

**Alliance Regional Water Authority
Board of Directors**

REGULAR MEETING



ALLIANCE WATER

BOARD MEMBER PACKETS

Wednesday, October 27, 2021 at 3:00 P.M.

Call-In Number: 1-346-248-7799
Meeting ID: 978 7709 7235
Passcode: 460306

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, October 27, 2021 at 3:00 P.M.
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

This Notice is posted pursuant to the Texas Open Meetings Act (Texas Government Code Chapter 551). The Alliance Regional Water Authority (the Authority) Board of Directors will hold a meeting at 3:00 PM, Wednesday, October 27, 2021, at the County Line SUD Offices, 8870 Camino Real, Kyle, Texas. The presiding officer of the meeting will be physically present at the location noted above. Some directors may participate remotely through videoconference. The public may observe this meeting in person or by using the following videoconference link and/or calling the number and code provided:

[Zoom Meeting Link](#)

Call-In Number: 1-346-248-7799

Meeting ID: 978 7709 7235

Passcode: 460306

Members of the public wishing to make public comment during the meeting must (1) be present at the public meeting location or (2) join by videoconference and register by emailing info@alliancewater.org prior to 3:00 p.m. on October 27, 2021. Public comment is not allowed by call-in. This meeting will be recorded and the audio recording will be available on the Authority's website after the meeting. A copy of the agenda packet will be available on the Authority's website at the time of the meeting. Additional information can be obtained by calling Graham Moore at (512) 294-3214.

A. CALL TO ORDER

B. ROLL CALL

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

D. CONSENT AGENDA

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

D.1 Consider approval of minutes of the Regular Meeting held September 22, 2021.
~ Graham Moore, P.E., Executive Director

D.2 Consider approval of the Quarterly Investment Report for the period ending September 30, 2021. ~ Graham Moore, P.E., Executive Director

E. PUBLIC HEARINGS / PRESENTATIONS - None

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, October 27, 2021 at 3:00 P.M.
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

F. ITEMS FOR DISCUSSION NOT REQUIRING ACTION

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

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

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

H. ITEMS FOR ACTION OR DISCUSSION/DIRECTION

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

H.2 Update, discussion and possible direction to Staff regarding the Authority's Phase 1B Cost and Schedule Updates. ~ *Ryan Sowa, P.E., Kimley-Horn & Associates*

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

H.4 Consider adoption of Resolution 2021-10-27-001 accepting the Phase 1B Well Construction Project and requesting release of final payment from the Texas Water Development Board. ~ *Graham Moore, P.E., Executive Director*

H.5 Discussion and possible direction to Staff regarding Considerations for Operations of the Authority's Water System. ~ *Graham Moore, P.E., Executive Director*

H.6 Discussion of legislative issues for the 87th Texas Legislature, and possible direction to Staff. ~ *Graham Moore, P.E., Executive Director*

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, October 27, 2021 at 3:00 P.M.
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

- H.7 Discussion and possible creation of a Temporary Committee and designation of Directors to the Committee for the purpose of reviewing the responses to the Authority's Government Relations RFQ and recommending selection of a proponent to the Board of Directors. ~ *Graham Moore, P.E., Executive Director*
- I. BOARD MEMBER ITEMS OR FUTURE AGENDA ITEMS – Possible acknowledgement by Board Members of future area events and/or requests for item(s) to be placed on a future agenda where no action is required.
- J. EXECUTIVE SESSION
- J.1 *Executive Session pursuant to the Government Code, Section 551.071 (Consultation with Attorney) and/or Section 551.072 (Real Property Deliberations) regarding:*
- A. *Water supply partnership options*
 - B. *Groundwater leases*
 - C. *Acquisition of real property for water supply project purposes*
- J.2 Action from Executive Session on the following matters:
- A. *Water supply partnership options*
 - B. *Groundwater leases*
 - C. *Acquisition of real property for water supply project purposes*
 - D. *Consideration of Resolution 2021-10-27-002 finding Public Convenience and Necessity for and authorizing the acquisition of certain water pipeline easements and temporary construction easements and certain fee estates for the Alliance Regional Water Authority, Phase 1B Water Line Project in connection therewith, over, across, upon and under certain privately owned real estate properties; authorizing all appropriate actions by the Board of Directors, staff, retained attorneys and engineering and technical consultants in the institution and prosecution of condemnation proceedings to acquire any such needed fee estates and easements and temporary construction easements and related rights of ingress and egress that cannot be acquired through negotiation; declaring further negotiations futile; ratifying and affirming all acts and proceedings heretofore done or initiated by employees, agents, and attorneys of ARWA to acquire such property interests including necessary acts for any applicable lienholders for such properties; authorizing all other lawful action necessary and incidental to such acquisitions or eminent domain proceedings to survey, specify, define, and secure the necessary interests in real property; declaring the sections of the resolution to be severable one from the other in the event any section of the resolution is*

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, October 27, 2021 at 3:00 P.M.
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

determined to be invalid; establishing an effective date; and finding and determining that the meeting at which this resolution is passed was noticed and is open to the public as required by law.

K. ADJOURNMENT

NOTE: *The Board of Directors may meet in Executive Session for any purpose authorized under the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, for any item listed on this agenda or as otherwise authorized by law. An announcement will be made of the basis for Executive Session. The Board of Directors may also publicly discuss any item listed on the agenda for Executive Session.*

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS
Wednesday, October 27, 2021 at 3:00 P.M.
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

A. CALL TO ORDER

No Backup Information for this Item.

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, October 27, 2021 at 3:00 P.M.
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

B. ROLL CALL

NAME	TERM ENDS	PRESENT
Mayor Jane Hughson – Vice-Chair (San Marcos)	April 2023	
Regina Franke (CRWA - General Manager, Crystal Clear SUD)	April 2023	
Tim Samford (Kyle – Treatment Operations Manager)	April 2024	
Blake Neffendorf – Treasurer (Buda – Water Resources Coordinator)	April 2023	
Councilmember Mark Gleason (San Marcos)	April 2022	
Humberto Ramos (CRWA – Water Resources Director)	April 2024	
James Earp – Secretary (Kyle – Assistant City Manager)	April 2024	
Tyler Hjorth (San Marcos – Interim Director, Utilities)	April 2024	
Chris Betz – Chair (CRWA - President, County Line SUD)	April 2022	
Derrick Turley (Kyle – Water Quality Technician)	April 2024	
Marie Kalka (San Marcos – Finance Director)	April 2022	
Pat Allen (CRWA - General Manager, Green Valley SUD)	April 2023	
Paul Kite (San Marcos – Asst. Director of Public Services)	April 2022	

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS
Wednesday, October 27, 2021 at 3:00 P.M.
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

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

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS
Wednesday, October 27, 2021 at 3:00 P.M.
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

D. CONSENT AGENDA

Items D.1 and D.2 are presented as part of the consent agenda.

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS
Wednesday, October 27, 2021 at 3:00 P.M.
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

- D.1** Consider approval of minutes of the Regular Meeting held September 22, 2021. ~
Graham Moore, P.E., Executive Director
-

Attachment(s)

- 2021 09 22 Board Meeting Minutes

Board Decision(s) Needed:

- Approval of minutes.



ALLIANCE WATER

Alliance Regional Water Authority

BOARD MEETING

MINUTES

Wednesday, September 22, 2021

The following represents the actions taken by the Board of Directors of the Alliance Regional Water Authority (ARWA) in the order they occurred during the meeting. The Board of Directors convened in a meeting on Wednesday, September 22, 2021 at the San Marcos Activity Center and via video conference call.

- A. CALL TO ORDER.
The Alliance Water Board Meeting was called to order at 3:02 p.m. by Mr. Betz.

- B. ROLL CALL.
 - **Present: Hughson, Franke, Samford, Neffendorf, Gleason, Hjorth, Betz, Turley, Kalka and Kite with Mr. Allen joining in Item H.6 and Mr. Gleason leaving during Item J.1.**
 - **Absent: Ramos, Earp and Allen.**

- C. PUBLIC COMMENT PERIOD
 - **None.**

- D. CONSENT AGENDA
 - D.1 Consider approval of minutes of the Regular Meeting held August 25, 2021.
 - D.2 Consider approval of minutes of the Special Meeting held September 13, 2021.
 - D.3 Consider approval of the financial report for August 2021.
 - D.4 Consider adoption of Resolution 2021-09-22-001 approving an easement with Bluebonnet Electric Cooperative, Inc. on the Authority's Phase 1B Booster Pump Station property and authorizing the Executive Director to execute all easement documents.

- D.5 Consider adoption of Resolution 2021-09-22-002 approving Work Order #6 with RW Harden & Associates for general hydrogeological services through September 30, 2022, as recommended by the Administrative Committee.
- D.6 Consider adoption of Resolution 2021-09-22-003 approving an agreement for public relations services with Concept Development & Planning, LLC through September 30, 2022, as recommended by the Administrative Committee.
- D.7 Consider adoption of Resolution 2021-09-22-004 approving an agreement for general counsel legal services with Lloyd Gosselink Rochelle and Townsend, P.C.
 - **Motion to approve the consent agenda items as presented was made by Mr. Neffendorf, seconded by Mr. Hjorth and approved on a 10-0 vote.**

E. PUBLIC HEARINGS / PRESENTATIONS

- **None.**

F. ITEMS FOR DISCUSSION NOT REQUIRING ACTION

- F.1 Report on Technical Committee activities.
- F.2 Update on status of groundwater management in project target area, and Gonzales County Underground Water Conservation District, Plum Creek Conservation District, Groundwater Management Area 13, Region L Planning Group, Guadalupe-Blanco River Authority, Hays County and CAPCOG activities.
 - **No items opened.**

G. EXECUTIVE DIRECTOR AND LEGAL COUNSEL REPORTS

- **No action.**

H. ITEMS FOR ACTION OR DISCUSSION/DIRECTION

- H.1 Consider adoption of Resolution 2021-09-22-005 approving Work Order #3 with J.R. Tolles and Associates, LLC for construction management support for the Phase 1B projects.
 - **Mr. Moore noted that since Mr. Tolles does not routinely work with the Board, a consultant review form was not sent out.**
 - **Mr. Neffendorf noted that as part of Phase 1A he worked with Jim Tolles and he has been impressed with this thoroughness.**
 - **Motion to adopt Resolution 2021-09-22-005 approving Work Order #3 with J.R. Tolles and Associates, LLC for construction management support for the Phase 1B projects was made by Ms. Hughson,**

seconded by Mr. Gleason and approved on a 9-0 vote (Ms. Franke was not visible at the time of the vote).

