by metes and bounds and survey as follows in Exhibit "A"-3 attached hereto;

Parcel NR-03 – Charles D. Spillmann, being a 0.2221 acre (9,674 square foot) permanent easement, and a 0.13 acre (5,663 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 100.0 acres, save & except 1.25 acres, conveyed to Charles D. Spillmann and Jane Spillmann by Special Warranty Deed dated April 21, 1981, as recorded in Volume 425, Page 477, Deed Records, Caldwell County, Texas; said 0.2221 acre (9,674 square foot) permanent easement, and 0.13 acre (5,663 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "B" attached hereto;

Parcel NR-04 – Spillmann Farms LLC, a Texas limited liability company, being a 3.244 acre (141,305 square foot) permanent easement, and a 2.20 acre (95,832 square foot) temporary construction easement, out of the Cornelius Crenshaw Survey, Abstract No. 68, Caldwell County, Texas, being a portion of Lot 2, Block 1, Spillmann Subdivision, a Subdivision of Record in Cabinet C, Slide 108, Plat Records, Caldwell County, Texas, said Lot 2 Conveyed to Spillmann Farms LLC by Special Warranty Deed dated April 1, 2023, as recorded in Document 2023-002274, Official Public Records, Caldwell County, Texas; said 3.244 acre (141,305 square foot) permanent easement, and 2.20 acre (95,832 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "C" attached hereto; and

Parcel NR-13 – Judy Rowe Koehl, Individually and as Trustee of the Testamentary Trusts as created in the Will for the Estate of Michael F. Koehl, deceased under Probate Cause No. 9518PR, County Court, Walker County, Texas, being a 0.6211

acre (27,054 square foot) permanent easement, and a 0.41 acre (17,860 square foot) temporary construction easement, out of the Cornelius Crenshaw Survey, Abstract No. 68, Caldwell County, Texas, being a portion that tract described as 20.69 acres conveyed to Judy Rowe Koehl by Special Warranty Deed dated July 15, 2019, as recorded in Document No. 2019-003661, Official Public Records, Caldwell County, Texas; said 0.6211 acre (27,054 square foot) permanent easement, and a 0.41 acre (17,860 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "D" 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, access easements, electric easements, water pipeline permanent easements, temporary construction easements and other system related improvements in connection therewith, over, across, upon and under certain privately owned real properties located in Caldwell, Hays and Guadalupe County, Texas, more fully described herein for the public purpose of construction, operation and maintenance of a water pipeline system and other system related improvements in connection with the TX-130 Project. Public necessity also requires that GBRA acquire the right of ingress and egress over and across such lands and adjacent lands either through purchase or by the process of eminent domain and that GBRA take all other lawful action necessary and incidental to such purchases or eminent domain proceedings, including conducting archaeological, environmental, geotechnical and linear surveys as required so specify, define, and secure such easements according to existing law.

SECTION 2: It is hereby determined that GBRA has, in fact, transmitted bona fide offers as provided by Texas Property Code Section 21.0113, copies of the real estate appraisals in support thereof to each of the owners of the property interests sought to be acquired

and as required by law, and a copy of the landowner's bill of rights statement as provided by Texas Property Code Section 21.0113, but GBRA and the owners of such property interests have been unable to agree upon the damages to be paid, and further settlement negotiations have become futile.

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

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

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

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

invalidity of any other portion hereof and all provisions of this Resolution are declared to be severable for that purpose.

PASSED AND RESOLVED on this 17th day of July, 2024.

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

ATTEST:

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

EXHIBIT "A-1"

Parcel NR-01A (AE)

2.373 Acre Access Easement
Byrd Lockhart Survey No. 8, Abstract No. 17
Cornelius Crenshaw Survey, Abstract No. 68
Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-01A (AE)

DESCRIPTION OF A 2.373 ACRE (103,367 SQUARE FOOT) EASEMENT OUT OF THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17, AND 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 2.373 ACRE (103,367 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at calculated point in the west line of that tract described as 4.593 acres (200,086 square feet) referred to as the GBRA Booster Pump Station Site, being within the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, said POINT OF BEGINNING having Grid Coordinates of N=13,877,334.97, E=2,384,576.32, from which a 1/2-iron rod with "McGray McGray" cap set in the south line of the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, and the north line of that tract described as 38.920 acres conveyed to Joel Garcia and Priscilla Lynn Garcia by General Warranty Deed, as recorded in Document No. 2016-001048, Official Public Records, Caldwell County, Texas, being the southwest corner of said GBRA Booster Pump Station Site, bears South 12°38'25" East 15.00 feet, and from which an 8-inch wood post found at the southeast corner of said GBRA Booster Pump Station Site and the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, and the southwest corner of a tract described as 68.001 acres, conveyed to Richard E. Blauvelt by General Warranty Deed, as recorded in Document No. 2016-003645, Official Public Records, Caldwell County, Texas, said 68.001 acres being additionally described in Volume 519, Page 768, Official Public Records of Real Property, Caldwell County, Texas, and in the north line of said 38.920 acre Garcia tract, bears North 78°45'14" East 425.99 feet;

THENCE, along a south line of this easement, crossing the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, the following two (2) courses, numbered 1 and 2:

- 1) **South 78°45'14" West 1,239.44 feet** to a calculated point, and
- 2) **South 78°20'07" West 614.93 feet** to a calculated point;

THENCE, along an east line of this easement, crossing the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, the following two (2) courses, numbered 3 and 4:

- 3) **South 12°18'56" East 271.91 feet** to a calculated point, and
- 4) **South 11°25'08" East 1,286.23 feet** to a calculated point in a south line the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, being in the existing north right-of-way line of Silent Valley Road (F.M. 2001, varying width right-of-way);
- 5) THENCE, along the south line of this easement, a south line of the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, and the existing north right-of-way line of Silent Valley Road, **South 66°20'23" West 30.70 feet** to a calculated point, from which a 1/2-inch iron rod with "Hinkle" cap found at the southwest corner of the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, being the southeast corner 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, bears South 66°20'23" West 15.04 feet;

THENCE, along the west line of this easement, crossing the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, the following two (2) courses, numbered 6 and 7:

- 6) **North 11°25'08" West 1,292.50 feet** to a calculated point, and
- 7) **North 12°18'56" West 302.02 feet** to a calculated point;

THENCE, along the north line of this easement, crossing the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, the following two (2) courses, numbered 8 and 9:

- 8) **North 78°20'07" East 645.38 feet** to a calculated point, and
- 9) **North 78°45'14" East 1,238.82 feet** to a calculated point in the west line of said GBRA Booster Pump Station Site;
- 10) THENCE, along an east line of this easement, and the west line of said GBRA Booster Pump Station Site, crossing the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, **South 12°38'25" East 30.01 feet** to the POINT OF BEGINNING and containing 2.373 acres (103,367 square feet) of land within these metes and bounds.

Bearing Basis Note

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

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500



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

04/16/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\NR-01A~2.373 AE-R2_KS

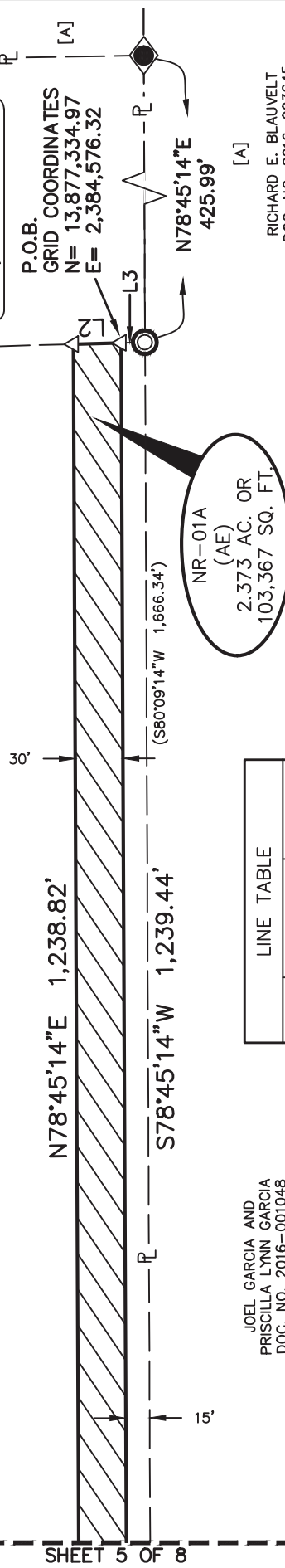
Issued 03/15/2024; Revised 03/28/2024; 04/16/2024

CCAD ID 14646 & 13831

SKETCH TO ACCOMPANY DESCRIPTION
OF 2.373 AC. OR 103,367 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17 AND
THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68
LOCKHART, CALDWELL COUNTY, TEXAS

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

BYRD LOCKHART
SURVEY NO. 8, 17
ABSTRACT NO. 17



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

LINE TABLE		
LINE#	BEARING	DISTANCE
L2	S12°38'25\"E	30.01'
L3	S12°38'25\"E	15.00'

RICHARD E. BLAUVELT
DOC. NO. 2016-003645
O.P.R.C.C.T.
(68.001 ACRES)
JULY 12, 2016
DESCRIBED IN
VOL. 519, PG. 768
O.P.R.R.P.C.C.T.
(68.001 ACRES)
JANUARY 15, 2008

CCAD ID 14646 & 13831

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

SCALE:	1" = 100'	
DATE:	04/16/24	TECH: EAN
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 4 OF 8

SKETCH TO ACCOMPANY DESCRIPTION
OF 2.373 AC. OR 103,367 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17 AND
THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68
LOCKHART, CALDWELL COUNTY, TEXAS

SCALE 1" = 100'

BYRD LOCKHART
SURVEY NO. 8, 17
ABSTRACT NO. 17

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

NR-01A
(AE)
2.373 AC. OR
103,367 SQ. FT.

SHEET 4 OF 8

SHEET 6 OF 8

N78°20'07"E 645.38'

S78°20'07"W
614.93'

(S79°56'37"W 600.10')

ALAN BALSER AND
PAM BALSER
DOC. NO. 2018-006381
O.P.R.C.C.T.
(17.296 ACRES)
DECEMBER 1, 2018

ANNA M. KIELER,
DAVID MONTEMAYOR,
DOREEN MONTEMAYOR,
JACKIE R. HILL, AND
BEVERLY R. HILL
10' WIDE UTILITY EASEMENT
VOL. 387, PG. 703
O.P.R.R.P.C.C.T.
JUNE 18, 2004

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

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

30'

15'

(S80°09'14"W 1,666.34')

N78°45'14"E 1,238.82'

S78°45'14"W 1,239.44'

15'

CCAD ID 14646 & 13831

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

SCALE:	1" = 100'
DATE:	04/16/24
TECH:	EAN
PROJECT:	22-179
FIELD:	—
SHEET:	5 OF 8

SKETCH TO ACCOMPANY DESCRIPTION
OF 2.373 AC. OR 103,367 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17 AND
THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68
LOCKHART, CALDWELL COUNTY, TEXAS

SCALE 1" = 100'

[A]

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

CORNELIUS CRENSHAW
SURVEY
ABSTRACT NO. 68

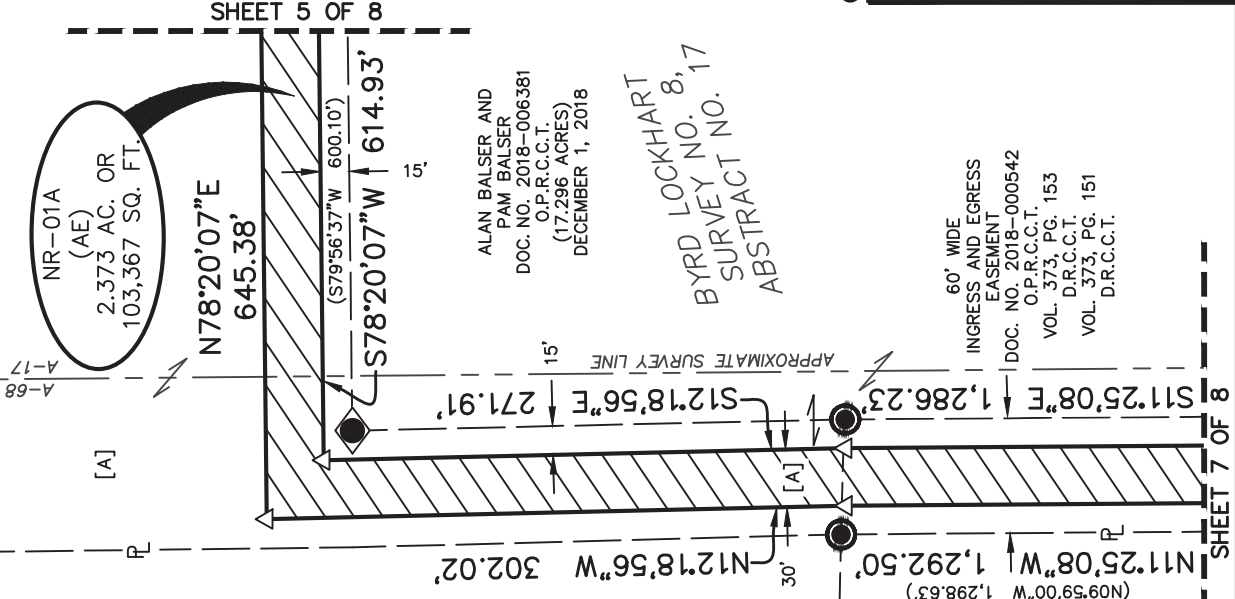
PARAVEL LOCKHART I, LLC
DOC. NO. 2021-009511
O.P.R.P.C.C.T.
(50.770 AC.)
DECEMBER 29, 2021

ALAN BALSER AND
PAM BALSER
DOC. NO. 2018-006381
O.P.R.C.C.T.
(17.296 ACRES)
DECEMBER 1, 2018

BYRD LOCKHART
SURVEY NO. 8, 17
ABSTRACT NO. 17

JASON GARY BALSER
AND
CLAY FORRESTER BALSER
DOC. NO. 2018-001814
O.P.R.C.C.T.
REMAINDER
(61.058 ACRES
SAVE & EXCEPT
21.019 ACRES)
APRIL 2, 2018

ADDITIONALLY DESCRIBED IN
DOC. NO. 2015-006133
O.P.R.C.C.T.
(61.058 ACRES)
SEPTEMBER 2, 2015



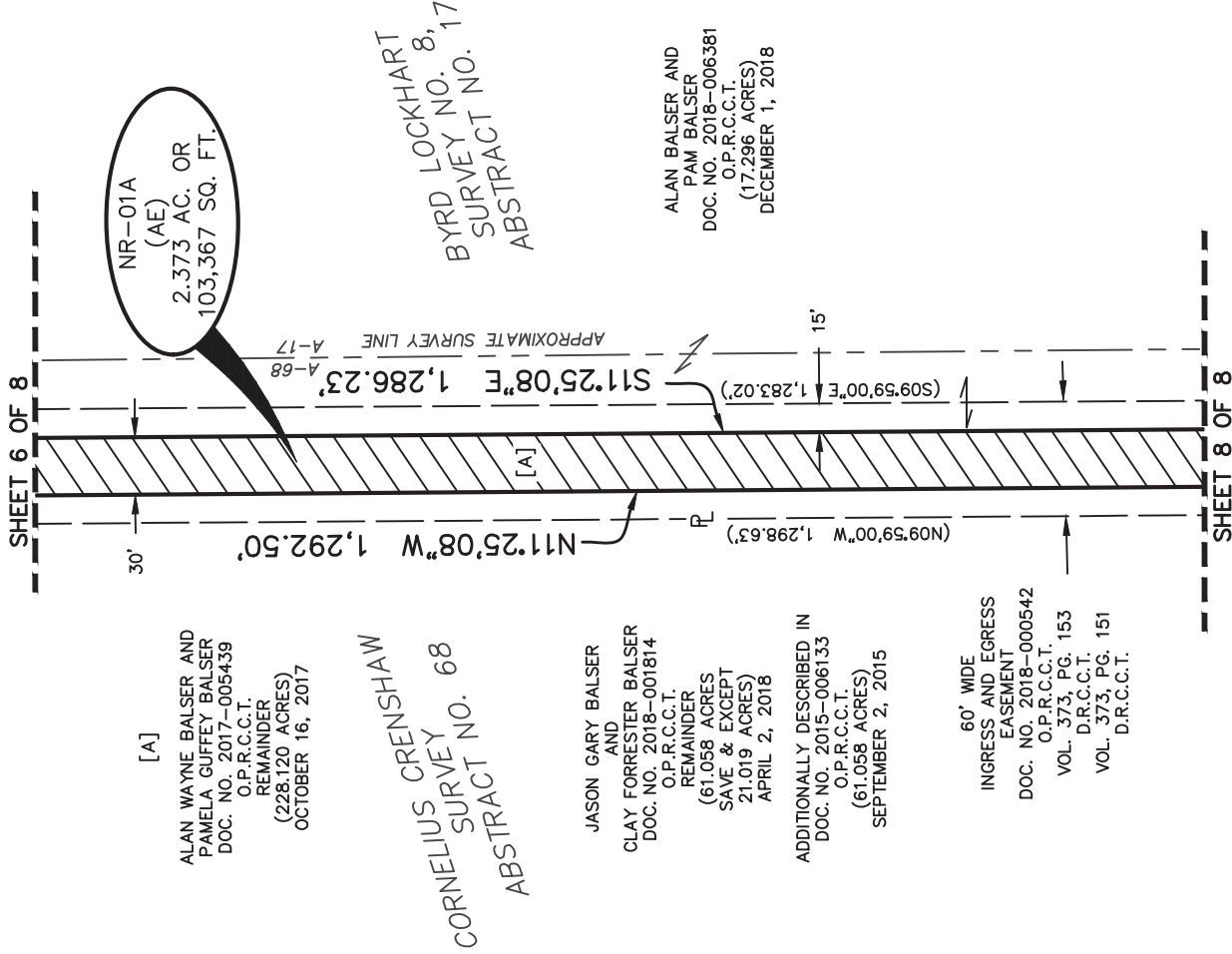
CCAD ID 14646 & 13831

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

SCALE:	1" = 100'	
DATE:	04/16/24	TECH: EAN
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 6 OF 8

SKETCH TO ACCOMPANY DESCRIPTION
OF 2.373 AC. OR 103,367 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17 AND
THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68
LOCKHART, CALDWELL COUNTY, TEXAS

SCALE 1" = 100'



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

CORNELIUS CRENSHAW
SURVEY NO. 68
ABSTRACT NO.

JASON GARY BALSER
AND
CLAY FORRESTER BALSER
DOC. NO. 2018-001814
O.P.R.C.C.T.
REMAINDER
(61.058 ACRES
SAVE & EXCEPT
21.019 ACRES)
APRIL 2, 2018

ADDITIONALLY DESCRIBED IN
DOC. NO. 2015-006133
O.P.R.C.C.T.
(61.058 ACRES)
SEPTEMBER 2, 2015

60' WIDE
INGRESS AND EGRESS
EASEMENT
DOC. NO. 2018-000542
O.P.R.C.C.T.
VOL. 373, PG. 153
D.R.C.C.T.
VOL. 373, PG. 151
D.R.C.C.T.