- H.2 Update and discussion regarding the status of the Authority's Phase 1B program, and direction to staff and consultants.
- **Mr. Sowa provided an update on the Phase 1B Program.**
 - **Mr. Neffendorf inquired if there have been any eminent domain hearings in Hays County.**
 - **Mr. Sowa stated that none have occurred in Hays County.**
 - **Mr. Neffendorf asked if the changes in scope for the Segment A Pipeline project have been included in the other pipelines.**
 - **Mr. Moore responded that the changes are being incorporated into the other projects.**
 - **No Action.**
- H.3 Consider adoption of Resolution 2021-09-22-006 approving Work Authorization #9 with Lockwood, Andrews & Newnam, Inc. for Construction Administration Services on the Authority's Phase 1B Treated Water Segment A Pipeline Project, as recommended by the Technical Committee.
- **Motion to adopt Resolution 2021-09-22-006 approving Work Authorization #9 with LAN for Construction Administration Services for the Segment A Pipeline Project was made by Mr. Neffendorf, seconded by Ms. Hughson and approved on a 10-0 vote.**
- H.4 Consider adoption of Resolution 2021-09-22-007 adopting weighted scoring values for the selection criteria associated with the Authority's Competitive Sealed Proposals for the Phase 1B Program projects.
- **Ms. Hughson noted that 20 points in the scoring matrix are specifically for the "ability to complete on schedule and within budget" which she agrees is very important.**
 - **Motion to adopt Resolution 2021-09-22-007 adopting weighted scoring values for the selection criteria associated with the Authority's Competitive Sealed Proposals for the Phase 1B Program projects was made by Ms. Hughson, seconded by Mr. Hjorth and approved on a 10-0 vote.**
- H.5 Consider adoption of Resolution 2021-09-22-008 authorizing the Executive Director to execute on behalf of the Authority all necessary documents to continue participation in the Texas Municipal League Intergovernmental Employee Benefits Pool (TML IEBP) for employee's health insurance for January 2022 through December 2022.
- **Motion to adopt Resolution 2021-09-22-008 authorizing the Executive Director to execute on behalf of the Authority all necessary documents to continue participation in the TML IEBP for employee health**

insurance for January 2022 through December 2022 was made by Ms. Franke, seconded by Ms. Hughson and approved on a 10-0 vote.

- H.6 Consider adoption of Resolution 2021-09-22-009 approving a Well Lease Agreement with Michael and Sharon Evans.
- **Motion to adopt Resolution 2021-09-22-009 approving a Well Lease Agreement with Michael and Sharon Evans subject to inclusion of a final easement description was made by Ms. Hughson, seconded by Mr. Allen and approved on a 11-0 vote.**
- H.7 Consider adoption of Resolution 2021-09-22-010 approving the assignment of relevant Possession and Use Agreement rights associated with the Phase 1B Program to the Guadalupe-Blanco River Authority.
- **Motion to adopt Resolution 2021-09-22-010 approving the assignment of relevant Possession and Use Agreement rights associated with the Phase 1B Program to the GBRA was made by Mr. Hjorth, seconded by Mr. Allen and approved on a 11-0 vote.**
- H.8 Discussion of legislative issues for the 87th Texas Legislature, and possible direction to Staff.
- **Mr. Moore provided an update.**
 - **Mr. Heckler with Texas Solutions Group noted that allocation of federal American Rescue funds in the amount of \$16 billion to the State and \$10 billion to cities and counties which can include some weatherization and back-up generation.**
- I. BOARD MEMBER ITEMS OR FUTURE AGENDA ITEMS
- **Mr. Moore noted that the November and December meetings will be held the third Wednesday of the month and both will be hybrid meetings.**
- J.1 The Board of Directors recessed into Executive Session at 3:50 p.m. pursuant of the Government Code, Section 551.071, to seek the General Counsel's advice regarding matters involving attorney-client privilege, Section 551.072 to discuss water supply project partnership options and/or Section 551.074 to discuss personnel matters. The Board of Directors reconvened from Executive Session at 4:50 p.m.
- J.2 Action from Executive Session on the following matters:
- A. Water supply partnership options
 - B. Groundwater leases

- C. Acquisition of real property for water supply project purposes.
 - **Staff to proceed as directed in Executive Session.**
 - D. Annual performance evaluation of Executive Director, Graham Moore, including possible adoption of goals for the next fiscal year and compensation adjustments.
 - **Motion to adopt the draft goals for the Executive Director as presented and to increase his compensation by 5% for merit effective October 1, 2021 was made by Ms. Franke, seconded by Mr. Hjorth and approved on a 10-0 vote.**
 - E. Consideration of Resolution 2021-09-22-011 approving a Purchase Agreement with Rancho de Galle Ltd. for a permanent pipeline easement on Parcel D055G.
 - **No Action.**
 - F. Consideration of Resolution 2021-08-25-009 finding Public Convenience and Necessity for and authorizing the acquisition of certain water pipeline easements and temporary construction easements and certain fee estates for the Alliance Regional Water Authority, Phase 1B Water Line Project in connection therewith, over, across, upon and under certain privately owned real estate properties; authorizing all appropriate actions by the Board of Directors, staff, retained attorneys and engineering and technical consultants in the institution and prosecution of condemnation proceedings to acquire any such needed fee estates and easements and temporary construction easements and related rights of ingress and egress that cannot be acquired through negotiation; declaring further negotiations futile; ratifying and affirming all acts and proceedings heretofore done or initiated by employees, agents, and attorneys of ARWA to acquire such property interests including necessary acts for any applicable lienholders for such properties; authorizing all other lawful action necessary and incidental to such acquisitions or eminent domain proceedings to survey, specify, define, and secure the necessary interests in real property; declaring the sections of the resolution to be severable one from the other in the event any section of the resolution is determined to be invalid; establishing an effective date; and finding and determining that the meeting at which this resolution is passed was noticed and is open to the public as required by law.
 - **Motion to adopt Resolution 2021-09-22-011 finding Public Convenience and Necessity and authorizing Eminent Domain Proceedings, if necessary, for acquisitions as presented was made by Mr. Neffendorf, seconded by Ms. Franke and approved on a 10-0 vote.**
- K. ADJOURNMENT
- **Meeting was adjourned at 4:54 p.m. based on the motion by Mr. Neffendorf, seconded by Ms. Hughson on a 10-0 vote.**

APPROVED: _____, 2021

ATTEST:

Chair, Board of Directors

Secretary, Board of Directors

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, October 27, 2021 at 3:00 P.M.
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

D.2 Consider approval of the Quarterly Investment Report for the period ending September 30, 2021. ~ *Graham Moore, P.E., Executive Director*

Background/Information

Attached is the Quarterly Investment Report for the period ending September 30, 2021.

Attachment(s)

- 2021 09 30 Quarterly Investment Report

Board Decision(s) Needed:

- Approval of the Quarterly Investment Report for the period ending September 30, 2021.

Alliance Regional Water Authority



Quarterly Investment Report Ending as of September 30, 2021

Submitted by:

A handwritten signature in blue ink, appearing to read 'G. Moore', is positioned above a horizontal line.

Graham Moore – Alliance Regional Water Authority Investment Officer

The following reports are submitted in accordance with the Public Funds Investment Act (Chapter 2256) and the Authority's Investment Policy. The report includes an analysis of the cash accounts and investments, an analysis versus the benchmark and rates of returns for the pooled accounts.

**Alliance Regional Water Authority
Quarterly Investment Report
June 30, 2021 – September 30, 2021**

Portfolio Allocation Analysis

Portfolio as of June 30, 2021

Beginning Book Value \$208,717,560.09
Beginning Market Value \$208,717,560.09
Unrealized Gain / Loss – 0 –

Portfolio as of June 30, 2021

Ending Book Value \$200,261,485.92
Ending Market Value \$200,261,485.92
Accrued Interest \$10,376.17
Change in Unrealized Gain/Loss – 0 –

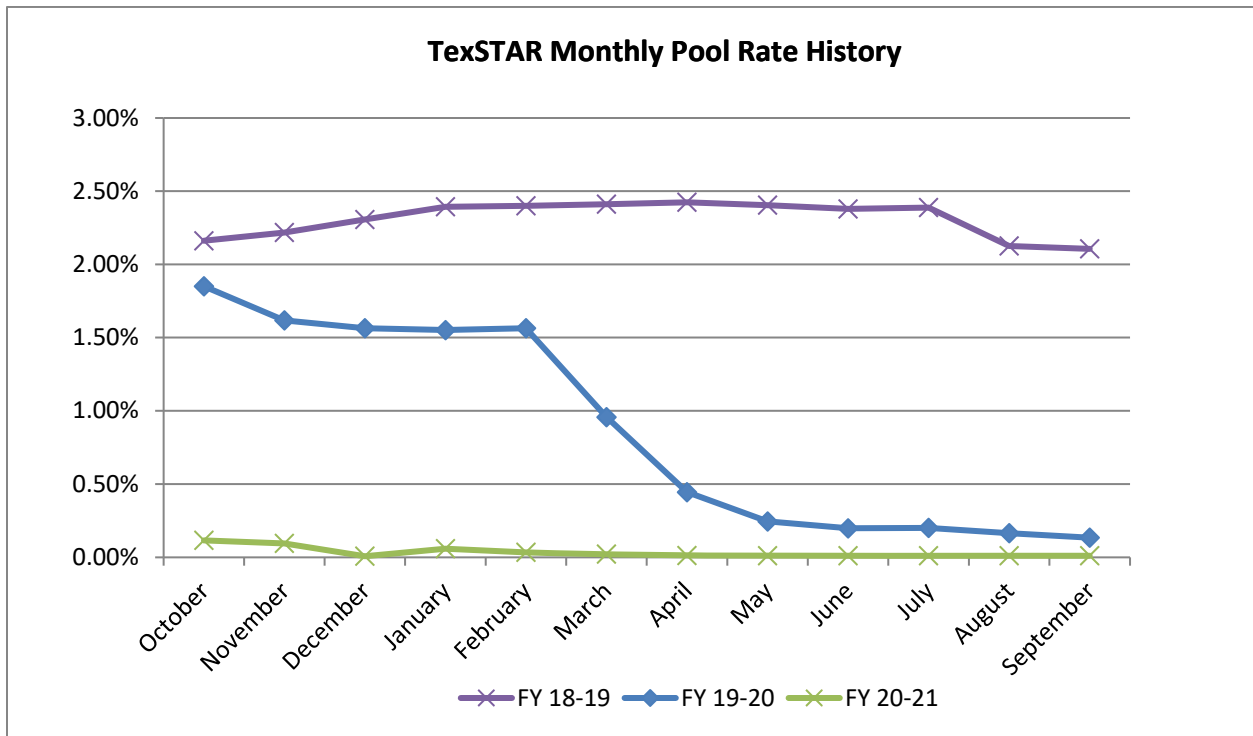
Schedule of Cash Accounts and Investments		
	As of June 30, 2021	As of September 30, 2021
Funds in Investment Pools		
TexSTAR Balance	\$6,567,449.48	\$23,067,777.22
Deposits to TexSTAR in Period	\$10,000,000.00	\$25,000,000.00
Accrued Interest	\$843.94	\$207.04
Percentage of Total Portfolio	3.0%	11.52%
Funds in Checking Accounts		
Broadway Balance	\$75,000.00	\$227,679.17
Deposits to Checking in Period	\$4,452,716.23	\$38,589,493.63
Percentage of Total Portfolio	0.0%	0.1%
Funds in Reserve Accounts		
Reserves Balance	\$3,741,848.74	\$1,647,397.99
Deposits to Reserves in Period	\$4,022,770.03	\$2,759,395.29
Percentage of Total Portfolio	1.1%	0.5%
Funds in Savings Accounts		
Broadway Balance	\$1,114,807.79	\$4,086,327.09
Deposits to Savings in Period	\$5,500,000.00	\$4,000,000.00
Accrued Interest	\$299.11	\$400.27
Percentage of Total Portfolio	0.5%	2.0%

Funds in Escrow Accounts		
BoKF - 2015A (CRWA)	\$335,035.94	\$335,068.73
BoKF - 2015B (Kyle)	\$221,925.96	\$221,947.67
BoKF - 2017A (CRWA)	\$301,527.16	\$266,095.33
BoKF - 2017B (Kyle)	\$271,266.54	\$242,543.69
BoKF - 2017C (San Marcos)	\$383,573.04	\$333,992.10
BoKF - 2017D (Buda)	\$43,173.12	\$43,177.36
BoKF - 2019A (CRWA)	\$24,645,762.18	\$15,068,203.18
BoKF - 2019B (Kyle)	\$22,475,778.43	\$13,741,565.54
BoKF - 2019C (San Marcos)	\$28,645,554.22	\$17,527,031.70
BoKF - 2019D (Buda)	\$3,980,230.29	\$2,405,150.31
BoKF - 2020A (CRWA)	\$37,411,762.72	\$37,415,422.85
BoKF - 2020B (Kyle)	\$37,411,762.72	\$34,114,361.94
BoKF - 2020C (San Marcos)	\$43,461,350.54	\$43,465,602.54
BoKF - 2020D (Buda)	\$6,051,549.44	\$6,052,141.51
Deposits to Escrow in Period	\$0.00	\$0.00
Accrued Interest	\$9,352.49	\$9,375.50
Percentage of Total Portfolio	94.7%	85.5%
Total Investments & Cash Accounts	\$217,139,358.31	\$ 200,261,485.92

Benchmark Analysis	
Benchmark (US Treasury – Daily Bill Rates: 4 weeks)	0.048%
TexSTAR Average Monthly Rate	0.010%
Average Weighted Maturity	45.0 Days

Schedule of TexSTAR Monthly Rate History October 1, 2017 – September 30, 2021

<u>Month</u>	<u>Average Monthly Rate (FY 17-18)</u>	<u>Average Monthly Rate (FY 18-19)</u>	<u>Average Monthly Rate (FY 19-20)</u>	<u>Average Monthly Rate (FY 20-21)</u>	<u>Average Rate Variance</u>
October	1.05%	2.16%	1.85%	0.12%	-1.74%
November	1.07%	2.22%	1.62%	0.09%	-1.52%
December	1.18%	2.31%	1.56%	0.01%	-1.56%
January	1.29%	2.39%	1.55%	0.06%	-1.49%
February	1.35%	2.40%	1.56%	0.03%	-1.53%
March	1.50%	2.41%	0.96%	0.02%	-0.94%
April	1.63%	2.42%	0.44%	0.01%	-0.43%
May	1.73%	2.40%	0.24%	0.01%	-0.23%
June	1.83%	2.38%	0.20%	0.01%	-0.19%
July	1.90%	2.39%	0.20%	0.01%	-0.19%
August	1.92%	2.13%	0.16%	0.01%	-0.15%
September	2.00%	2.11%	0.13%	0.01%	-0.12%



REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, October 27, 2021 at 3:00 P.M.
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

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

Background/Information

The following items were discussed by the Committee at its 10/13 meeting:

- Received an update on construction of the Phase 1B projects (Item H.3).
- Approved Change Order #1 for the WTP project to add a temporary access road – total cost was \$249,606 and adds 49 days to the schedule.
- Received an update on the Phase 1B program (Item H.1).
- Received an update on the Phase 1B Program Schedule and Budget (Item H.2).
- Received an update on the Phase 1B Commissioning Plan.
- Discussed the Considerations for Operations of the Authority's Water System (Item H.5).
- Received an update on the Authority's Weatherization of the Phase 1A facilities.
- Received an update on the 87th legislative session (Item H.6).
- Received an update on area water meetings (Item F.2).

Board Decision(s) Needed:

- None.

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, October 27, 2021 at 3:00 P.M.
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

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

Gonzales County Underground Water Conservation District (GCUWCD)

The GCUWCD met on October 12th. They are discussing a large number of possible Carrizo wells that they have recently been made aware of and how to deal with them in context of the mitigation agreement. The Board is asking for more details as to when the wells were drilled, where they are located, etc. before making any decisions with regards to them.

Plum Creek Conservation District (PCCD)

The PCCD met on October 19th. They discussed the Authority's request to postpone the construction of the first Carrizo well and related monitoring well from 2022 to 2029. The Board seems inclined to approve the schedule delay for the production well, but is interested in adding the monitoring well sooner. Staff has been directed to get an estimate for the monitoring well drilling and to determine if the landowners where the wells might be located would entertain the monitoring well on their property.

Groundwater Management Area 13

No update.

Region L Planning Group

Region L is scheduled to meet on November 4th.

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

No update.

Board Decision(s) Needed:

- None.

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, October 27, 2021 at 3:00 P.M.
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

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

EXECUTIVE DIRECTOR

- A reminder that the November and December Board meetings will be held the third Wednesday of the month, November 17th and December 15th, respectively. The meetings will be hybrid with both virtual and in-person options.
- Staff is continuing to work with Canyon Regional Water Authority and Maxwell SUD on an agreement that would add a delivery point for Maxwell on the Authority's Phase 1B Booster Pump Station property. The agreement is expected to be brought to the ARWA Board for consideration at the November meeting.

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, October 27, 2021 at 3:00 P.M.
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

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

Background/Information

Ryan Sowa with Kimley-Horn will update the Committee on their recent activities associated with the Phase 1B program.

Attachment(s)

- Phase 1B Program Update – October 27, 2021
- Kimley-Horn Monthly Summary of Activities for September 2021

Board Decision(s) Needed:

- None.



Phase 1B Program Update

Board of Directors Meeting
October 27, 2021



ALLIANCE WATER

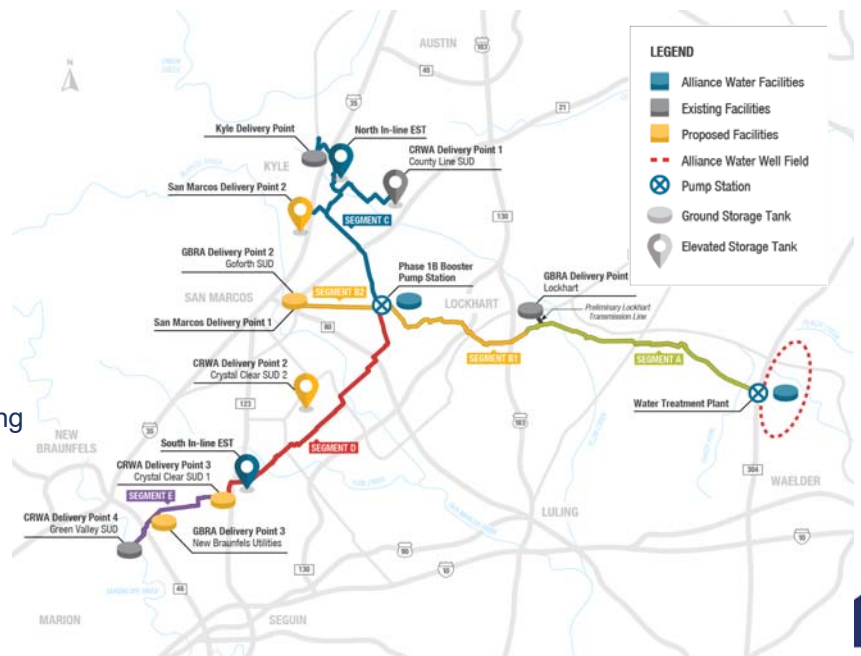
Kimley»Horn
Expect More. Experience Better.