ALAN BALSER AND
PAM BALSER
DOC. NO. 2018-006381
O.P.R.C.C.T.
(17.296 ACRES)
DECEMBER 1, 2018

BYRD LOCKHART
SURVEY NO. 8, 17
ABSTRACT NO.

CCAD ID 14646 & 13831

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

SCALE:	1" = 100'	
DATE:	04/16/24	TECH: EAN
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 7 OF 8

SCALE 1" = 100'

LEGEND

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

JASON GARY BALSER
AND
CLAY FORRESTER BALSER
DOC. NO. 2018-001814
O.P.R.C.C.T.
REMAINDER
(61.058 ACRES
SAVE & EXCEPT
21.019 ACRES)
APRIL 2, 2018

ADDITIONALLY DESCRIBED IN
DOC. NO. 2015-006133
O.P.R.C.C.T.
(61.058 ACRES)
SEPTEMBER 2, 2015

60' WIDE
INGRESS AND EGRESS
EASEMENT
DOC. NO. 2018-000542
O.P.R.C.C.T.
VOL. 373, PG. 153
D.R.C.C.T.
VOL. 373, PG. 151
D.R.C.C.T.

ACCESS & P.U.E
JASON GARY BALSER &
CLAY FORRESTER BALSEF
DOC. NO. 2018-001814
O.P.R.C.C.T.
PART OF
(228.120 AC.)
DESCRIBED IN
DOC. NO. 2017-005439
APRIL 2, 2018

EXISTING R.O.W. SILENT VALLEY ROAD
(F.M. ROAD NO. 2001)
(R.O.W. WIDTH VARIES)

BYRD LOCKHART
SURVEY NO. 8, 17
ABSTRACT NO.

ALAN BALSER AND
PAM BALSER
DOC. NO. 2018-006381
O.P.R.C.C.T.
(17.296 ACRES)
DECEMBER 1, 2018

NR-01A
(AE)
2.373 AC. OR
03,367 SQ. FT.

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S66°20'23"W	30.70'
L4	S66°20'23"W	15.04'

NOTES:

- NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
 2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE GUARANTY COMPANY FILE NO. 2411495-BUD, EFFECTIVE DATE MARCH 27, 2024.
 3. EXISTING EASEMENT'S LISTED IN THE TITLE COMMITMENT SCHEDULE B, ITEM 10, DO NOT AFFECT THE PROPOSED ACQUISITION EXCEPT AS SHOWN HEREON.

REVISED: 04/16/2024
REVISED: 03/28/2024
ISSUED: 03/15/2024

CCAD ID 14646 & 13831



**McGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #1005500

SCALE:	1" = 100'	
DATE:	04/16/24	TECH: EAN
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 8 OF 8

04/16/24

DATE _____

623

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 56
Note: There is a description to accompany this plat.

M:\HDR~22-179~GBRA Texas 130\Dwg\Parcels\NR-01A-AE-Alan Balser Pamela Guffey_R2.dwg

EXHIBIT "A-2"

Parcel NR-01A (ELE)

2.376 Acre Electric Line Easement
Byrd Lockhart Survey No. 8, Abstract No. 17
Cornelius Crenshaw Survey, Abstract No. 68
Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-01A (ELE)

DESCRIPTION OF A 2.376 ACRE (103,485 SQUARE FOOT) EASEMENT OUT OF THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17, AND 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 2.376 ACRE (103,485 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 1/2-inch iron rod with "McGray McGray" cap set at the southwest corner of that tract described as 4.593 acres (200,086 square feet), referred as the GBRA Booster Pump Station Site, being in a south line of the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, and the north line of that tract described as 38.920 acres conveyed to Joel Garcia and Priscilla Lynn Garcia by General Warranty Deed, as recorded in Document No. 2016-001048, Official Public Records, Caldwell County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=13,877,320.33, E=2,384,579.60, from which an 8-inch wood post found at the southeast corner of the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, the southeast corner of said GBRA Booster Pump Station Site, the southwest corner of that tract described as 68.001 acres conveyed to Richard E. Blauvelt by General Warranty Deed, as recorded in Document No. 2016-003645, Official Public Records, Caldwell County, Texas, said 68.001 acres being additionally described in Volume 519, Page 768, Official Public Records of Real Property, Caldwell County, Texas, and in the north line of said 38.920 acre Garcia tract, bears North 78°45'14" East 425.99 feet;

- 1) THENCE, along a south line of this easement, a south line of the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, and the north line of said 38.920 acre Garcia tract, **South 78°45'14" West 1,239.75 feet** to an 8-inch wood post found at the northwest corner of said 38.920 acre Garcia tract, being the northeast corner of that tract described as 1.622 acres conveyed to Nicholas Nathan Hudgins by General Warranty Deed with Third Party Vendor's Lien, as recorded in Document No. 2020-005193, Official Public Records, Caldwell County, Texas;
- 2) THENCE, continuing along a south line of this easement, a south line of the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, and the north line of said 1.622 acre Hudgins tract, **South 78°20'07" West 137.53 feet** to a 1/2-inch iron rod found at the northwest corner of said 1.622 acre Hudgins tract, being the northeast corner of that tract described as 17.296 acres conveyed to Alan Balser and Pam Balser by Warranty Deed with Vendor's Lien, as recorded in Document No. 2018-006381, Official Public Records, Caldwell County, Texas;
- 3) THENCE, continuing along a south line of this easement, a south line of the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, and the north line of said 17.296 acre Alan Balser et ux. tract, **South 78°20'07" West 462.17 feet** to an 8-inch wood post found at an interior ell corner in a south line of the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, being the northwest corner of said 17.296 acre Alan Balser et ux. tract;
- 4) THENCE, continuing along a south line of this easement, crossing the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, **South 78°20'07" West 30.73 feet** to a calculated point;

THENCE, along an east line of this easement, crossing the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, the following two (2) courses, numbered 5 and 6:

- 5) **South 12°31'02" East 253.84 feet** to a calculated point, and
- 6) **South 11°25'37" East 1,292.44 feet** to a calculated point in the south line of the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, being in the existing north right-of-way line of Silent Valley Road (FM 2001, varying width right-of-way);

- 7) THENCE, along a south line of this easement, a south line of the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, and the existing north right-of-way line of Silent Valley Road, **South 66°20'23" West 30.70 feet** to a 1/2-inch iron rod with "Hinkle" cap found at the southwest corner of the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, being the southeast corner 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;
- 8) THENCE, along the west line of this easement, the west line of the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, and the east line of the remainder of said 61.058 acre Jason Gary Balser et al. tract, **North 11°25'37" West 1,298.66 feet** to 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 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;

THENCE, continuing along the west line of this easement, the west line of the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, and the east line of said 50.770 acre Paravel Lockhart I tract, the following two (2) courses, numbered 9 and 10:

9) **North 12°31'02" West 254.20 feet** to a calculated point, and

10) **North 11°41'57" West 29.80 feet** to a calculated point;

THENCE, along the north line of this easement, crossing the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, the following two (2) courses, numbered 11 and 12:

11) **North 78°20'07" East 660.56 feet** to a calculated point, and

12) **North 78°45'14" East 1,239.13 feet** to a calculated point in the west line of said GBRA Booster Pump Station Site;

13)THENCE, along an east line of this easement, and the west line of said GBRA Booster Pump Station Site, crossing the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, **South 12°38'25" East 30.01 feet** to the POINT OF BEGINNING and containing 2.376 acres (103,485 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.

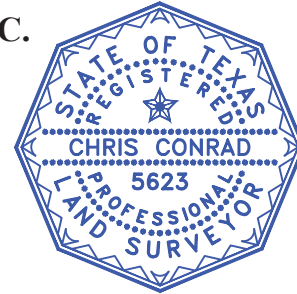
SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500



04/16/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\NR-01A~2.376 Ac ELE_KS

Issued 04/16/2024

CCAD ID 14646 & 13831

SKETCH TO ACCOMPANY DESCRIPTION
OF 2.376 AC. OR 103,485 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17 AND
THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68
LOCKHART, CALDWELL COUNTY, TEXAS

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

BYRD LOCKHART
SURVEY NO. 8, 17
ABSTRACT NO. 17

NR-01A
(ELE)
2.376 AC. OR
103,485 SQ. FT.

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

N78°45'14"E 1,239.13'

S78°45'14"W 1,239.75'
(S80°09'14"W 1,666.34')

P.O.B.
GRID COORDINATE
N= 13,877,320.33
E= 2,384,579.60

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

LINE TABLE		
LINE#	BEARING	DISTANCE
L3	S12°38'25"E	30.01'

[A]

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

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

SCALE 1" = 100'

CCAD ID 14646 & 13831

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

SCALE:	1" = 100'	
DATE:	04/16/24	TECH: EAN
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 5 OF 9

SKETCH TO ACCOMPANY DESCRIPTION
OF 2.376 AC. OR 103,485 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17 AND
THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68
LOCKHART, CALDWELL COUNTY, TEXAS

SCALE 1" = 100'

BYRD LOCKHART
SURVEY NO. 8, 17
ABSTRACT NO. 17

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

NR-01A
(ELE)
2.376 AC. OR
103,485 SQ. FT.

SHEET 5 OF 9

SHEET 7 OF 9

N78°20'07"E 660.56'

S78°20'07"W
462.17'

(S79°56'37"W 600.10')

ALAN BALSER AND
PAM BALSER
DOC. NO. 2018-006381
O.P.R.C.C.T.
(17.296 ACRES)
DECEMBER 1, 2018

ANNA M. KIELER,
DAVID MONTEMAYOR,
DOREEN MONTEMAYOR,
JACKIE R. HILL, AND
BEVERLY R. HILL
10' WIDE UTILITY EASEMENT
VOL. 387, PG. 703
O.P.R.R.P.C.C.T.
JUNE 18, 2004

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

S78°20'07"W
137.53'

N78°45'14"E 1,239.13'

S78°45'14"W 1,239.75'

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

CCAD ID 14646 & 13831

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

SCALE:	1" = 100'
DATE:	04/16/24
TECH:	EAN
PROJECT:	22-179
FIELD BOOK:	-
SHEET:	6 OF 9

SKETCH TO ACCOMPANY DESCRIPTION
OF 2.376 AC. OR 103,485 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17 AND
THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68
LOCKHART, CALDWELL COUNTY, TEXAS

SCALE 1" = 100'

CORNELIUS CRENSHAW
SURVEY
ABSTRACT NO. 68

[A]

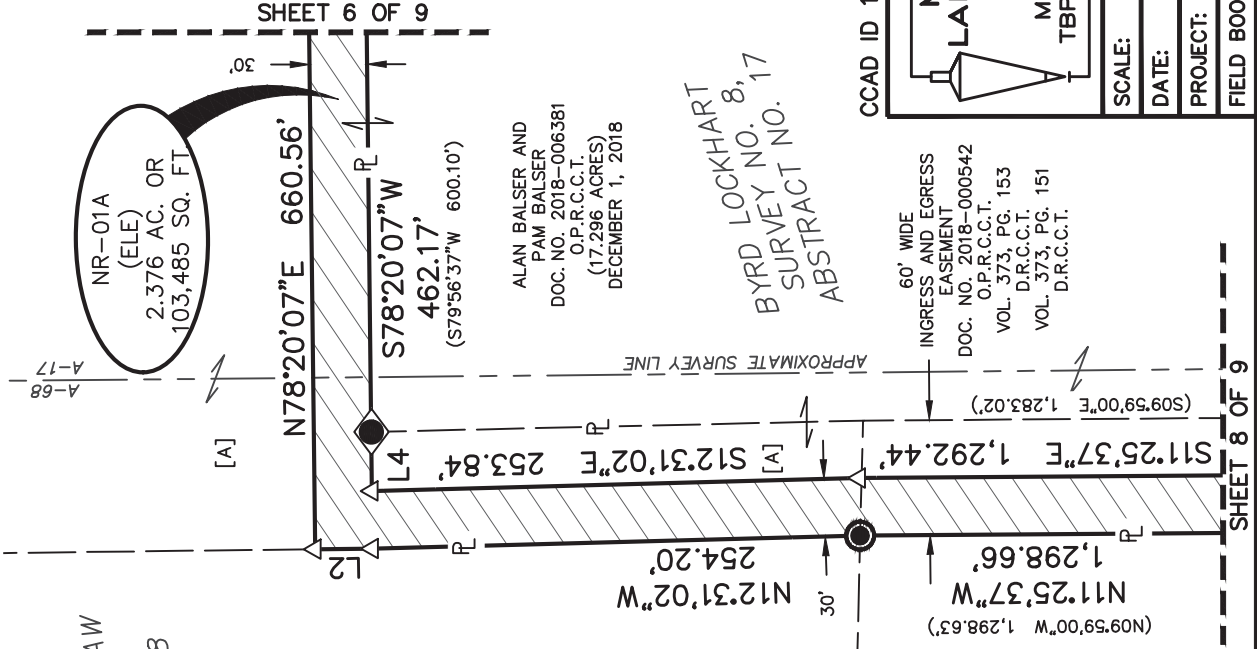
ALAN WAYNE BALSER AND
PAMELA GUFFEY BALSER
DOC. NO. 2017-005439
O.P.R.C.C.T.
REMAINDER
(228.120 ACRES)
OCTOBER 16, 2017

LINE TABLE		
LINE#	BEARING	DISTANCE
L2	N11°41'57"W	29.80'
L4	S78°20'07"W	30.73'

PARAVEL LOCKHART I, LLC
DOC. NO. 2021-009511
O.P.R.C.C.T.
(50.770 AC.)
DECEMBER 29, 2021

JASON GARY BALSER
AND
CLAY FORRESTER BALSER
DOC. NO. 2018-001814
O.P.R.C.C.T.
REMAINDER
(61.058 ACRES
SAVE & EXCEPT
21.019 ACRES)
APRIL 2, 2018

ADDITIONALLY DESCRIBED IN
DOC. NO. 2015-006133
O.P.R.C.C.T.
(61.058 ACRES)
SEPTEMBER 2, 2015



CCAD ID 14646 & 13831

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

SCALE:	1" = 100'
DATE:	04/16/24
TECH:	EAN
PROJECT:	22-179
FIELD BOOK:	-
SHEET:	7 OF 9

SKETCH TO ACCOMPANY DESCRIPTION
OF 2.376 AC. OR 103,485 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17 AND
THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68
LOCKHART, CALDWELL COUNTY, TEXAS

SCALE 1" = 100'

SHEET 7 OF 9

[A]

NR-01A
(ELE)
2.376 AC. OR
103,485 SQ. FT.

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

CORNELIUS CRENSHAW
SURVEY
ABSTRACT NO. 68

JASON GARY BALSER
AND
CLAY FORRESTER BALSER
DOC. NO. 2018-001814
O.P.R.C.C.T.
REMAINDER
(61.058 ACRES
SAVE & EXCEPT
21.019 ACRES)
APRIL 2, 2018

ADDITIONALLY DESCRIBED IN
DOC. NO. 2015-006133
O.P.R.C.C.T.
(61.058 ACRES)
SEPTEMBER 2, 2015

N11°25'37"W 1,298.66'
(N09°59'00"W 1,298.63')

S11°25'37"E 1,292.44'

(S09°59'00"E 1,283.02')
APPROXIMATE SURVEY LINE
A-17
A-68

BYRD LOCKHART
SURVEY NO. 8, 17
ABSTRACT NO. 17

ALAN BALSER AND
PAM BALSER
DOC. NO. 2018-006381
O.P.R.C.C.T.
(17.296 ACRES)
DECEMBER 1, 2018

60' WIDE
INGRESS AND EGRESS
EASEMENT
DOC. NO. 2018-000542
O.P.R.C.C.T.
VOL. 373, PG. 153
D.R.C.C.T.
VOL. 373, PG. 151
D.R.C.C.T.

SHEET 9 OF 9

CCAD ID 14646 & 13831

McGRAY & McGRAY
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3301 HANCOCK DRIVE #6
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MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	
DATE:	04/16/24	TECH: EAN
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 8 OF 9

SKETCH TO ACCOMPANY DESCRIPTION
OF 2.376 AC. OR 103,485 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17 AND
THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68
LOCKHART, CALDWELL COUNTY, TEXAS

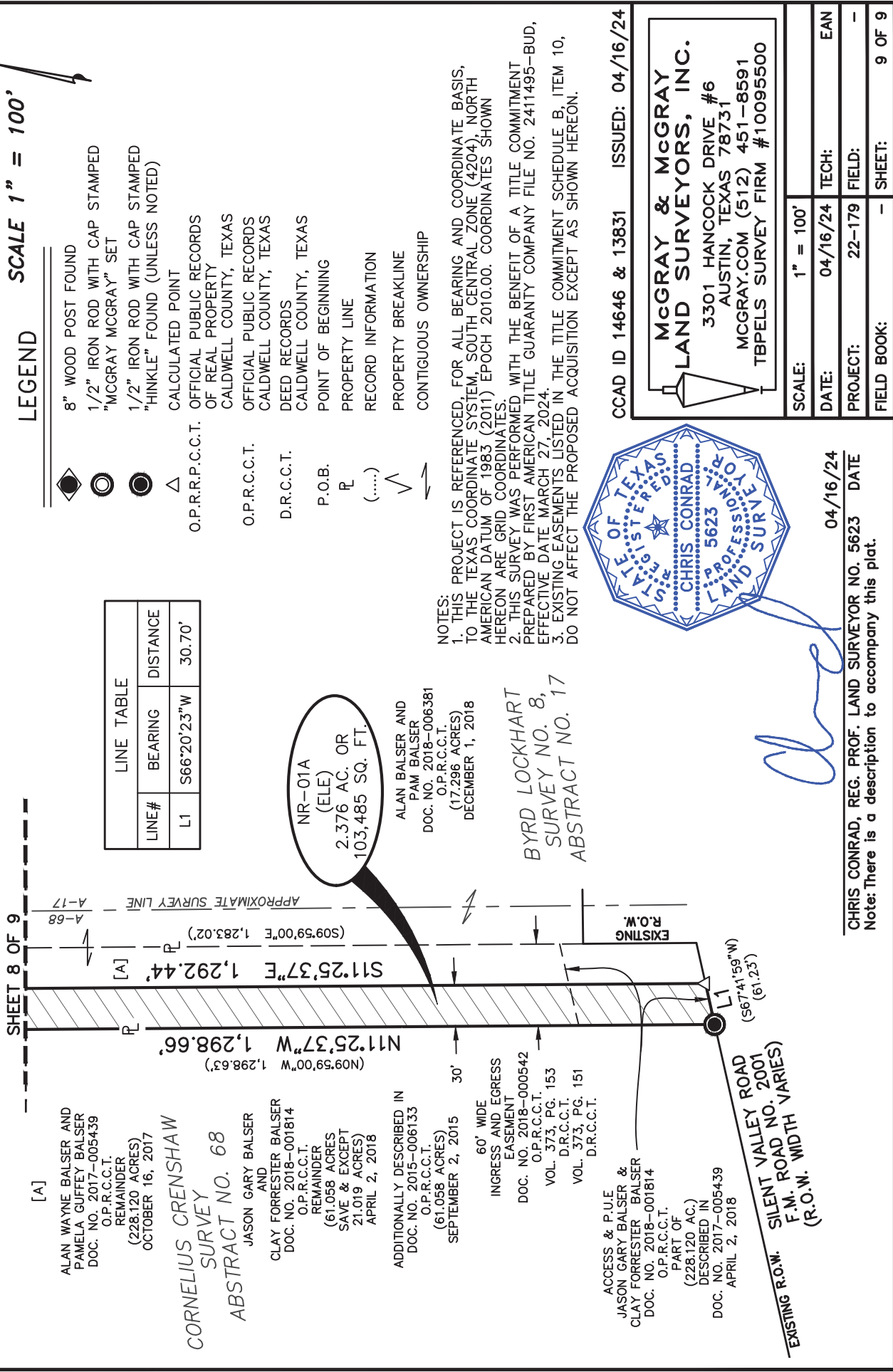


EXHIBIT "A-3"

Parcel NR-01A (WLE)

2.420 Acre Waterline Easement
Byrd Lockhart Survey No. 8, Abstract No. 17
Cornelius Crenshaw Survey, Abstract No. 68
Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-01A (WLE)

DESCRIPTION OF A 2.420 ACRE (105,411 SQUARE FOOT) EASEMENT CONSISTING OF TWO PARTS OUT OF THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17, AND 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, ALSO BEING A PORTION OF THAT TRACT DESCRIBED AS 17.296 ACRES CONVEYED TO ALAN BALSER AND PAM BALSER BY WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 1, 2018, AS RECORDED IN DOCUMENT NO. 2018-006381, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS; SAID 2.420 ACRE (105,411 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED IN TWO PARTS BY METES AND BOUNDS AS FOLLOWS:

PART 1 0.8450 Ac. (36,809 Sq. Ft.)