PRESENTED BY

Ongoing Progress

► Design Milestone Status

- Design Submittals
 - Inline EST (60%) – October
 - Pipeline Segment C (100%) – November
- TWDB Reviews
 - Segment A
 - Approval for Construction Forthcoming
 - Funding Release in Preparation
 - Booster Pump Station & Delivery Points
 - Approved for Construction
 - Funding Release in Preparation
 - Segment B
 - Approval for Procurement Forthcoming
 - Final Design, Procurement Funding Release in Preparation



Ongoing Progress

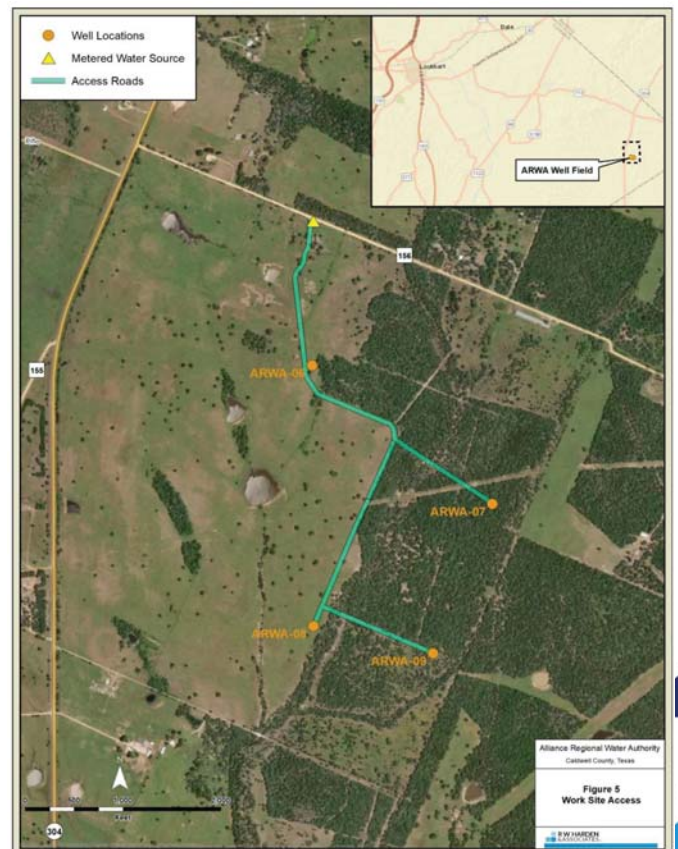
► Procurement / Construction Status

- Booster Pump Station & Delivery Points
 - Anticipated NTP – Mid-October
- Pipeline Segment A
 - Anticipated NTP – Late October
- Pipeline Segment B
 - Procurement Schedule
 - Begin Advertising: October 12th
 - Pre-Proposal Meeting: October 20th
 - Proposal Opening: November 12th
 - Technical Committee: December 8th
 - Board of Directors: December 15th



Well Drilling Construction Progress

- All Work Completed
- TWDB Walkthrough Performed
- Board Acceptance of Project on Agenda



Pipeline Easement Acquisition Status

Pipeline Segment	Number of Parcels	STATUS						
		(A) Appraisal/Offer in Development	(B) Negotiation (Initial Offer)	(C) Negotiation (Final Offer)	(D) = (A+B+C) Appraisal / Negotiation	(E) Condemnation in Process	(F) = (D+E) Possession Still Needed	(G) Purchase Agreement Signed / Possession Obtained
A	39	0	0	0	0	0	0	39
B	52	0	0	0	0	5	5	47
D	57	0	0	3	3	30	33	24
C	74	7	31	4	42	21	63	11
E	37	2	10	1	13	20	33	4
Well Field	20	17	0	0	17	0	17	3
Total	279						151	128



Questions?

ALLIANCE REGIONAL WATER AUTHORITY
 ATTN: GRAHAM MOORE
 1040 HIGHWAY 123
 SAN MARCOS, TX 78666

Please send payments to:
 KIMLEY-HORN AND ASSOCIATES, INC.
 P.O. BOX 951640
 DALLAS, TX 75395-1640

Invoice No: 068706604-0921
 Invoice Date: Sep 30, 2021
 Invoice Amount: \$ 207,916.10
 Project No: 068706604
 Project Name: ARWA PROGRAM YEAR 4
 Project Manager: SOWA, RYAN

Work Order No. 4
 Duration: March 2021 - Feb. 2022

Invoice Duration: Sep. 1, 2021 to Sep. 31, 2021

Federal Tax Id: 56-0885615

COST PLUS MAX

KHA Ref # 068706604.3-19799731

Description	Contract Value	Amount Billed to Date	Previous Amount Billed	Current Amount Due
PROGRAM MANAGEMENT PLAN UPDATES	32,262.00	4,576.50	4,090.30	486.20
STAKEHOLDER COORDINATION	279,683.00	149,265.30	123,649.81	25,615.49
BUDGETING	110,861.00	93,070.69	85,735.89	7,334.80
SCHEDULE	81,192.00	47,762.82	40,146.42	7,616.40
REPORTING	47,110.00	34,882.50	31,027.50	3,855.00
DATA MANAGEMENT	91,576.00	51,231.26	44,383.09	6,848.17
ENVIRONMENTAL MANAGEMENT	84,390.00	62,551.50	53,913.75	8,637.75
LAND ACQUISITION MANAGEMENT	509,587.00	395,605.99	339,975.15	55,630.84
TWDB MANAGEMENT	83,558.00	47,500.61	41,259.31	6,241.30
DESIGN STANDARDS	84,403.00	49,647.97	46,974.13	2,673.84
ENGINEERING DESIGN MANAGEMENT	361,276.00	255,502.00	224,462.75	31,039.25
QUALITY ASSURANCE	17,966.00	8,952.75	6,837.75	2,115.00
ELECTRICAL POWER PLANNING	51,073.00	21,051.25	15,276.25	5,775.00
PERMIT COORDINATION/TRACKING	50,094.00	32,299.80	28,023.55	4,276.25
PROCUREMENT AND CONSTRUCTION PHASE SERVICES	408,057.00	162,340.75	133,949.97	28,390.78
PROJECT ADMINISTRATION	52,870.00	23,213.73	20,872.56	2,341.18
OTHER SERVICES	78,995.00	29,241.01	25,556.01	3,685.00
ENVIRONMENTAL CONSTRUCTION PHASE SERVICES	260,480.00	5,353.87	0.00	5,353.87
Subtotal	2,685,433.00	1,474,050.28	1,266,134.18	207,916.10
Total COST PLUS MAX				207,916.10

Total Invoice: \$ 207,916.10

If you have questions regarding this invoice, please call Cecile Wells at (281) 612-9031.

October 20, 2021

Project Monthly Summary

September 2021 Tasks Performed:

- Task 2 – Stakeholder Coordination
 - Coordination and/or meetings with entities including: Caldwell County, Guadalupe County, Bluebonnet Electric Coop, TxDOT, TCEQ, and TWDB.
 - Continued weekly task coordination with Alliance Water.
 - Prepared and presented the Technical Committee Update.
 - Prepared and presented the Board Meeting Update.
 - Prepared and presented the Project Advisory Committee Meeting Update.
 - Prepared for and held Monthly Status Meeting with Alliance Water.

- Task 3 – Budgeting
 - Prepared and presented the monthly Budget Update for the Board meeting.
 - Continued updates to Budget Workbook to include monthly tracking of actual costs for ARWA review.

- Task 4 – Schedule
 - Prepared the quarterly Schedule Update for the October Board meeting.
 - Revised Project Deliverable Schedule based on the feedback received from ARWA and Design Consultants.
 - Coordinated with Program team to integrate each project schedule into overall Program schedule. Developed and distributed the monthly Program schedule summary.

- Task 6 – Data Management
 - Ongoing maintenance of Microsoft SharePoint Online program.
 - Continued updating of web-based GIS for easement acquisition process and alignment changes.

- Task 7 – Environmental Management
 - Continued coordination with Program Environmental Consultant concerning the comment responses to the United States Army Corps of Engineers.
 - Coordinated with the Program Environmental Consultant regarding Inline Elevated Storage Tank site field work.
 - Continued coordination with the Program Environmental Consultant regarding additional hazmat studies for Segments C and E.
 - Performed coordination between Program Environmental Consultant and Land Acquisition Consultant to clarify environmental field work to be done on properties as part of right-of-entry process.
 - Monthly progress meeting and ongoing coordination with Program Environmental Consultant.

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

- Continued coordination between Program Environmental Consultant and Design Engineers.
- Reviewed Program Environmental invoices, schedule, and risk log.

- Task 8 – Land Acquisition Management
 - Coordinated the appraisal process for Segments C, D, E, and W parcels.
 - Coordinated with Program Survey Consultant, Program Environmental Consultant, and Land Acquisition team to address questions that arise as part of the field work coordination process.
 - Performed weekly QC of parcel files in SharePoint, provided comments to Land Acquisition team.
 - Weekly coordination meeting with land agents to discuss status of rights-of-entry and to provide Program clarification on any questions/requests that have come from landowners.
 - Reviewed Program Land Acquisition team, Program Appraiser, and Program Survey invoices.
 - Continued field work coordination to notify landowners of upcoming field work by consultants.

- Task 9 – Texas Water Development Board Management
 - Continued coordination with TWDB Staff to track all EFRs, environmental reports, and bid documents currently under review.

- Task 10 – Design Standards
 - Revised and distributed the Pipeline Construction Standards considering Contractor recommendations for cost savings.

- Task 11 – Engineering Design Management
 - Pipelines:
 - Segment A
 - Continued coordination with Design Consultant during project procurement.
 - Segment B
 - Continued coordination with Design Consultant for final design and preparation for procurement.
 - Segment C
 - Continued coordination with Design Consultant on 100% design.
 - Continued coordination with Design Consultant regarding ongoing field work and pipeline alignment considerations..
 - Segment D
 - Continued coordination with Design Consultant for final design and preparation for procurement.
 - Segment E

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

- Continued coordination with Design Consultant regarding ongoing field work and pipeline alignment considerations. Continued coordination with Design Consultant for 100% design.
 - Wellfield:
 - Continued coordination regarding the completion of construction for Wells 6-9.
 - Raw Water Infrastructure:
 - Continued coordination with Design Consultant for construction phase services.
 - Water Treatment Plant:
 - Continued coordination with Design Consultant concerning Hydraulics/Surge development.
 - Continued coordination with Design Consultant for construction phase services.
 - Booster Pump Station:
 - Coordinated with Design Consultant during project procurement.
 - Inline Elevated Storage Tanks:
 - Continued coordination with Design Consultant for 60% design development.
 - Other:
 - Monthly progress meetings with all Design Consultants (pipelines, water treatment plant, raw water infrastructure, wellfield, booster pump station).
 - Review invoices, schedules, and risk logs for consultants.
- Task 13 – Electrical Power Planning
 - Continued coordination with ARWA and GVEC to develop agreement language for service to the well field.
 - Continued coordination with GVEC regarding electric service to the WTP and wellfield.
- Task 14 – Permit Coordination/Tracking
 - Continued Permit coordination with Pipeline Consultants.
 - Continued coordination with Caldwell, Guadalupe, and Hays County TxDOT offices concerning roadway crossings.
 - Continued coordination with Caldwell, Guadalupe, and Hays Counties regarding on going permit reviews.
 - Continued General Coordination with GVEC and BBEC.
 - On-going Permit Tracking Log Updates.
- Task 15 – Procurement and Construction Phase Services
 - Continued coordinated with Segment A and BPS Design Consultants during the procurement phase.
 - Coordination with Segment B to prepare for procurement.