BEGINNING at a calculated point in the east line of the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, and the west line of that tract described as 68.001 acres conveyed to Richard E. Blauvelt by General Warranty Deed, as recorded in Document No. 2016-0003645, Official Public Records, Caldwell County, Texas, said 68.001 acres being additionally described in Volume 519, Page 768, Official Public Records of Real Property, Caldwell County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=13,879,065.54, E=2,384,647.17, from which a 6-inch wood post found at the northeast corner of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, being the northwest corner of said 68.001 acre Blauvelt tract, and in the south line of the remainder of that tract described as 104 acres conveyed to Elsie Lucille Barth by Special Warranty Deed, as recorded in Volume 290, Page 833, Official Public Records of Real Property, Caldwell County, Texas, bears North 11°53'57" West 211.62 feet;

- 1) THENCE, along the east line of this easement and the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, and the west line said 68.001 acre Blauvelt tract, **South 11°53'57 East 1,226.96 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at the northeast corner of that tract described as 4.593 acres (200,086 square feet), referred as the GBRA Booster Pump Station Site;
- 2) THENCE, along the south line of this easement, and the north line of said GBRA Booster Pump Station Site, crossing the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, **South 77°21'35" West 30.00 feet** to a calculated point;
- 3) THENCE, along the west line of this easement, crossing the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, **North 11°53'57" West 1,227.18 feet** to a calculated point;
- 4) THENCE, along the north line of this easement, crossing the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, **North 77°46'56" East 30.00 feet** to the POINT OF BEGINNING and containing 0.8450 of one acre (36,809 square feet) of land within these metes and bounds.

PART 2 1.575 Ac. (68,602 Sq. Ft.)

BEGINNING at calculated point in the west line of said GBRA Booster Pump Station Site, being within the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, said POINT OF BEGINNING having Grid Coordinates of N=13,877,364.25, E=2,384,569.75, from which a 1/2-iron rod with "McGray McGray" cap set in the south line of the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, and the north line of that tract described as 38.920 acres conveyed to Joel Garcia and Priscilla Lynn Garcia by General Warranty Deed, as recorded in Document No. 2016-001048, Official Public Records, Caldwell County, Texas, being the southwest corner of said GBRA Booster Pump Station Site, bears South 12°38'25" East 45.01 feet, and from which an 8-inch wood post found at the southeast corner of the most easterly portion of said 228.120 acre Alan Wayne Balser et ux. tract, the southeast corner of said GBRA Booster Pump Station Site, the southwest corner of said 68.001 acre Blauvelt tract, and being in the north line of said 38.920 acre Garcia tract, bears North 78°45'14" East 425.99 feet;

THENCE, along a south line of this easement, crossing the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, the following two (2) courses, numbered 1 and 2:

- 1) **South 78°45'14" West 1,238.82 feet** to a calculated point, and
- 2) **South 78°20'07" West 570.37 feet** to a calculated point;

THENCE, along an east line of this easement, crossing the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, and crossing the said 17.296 acre Alan Balser et ux. tract, the following two (2) courses, numbered 3 and 4:

- 3) **South 12°18'56" East 301.76 feet** to a calculated point, and
- 4) **South 11°25'08" East 87.18 feet** to a calculated point;
- 5) THENCE, along the south line of this easement, crossing said 17.296 acre Alan Balser et ux. tract, and crossing the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, **South 79°20'26" West 89.88 feet** to a calculated point in the west line of the most easterly portion of the remainder of said 228.120 Alan Wayne Balser et ux. tract, and the east 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;
- 6) THENCE, along a west line of this easement, the west line of the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, and the east line of the remainder of said 61.058 acre Jason Gary Balser et al. tract, **North 11°25'37" West 30.00 feet** to a calculated point, 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 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, bears North 11°25'37" West 58.37 feet;

- 7) THENCE, along a north line of this easement, crossing the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, **North 79°20'26" East 59.88 feet** to a calculated point in an east line of the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, and in the west line of said 17.296 acre Alan Balser et ux. tract;

THENCE, along a west line of this easement, an east line of the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, and the west line of said 17.296 acre Alan Balser et ux. tract, the following two (2) courses, numbered 8 and 9:

- 8) **North 11°25'08" West 56.54 feet** to a 1/2-inch iron rod with "Hinkle" cap found, and
- 9) **North 12°18'56" West 256.86 feet** to an 8-inch wood post found at the northwest corner of said 17.296 acre Alan Balser et ux. tract, being an interior ell corner in the east line of the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract;
- 10) THENCE, continuing along a west line of this easement, crossing the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, **North 12°18'56" West 75.00 feet** to a calculated point;

THENCE, along the north line of this easement, crossing the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, the following two (2) courses, numbered 11 and 12:

- 11) **North 78°20'07" East 600.82 feet** to a calculated point, and
- 12) **North 78°45'14" East 1,238.20 feet** to a calculated point in the west line of said GBRA Booster Pump Station Site;

13)THENCE, along an east line of this easement, and the west line of said GBRA Booster Pump Station Site, crossing the most easterly portion of the remainder of said 228.120 acre Alan Wayne Balser et ux. tract, **South 12°38'25" East 30.01 feet** to the POINT OF BEGINNING and containing 1.575 acres (68,602 square feet) of land within these metes and bounds.

PART 1 0.8450 Ac. 36,809 Sq. Ft.

PART 2 1.575 Ac. 68,602 Sq. Ft.

TOTAL 2.420 Ac. 105,411 Sq. Ft.

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.

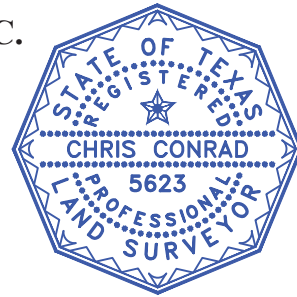
SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500



04/16/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

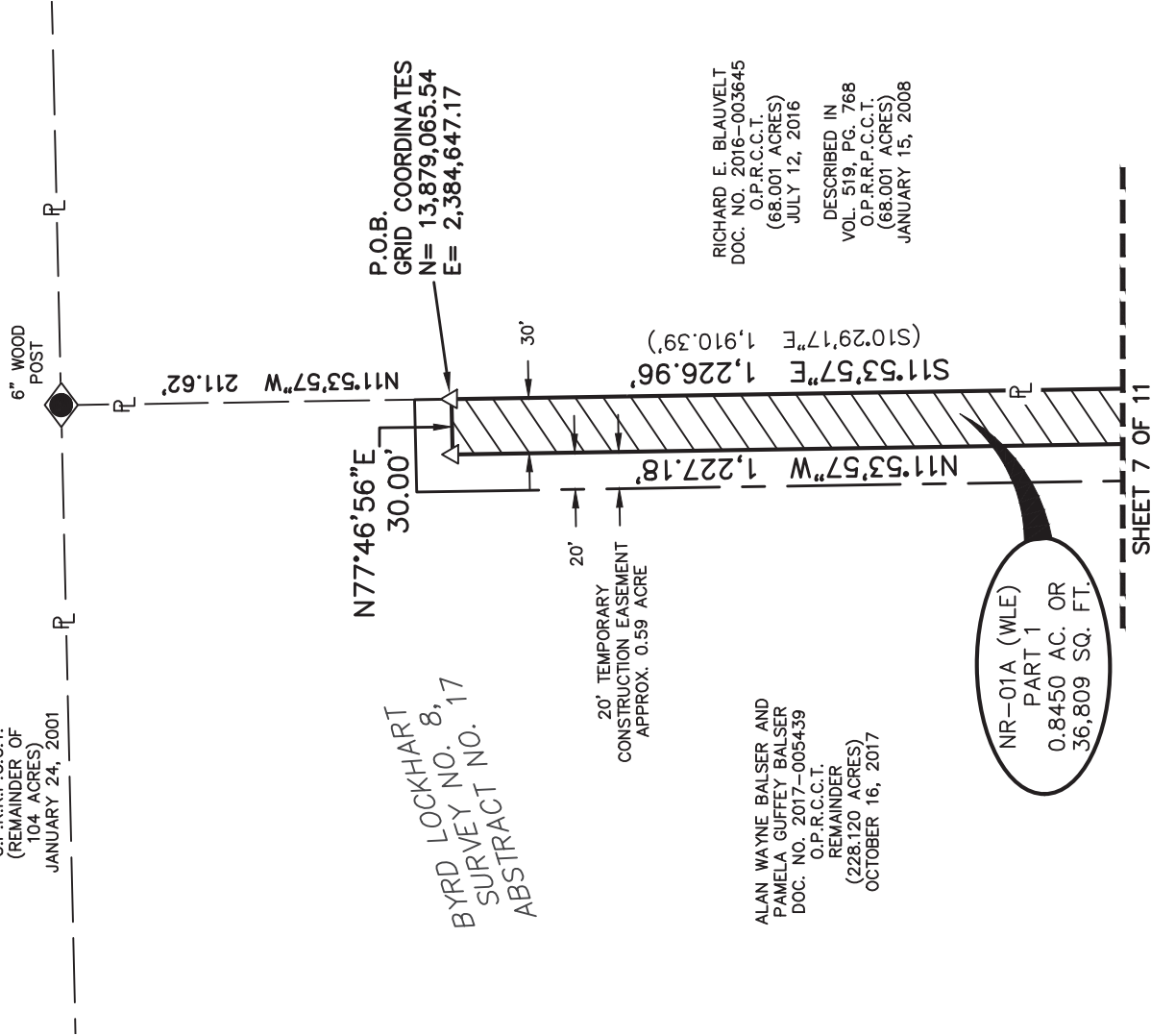
M:\HDR~22-179~GBRA Texas 130\Description\NR-01A~2.420 Ac WLE_KS

Issued 04/16/2024

CCAD ID 14646 & 13831

SKETCH TO ACCOMPANY DESCRIPTION
OF 2.420 AC. OR 105,411 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17 AND
THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68
LOCKHART, CALDWELL COUNTY, TEXAS

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



SCALE 1" = 100'

CCAD ID 14646 & 13831

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

SCALE:	1" = 100'
DATE:	04/16/24
TECH:	EAN
PROJECT:	22-179
FIELD BOOK:	-
SHEET:	6 OF 11

RICHARD E. BLAUVELT
DOC. NO. 2016-003645
O.P.R.C.C.T.
JULY 12, 2016
DESCRIBED IN
VOL. 519, PG. 768
O.P.R.P.C.C.T.
(68.001 ACRES)
JANUARY 15, 2008

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

SHEET 7 OF 11

SKETCH TO ACCOMPANY DESCRIPTION
OF 2.420 AC. OR 105,411 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17 AND
THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68
LOCKHART, CALDWELL COUNTY, TEXAS

SCALE 1" = 100'

SHEET 6 OF 11

20' TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 0.59 ACRE

BYRD LOCKHART
SURVEY NO. 8, 17
ABSTRACT NO. 17

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

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

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

N11°53'57"W 1,227.18'
S11°53'57"E 1,226.96'
(S10°29'17"E 1,910.39')

NR-01A (WLE)
PART 1
0.8450 AC. OR
36,809 SQ. FT.

20'
30'
SHEET 8 OF 11

CCAD ID 14646 & 13831

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

SCALE:	1" = 100'		
DATE:	04/16/24	TECH:	EAN
PROJECT:	22-179	FIELD:	-
FIELD BOOK:	-	SHEET:	7 OF 11

SKETCH TO ACCOMPANY DESCRIPTION
OF 2.420 AC. OR 105,411 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17 AND
THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68
LOCKHART, CALDWELL COUNTY, TEXAS

SCALE 1" = 100'

BYRD LOCKHART
SURVEY NO. 8, 17
ABSTRACT NO. 17

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

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

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

20' TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 0.59 ACRE

NR-01A (WLE)
PART 1
0.8450 AC. OR
36,809 SQ. FT.

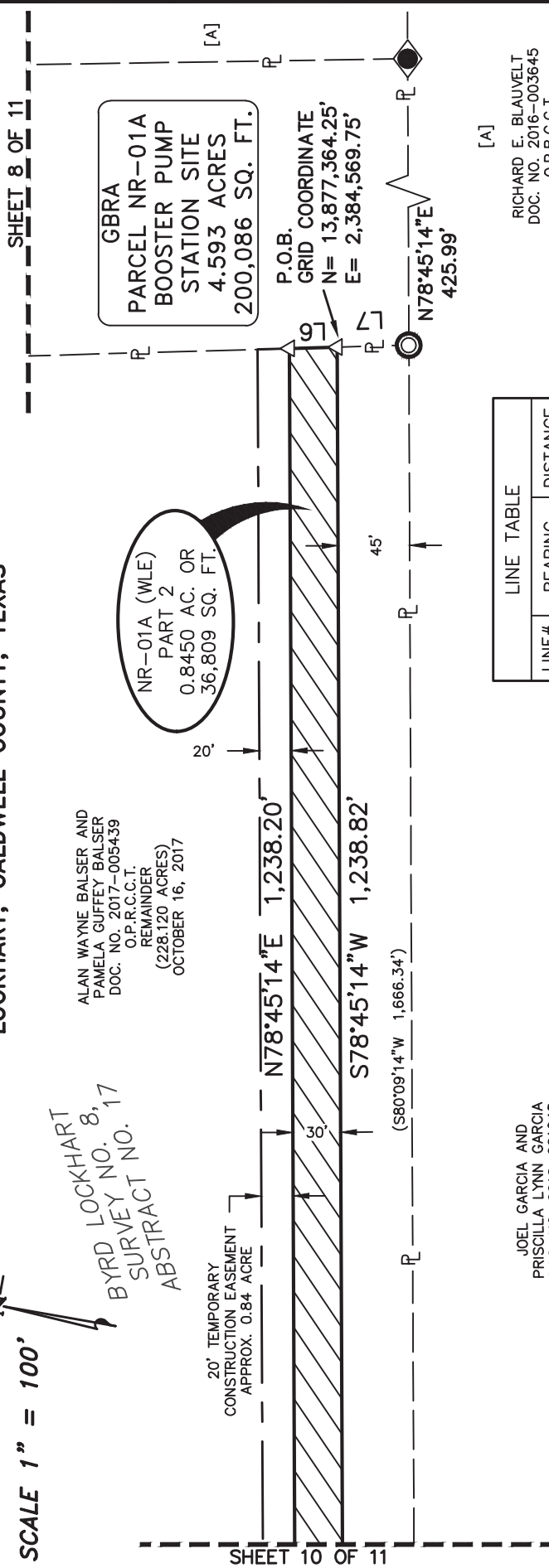
GBRA
PARCEL NR-01A
BOOSTER PUMP
STATION SITE
4.593 ACRES
200,086 SQ. FT.

CCAD ID 14646 & 13831

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

SCALE:	1" = 100'		
DATE:	04/16/24	TECH:	EAN
PROJECT:	22-179	FIELD:	-
FIELD BOOK:	-	SHEET:	8 OF 11

SKETCH TO ACCOMPANY DESCRIPTION
OF 2.420 AC. OR 105,411 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17 AND
THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68
LOCKHART, CALDWELL COUNTY, TEXAS



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

BYRD LOCKHART
SURVEY NO. 8, 17
ABSTRACT NO. 17

20' TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 0.84 ACRE

N78°45'14"E 1,238.20'
S78°45'14"W 1,238.82'
(S80°09'14"W 1,666.34')

[A]

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

LINE TABLE		
LINE#	BEARING	DISTANCE
L6	S12°38'25"E	30.01'
L7	S12°38'25"E	45.01'

RICHARD E. BLAUVELT
DOC. NO. 2016-003645
O.P.R.C.C.T.
(68.001 ACRES)
JULY 12, 2016
DESCRIBED IN
VOL. 519, PG. 768
O.P.R.P.C.C.T.
(68.001 ACRES)
JANUARY 15, 2008

CCAD ID 14646 & 13831

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

SCALE:	1" = 100'		
DATE:	04/16/24	TECH:	EAN
PROJECT:	22-179	FIELD:	-
FIELD BOOK:	-	SHEET:	9 OF 11

SKETCH TO ACCOMPANY DESCRIPTION
OF 2.420 AC. OR 105,411 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17 AND
THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68
LOCKHART, CALDWELL COUNTY, TEXAS

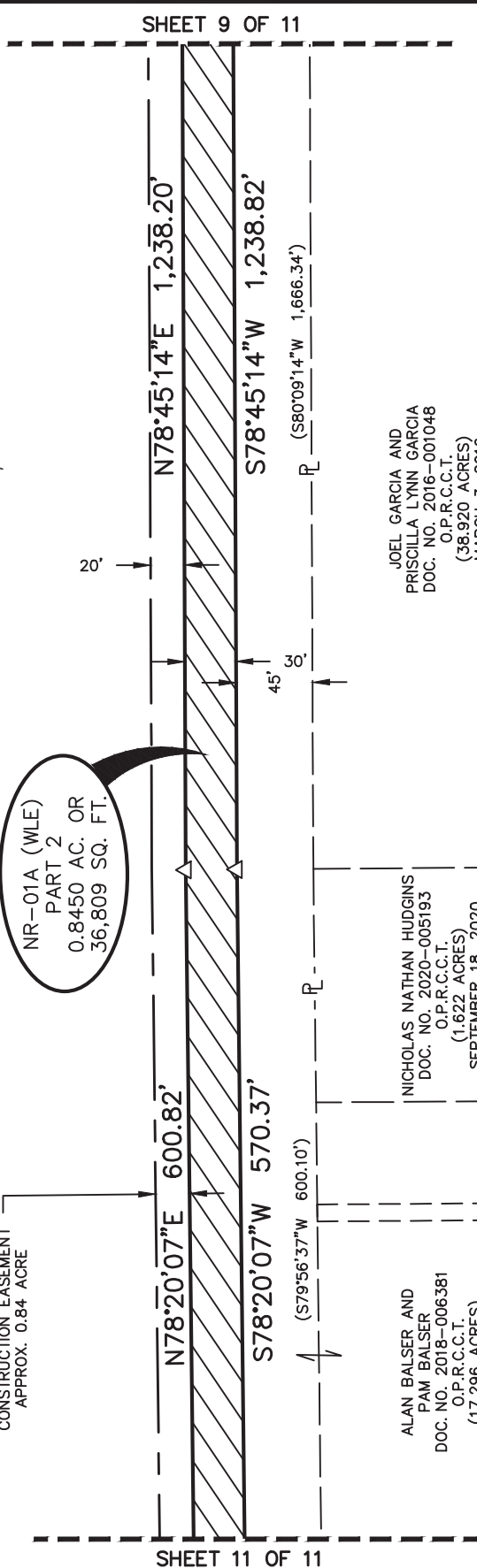
SCALE 1" = 100'

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

20' TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 0.84 ACRE

NR-01A (WLE)
PART 2
0.8450 AC. OR
36,809 SQ. FT.

BYRD LOCKHART
SURVEY NO. 8, 17
ABSTRACT NO. 17



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

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

ALAN BALSER AND
PAM BALSER
DOC. NO. 2018-006381
O.P.R.C.C.T.
(17.296 ACRES)
NOVEMBER 13, 2018

ANNA M. KIELER,
DAVID MONTEMAYOR,
DOREEN MONTEMAYOR,
JACKIE R. HILL, AND
BEVERLY R. HILL
10' WIDE UTILITY EASEMENT
VOL. 387, PG. 703
O.P.R.R.P.C.C.T.
JUNE 18, 2004

CCAD ID 14646 & 13831

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

SCALE:	1" = 100'
DATE:	04/16/24
TECH:	EAN
PROJECT:	22-179
FIELD BOOK:	-
SHEET:	10 OF 11

SKETCH TO ACCOMPANY DESCRIPTION
OF 2.420 AC. OR 105,411 SQ. FT. OF LAND OUT OF
THE BYRD LOCKHART SURVEY NO. 8, ABSTRACT NO. 17 AND
THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68
LOCKHART, CALDWELL COUNTY, TEXAS

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD CAP STAMPED "HINKLE" FOUND (UNLESS NOTED)
- 1/2" IRON ROD WITH CAP STAMPED "MCGRAY MCGRAY" SET
- 8" WOOD POST FOUND (UNLESS NOTED)

CALCULATED POINT

O.P.R.P.C.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

CALDWELL COUNTY, TEXAS

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

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

P.O.B. POINT OF BEGINNING

PROPERTY LINE

(.....) RECORD INFORMATION

PROPERTY BREAKLINE

CONTIGUOUS OWNERSHIP

CORNELIUS CRENSHAW
SURVEY
ABSTRACT NO. 68

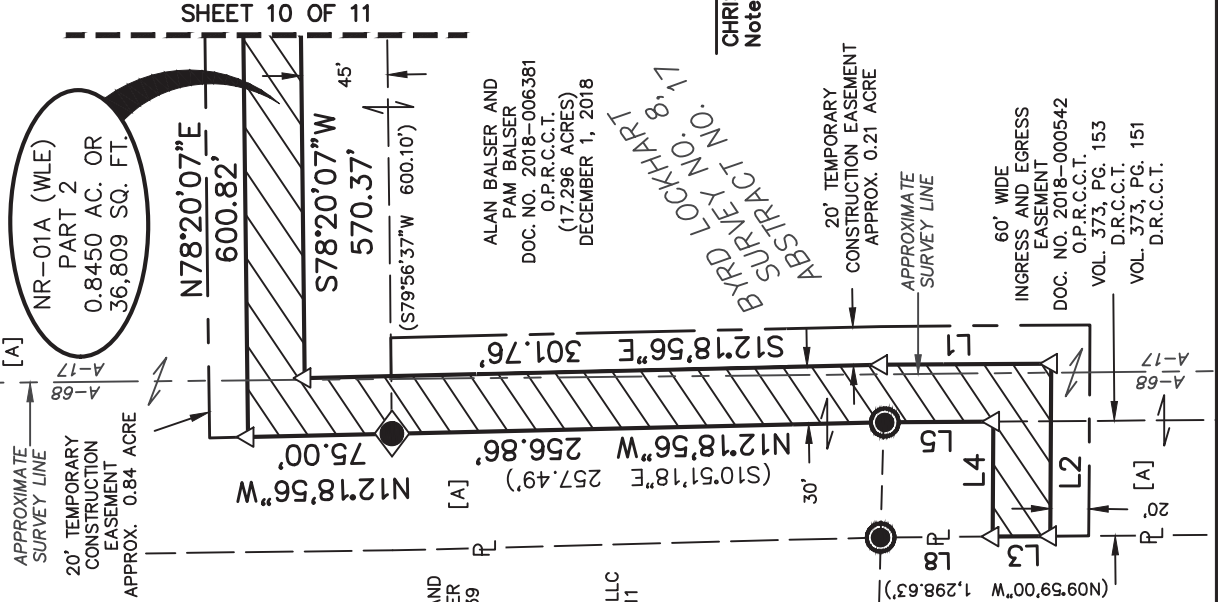
ALAN WAYNE BALSER AND
PAMELA GUFFEY BALSER
DOC. NO. 2017-005439
O.P.R.C.C.T.
REMAINDER
(228.120 ACRES)
OCTOBER 16, 2017

PARAVEL LOCKHART I, LLC
DOC NO: 2021-009511
O.P.R.C.C.T.
(50.770 AC.)
DECEMBER 29, 2021

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S11°25'08"E	87.18'
L2	S79°20'26"W	89.88'
L3	N11°25'37"W	30.00'
L4	N79°20'26"E	59.88'
L5	N11°25'08"W	56.54'
L8	N11°25'37"W	58.37'

JASON GARY BALSER
AND
CLAY FORRESTER BALSER
DOC. NO. 2018-001814
O.P.R.C.C.T.
REMAINDER
(61.058 ACRES
SAVE & EXCEPT
21.019 ACRES)
APRIL 2, 2018

ADDITIONALLY DESCRIBED IN
DOC. NO. 2015-006133
O.P.R.C.C.T.
(61.058 ACRES)
SEPTEMBER 2, 2015



APPROXIMATE
SURVEY LINE
20' TEMPORARY
CONSTRUCTION
EASEMENT
APPROX. 0.84 ACRE

NR-01A (WLE)
PART 2
0.8450 AC. OR
36,809 SQ. FT.

N12°18'56"W
75.00'
N78°20'07"E
600.82'
S78°20'07"W
570.37'
45'
(S79°56'37"W 600.10')

ALAN BALSER AND
PAM BALSER
DOC. NO. 2018-006381
O.P.R.C.C.T.
(17.296 ACRES)
DECEMBER 1, 2018

BYRD LOCKHART
SURVEY NO. 8
ABSTRACT NO. 17

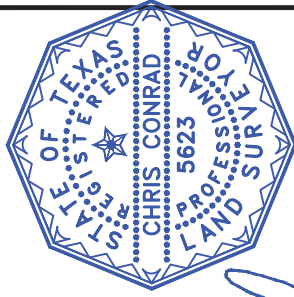
20' TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 0.21 ACRE

APPROXIMATE
SURVEY LINE

60' WIDE
INGRESS AND EGRESS
EASEMENT
DOC. NO. 2018-000542
O.P.R.C.C.T.
VOL. 373, PG. 153
D.R.C.C.T.
VOL. 373, PG. 151
D.R.C.C.T.

SCALE 1" = 100'

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE GUARANTY COMPANY FILE NO. 2411495-BUD, EFFECTIVE DATE MARCH 27, 2024.
3. EXISTING EASEMENTS LISTED IN THE TITLE COMMITMENT SCHEDULE B, ITEM 10, DO NOT AFFECT THE PROPOSED ACQUISITION EXCEPT AS SHOWN HEREON.



Chris Conrad

04/16/2024
CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.

CCAD ID 14646 & 13831

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

SCALE:	1" = 100'
DATE:	04/16/24
TECH:	EAN
PROJECT:	22-179
FIELD:	-
SHEET:	11 OF 11

EXHIBIT "B"

Parcel NR-03

0.2221 Acre Waterline Easement
Cornelius Crenshaw Survey, Abstract No. 68
Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-03

DESCRIPTION OF A 0.2221 OF ONE ACRE (9,674 SQUARE FOOT) EASEMENT OUT OF THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68, CALDWELL COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT TRACT DESCRIBED AS 100.0 ACRES, SAVE & EXCEPT 1.25 ACRES, CONVEYED TO CHARLES D. SPILLMANN AND JANE SPILLMANN BY SPECIAL WARRANTY DEED DATED APRIL 27, 1981, AS RECORDED IN VOLUME 425, PAGE 477, DEED RECORDS, CALDWELL COUNTY, TEXAS; SAID 0.2221 OF ONE ACRE (9,674 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the east line of the remainder of said 100.0 acre Spillmann tract, and in the existing west right-of-way line of Silent Valley Road (F.M. 2001, varying width right-of-way), said POINT OF BEGINNING having Grid Coordinates of N=13,876,547.08, E=2,379,724.01, from which a 1/2-inch iron rod with "Hinkle" cap found at the southeast corner of the remainder of said 100.0 acre Spillmann tract, being the northeast corner of the remainder of that tract described as 202.58 acres (Tract One) conveyed to SHB Family LP by General Warranty Deed, as recorded in Volume 511, Page 51, Official Public Records of Real Property, Caldwell County, Texas, and being in the existing west right-of-way line of Silent Valley Road, bears South 15°02'23" East 574.76 feet;

THENCE, along the south line of this easement, crossing the remainder of said 100.0 acre Spillmann tract, the following two (2) two courses, numbered 1 and 2:

- 1) **South 80°35'38" West 228.08 feet** to a calculated point, and
- 2) **North 38°01'39" West 113.69 feet** to a calculated point in the west line of the remainder of said 100.0 acre Spillmann tract, and in the existing east right-of-way line and existing "Access Denial Line" of N. Cesar Chavez Parkway (SH 130, varying width right-of-way), from which a 1/2-inch iron rod found at the northwest corner of the remainder of said 100.0 acre Spillmann tract, being the northeast corner of the remainder of that tract described as 69.72 acres (Tract Two) conveyed to SHB Family LP by said General Warranty Deed, recorded in said Volume 511, Page 51, and being in the existing east right-of-way line of N. Cesar Chavez Parkway, bears South 52°04'40" West 833.10 feet;

- 3) THENCE, along the west line of this easement and the remainder of said 100.0 acre Spillmann tract, and the existing east right-of-way line of N. Cesar Chavez Street, **North 52°04'40" East 30.00 feet** to a calculated point;

THENCE, along the north line of this easement, crossing the remainder of said 100.0 acre Spillmann tract, the following two (2) courses, numbered 4 and 5:

- 4) **South 38°01'39" East 95.83 feet** to a calculated point, and
- 5) **North 80°35'38" East 207.32 feet** to a calculated point in the east line of the remainder of said 100.0 acre Spillmann tract, and in the existing west right-of-way line and existing "Access Denial Line" of Silent Valley Road;
- 6) THENCE, along the east line of this easement and the remainder of said 100.0 acre Spillman tract, and the existing west right-of-way line of Silent Valley Road, **South 15°02'23" East 30.15 feet** to the POINT OF BEGINNING and containing 0.2221 of one acre (9,674 square feet of land within these metes and bounds.

Bearing Basis Note

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

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500



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

04/29/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\NR-03~0.2221 Ac WLE-R1_KS

Issued 04/10/2024; Revised 04/25/2024; 04/29/2024

CCAD ID 14659

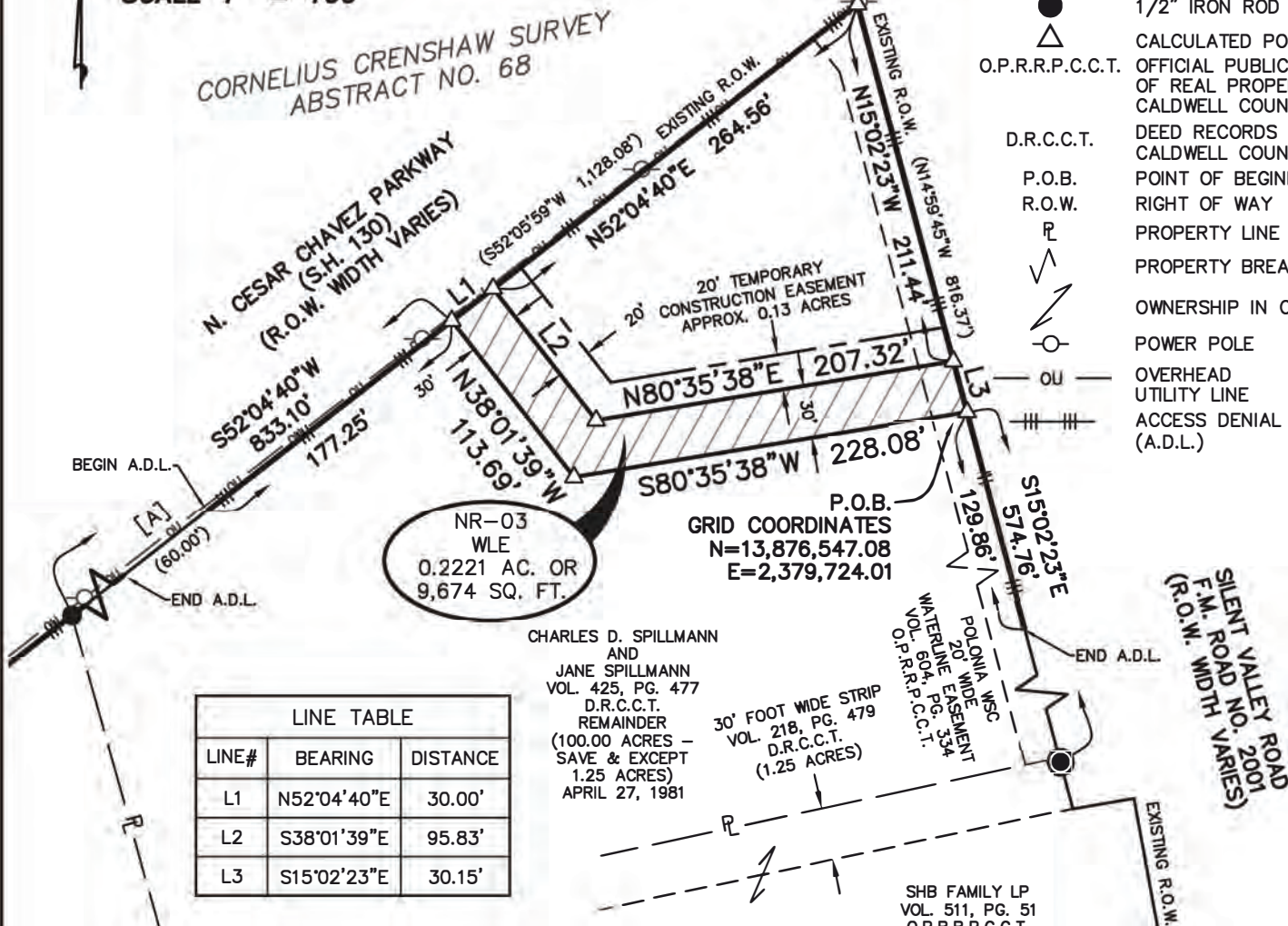
**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.2221 AC. OR 9,674 SQ. FT. OF LAND OUT OF
THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68
LOCKHART, CALDWELL COUNTY, TEXAS**

LEGEND

- 1/2" IRON ROD WITH CAP STAMPED "HINKLE" FOUND
- 1/2" IRON ROD FOUND
- △ CALCULATED POINT
- O.P.R.R.P.C.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF CALDWELL COUNTY, TEXAS
- D.R.C.C.T. DEED RECORDS CALDWELL COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- ℙ PROPERTY LINE
- ↗ PROPERTY BREAKLINE
- OWNERSHIP IN COMMON
- POWER POLE
- OU OVERHEAD UTILITY LINE
- ||| ACCESS DENIAL LINE (A.D.L.)

SCALE 1" = 100'

**CORNELIUS CRENSHAW SURVEY
ABSTRACT NO. 68**



LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N52°04'40"E	30.00'
L2	S38°01'39"E	95.83'
L3	S15°02'23"E	30.15'

CHARLES D. SPILLMANN
AND
JANE SPILLMANN
VOL. 425, PG. 477
D.R.C.C.T.
REMAINDER
(100.00 ACRES -
SAVE & EXCEPT
1.25 ACRES)
APRIL 27, 1981

30' FOOT WIDE STRIP
VOL. 218, PG. 479
D.R.C.C.T.
(1.25 ACRES)

POLONIA WSC
20' WIDE
EASEMENT
WATERLINE PG. 334
VOL. 604, P.C.C.T.
O.P.R.R.P.C.C.T.

SHB FAMILY LP
VOL. 511, PG. 51
O.P.R.R.P.C.C.T.
REMAINDER
(202.58 ACRES)
TRACT ONE
OCTOBER 15, 2007

SHB FAMILY LP
VOL. 511, PG. 51
O.P.R.R.P.C.C.T.
REMAINDER
(69.72 ACRES)
TRACT TWO
OCTOBER 15,
2007

[A]
LOCATION OF THE ACCESS DENIAL LINE ALONG THE
SOUTH LINE OF SH-130 R.O.W. AND THE NORTH LINE OF
THE REMAINDER OF THE 100.00 ACRE SPILLMANN TRACT,
AS ESTABLISHED BY AGREED FINAL JUDGMENT,
CAUSE NO. 4945 DATED SEPTEMBER 26, 2018 AND
RECORDED MARCH 3, 2020 IN DOC. NO. 2020-001133,
O.P.R.C.C.T.

NOTES:

- THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE GUARANTY COMPANY FILE NO. 2247449-BUD, EFFECTIVE DATE JANUARY 31, 2024.
- EXISTING EASEMENTS LISTED IN THE TITLE COMMITMENT SCHEDULE B, ITEM 10, DO NOT AFFECT THE PROPOSED ACQUISITION EXCEPT AS SHOWN HEREON.