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

- On-going coordination with WTP and RWI Design Consultants during the construction phase.
- Task 16 – Other Services
 - Solar Evaluation
 - Finalized update and presented to the Technical Committee.
 - Commissioning Planning
 - Finalize the evaluation of the Phase 1B infrastructure commissioning for ARWA’s review.

October 2021 Projection:

- Task 2 – Stakeholder Coordination
 - Coordination and/or meetings with entities including: Caldwell County, Guadalupe County, GVEC, Bluebonnet Electric Coop, TxDOT, TCEQ, and TWDB.
 - Continue weekly task coordination with Alliance Water.
 - Prepare and present the Technical Committee Update.
 - Prepare and present Project Advisory Committee Meeting Update.
 - Prepare and present Board Meeting Update.
 - Prepare for and hold Monthly Status Meeting with Alliance Water.
- Task 3 – Budgeting
 - Prepare and present the quarterly Budget Update for the Board meeting.
 - Continue updates to Budget Workbook to include monthly tracking of actual costs for ARWA review.
 - Continue development of projected Operation and Maintenance costs and address feedback received from ARWA.
- Task 4 – Schedule
 - Prepare and present the quarterly Schedule Update for the October Board meeting.
 - Revise the Project Deliverable Schedule based on the feedback received from ARWA and Design Consultants.
 - Coordinate with Program team to integrate each project schedule into overall Program schedule. Develop and distribute schedule update and memorandum.
- Task 6 – Data Management
 - Ongoing maintenance of Microsoft SharePoint Online program.
 - Continued updating of web-based GIS for easement acquisition process and alignment changes.
- Task 7 – Environmental Management

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

- Review the Segment C Hazmat Phase II and Technical Documents report prepared by the Environmental Consultant.
- Continue coordination with Program Environmental Consultant concerning the comment responses to the United States Army Corps of Engineers.
- Continued coordination with the Program Environmental Consultant regarding additional hazmat studies for Segment C and E.
- Perform coordination between Program Environmental Consultant and Land Acquisition Consultant to clarify environmental field work to be done on properties as part of right-of-entry process.
- Monthly progress meeting and ongoing coordination with Program Environmental Consultant.
- Continue coordination between Program Environmental Consultant and Design Engineers.
- Review Program Environmental invoices, schedule, and risk log.

- Task 8 – Land Acquisition Management
 - Coordinate the appraisal process for Segment C, D, E, and W parcels.
 - Coordinate with Program Survey Consultant, Program Environmental Consultant, and Land Acquisition team to address questions that arise as part of the field work coordination process.
 - Perform weekly QC of parcel files in SharePoint, provide comments to Land Acquisition team.
 - Weekly coordination meeting with land agents to discuss status of rights-of-entry and to provide Program clarification on any questions/requests that have come from landowners.
 - Review Program Land Acquisition team, Program Appraiser, and Program Survey invoices.
 - Continue field work coordination to notify landowners of upcoming field work by consultants.

- Task 9 – Texas Water Development Board Management
 - Continue coordination with TWDB Staff to track all EFRs, environmental reports, and bid documents currently under review.

- Task 10 – Design Standards
 - Review Pipeline Construction Standards considering Contractor recommendations for cost savings.

- Task 11 – Engineering Design Management
 - Pipelines:
 - Segment A
 - Continue coordination with Design Consultant for project procurement.
 - Segment B

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

- Continue coordination with Design Consultant for final design and preparation for procurement.
 - Segment C
 - Begin review of the Segment C 100% design submittal prepared by the Design Consultant.
 - Continue coordination with Design Consultant for final design.
 - Continue coordination with Design Consultant regarding ongoing field work and pipeline alignment considerations..
 - Segment D
 - Continue coordination with Design Consultant for final design and preparation for procurement.
 - Segment E
 - Finalize review of the Segment E 100% design submittal prepared by the Design Consultant.
 - Continue coordination with Design Consultant for final design.
- Wellfield:
 - Continue coordination regarding the completion of construction of Wells 6-9.
- Raw Water Infrastructure:
 - Continued coordination with Design Consultant for construction phase services.
- Water Treatment Plant:
 - Continue coordination with Design Consultant concerning Hydraulics/Surge development.
 - Continued coordination with Design Consultant for construction phase services.
- Booster Pump Station:
 - Coordination with Design Consultant for final design and procurement development.
- Inline Elevated Storage Tanks:
 - Begin review of the 60% design submittal prepared by the Design Consultant.
 - Coordination with Design Consultant for 60% design development.
- Other:
 - Monthly progress meetings with all Design Consultants (pipelines, water treatment plant, raw water infrastructure, wellfield).
 - Review invoices, schedules, and risk logs for consultants.
- Task 13 – Electrical Power Planning
 - Continue coordination with ARWA and GVEC to develop agreement language for service to the well field.
 - Continue coordination with GVEC regarding electric service to the WTP and wellfield.

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

- Task 14 – Permit Coordination/Tracking
 - Continue Permit coordination with Pipeline consultants
 - Coordinate with Hays County concerning the Site Development Permit.
 - General Coordination with TxDOT.
 - Coordinate with Caldwell, Guadalupe, and Hays County TxDOT offices concerning roadway crossings.
 - General Coordination with GVEC and BBEC.
 - On-going Permit Tracking Log Updates.

- Task 15 – Procurement and Construction Phase Services
 - On-going coordination with Segment A and BPS Design Consultants during the pre-construction phase.
 - Coordination with Segment B to prepare for procurement.
 - On-going coordination with WTP and RWI Design Consultants during the construction phase.

- Task 16 – Other Services
 - Commissioning Planning
 - Finalize the evaluation of the Phase 1B infrastructure commissioning for ARWA’s review and present to the Technical Committee.
 - Finalize and submit the City of San Marcos Watershed Protection Plan for the Booster Pump Station Plat.

Scope Elements Added/Removed:

None at this time.

Outstanding Issues/Concerns:

None at this time.

HUB Participation:

59.9 % allotted by Contract (based on contract total fee)

56.3% to date of Billing

Design Consultant Certifications: N/A

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

Sub Consultant	Sub Consultant Certifications	Task Description	Contract Value (\$)	Percent Complete to Date (%)	Amount Billed to Date (\$)	Amount Paid to Date (\$)
Foster CM Croup, Inc.	DBE; AABE; MBE; SBE	Budgeting, Schedule, and Data Management	\$170,814.00	65.5%	\$123,020.96	\$110,060.96
CP&Y, Inc.	ABE; MBE	Program Standards, Compliance, and Project Management	\$926,211.00	35.2%	\$358,168.92	\$299,716.76
Grubb Engineering, Inc.	ESBE; SBE; WBE	Electrical Power Planning	\$44,200.00	39.4%	\$19,145.81	\$13,894.15
Spitzer and Associates, Inc.	SBE; WBE	Land Acquisition Management	\$446,290.00	79.7%	\$327,303.85	\$281,402.86
V&A Consulting Engineers, Inc.	SBE; HABE; MBE	Cathodic Protection Standards	\$22,015.00	0.0%	\$-	\$2,680.00
		Subtotal	\$1,609,530.00	49.0%	\$827,639.54	\$707,754.74

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, October 27, 2021 at 3:00 P.M.
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

H.2 Update, discussion and possible direction to Staff regarding the Authority's Phase 1B Cost and Schedule Updates. ~ *Ryan Sowa, P.E., Kimley-Horn & Associates*

Background/Information

Attached is a presentation update on the cost and schedule for the Phase 1B Program.

Attachment(s)

- Phase 1B Program Schedule Update October 27, 2021.

Board Decision(s) Needed:

- Possible direction to Staff.



Phase 1B Program Schedule & Budget Update

Board of Directors Meeting
October 27, 2021



ALLIANCE WATER

PRESENTED BY **Kimley»Horn**
Expect More. Experience Better.

Schedule Update – Pipeline Critical Path



Alignment Confirmation

- Recent ownership changes
- Realignment requests
- Proposed development conflicts

Environmental Completion

- Realignment field work
- Report updates

Agency Review (USACE)

- Cultural review comments
- Additional field work vs trenchless avoidance
- Waters of the US definition changes

TWDB Reviews

- Environmental Reports
 - Budgeted: 6 weeks
 - Actual: 13+ weeks
- Plans & Specifications
 - Somewhat extended