REVISED: 04/29/2024

REVISED: 04/25/2024

ISSUED: 04/10/2024

CCAD ID 14659

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

SCALE:	1" = 100'	
DATE:	04/29/2024	TECH: EAN, DL
PROJECT:	22-179	FIELD: -
		SHEET: 3 OF 3



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

EXHIBIT "C"

Parcel NR-04

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

DESCRIPTION FOR PARCEL NR-04

DESCRIPTION OF A 3.244 ACRE (141,305 SQUARE FOOT) EASEMENT OUT OF THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68, CALDWELL COUNTY, TEXAS, BEING A PORTION OF LOT 2, BLOCK 1, SPILLMANN SUBDIVISION, A SUBDIVISION OF RECORD IN CABINET C, SLIDE 108, PLAT RECORDS, CALDWELL COUNTY, TEXAS, SAID LOT 2 CONVEYED TO SPILLMANN FARMS LLC BY SPECIAL WARRANTY DEED DATED APRIL 11, 2023, AS RECORDED IN DOCUMENT 2023-002274, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS; SAID 3.244 ACRE (141,305 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in an east line of said Lot 2 and said Spillmann Farms tract, being in the west line of Lot 1, Block 1, in said Spillmann Subdivision, being described as 1.916 acres conveyed to the City of Lockhart, Texas by Special Warranty Gift Deed, as recorded in Document No. 2018-003421, Official Public Records, Caldwell County Texas, said POINT OF BEGINNING having Grid Coordinates of N=13,877,411.58, E=2,378,794.04, from which a 1/2-inch iron rod with "Hinkle Surveyors" cap found at the most easterly southeast corner of said Lot 2 and said Spillmann Farms tract, being the southwest corner of said Lot 1 and said City of Lockhart tract, also being in the existing north right-of-way line of N. Cesar Chavez Parkway (SH 130, varying width right-of-way), at the beginning of an existing "Access Denial Line", bears South 37°59'15" East 260.38 feet, and from which a 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap found at the most southerly southeast corner of said Lot 2 and said Spillmann Farms tract, and the existing north right-of-way line and an existing "Access Denial Line" of N. Cesar Chavez Parkway, bears South 52°00'43" West 484.96 feet;

THENCE, along a west line of this easement, crossing said Lot 2 and said Spillmann Farms tract, the following two (2) courses, numbered 1 and 2:

- 1) **South 79°32'15" West 273.75 feet** to a calculated point, and
- 2) **North 32°08'39" West 1,207.35 feet** to a calculated point;

- 3) THENCE, along a south line of this easement, crossing said Lot 2 and said Spillmann Farms tract, **South 79°28'43" West 3,231.38 feet** to a calculated point in the west line of said Lot 2 and said Spillman Farms tract, and the east 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, from which a 1/2-inch iron rod with "Hinkel Surveyors" cap found at the southeast corner of said 92.793 acre 92A Partnership tract, being the northeast corner of that tract described as 64.593 acres conveyed to Spillmann Farms, LLC by Special Warranty Deed, as recorded in Document No. 2023-002275, Official Public Records, Caldwell County, Texas, and in the west line of said Lot 2 and said Spillmann Farms tract, bears South 31°27'48" East 348.19 feet;
- 4) THENCE, along the west line of this easement, said Lot 2 and said Spillmann Farms tract, and the east line of said 92.793 acre 92A Partnership tract, **North 31°27'48" West 32.12 feet** to a 1/2-inch iron rod found at the northwest corner of said Lot 2 and said Spillmann Farms tract, being the northeast corner of said 92.793 acre 92A Partnership tract, and in the south line of the remainder of that tract described as 168.04 acres (Tract 2 – Exhibit "B") conveyed to McCormick Ranch Partners, LP by Warranty Deed, as recorded in Document No. 2021-007211, Official Public Records, Caldwell County, Texas;
- 5) THENCE, along the north line of this easement, said Lot 2 and said Spillmann Farms tract, the south line of the remainder of said 168.04 acre McCormick Ranch Partners tract, and the south line of that tract described as 53.0000 acres conveyed to F3 Lockhart Owner LLC by Special Warranty Deed, as recorded in Document No. 2023-007344, Official Public Records, Caldwell County, Texas, **North 79°28'43" East 3,263.24 feet** to a 1/2-inch iron rod found at the northeast corner of said Lot 2 and said Spillmann Farms tract, being the northwest corner of that tract described as 14.914 acres conveyed to Juan A. Garcia and Alice D. Garcia by General Warranty Deed, as recorded in Document No. 2019-005279, Official Public Records, Caldwell County, Texas;

- 6) THENCE, along the east line of said Lot 2 and said Spillmann Farms tract, the southwest line of said 14.914 acre Garcia tract, the west line of the remainder of that tract described as 12.049 acres conveyed to Mary Ann Crabill by Affidavit of Heirship, as recorded in Document No. 2022-008565, Official Public Records, Caldwell County, Texas, and the west line that tract described as 2.396 acres conveyed to Jackie Jeanice McCommas and Richard Joseph McCommas by General Warranty Deed, as recorded in Document No. 2016-004923, Official Public Records, Caldwell County, Texas, **South 32°08'39" East 1,207.38 feet** to a 5/8-inch iron rod found at an interior ell corner in the east line of said Lot 2 and said Spillmann Farms tract, being the southwest corner of said 2.396 acre McCommas tract;
- 7) THENCE, continuing along the east line of this easement, said Lot 2 and said Spillmann Farms tract, and the south line of said 2.396 acre McCommas tract, **North 79°32'15" East 237.76 feet** to a calculated point at an exterior ell corner in the east line of said Lot 2 and said Spillmann Farms tract, being the northwest corner of said Lot 1 and said City of Lockhart tract, from which a 5/8-inch iron rod found at the southeast corner of said 2.396 acre McCommas tract, being the southwest corner of that tract described as 4.516 acres conveyed to Gerald L. Clough and Kathleen H. Lewis by General Warranty Deed, as recorded in Volume 380, Page 215, Official Public Records of Real Property, Caldwell County, Texas, and in the north line of said Lot 1 and said City of Lockhart tract, bears North 79°32'15" East 17.15 feet;

- 8) THENCE, along the east line of said Lot 2 and said Spillmann Farms tract, and the west line of said Lot 1 and said City of Lockhart tract, **South 37°59'15" East 33.83 feet** to the POINT OF BEGINNING and containing 3.244 acres (141,305 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.

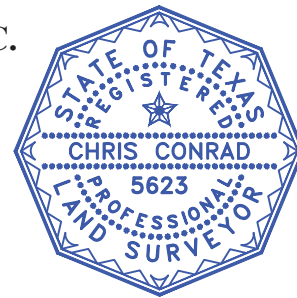
SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500



05/10/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\NR-04~3.244 Ac WLE-R2_KS

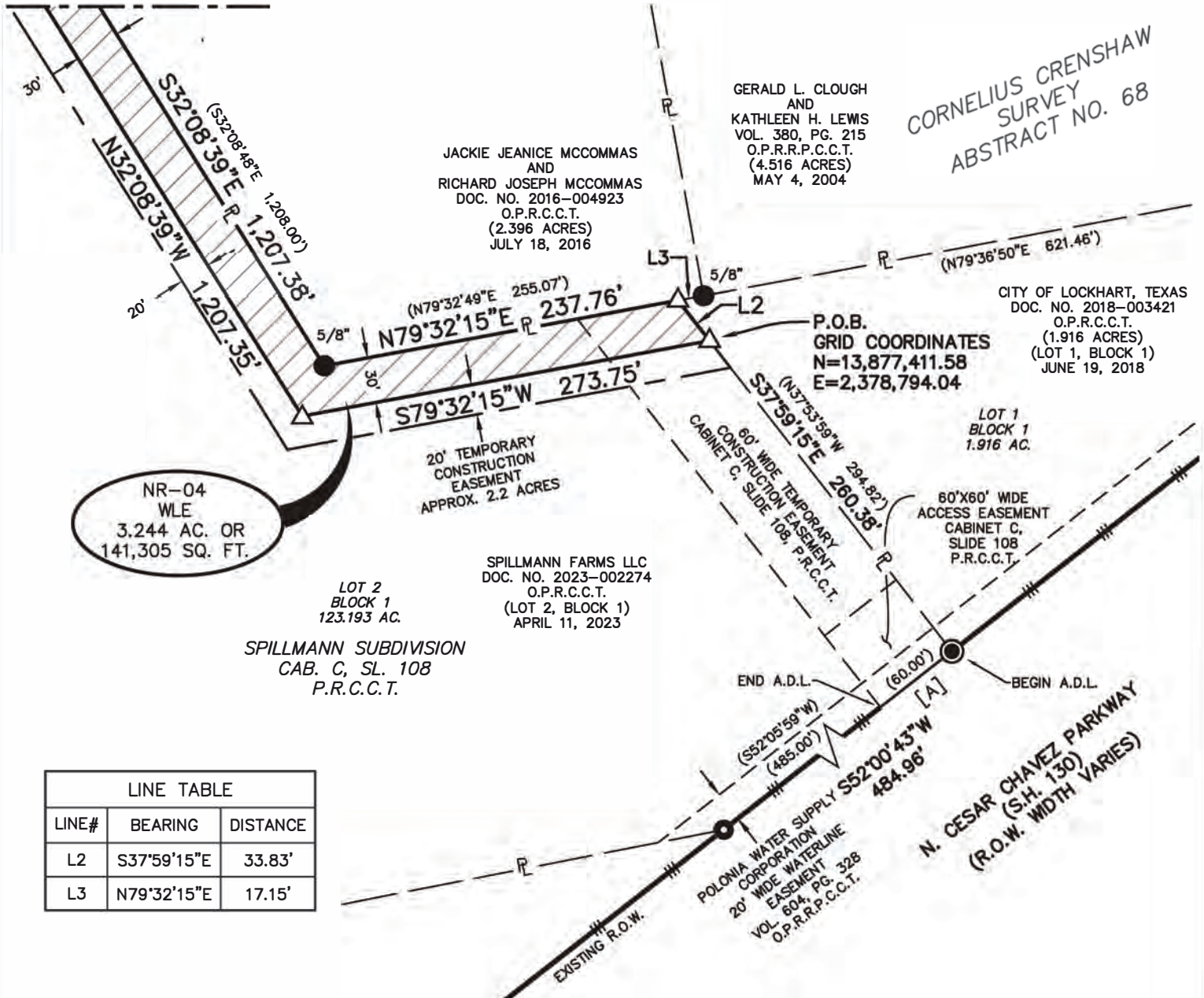
Issued 04/10/2024; Revised 04/23/2024, 04/25/2024; 05/10/2024

CCAD ID 31800

**SKETCH TO ACCOMPANY DESCRIPTION
OF 3.244 AC. OR 141,305 SQ. FT. OF LAND OUT OF
THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68
LOCKHART, CALDWELL COUNTY, TEXAS**

SCALE 1" = 100'

SHEET 6 OF 11



[A]

TEXAS TRANSPORTATION COMMISSION MINUTE ORDER NO. 115843 DATED 8/27/2020 WHICH REDESIGNATES THE LOCATION OF THE CONTROL OF ACCESS ALONG THE SOUTH LINE OF LOT 1, AS ORIGINALLY ESTABLISHED BY AGREED FINAL JUDGMENT RECORDED IN DOC. NO. 2019-000701, O.P.R.C.C.T. AND RE-RECORDED IN DOC. NO. 2020-001165, O.P.R.C.C.T., TO THIS LOCATION ALONG THE SOUTHEAST LINE OF LOT 2.

CCAD ID 31800

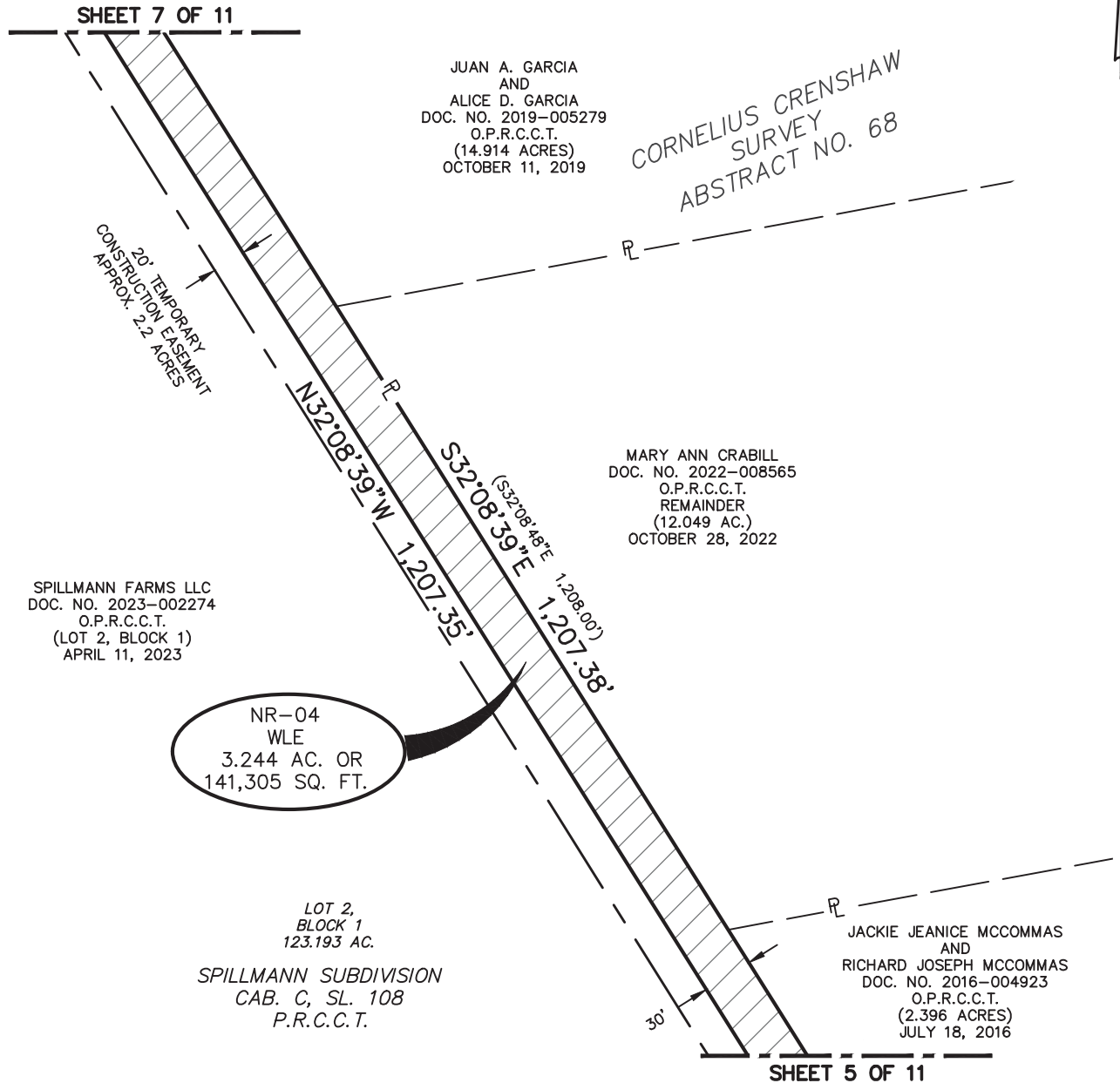
**McGRAY & McGRAY
LAND SURVEYORS, INC.**

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

SCALE:	1" = 100'	
DATE:	05/10/2024	TECH: BLM
PROJECT:	22-179	FIELD: -
		SHEET: 5 OF 11

SKETCH TO ACCOMPANY DESCRIPTION
OF 3.244 AC. OR 141,305 SQ. FT. OF LAND OUT OF
THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68
LOCKHART, CALDWELL COUNTY, TEXAS

SCALE 1" = 100'



CCAD ID 31800

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

SCALE:	1" = 100'	
DATE:	05/10/2024	TECH: BLM
PROJECT:	22-179	FIELD: -
		SHEET: 6 OF 11

SCALE 1" = 100'

CORNELIUS CRENSHAW
SURVEY
ABSTRACT NO. 68

JUAN A. GARCIA AND
ALICE D. GARCIA
DOC. NO. 2019-005279
O.P.R.C.C.T.
(14.914 ACRES)
OCTOBER 11, 2019

SHEET 8 OF 11

20' TEMPORARY
CONSTRUCTION
EASEMENT
APPROX. 2.2 ACRES

NR-04
WLE
3.244 AC. OR
141,305 SQ. FT.

SPILLMANN FARMS LLC
DOC. NO. 2023-002274
O.P.R.C.C.T.
(LOT 2, BLOCK 1)
APRIL 11, 2023

LOT 2
BLOCK 1
123.193 AC.

SPILLMANN SUBDIVISION
CAB. C, SL. 108
P.R.C.C.T.

SHEET 6 OF 11

CCAD ID 31800



McGRAY & McGRAY
LAND SURVEYORS, INC.

3301 HANCOCK DRIVE #6

AUSTIN, TEXAS 78731

MCGRAY.COM (512) 451-8591

TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	
DATE:	05/10/2024	TECH: BLM
PROJECT:	22-179	FIELD: -
		SHEET: 7 OF 11

SKETCH TO ACCOMPANY DESCRIPTION
OF 3.244 AC. OR 141,305 SQ. FT. OF LAND OUT OF
THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68
LOCKHART, CALDWELL COUNTY, TEXAS

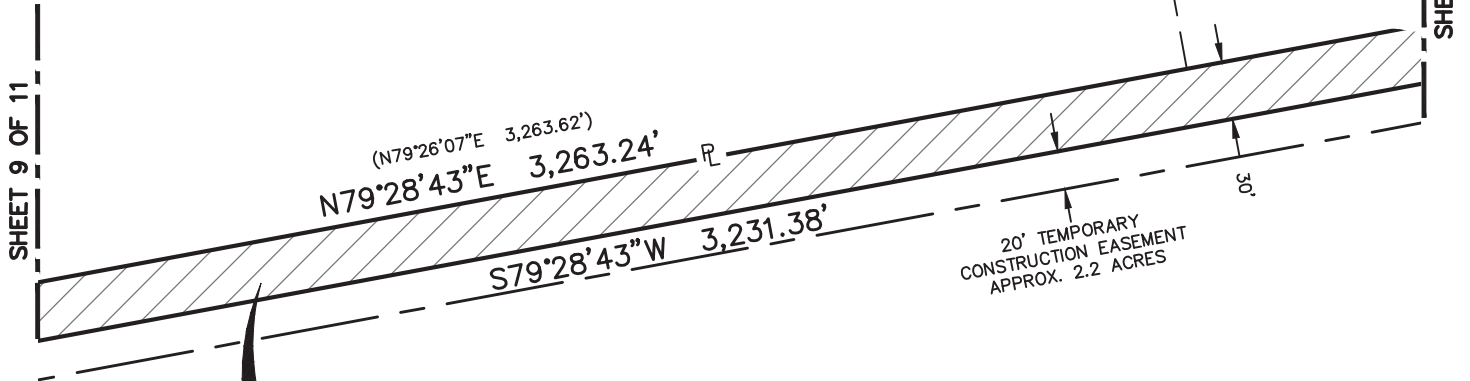
SCALE 1" = 100'



CORNELIUS CRENSHAW
SURVEY
ABSTRACT NO. 68

MCCORMICK RANCH PARTNERS, LP
DOC. NO. 2021-007211
O.P.R.C.C.T.
REMAINDER
(168.04 ACRES)
TRACT 2
EXHIBIT "B"
OCTOBER 1, 2021

F3 LOCKHART OWNER LLC
DOC. NO. 2023-007344
O.P.R.C.C.T.
(53.0000 ACRES)
NOVEMBER 8, 2023



NR-04
WLE
3.244 AC. OR
141,305 SQ. FT.

SPILLMANN FARMS LLC
DOC. NO. 2023-002274
O.P.R.C.C.T.
(LOT 2, BLOCK 1)
APRIL 11, 2023

LOT 2
BLOCK 1
123.193 AC.

SPILLMANN SUBDIVISION
CAB. C, SL. 108
P.R.C.C.T.

20' TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 2.2 ACRES

CCAD ID 31800

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

SCALE:	1" = 100'	
DATE:	05/10/2024	TECH: BLM
PROJECT:	22-179	FIELD: -
	SHEET:	8 OF 11

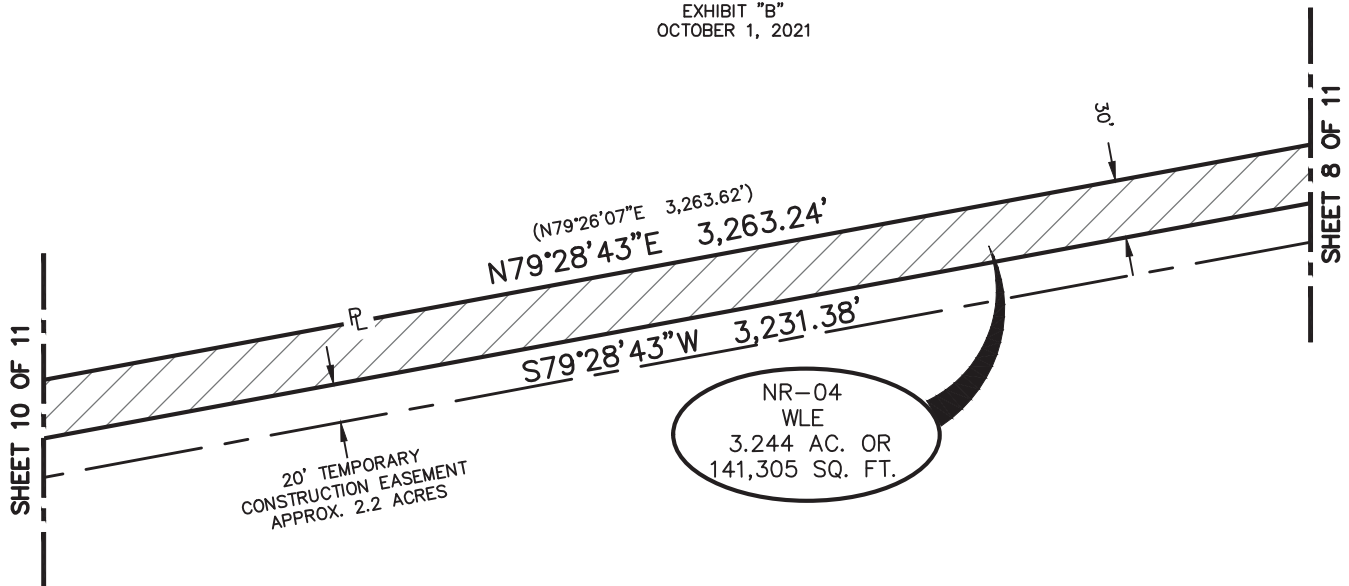
SKETCH TO ACCOMPANY DESCRIPTION
OF 3.244 AC. OR 141,305 SQ. FT. OF LAND OUT OF
THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68
LOCKHART, CALDWELL COUNTY, TEXAS

SCALE 1" = 100'



CORNELIUS CRENSHAW
SURVEY
ABSTRACT NO. 68

MCCORMICK RANCH PARTNERS, LP
DOC. NO. 2021-007211
O.P.R.C.C.T.
REMAINDER
(168.04 ACRES)
TRACT 2
EXHIBIT "B"
OCTOBER 1, 2021



SPILLMANN FARMS LLC
DOC. NO. 2023-002274
O.P.R.C.C.T.
(LOT 2, BLOCK 1)
APRIL 11, 2023

LOT 2
BLOCK 1
123.193 AC.
SPILLMANN SUBDIVISION
CAB. C, SL. 108
P.R.C.C.T.

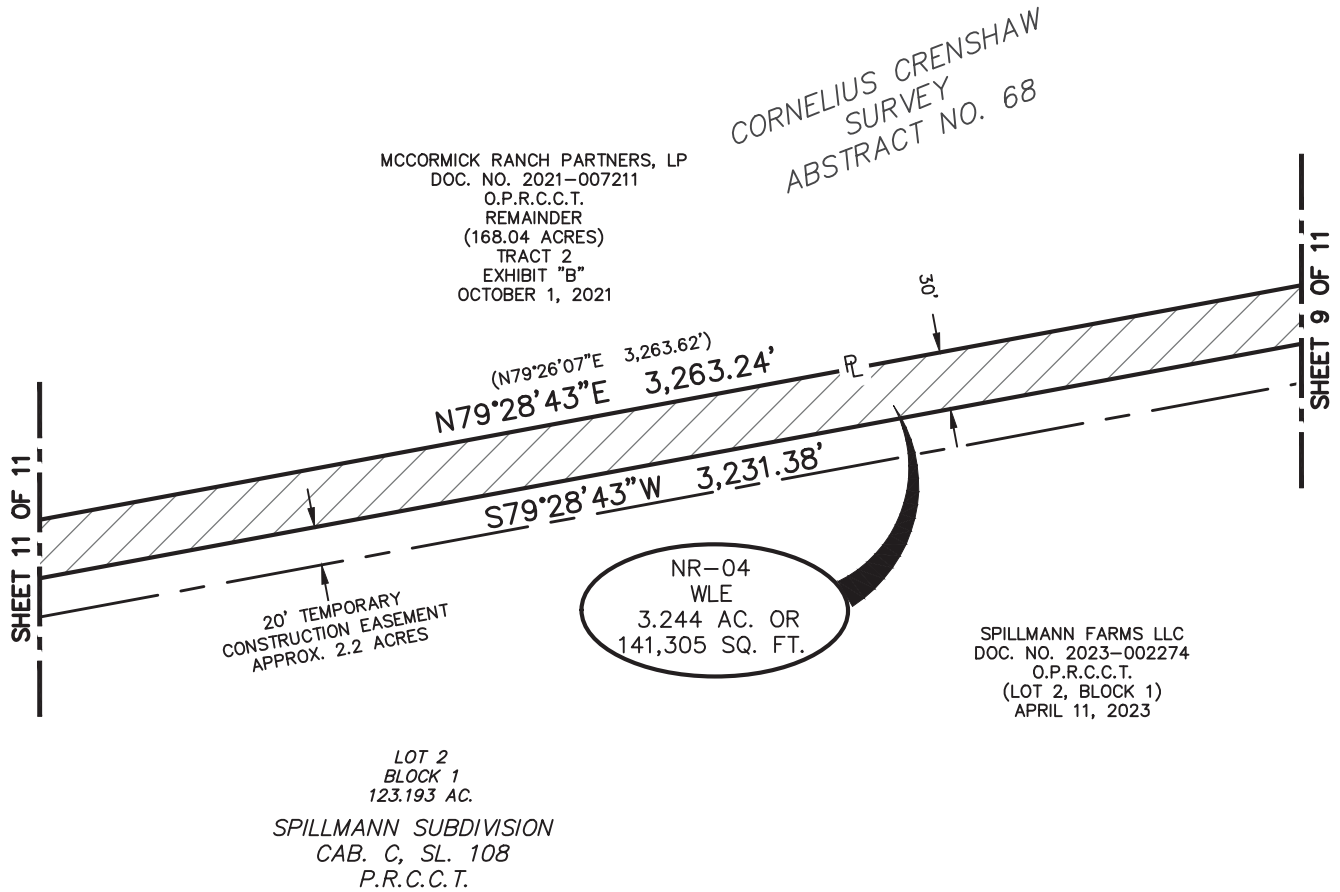
CCAD ID 31800

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


SCALE:	1" = 100'	
DATE:	05/10/2024	TECH: BLM
PROJECT:	22-179	FIELD: -
		SHEET: 9 OF 11

SKETCH TO ACCOMPANY DESCRIPTION
OF 3.244 AC. OR 141,305 SQ. FT. OF LAND OUT OF
THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68
LOCKHART, CALDWELL COUNTY, TEXAS

SCALE 1" = 100'



CCAD ID 31800

 McGRAY & McGRAY LAND SURVEYORS, INC. 3301 HANCOCK DRIVE #6 AUSTIN, TEXAS 78731 MCGRAY.COM (512) 451-8591 TBPELS SURVEY FIRM #10095500			
SCALE:	1" = 100'		
DATE:	05/10/2024	TECH:	BLM
PROJECT:	22-179	FIELD:	-
		SHEET:	10 OF 11

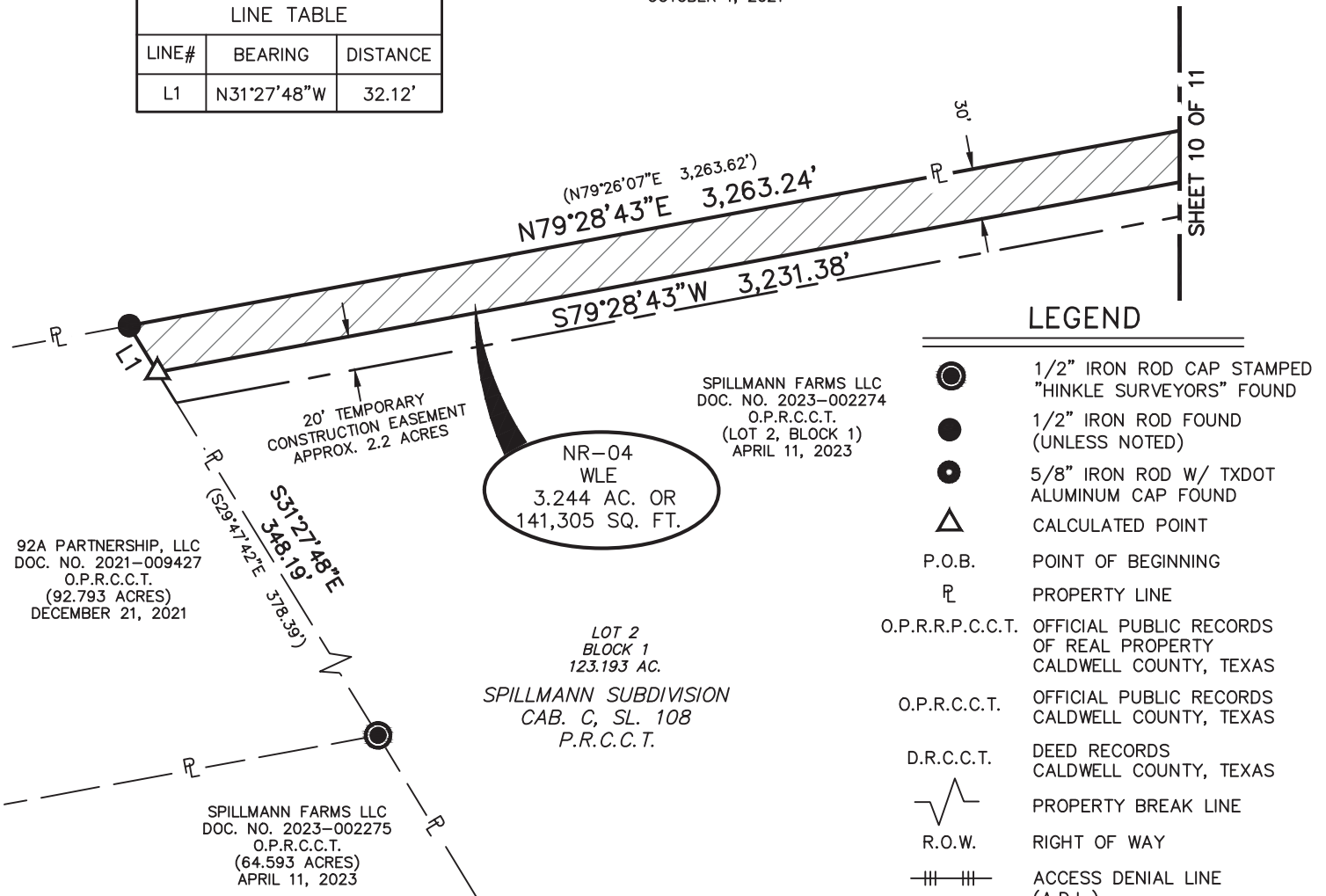
SKETCH TO ACCOMPANY DESCRIPTION
OF 3.244 AC. OR 141,305 SQ. FT. OF LAND OUT OF
THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68
LOCKHART, CALDWELL COUNTY, TEXAS

CORNELIUS CRENSHAW
SURVEY
ABSTRACT NO. 68

SCALE 1" = 100'

MCCORMICK RANCH PARTNERS, LP
DOC. NO. 2021-007211
O.P.R.C.C.T.
REMAINDER
(168.04 ACRES)
TRACT 2
EXHIBIT "B"
OCTOBER 1, 2021

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N31°27'48"W	32.12'



NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE GUARANTY COMPANY FILE NO. 2247449-BUD, EFFECTIVE DATE MAY 1, 2024.
3. EXISTING EASEMENTS LISTED IN THE TITLE COMMITMENT SCHEDULE B, ITEM 10, DO NOT AFFECT THE PROPOSED ACQUISITION EXCEPT AS SHOWN HEREON.

REVISED: 05/10/2024
REVISED: 04/25/2024
REVISED: 04/23/2024
ISSUED: 04/10/2024

CCAD ID 31800



Chris Conrad

05/10/2024

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

McGRAY & McGRAY LAND SURVEYORS, INC. 3301 HANCOCK DRIVE #6 AUSTIN, TEXAS 78731 MCGRAY.COM (512) 451-8591 TBPELS SURVEY FIRM #10095500		
SCALE:	1" = 100'	
DATE:	05/10/2024	TECH: BLM
PROJECT:	22-179	FIELD: -
	SHEET:	11 OF 11

EXHIBIT "D"

Parcel NR-13

0.6211 Acre Waterline Easement
Cornelius Crenshaw Survey, Abstract No. 68
Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-13

DESCRIPTION OF A 0.6211 OF ONE ACRE (27,054 SQUARE FOOT) EASEMENT OUT OF THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 20.69 ACRES CONVEYED TO JUDY ROWE KOEHL BY SPECIAL WARRANTY DEED DATED JULY 15, 2019, AS RECORDED IN DOCUMENT NO. 2019-003661, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS; SAID 0.6211 OF ONE ACRE (27,054 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the north line of said 20.69 acre Koehl tract, and in the existing south right-of-way line of Bobwhite Road (CR 232, varying width right-of-way), said POINT OF BEGINNING having Grid Coordinates of N=13,887,138.30, E=2,370,815.71, from which a 5/8-inch iron rod found in the north line of said 20.69 acre Koehl tract, and the existing south right-of-way line of Bobwhite Road, bears North 80°03'51" East 127.44 feet;

THENCE, along the east line of this easement, crossing said 20.69 acre Koehl tract, the following two (2) courses, numbered 1 and 2:

- 1) **South 10°50'37" East 38.06 feet** to a calculated point, and
- 2) **South 55°50'37" East 190.63 feet** to a calculated point in the east line of said 20.69 acre Koehl tract, and the existing west right-of-way line of FM 2001 (80 foot width right-of-way);

THENCE, continuing along the east line of this easement, the east line of said 20.69 acre Koehl tract, and the existing west right-of-way line of FM 2001, the following two (2) courses, numbered 3 and 4:

- 3) with a curve to the left, whose delta angle is **02°15'25"**, radius is **5,769.16 feet**, an arc distance of **227.25 feet**, and the chord of which bears **South 14°06'48" East 227.24 feet** to a Texas Department of Transportation (TxDOT) Type I concrete monument (leaning) found, and

- 4) **South 15°15'51" East**, passing at a distance of 427.09 feet a calculated point, from which TxDOT Type I concrete monument found bears North 74°44'09" East 0.61 feet, continuing an additional distance of 19.07 feet for a total distance of **446.16 feet** to a 5/8-inch iron rod found at the southeast corner of said 20.69 acre Koehl tract, being the northeast corner 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, from which a 1/2-inch iron rod with "Hinkle" cap found at an exterior ell corner in a south line of the remainder of said 35.00 acre Balser tract, being the northeast corner of that tract described as 1.000 acres conveyed to Thomas E. Hendershot, Jr. by General Warranty Deed, as recorded in Volume 629, Page 462, 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" East 503.57 feet;
- 5) THENCE, along the south line of this easement and said 20.69 acre Koehl tract, and the north line of the remainder of said 35.00 acre Balser tract, **South 81°38'22" West 30.22 feet** to a calculated point;

THENCE, along the west line of this easement, crossing said 20.69 acre Koehl tract, the following four (4) courses, numbered 6 through 9:

- 6) **North 15°15'51" West 442.54 feet** to a calculated point,
- 7) with a curve to the right, whose delta angle is **02°08'26"**, radius is **5,799.16 feet**, an arc distance of **216.64 feet**, and the chord of which bears **North 14°10'17" West 216.63 feet** to a calculated point,
- 8) **North 55°50'37" West 191.30 feet** to a calculated point, and
- 9) **North 10°50'37" West 50.96 feet** to a calculated point in the north line of said 20.69 acre Koehl tract, and the existing south right-of-way line of Bobwhite Road;

10)THENCE, along the north line of this easement and said 20.69 acre Koehl tract, and the existing south right-of-way line of Bobwhite Road, **North 80°03'51" East 30.00 feet** to the POINT OF BEGINNING and containing 0.6211 of one acre (27,054 square feet) of land within these metes and bounds.