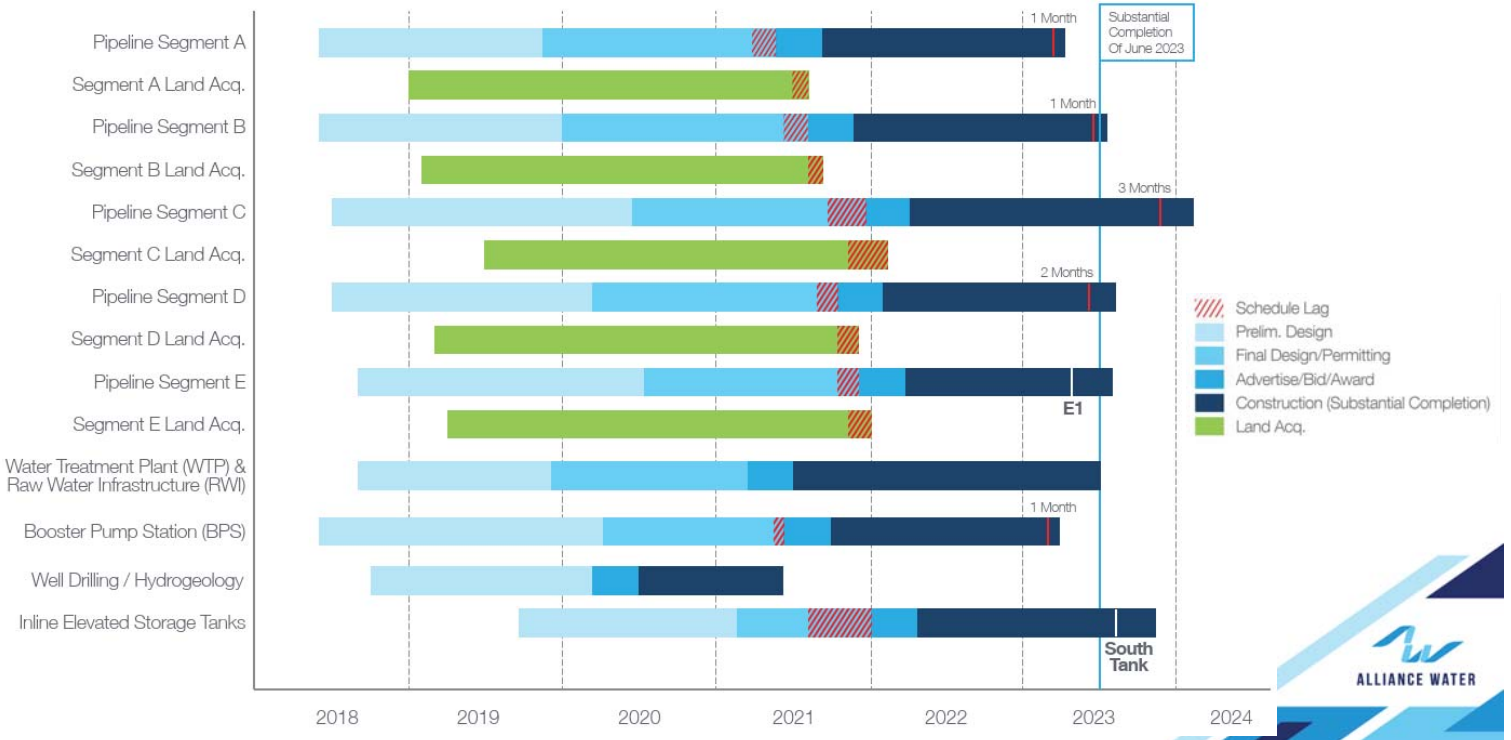
Schedule Update

Other Developments Since Last Update

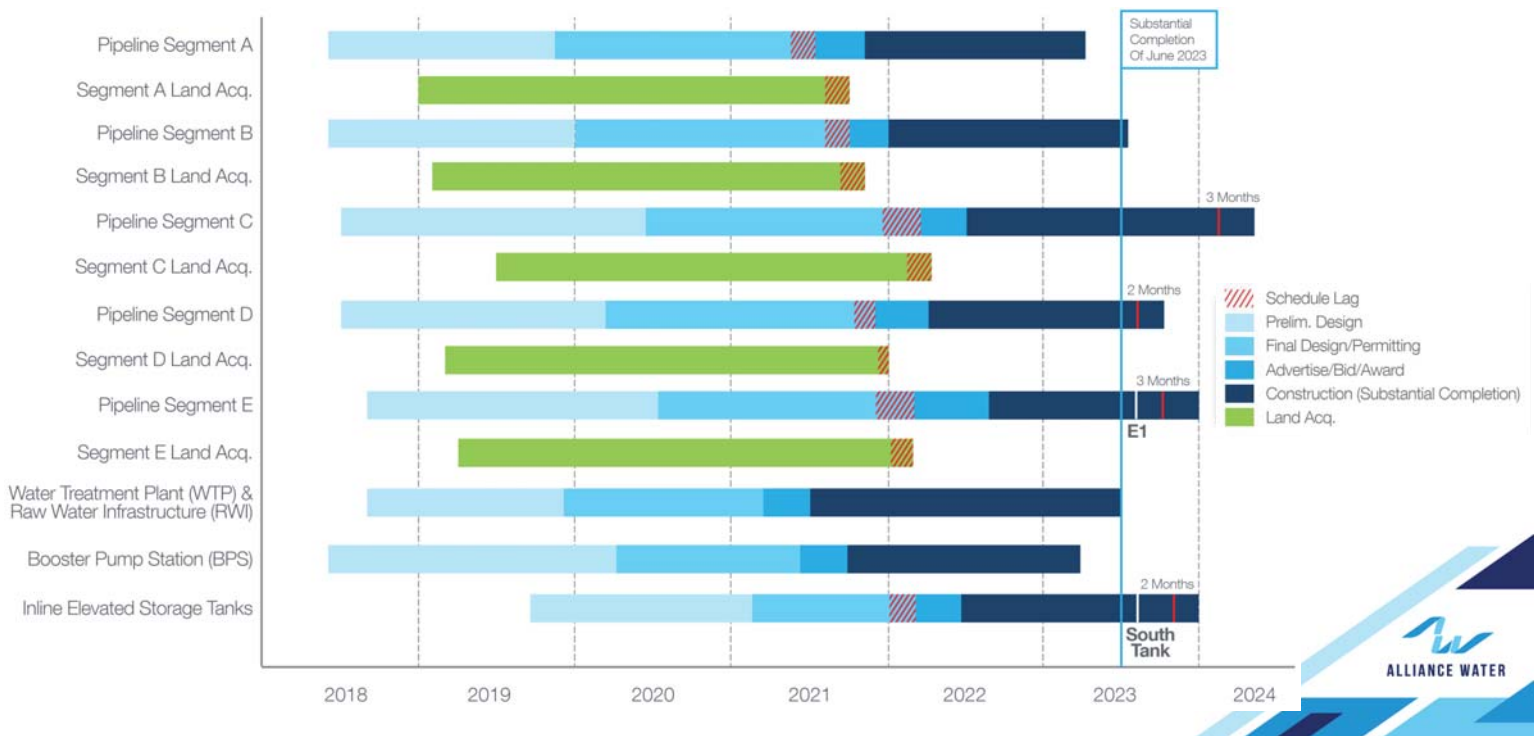
- Easement Acquisition (Pipelines)
 - Commissioners Hearing Scheduling
 - Caldwell County – mostly complete
 - Guadalupe County – ongoing
 - Hays County – getting underway
- Landowner/Developer Alignment Coordination
 - Segment C – approximately 40% of the parcels have proposed development plans



Schedule Update – June 2021



Schedule Update – October 2021



Schedule Update

Transmission Pipelines – Segment A

- **No Significant Change**
 - Substantial Completion – 05/08/23
- **Current Key Risks:**
 - Completion of Easement Acquisition
 - TWDB Contract Execution

Transmission Pipelines – Segment B

- **No Significant Change**
 - Substantial Completion – 06/28/23
- **Current Key Risks:**
 - TWDB review durations
 - Land acquisition – scheduling of hearings
- **Mitigation**
 - Continual check-ins with TWDB
 - Expedited decisions/input on land acquisition

Transmission Pipelines – Segment C

- **Net Delay of 3 Months**
 - Substantial Completion – 04/23/24
- **Key Risks:**
 - Alignment Confirmation – landowner realignment requests
 - Land acquisition – title delays, land sales/subdividing, scheduling of hearings
 - USACE – Waters of the US
- **Mitigation**
 - Intermediate schedule milestones for key delivery points (County Line SUD, Kyle)
 - Further consideration of construction schedule reduction
 - Continual landowner coordination
 - Expedited decisions/input on land acquisition



Schedule Update

Transmission Pipelines – Segment D

- **Delay of 2 Months**
 - Substantial Completion – 10/11/23
- **Key Risks:**
 - USACE jurisdictional determinations and resolution
 - TWDB review durations
 - Land acquisition – scheduling of hearings
- **Mitigation**
 - Release for procurement ahead of TWDB EDF review completion
 - Further consideration of construction schedule reduction
 - Continual check-ins with USACE, TWDB

Transmission Pipelines – Segment E

- **Delay of 3 Months**
 - Substantial Completion (Segment E1) – 10/09/23
 - Substantial Completion (Segment E2) – 12/11/23
- **Current Key Risks:**
 - Environmental – clearance of possible remains
 - Alignment Confirmation – landowner realignment requests
 - Land acquisition – land sales/subdividing, scheduling of hearings
- **Mitigation**
 - Consideration of contractual split from E2
 - Continual landowner coordination
 - Expedited decisions/input on land acquisition

Inline Elevated Storage Tanks

- **Total Adjustment of 2 months**
 - Substantial Completion (South Tank) – 09/27/23
 - Substantial Completion (North Tank) – 12/20/23
- **Current Key Risks:**
 - Environmental – each tank included in corresponding pipe segment reports
- **Mitigation**
 - Potential separate bidding of South Tank to align schedule with Segment D

Booster Pump Station & Delivery Points

- **No Significant Change**
 - Substantial Completion – 03/23/23
- **Current Key Risks:**
 - TWDB Contract Execution

Water Treatment Plant & Raw Water Infrastructure

- **No Significant Change**
 - Substantial Completion – 07/14/23
- **Current Key Risks:**
 - Site Access



Budget Update

Budget Update

► Summary of Revisions:

- Pipeline Segment A
 - Updated for approved construction award amount
 - Addition of construction contingency
 - Includes fiber optic facilities
- Pipeline Segments B, C, D, and E
 - Updated opinions of probable construction cost, factoring in bid results on Segment A
 - Doesn't factor in ongoing cost reduction evaluations



COST UPDATES BASED ON SEPTEMBER MILESTONE SUBMITTALS

		ORIGINAL (FEB. 2019)	REVISED	
	Construction Package	ARWA Total Projected Cost	ARWA Total Projected Cost	DIFFERENCE
Submittal (%) Combined Program Infrastructure				
Const.	Water Treatment Plant	\$ 25,200,000	\$ 29,600,000	\$ 4,400,000
Const.	Booster Pump Station & GBRA Meter Stations	\$ 12,100,000	\$ 13,300,000	\$ 1,200,000
30	Inline EST (South)	\$ 3,600,000	\$ 3,600,000	\$ 0
Const.	Pipeline Segment A	\$ 27,200,000	\$ 28,400,000	\$ 1,200,000
100	Pipeline Segment B	\$ 27,100,000	\$ 34,100,000	\$ 7,000,000
100	Pipeline Segment D	\$ 36,300,000	\$ 43,600,000	\$ 7,300,000
90	Pipeline Segment E	\$ 9,500,000	\$ 10,900,000	\$ 1,400,000
	Subtotal	\$141,000,000	\$163,500,000	\$ 22,500,000
ARWA-Only Infrastructure				
Const.	Well Drilling	\$ 3,800,000	\$ 3,300,000	(\$ 500,000)
Const.	Raw Water Infrastructure	\$ 7,000,000	\$ 10,700,000	\$ 3,700,000
Const.	ARWA Booster Pump Station & Delivery Points	\$ 7,700,000	\$ 4,800,000	(\$ 2,900,000)
30	Inline EST (North)	\$ 5,400,000	\$ 6,600,000	\$ 1,200,000
90	Pipeline Segment C	\$ 64,500,000	\$ 68,800,000	\$ 4,300,000
90	Pipeline Segment E (ARWA-Only)	\$ 6,700,000	\$ 12,600,000	\$ 5,900,000
No Design	Administration and Operations Building	\$ 4,300,000	\$ 4,200,000	(\$ 100,000)
	Subtotal	\$ 99,400,000	\$111,000,000	\$ 11,600,000
	Total	\$240,400,000	\$274,500,000	\$34,100,000

OCTOBER 2021 UPDATE

CHANGE FROM
SEPTEMBER UPDATE

\$17,800,000

Budget Update

▶ Additional Notes:

- Continued Pipeline Cost Reduction Evaluation
- Construction Materials Market Volatility
- Land Acquisition & Real Estate



Questions?