Bearing Basis Note

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

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500



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

02/09/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

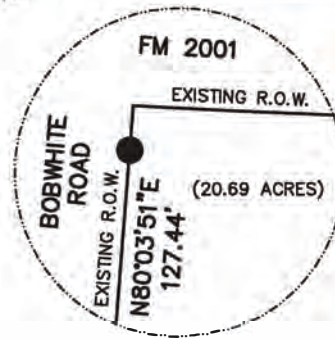
Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\NR-13~0.6211 Ac WLE_KS

Issued 02/09/2024

CCAD ID 14681

SHEET 5 OF 5



LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S10°50'37"E	38.06'
L2	S15°15'51"E	446.16'
L4	N10°50'37"W	50.96'
L5	N80°03'51"E	30.00'
L8	N15°15'51"W	442.54'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	227.25'	5,769.16'	02°15'25"	S14°06'48"E	227.24'
C2	216.64'	5,799.16'	02°08'26"	N14°10'17"W	216.63'

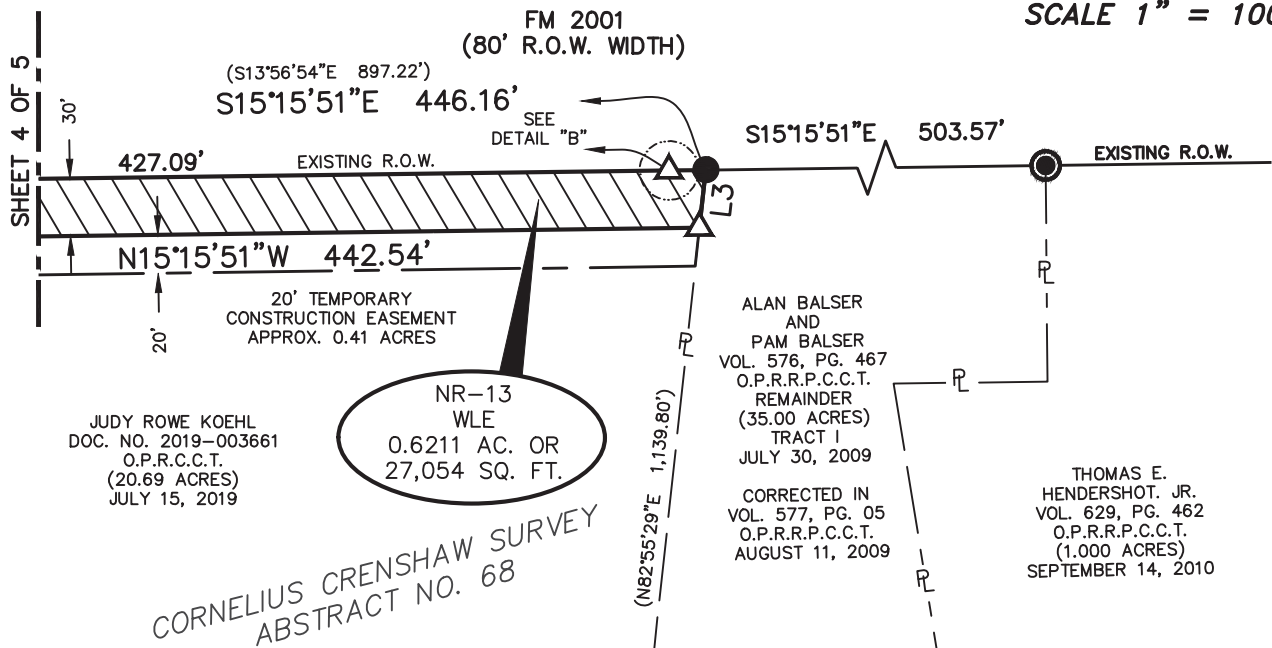
MCGRATH.COM (512) 451-8391
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	
DATE:	02/09/24	TECH: BLM
PROJECT:	22-179	FIELD: —
FIELD BOOK:	—	SHEET: 4 OF 5

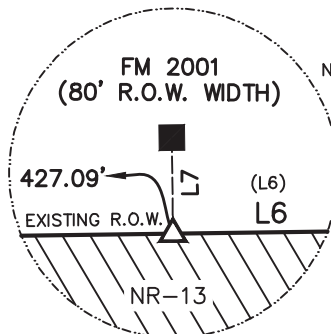
**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.6211 AC. OR 27,054 SQ. FT. OF LAND OUT OF
THE CORNELIUS CRENSHAW SURVEY ABSTRACT NO. 68
CALDWELL COUNTY, TEXAS**



SCALE 1" = 100'



LINE TABLE		
LINE#	BEARING	DISTANCE
L3	S81°38'22"W	30.22'
L6	S15°15'51"E	19.07'
(L6)	S15°56'54"E	19.40'
L7	N74°44'09"E	0.61'



LEGEND

- 1/2" IRON ROD WITH CAP FOUND WITH "HINKLE" SURVEYORS
- 5/8" IRON ROD FOUND
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- O.P.R.R.P.C.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY CALDWELL COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS CALDWELL COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- VOL./PG. VOLUME/PAGE

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE GUARANTY COMPANY FILE NO. 2248085-BUD, EFFECTIVE DATE JANUARY 05, 2024.
3. EXISTING EASEMENTS LISTED IN THE TITLE COMMITMENT SCHEDULE B, ITEM 10 DO NOT AFFECT THE PROPOSED ACQUISITION EXCEPT AS SHOWN HEREON.



Chris Conrad

02/09/24

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

CCAD ID 14681

ISSUED: 02/09/24

McGRAY & McGRAY LAND SURVEYORS, INC. 3301 HANCOCK DRIVE #6 AUSTIN, TEXAS 78731 MCGRAY.COM (512) 451-8591 TBPELS SURVEY FIRM #10095500			
SCALE:	1" = 100'		
DATE:	02/09/24	TECH:	BLM
PROJECT:	22-179	FIELD:	-
FIELD BOOK:	-	SHEET:	5 OF 5

ACTION ITEM

10. Consideration of and possible action finding that the real property identified in Exhibits A and B located in Comal County owned by GBRA are surplus and are not needed and authorizing the General Manager/CEO to execute any and all transfer documents related thereto. **(Courtney Kerr-Moore)**

Attachment



Your Trusted
Water Resource

Board Meeting – July 17, 2024
Agenda Item 10
Action

Action Requested: Consideration of and possible action finding that the real property identified in Exhibits A and B located in Comal County owned by GBRA are surplus and are not needed and authorizing the General Manager/CEO to execute any and all transfer documents related thereto.

Staff: Courtney Kerr-Moore, Deputy General Counsel

Background: Texas Department of Transportation (“TxDOT”) is in the process of expanding Highway 46 which requires GBRA to relocate some areas of the Western Canyon Highway 46 Treated Water Pipeline. TxDOT will be reimbursing GBRA for new easements to replace the portions being taken as a result of the expansion. After GBRA has closed on the new easements, TxDOT requires that GBRA deed over the portions that will now be in the public right of way. Before GBRA can transfer the property to TxDOT, Texas Water Code 49.226 requires that the Board of Directors find that this property is surplus and is not needed.

Item: Finding that certain easements located on Highway 46 in Comal County owned by GBRA are surplus and no longer needed by GBRA in accordance with Water Code 49.226.

Exhibit A

PARCEL NUMBER
 C-17 TRACT (1.495) 1,495.000 AC.
 C-17-P.E. 6.982 AC.
 C-17-C.T.C.A.A. 11.01 AC.
 C-17-REMAINDER 1,477.01 AC.

PARCEL OWNERSHIP AMMA BELL GREEN-ESTATE

NOTE:
 ACREAGE SHOWN FOR PARENT TRACT AND THE REMAINDER
 ARE CALCULATED FROM THE PARENT DEED DESCRIPTION AND
 NOT DETERMINED FROM AN ACTUAL FIELD SURVEY OR A
 BOUNDARY RESOLUTION.

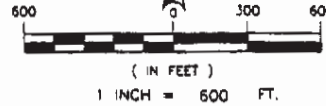
M.P.R.=MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.
 D.R.=DEED RECORDS OF COMAL COUNTY, TEXAS.
 O.R.=OFFICIAL RECORDS OF COMAL COUNTY, TEXAS.

Exhibit "A" Page 1 of 8

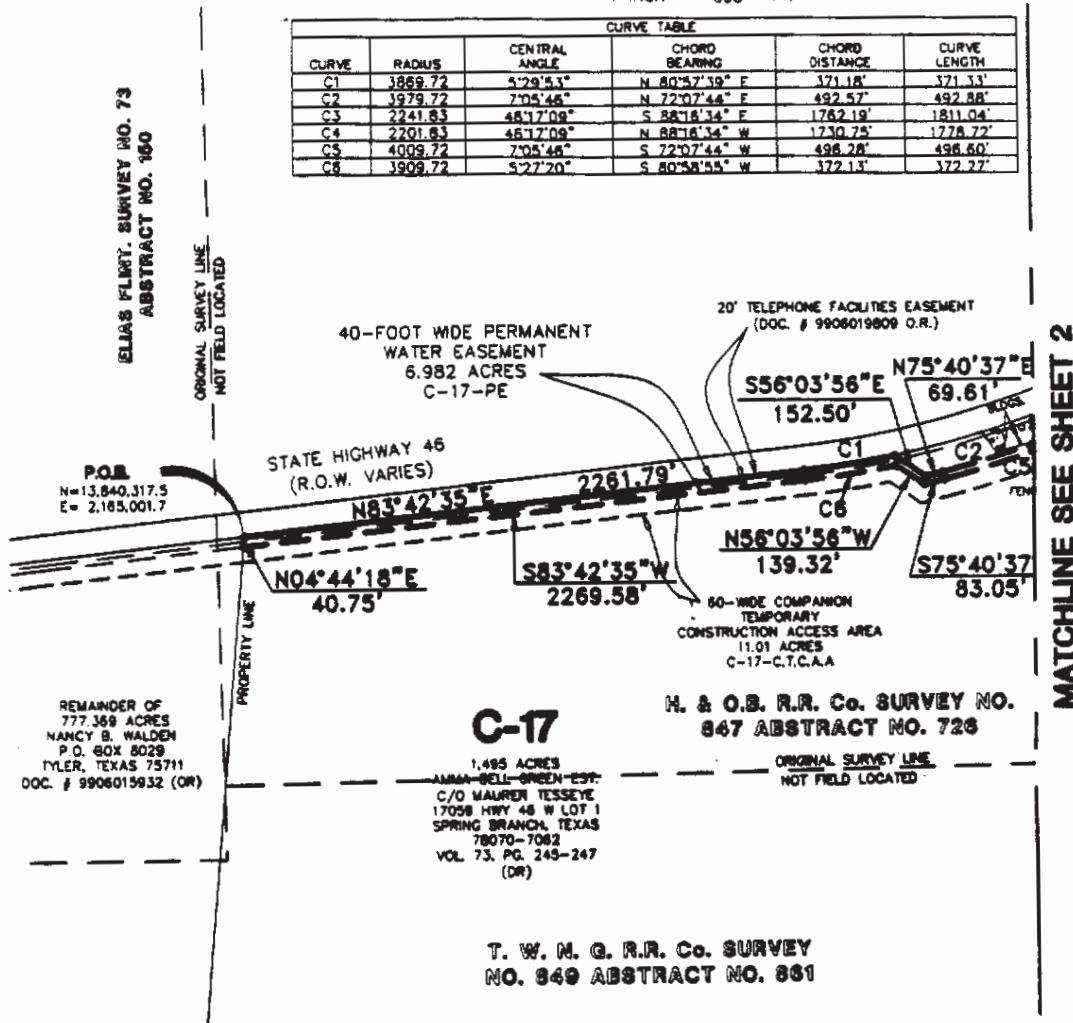
C-17



THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NAD 83 DATUM,
 FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH
 CENTRAL ZONE. COORDINATES ESTABLISHED FROM THE SAN ANTONIO
 REGIONAL REFERENCE POINT (ANTO) IN DECEMBER OF 2000. A COMBINED
 SCALE FACTOR OF 1.00017 WAS USED TO ESTABLISH SURFACE DIMENSIONS.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
C1	3869.72	5°29'53"	N 80°57'39" E	371.18'	371.33'
C2	3979.72	7°05'46"	N 72°07'44" E	492.57'	492.88'
C3	2241.83	46°17'08"	S 88°18'34" E	1762.19'	1811.04'
C4	2201.83	46°17'08"	N 88°18'34" W	1730.75'	1778.72'
C5	4009.72	7°05'46"	S 72°07'44" W	496.28'	496.60'
C6	3909.72	5°27'20"	S 80°58'55" W	372.13'	372.27'



C-17

H. & O.B. R.R. Co. SURVEY NO.
 847 ABSTRACT NO. 726

T. W. M. G. R.R. Co. SURVEY
 NO. 849 ABSTRACT NO. 861

SURVEY OF

A 6.982 ACRE TRACT OF LAND OUT OF A 1.495 ACRE TRACT OF LAND CONVEYED TO W.E. GREEN IN
 VOLUME 73, PAGES 245-247 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS, STANDING IN THE
 NAME OF THE AMMA BELL GREEN ESTATE, OUT OF THE H. & O.B. R.R. SURVEY NO. 847, ABSTRACT
 726 AND THE CARL WEIDNER SURVEY NO. 848, ABSTRACT 854, COMAL COUNTY, TEXAS.

AND
 A 60-FOOT WIDE COMPANION TEMPORARY CONSTRUCTION ACCESS AREA



STATE OF TEXAS }
 COUNTY OF BEXAR }

I hereby certify that the above map was made
 according to an actual survey made on the
 ground under my supervision.

This 24th day of October, 20 03 A.D.

PAPE-DAWSON **PL** ENGINEERS
 CIVIL & ENVIRONMENTAL

REVISION: OCTOBER 24, 2003

SHEET 1 OF 2

JOB NO. 5155-00

SAN ANTONIO TEXAS 78218 TEL: 210-375-9000
 555 EAST RAMSEY FAX: 210-375-9010

GBRA Western Canyon Regional Treated Water Supply Project
 Tract C-17-PE
 Amma Bell Green Estate
 Page 1 of 3

Exhibit "A" Page 3 of 8

**C-17**

FIELD NOTES

FOR

A 40-FOOT WIDE PERMANENT WATER EASEMENT

A 6.982 acre tract of land out of a 1,495 acre tract of land conveyed to W.E Green in Volume 73, Pages 245-247 of the Deed Records of Comal County, Texas, standing in the name of the Amma Bell Green Estate, out of the H. & O.B. R.R. Survey No. 847, Abstract 726 and the Carl Weidner Survey No. 848, Abstract 854, Comal County, Texas, said 6.982 acre tract being more particularly described by metes and bounds as follows;

BEGINNING: At a point on the south right-of-way of State Highway 46, the northeast corner of the Remainder of a 777.369 acre tract recorded in Document No. 9906015932 of the Official Records of Comal County, Texas, also being the northwest corner of said 1,495 acre tract, said point being the **POINT OF BEGINNING**;

THENCE: N83°42'35"E, along and with said right-of way of State Highway 46, a distance of 2,261.79 feet to a point of a tangent curve to the left;

THENCE: Easterly continuing along and with said right-of-way of State Highway 46, and said curve to the left, said curve having a radius of 3,869.72 feet, a central angle of 5°29'53", a chord bearing and distance of N80°57'39"E, 371.18 feet for a total arc length of 371.33 feet to a point of tangency;

THENCE: S56°03'56"E, departing the said right-of-way of State Highway 46 a distance of 152.50 feet to a point;

THENCE: N75°40'37"E, a distance of 69.61 feet to a point of curvature of a curve to the left;

THENCE: Easterly with said curve to the left, said curve having a radius of 3,979.72 feet, a central angle of 7°05'46", a chord bearing and distance of N72°07'44"E, 492.57 feet for a total arc distance of 492.88 feet to a point of tangency;

THENCE: N68°34'51"E, a distance of 90.89 feet to a point;

THENCE: N23°34'51"E, a distance of 155.56 feet to a point on said right-of way of State Highway 46;

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

GBRA Western Canyon Regional Treated Water Supply Project
 Tract C-17-PE
 Amma Bell Green Estate
 Page 2 of 3

Exhibit "A" Page 4 of 8

- THENCE: N68°34'52"E, along and with said State Highway 46, a distance of 1,884.41 feet to a point of a tangent curve to the right;
- THENCE: Easterly continuing along and with said right-of-way of State Highway 46, with a curve to the right said curve having a radius of 2,241.83 feet, a central angle of 46°17'09", a chord bearing and distance of S88°16'34"E, 1,762.19 feet for a total arc distance of 1,811.04 feet to a point of tangency;
- THENCE: S65°08'00"E, continuing along and with said right-of-way of State Highway 46, a distance of 566.00 feet to a found ½" iron rod, the north corner of a 60.554 acre tract recorded in Volume 494, Pages 729-739 of the Deed Records of Comal County, Texas, from which a found ½" iron rod bears S65°08'00"E, a distance of 70.00 feet;
- THENCE: S24°52'00"W, departing said right-of-way of State Highway 46 a distance of 40.00 feet to point on the line of said 60.554 acre tract;
- THENCE: Departing said line, then 60-feet south and parallel to the south right-of-way of said State Highway 46 the following calls and distances;
- N65°08'00"W, a distance of 566.00 feet to a tangent curve to the left;
- Westerly with a curve to the left, said curve having a radius of 2,201.83 feet, a central angle of 46°17'09", a chord bearing and distance of N88°16'35"W, 1,730.75 feet for a total arc distance of 1,778.73 feet to a point of tangency;
- S68°34'52"W, a distance of 1,881.98 feet to a point;
- S23°34'51"W, a distance of 141.42 feet to a point;
- S68°34'51"W, a distance of 103.31 feet to a point;
- Westerly with a curve to the right, said curve having a radius of 4009.72 feet, a central angle of 7°05'46", a chord bearing and distance of S 72°07'44" W, 496.28 feet, for an arc length of 496.60 feet to a point;
- S 75°40'37"W, a distance of 83.05 feet to a point;
- N 56°03'56"W, a distance of 139.32 feet to a point;
- Westerly with a curve to the right, said curve, having a radius of 3,909.72 feet, a central angle of 5°27'20", a chord bearing and distance of S80°58'55"W, 372.13 feet for a total arc distance of 372.27 feet to a point of tangency;

GBRA Western Canyon Regional Treated Water Supply Project
Tract C-17-PE
Amma Bell Green Estate
Page 3 of 3

Exhibit "A" Page 5 of 8

S83°42'35"W, a distance of 2,269.58 feet to a point on the common line of aforementioned 777.369 acre tract and said 1495 acre tract, and;

N04°44'18"E, a distance of 40.75 feet to the POINT OF BEGINNING, and containing 6.982 acres in Comal County, Texas. Said 6.982 acres parcel being described in accordance with an on the ground field survey and a map or plat prepared by Pape-Dawson Engineers.

TOGETHER WITH:

A sixty (60) foot wide companion temporary construction access area running south of, parallel with, and adjacent to the south line of the aforesaid forty (40) foot wide permanent water easement, the sidelines of said sixty (60) foot wide companion temporary construction access area terminating on the west line of the said 777.369 acre tract and terminating on the east line of the said 60.554 acre tract.

Bearings are based on NAD 83 Texas State Plane Coordinate System South Central Zone

PREPARED BY: PAPE DAWSON ENGINEERS INC.

DATE: July 25, 2003, October 15, 2003

REVISED: October 15, 2003

JOB No.: 5155-00

FILE:N:\Civil\5155-00\SEG-C\C-COMP\C-WORD\C-17.doc

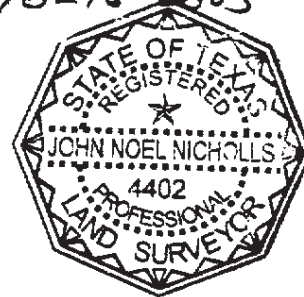


Exhibit B

PARCEL NUMBER

C-19 TRACT 1495.000 AC.
 C-19 P.E. 2.067 AC.
 C-19 C.T.C.A.A. 3.166 AC.
 C-19 REMAINDER 1489.77 AC.

PARCEL OWNERSHIP AMMA BELL GREEN ESTATE

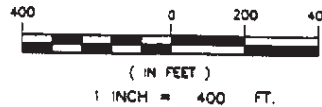
NOTE:
 ACREAGE SHOWN FOR PARENT TRACT AND THE REMAINDER
 ARE CALCULATED FROM THE PARENT DEED DESCRIPTION AND
 NOT DETERMINED FROM AN ACTUAL FIELD SURVEY OR A
 BOUNDARY RESOLUTION.

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NAD 83 DATUM, FROM
 STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE,
 COORDINATES ESTABLISHED FROM THE SAN ANTONIO REGIONAL REFERENCE POINT
 (ANTO) IN DECEMBER OF 2000. A COMBINED SCALE FACTOR OF 1.00017 WAS
 USED TO ESTABLISH SURFACE DIMENSIONS.

M.P.R. = MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.
 D.R. = DEED RECORDS OF COMAL COUNTY, TEXAS.
 O.R. = OFFICIAL RECORDS OF COMAL COUNTY, TEXAS.