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, October 27, 2021 at 3:00 P.M.
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

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

Background/Information

Chris Noe with Pape Dawson will update the Committee on recent construction activities associated with the Phase 1B program.

Attachment(s)

- Phase 1B Construction Update – October 27, 2021

Board Decision(s) Needed:

- None.



PHASE 1B CONSTRUCTION UPDATE

BOARD MEETING

CMI Progress
October 27, 2021

Water Resources | Transportation | Land Development | Surveying | Environmental



ONGOING PROGRESS



Procurement / Construction Status

Water Treatment Plant & Raw Water Infrastructure

- Construction in progress
- Job trailers established at site
- Change Order 0001 (Approved)
 - Purpose: Access road to accommodate county
 - Value: \$249,606.00
 - Days added: 49

Booster Pump Station

- Awarded to MWH
- NTP approved by TWDB, anticipated issue on Oct. 25

Segment A

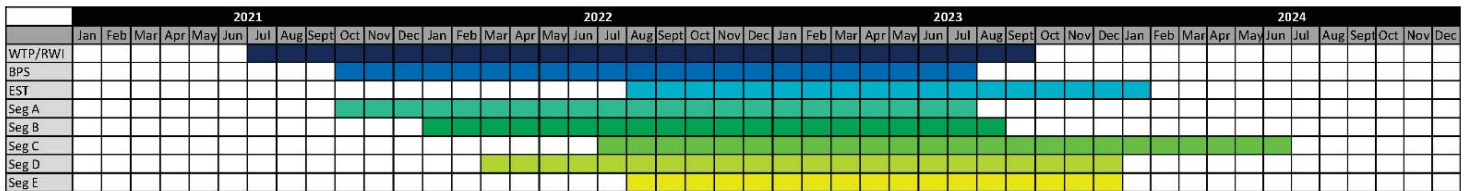
- Awarded to Garney
- Bid documents submitted to TWDB for NTP approval



CONTRACT VALUES

PROJECT	CONTRACT VALUE	BILLED TO DATE	REMAINING	% COMPLETE
WTP/RWI	\$54,349,675.00	\$1,405,278.00	\$52,944,397.00	2.59%
BPS	\$19,759,331.00	\$0.00	\$19,759,331.00	0.00%
EST	\$0.00	\$0.00	\$0.00	0.00%
Seg A	\$49,471,384.71	\$0.00	\$49,471,384.71	0.00%
Seg B	\$0.00	\$0.00	\$0.00	0.00%
Seg D	\$0.00	\$0.00	\$0.00	0.00%
Seg C	\$0.00	\$0.00	\$0.00	0.00%
Seg E	\$0.00	\$0.00	\$0.00	0.00%

SCHEDULE DURATIONS



Project	Contract Status	Notice to Proceed	Final Completion	Schedule Status
WTP/RWI	Awarded	7/14/2021	9/8/2021	On Time
BPS	Awarded	10/21/2021*	4/20/2023*	Pending
EST	Pending	8/3/2022*	1/17/2024*	Pending
Seg A	Awarded	10/15/2021*	7/7/2023*	Pending
Seg B	Pending	1/6/2022*	8/17/2023*	Pending
Seg C	Pending	7/19/2022*	6/18/2024*	Pending
Seg D	Pending	3/30/2022*	12/6/2023*	Pending
Seg E	Pending	8/15/2022*	12/4/2023*	Pending

* Tentative Date

PROGRESS PHOTOS



Placing base at laydown yard



Job trailers delivered



362 Wolf Run Rd
Rosanky TX 78953
United States
Sep 27, 2021 at 9:58:08 AM

Electrical service for job trailers

5

PROGRESS PHOTOS



Oct 8, 2021 at 10:43:18 AM

Proof rolling equalization basin



362 Wolf Run Rd
Rosanky TX 78953
United States
Oct 5, 2021 at 8:51:00 AM

Plate settler basin subgrade



Oct 1, 2021 at 8:42:22 AM

Topsoil stockpile

6

QUESTIONS?

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, October 27, 2021 at 3:00 P.M.
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

- H.4** Consider adoption of Resolution 2021-10-27-001 accepting the Phase 1B Well Construction Project and requesting release of final payment from the Texas Water Development Board. ~ *Graham Moore, P.E., Executive Director*
-

Background/Information

The Texas Water Development Board requires a public entity that borrows money for a project to formally accept a project after it is completed and request the release of the final payment (i.e. retainage) for the project.

The design engineer, construction observer, Alliance Water Staff all recommend that the Board accept the project. The construction is complete and all required documentation has been received from the well driller, Hydro Resources.

Attachment(s)

- Resolution 2021-10-27-001

Board Decision(s) Needed:

- Adoption of Resolution 2021-10-27-001 accepting the Phase 1B Well Drilling Construction Project.



ALLIANCE WATER

RESOLUTION NO. 20211027-001

A RESOLUTION OF THE ALLIANCE REGIONAL WATER AUTHORITY BOARD OF DIRECTORS ACCEPTING THE PHASE 1B WELL DRILLING PROJECT, REQUESTING RELEASE OF FINAL PAYMENT, AND DECLARING AN EFFECTIVE DATE

RECITALS:

1. The Alliance Regional Water Authority ("Alliance Water") applied for and obtained financial assistance from the Texas Water Development Board ("TWDB") for new infrastructure for Alliance Water's system, including the design and construction of Alliance Water's Phase 1B Well Drilling Project (the "Project").
2. Alliance Water's Engineer(s) report that the Project is complete and release of final payment on the Project is appropriate; and
3. It is necessary for Alliance Water to request that the TWDB release escrowed funds for final payment of the Project.

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

PART 1. The above recitals are true and correct and are incorporated herein for all purposes.

PART 2. Alliance Water hereby requests that the TWDB release escrowed funds for final payment of the Project.

PART 3. Alliance Water's Executive Director, Graham Moore, and Engineer(s) are authorized to take all action necessary to carry out the purposes of this resolution.

PART 4. This Resolution shall be in full force and effect immediately upon its passage.

ADOPTED: October 27, 2021

ATTEST:

Chris Betz
Chair, Board of Directors

James Earp
Secretary, Board of Directors

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, October 27, 2021 at 3:00 P.M.
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

H.5 Discussion and possible direction to Staff regarding Considerations for Operations of the Authority's Water System. ~ *Graham Moore, P.E., Executive Director*

Background/Information

As the Committee is aware, Staff has been preparing an analysis of various operational paradigms over the past two months. It recently came to Staff's attention that the Water Treatment and Delivery Agreement specifically requires a "competitive procurement process" for selection of operators for the Project Facilities. Below is an excerpt from the agreement:

<p>6.1 <u>Project Facilities Operation and Maintenance.</u></p> <p>(a) ARWA shall be responsible for the operation and maintenance of the Project Facilities pursuant to the terms and conditions of this Agreement.</p> <p>(b) ARWA shall select one or more operators for the Project Facilities after a competitive procurement process and consideration of any Project Advisory Committee recommendations. ARWA and GBRA each may submit a proposal to serve as operator of the Project Facilities. ARWA will review the operator's performance at least once every five (5) years, but may review the operator's performance more frequently in ARWA's sole discretion. ARWA may terminate an operator in its sole discretion. ARWA may select another operator using the same procedure as the original selection. ARWA may hire a consultant to provide start-up services for the Project Facilities.</p>

Based on this requirement, Staff will prepare an RFQ for Operations of the Project Facilities. The draft RFQ will be made available to the Technical Committee for review and input. Staff is targeting the end of November for releasing the RFQ for the operations.

This same update was provided to the Technical Committee on October 13, 2021 and there was agreement that proceeding to an RFQ is the appropriate next step in the process.

Board Decision(s) Needed:

- Possible direction to Staff.

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, October 27, 2021 at 3:00 P.M.
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

H.6 Discussion of legislative issues for the 87th Texas Legislature, and possible direction to Staff. ~ *Scott Miller / Jeff Hecker, Texas Solutions Group*

Background/Information

The second Special Session of the 87th Legislature began on August 7th. No items directly affecting water utilities, eminent domain or open meetings were on the Governor's call for the session. Staff and our Governmental Relations consultant will continue to monitor bills filed to determine if any will have impacts on the Authority. The special session can only last for 30 days unless extended by the Governor.

Board Decision(s) Needed:

- Possible direction to Staff.

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, October 27, 2021 at 3:00 P.M.
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

- H.7** Discussion and possible creation of a Temporary Committee and designation of Directors to the Committee for the purpose of reviewing the responses to the Authority's Government Relations RFQ and recommending selection of a proponent to the Board of Directors. ~ *Graham Moore, P.E., Executive Director*
-

Background/Information

Staff issued an RFQ at the end of September for Governmental Relations Services. Responses are due from Proponents by 3:00 PM on Friday, October 29th.

Staff recommends that a Temporary Committee of Board Directors and the Executive Director review the submissions, if necessary interview one or more of the Proponents, and make a recommendation to the Board as to which Proponent to contract with for Governmental Relations.