Exhibit "A" Page 6 of 8

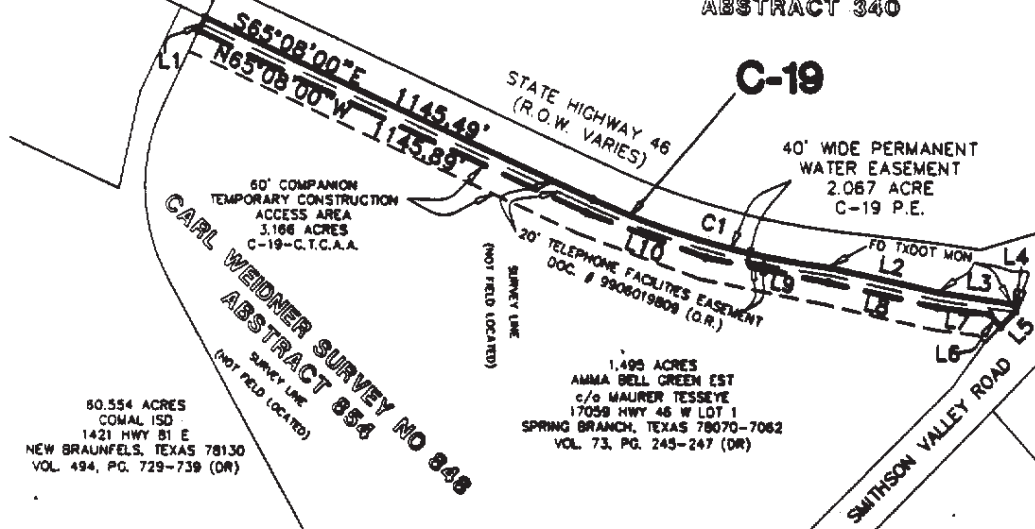
C-19



P.O.B.

40' WIDE P.E.
 2.067 ACRE
 N: 13,838,038.4
 E: 2,156,804.1
 FD 1/2" IRON ROD

THEODOR KOESTER SURVEY NO. 761
 ABSTRACT 340



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
C1	2073.01	18°28'50"	S 74°21'25" E	664.58	667.44

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 24°52'00" E	40.00'
L2	S 77°21'51" E	301.38'
L3	S 81°31'27" E	199.11'
L4	S 20°35'08" E	18.78'
L5	S 43°33'44" W	57.88'
L6	N 42°05'05" W	43.23'
L7	N 83°05'05" W	142.68'
L8	N 77°21'51" W	301.19'
L9	N 78°58'07" W	338.04'
L10	N 69°44'02" W	338.58'

SURVEY OF

A 2.067 ACRE TRACT OF LAND BEING OUT OF A 1,495 ACRE TRACT CONVEYED TO THE W.E. GREEN IN VOLUME 73, PAGES 245-247 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS, STANDING IN THE NAME OF AMMA BELL GREEN ESTATE OUT OF THE CARL WEIDNER SURVEY NO. 848, ABSTRACT 854, AND THE THEODOR KOESTER SURVEY NO. 761, ABSTRACT NO. 340 OF COMAL COUNTY, TEXAS.

AND

A 60-FOOT WIDE COMPANION TEMPORARY CONSTRUCTION ACCESS AREA.



STATE OF TEXAS }
 COUNTY OF BEXAR }

I hereby certify that the above map was made according to an actual survey made on the ground under my supervision.

This 24th day of October, 20 03 A.D.

PAPE-DAWSON **PDL** ENGINEERS
 CIVIL & ENVIRONMENTAL

SAN ANTONIO TEXAS 78218

TEL: 210-375-9000
 FAX: 210-375-9010

REVISED:
 OCTOBER 24, 2003

JOB NO. 5155-00

GBRA Western Canyon Regional Treated Water Supply Project
 Tract C-19- P.E.
 Amma Bell Green Estate
 Page 1 of 2

Exhibit "A" Page 7 of 8



C-19

FIELD NOTES

FOR

A 40-FOOT WIDE PERMANENT WATER EASEMENT

A 2.067 acre tract of land being out of a 1,495 acre tract conveyed to the W.E. Green in Volume 73, Pages 245-247 of the Deed Records of Comal County, Texas, standing in the name of Amma Bell Green Estate out of the Carl Weidner Survey No. 848, Abstract 854, and the Theodor Koester Survey No. 761, Abstract No. 340 of Comal County, Texas. Said 2.067 acre tract being more fully described as follows:

- BEGINNING:** At a found $\frac{1}{2}$ " iron rod at the northeast corner of a 60.554 acre tract conveyed to Comal I.S.D. in Volume 494, Pages 729-739 of the Deed Records of Comal County, Texas, out of said 1,495 acre tract, for the northwest corner of this tract;
- THENCE:** S65°08'00"E along and with the south right-of-way line of said State Highway 46, the north line of said 1,495 acre tract a distance of 1145.49 feet to a point of curvature;
- THENCE:** Easterly, along said Right-of-Way, with said curve to the left, having a radius of 2,073.01 feet, a central angle of 18°26'50", a chord bearing and distance of S74°21'25"E, 664.56 feet for a total arc distance of 667.44 feet to a found Texas Department of Transportation Monument;
- THENCE:** S77°21'51"E, continuing along said Right-of-Way, the north line of said 1,495 acre tract, a distance of 301.36 feet to a found Texas Department of Transportation Monument;
- THENCE:** S81°31'27"E, continuing along said Right-of-Way, the north line of said 1,495 acre tract, a distance of 199.11 feet to a found Texas Department of Transportation Monument at the intersection of the south Right-of-Way of said State Highway 46 and the northwest Right-of-Way of Smithson Valley Road (A Variable Width Right-of-Way) for the northeast corner of this tract;
- THENCE:** S20°35'08"E, along and with the northwest Right-of-Way of said Smithson Valley Road, the east line of said 1,495 acre tract a distance of 18.78 feet to a found Texas Department of Transportation Monument;
- THENCE:** S43°53'44"W, along and with the northwest Right-of-Way of said Smithson Valley Road, the east line of said 1,495 acre tract a distance of 57.88 feet to a point for the southeast corner of this tract
- THENCE:** Entering said 1,495 acre tract for the following calls and distances:
 N42°05'05"W, a distance of 43.23 feet to a point,

PAPE-DAWSON ENGINEERS, INC.

GBRA Western Canyon Regional Treated Water Supply Project
 Tract C-19- P.E.
 Amma Bell Green Estate
 Page 2 of 2

Exhibit "A" Page 8 of 8

N83°05'05"W, a distance of 142.68 feet to a point,
 N77°21'51"W, a distance of 301.19 feet to a point,
 N78°56'07"W, a distance of 338.04 feet to a point,
 N69°44'02"W, a distance of 338.58 feet to a point,
 N65°08'00"W, a distance of 1,145.89 feet to a point in the east line of said
 60.554 acre tract for the southwest corner of this tract;

THENCE: N 00°51'21"W, along and with the east line of said 60.554 acre tract, for a
 distance of 40.00 feet to the POINT OF BEGINNING, and containing 2.067
 acres in Comal County, Texas. Said tract being described in accordance
 with a survey made on the ground and a survey map prepared by Pape-
 Dawson Engineers, Inc.

TOGETHER WITH:

A 60 foot wide companion temporary construction access area running
 south of, and adjacent to the south line of the aforesaid 40 foot permanent
 water easement, the side lines of said 60 foot wide companion temporary
 construction access area termination on the west by the east line of said
 60.554 acre tract, and on the east by the west line of said Smithson Valley
 Road;

Bearings are based on NAD 83 Texas State Plane Coordinates, South
 Central Zone.

PREPARED BY: Pape-Dawson Engineers, Inc.
 DATE: July 18, 2003
 JOB NO.: 5155-00
 DOC. ID.: N:\civil\5155-00\seg-c\c-comp\c-word\C-19.doc



STATE OF TEXAS
 COUNTY OF COMAL
 This is to certify that this
 document was FILED and
 RECORDED in the Official
 Public Records of Comal
 County, Texas on the date and
 time stamped thereon.



Joy Streater
 COUNTY CLERK

Doc# 200406014332
 # Pages 21
 04/21/2004 03:15:01 PM
 Filed & Recorded in
 Official Records of
 COMAL COUNTY
 JOY STREATER
 COUNTY CLERK
 Fees \$54.00

Doc# 200406014332

ACTION ITEM

11. Consideration of and possible action to approve a change order with Sundt Construction for the Lake McQueeney and Lake Placid Spillgate Replacement and Dam Armoring Project in the amount of \$1,258,999.22 for the purchase and installation of new gantry cranes for both project sites and stop logs for the Lake McQueeney dam. (Change Order #12).

(Peter Newell)

Attachment



Your Trusted
Water Resource

Guadalupe-Blanco River Authority

Board Meeting – July 17, 2024

Agenda Item 11

Action

Action Requested: Consideration of and possible action to approve a change order with Sundt Construction for the Lake McQueeney and Lake Placid Spillgate Replacement and Dam Armoring Project in the amount of \$1,258,999.22 for the purchase and installation of new gantry cranes for both project sites and stop logs for the Lake McQueeney dam. (Change Order #12).

Staff: Peter Newell, Senior Engineering Director

Background: The Lake McQueeney and Lake Placid Water Control and Improvement Districts (WCIDs) had originally agreed to share the new gantry crane stored at Lake Dunlap and the one set of project stop logs to be stored at Lake Placid for maintenance of the new gates. However, per the WCID's request, dedicated stop logs and a gantry crane for each site will be added to the project (stop logs for the Lake Placid dam are already included in the project bid). Each site will have a 7.5 ton gantry crane designed for the installation of the stop logs during maintenance activities at the gates. The contract increase to the Lake McQueeney project is \$774,077.88 to add the gantry and stop logs. The contract increase to the Lake Placid project is \$484,921.34 to add the gantry crane. These changes resulted in a total increase of \$1,258,999.22 to the Contract Price and no change in Contract Time.

Item: Approval of a change order with Sundt Construction for the Lake McQueeney and Lake Placid Spillgate Replacement and Dam Armoring Project in the amount of \$1,258,999.22. (Change Order #12).

ACTION ITEM

12. Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute an agreement with the Guadalupe-Blanco River Trust (GBRT) to be consistent with GBRA Board Policy. **(Darrell Nichols, Joe Cole)**

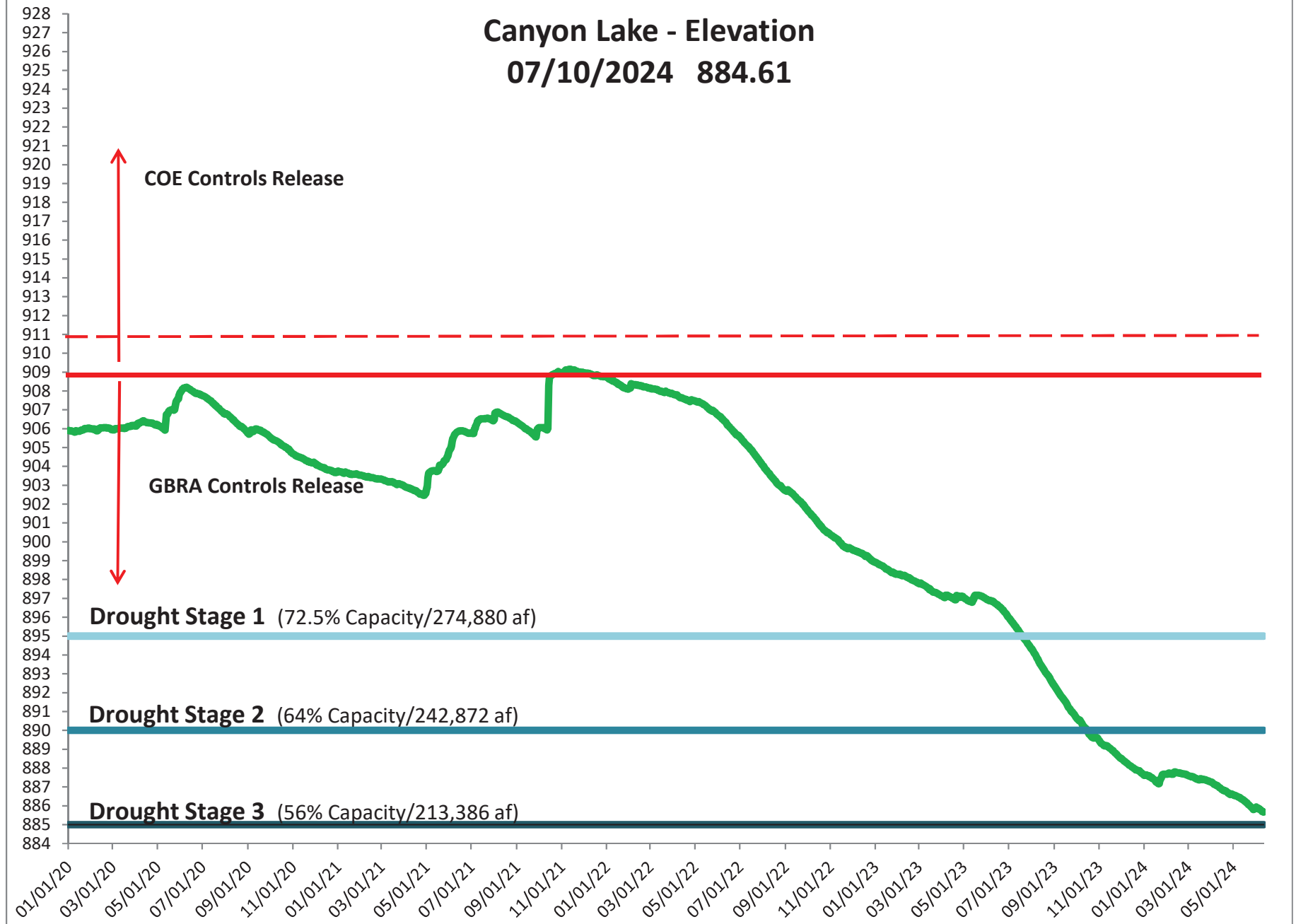
DISCUSSION ITEM

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

Attachment

Canyon Lake - Elevation

07/10/2024 884.61



SUMMARY OF WATERSHED CONDITIONS IN THE GUADALUPE RIVER BASIN TUESDAY, JULY 9, 2024

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

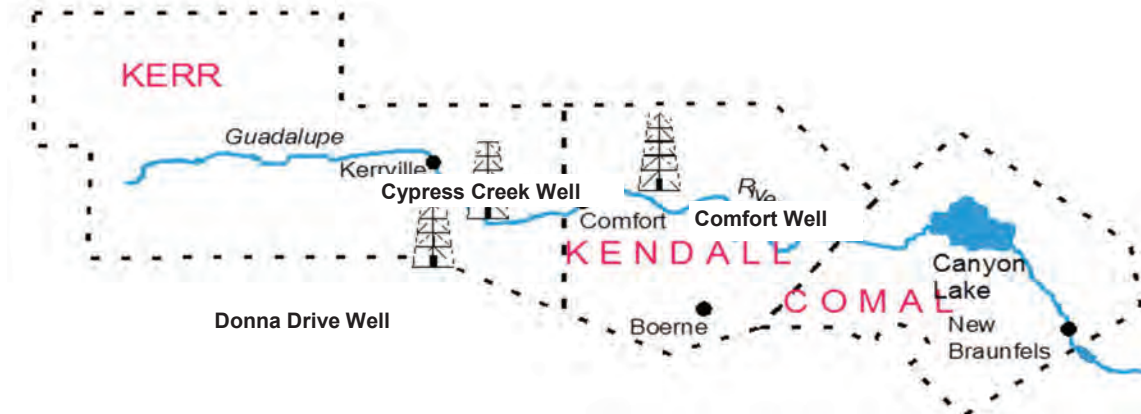


	Flow (cfs)	% of Daily Median
A. Guadalupe River @ Comfort	19	26%
B. Canyon Reservoir		
Inflow	Not Available	0%
Release	73	35%
Full Res. Elev. - msl (Conservation pool)	909	
Reservoir Elev. Today - msl	884.63	
Capacity (Conservation pool)	56%	
C. Blanco River @ Wimberley	10	19%
D. Comal Springs	94	32%
E. San Marcos Springs	107	59%
F. Guadalupe River @ Gonzales	411	60%
G. Guadalupe River @ Victoria	159	17%
H. San Antonio River @ Goliad	246	86%
I. Guadalupe River @ Tivoli	495	46%
Bay & Estuary Inflow	Not Available	



GUADALUPE RIVER BASIN INFORMATION

July 10, 2024



Donna Drive Well (Read June 2024)*

Surface Elev. 1755' msl
Current Elev. 1387.65' msl
Historical High 1495' msl
Historical Low 1356.8' msl

Cypress Creek Well (Read June 2024)*

Surface Elev. 1562' msl
Current Elev. 1403.40' msl
Historical High 1513' msl
Historical Low 1292.5' msl

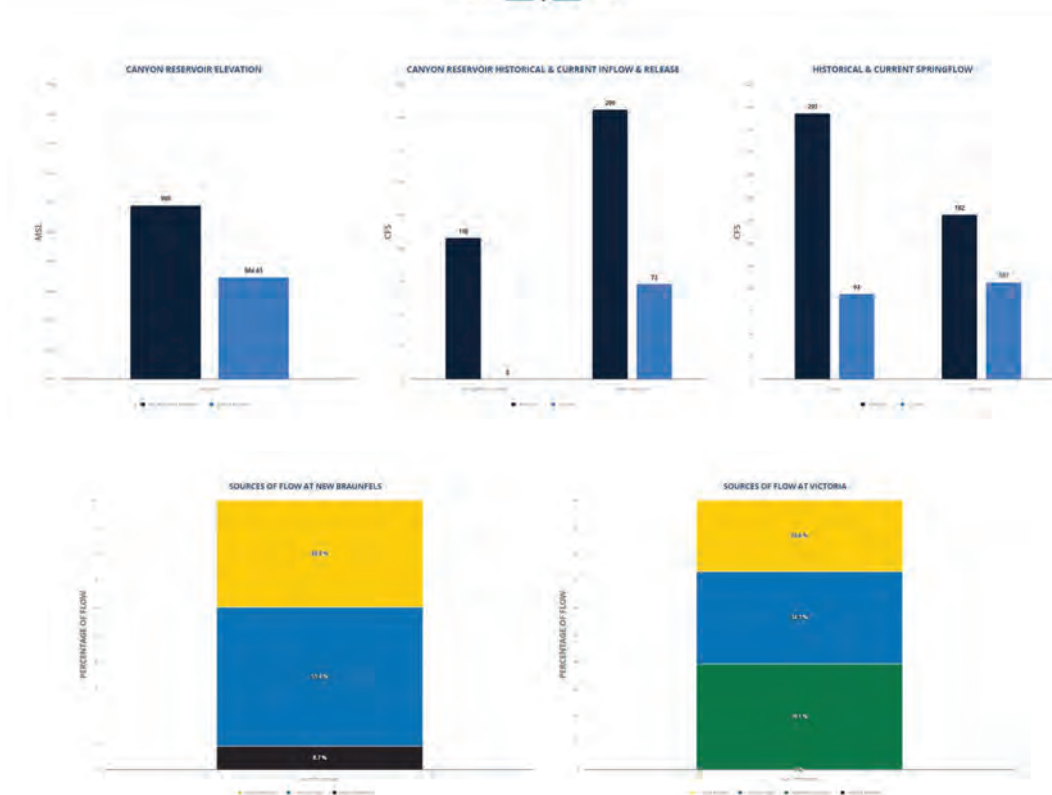
Comfort Well (Read Daily)**

Surface Elev. 1407' msl
Current Elev. 1230.93' msl
Historical High 1326.75' msl
Historical Low 1226.92' msl

*Provided by Headwaters Groundwater Conservation District

**Provided by TWDB

WATERSHED CHARTS



ITEMS FOR EXECUTIVE SESSION

14. 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