Below is an excerpt from the Authority's Bylaws regarding the use of Temporary Committees for purposes such as this.

B. Temporary Committees. The Board may, by resolution or by motion and vote, designate three or more Directors, as voting members, and one or more persons who are not Directors as non-voting members, to constitute a temporary committee to address one or more topics. A temporary committee will function only in an advisory role to the Board. The Board may limit the duration of a temporary committee, and may remove or add members. A temporary committee will report on its activities to the Board, but it is not required to keep minutes of its meetings. Because of its purely advisory role, notice of a temporary committee's meetings under the Open Meetings Act is not required.

Board Decision(s) Needed:

- Creation of a Temporary Committee for the purposes of reviewing, possible interviewing and recommending selection of a Proponent to the Board of Directors for Governmental Relations Services and appointing members to the Committee.

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, October 27, 2021 at 3:00 P.M.
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

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

Background/Information

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

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, October 27, 2021 at 3:00 P.M.
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

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

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS
Wednesday, October 27, 2021 at 3:00 P.M.
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

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

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

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS

Wednesday, October 27, 2021 at 3:00 P.M.
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

- D. *Consideration of Resolution 2021-10-27-002 finding Public Convenience and Necessity for and authorizing the acquisition of certain water pipeline easements and temporary construction easements and certain fee estates for the Alliance Regional Water Authority, Phase 1B Water Line Project in connection therewith, over, across, upon and under certain privately owned real estate properties; authorizing all appropriate actions by the Board of Directors, staff, retained attorneys and engineering and technical consultants in the institution and prosecution of condemnation proceedings to acquire any such needed fee estates and easements and temporary construction easements and related rights of ingress and egress that cannot be acquired through negotiation; declaring further negotiations futile; ratifying and affirming all acts and proceedings heretofore done or initiated by employees, agents, and attorneys of ARWA to acquire such property interests including necessary acts for any applicable lienholders for such properties; authorizing all other lawful action necessary and incidental to such acquisitions or eminent domain proceedings to survey, specify, define, and secure the necessary interests in real property; declaring the sections of the resolution to be severable one from the other in the event any section of the resolution is determined to be invalid; establishing an effective date; and finding and determining that the meeting at which this resolution is passed was noticed and is open to the public as required by law.*

Attachment(s)

- Resolution 2021-10-27-002

Board Decision(s) Needed:

- Adoption of Resolution 2021-10-27-002.



ALLIANCE WATER

RESOLUTION NO. 20211027-002

A RESOLUTION BY THE BOARD OF DIRECTORS OF THE ALLIANCE REGIONAL WATER AUTHORITY FINDING PUBLIC CONVENIENCE AND NECESSITY FOR AND AUTHORIZING THE ACQUISITION OF CERTAIN WATER PIPELINE EASEMENTS, TEMPORARY CONSTRUCTION, ACCESS, AND ASSOCIATED EASEMENTS, PHASE 1 B WATER LINE PROJECT IN CONNECTION THEREWITH, OVER, ACROSS, UPON AND UNDER CERTAIN PRIVATELY OWNED REAL PROPERTIES; AUTHORIZING ALL APPROPRIATE ACTION BY THE BOARD OF DIRECTORS, STAFF, RETAINED ATTORNEYS AND ENGINEERING AND TECHNICAL CONSULTANTS IN THE INSTITUTION AND PROSECUTION OF CONDEMNATION PROCEEDINGS TO ACQUIRE ANY SUCH NEEDED FEE ESTATES AND EASEMENTS AND TEMPORARY CONSTRUCTION, ACCESS, AND ASSOCIATED EASEMENTS AND RELATED RIGHTS OF INGRESS AND EGRESS THAT CANNOT BE ACQUIRED THROUGH NEGOTIATION; DECLARING FURTHER NEGOTIATIONS FUTILE; RATIFYING AND AFFIRMING ALL ACTS AND PROCEEDINGS HERETOFORE DONE OR INITIATED BY EMPLOYEES, AGENTS, AND ATTORNEYS OF ARWA TO ACQUIRE SUCH PROPERTY INTERESTS INCLUDING NECESSARY ACTS FOR ANY APPLICABLE LIENHOLDERS FOR SUCH PROPERTIES; AUTHORIZING ALL OTHER LAWFUL ACTION NECESSARY AND INCIDENTAL TO SUCH ACQUISITIONS OR EMINENT DOMAIN PROCEEDINGS TO SURVEY, SPECIFY, DEFINE, AND SECURE THE NECESSARY INTERESTS IN REAL PROPERTY; DECLARING THE SECTIONS OF THE RESOLUTION TO BE SEVERABLE ONE FROM THE OTHER IN THE EVENT ANY SECTION OF THE RESOLUTION IS DETERMINED TO BE INVALID; ESTABLISHING AN EFFECTIVE DATE; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, in order to promote public health, safety, and welfare, ALLIANCE REGIONAL WATER AUTHORITY (“ARWA”) hereby finds that public convenience and necessity require acquisition of permanent Pipeline and Right-of-Way Easements and, in some instances, temporary, and access easements (cumulatively, “Easements”) over, or fee simple title to certain tracts of land identified in the attached Exhibit being more specifically described by metes and bounds in Exhibit “A” for the public use to construct, reconstruct, operate, inspect, maintain and repair water transmission lines and related facilities and improvements of Phase 1 B of the project (the “Project”); and

WHEREAS, in order to effectuate the Project, it will be necessary and convenient that agents, representatives, or employees of ARWA lay out the Project, and acquire these property rights from properties for the purpose of construction, reconstruction, operation, inspection, maintenance and repair of the Project; and

WHEREAS, ARWA has entered into agreements with Guadalupe-Blanco Regional Authority (“GBRA”) for the installation of certain water pipelines within the Easements respectively in support of the Project; and

WHEREAS, it may be necessary to hire engineers, surveyors, appraisers, attorneys, title companies,

architects, or other persons or companies to effect the laying out, establishment, and acquisition of land rights necessary to effectuate said Project; and

WHEREAS, in order to acquire the necessary land rights, it will be or has been necessary for ARWA's agents, representatives, or employees to enter upon the above- described properties for the purpose of surveying and establishing said land titles and to determine adequate compensation for said land rights, to conduct tests, and to negotiate with the owners thereof for the purchase of necessary land rights; and

WHEREAS, it was necessary to set out procedures for the establishment and approval of just compensation for the necessary land rights to be acquired for the Project; and

WHEREAS, as provided for by Texas Water Code, Chapter 65, including Sections 65.201, and the Texas Special District Local Laws Code Chapter 11010, including Sections 11010.101, 11010.102 and 11010.103, the Board finds and determines that each of the parcels of land listed below, and more particularly described in the attached Exhibits (parcels), are necessary or convenient as a part of the system of water pipelines to be constructed, reconstructed, operated, inspected, maintained, or repaired and it is necessary to acquire the Easements and fee simple title in the parcels or such lesser property interests as set forth in the attached Exhibits as part of the Project; and

WHEREAS, the Board finds and determines that the water pipeline facilities to be constructed or improved on the parcels identified and listed below and those property interests acquired; and

WHEREAS, the Board finds and determines that condemnation of the parcels is required; and

WHEREAS, the initiation of condemnation proceedings for the parcels is adopted and authorized by a single order for the parcels, and this first vote by the Board applies to all of the parcels.

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

SECTION 1.

1. That in order to promote the public health, safety, and welfare, public convenience and necessity require ARWA's acquisition of Easements, fee simple interests, and any such lesser property interests for the public use for construction, reconstruction, operation, maintenance, inspection and repair of water transmission lines and appurtenances over those certain parcels of land described with particularity on Exhibit "A," attached and incorporated herein by reference as if fully set out.

2. That ARWA's agents, representatives, or employees are hereby authorized to:

a. Lay out the exact location of the land area needed for the necessary property interests described herein;

b. Hire such engineers, surveyors, appraisers, title companies, architects, and other persons or companies needed to effect the laying out of the facilities, the establishment and acquisition of easement rights and other rights necessary for the Project;

c. Enter upon any property necessary for the purpose of surveying and establishing title, to determine adequate compensation for the necessary land rights, and to conduct tests;

d. Negotiate with the owners of any such properties for the purchase thereof;

e. To purchase any necessary easements and rights-of-way on, over, under and across each of the Easements and execute all documents necessary to acquire such necessary land rights;

f. Initiate eminent domain proceedings against the owner(s) of each of the Easements for acquisition thereof in the event the owner(s) fail to accept a bona fide offer to purchase each of the respective Easements; and

g. Take whatever further actions deemed appropriate to economically effect the establishment of the Project and appurtenances thereto.

3. That all previous acts and proceedings done or initiated by ARWA's agents, representatives, or employees for establishment of the Project, including the negotiation for and/or acquisition of any necessary property rights for any of the Easements are hereby authorized, ratified, approved, confirmed, and validated. This resolution shall take effect immediately from and after its passage.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED this the ____ day of October 2021.

ALLIANCE REGIONAL WATER AUTHORITY

Chris Betz
Chair of the Board of Directors of
ALLIANCE REGIONAL WATER AUTHORITY

ATTEST:

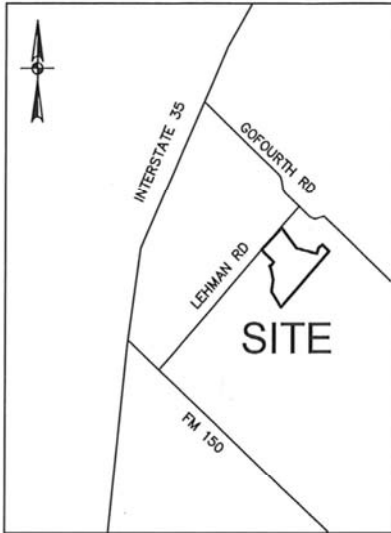
James Earp
Secretary of the Board of Directors of
ALLIANCE REGIONAL WATER AUTHORITY

EXHIBIT "A"

<u>Parcel Number</u>	<u>Landowner</u>	<u>County</u>	<u>Survey</u>	<u>Abstract</u>	<u>Acres Owned</u>	<u>Property(ies)</u>
C039H	Jansen Equipment, Inc.	Hays	John Jones	No. 263	105.744	3.803 PE
C092H	RH & JS Land Development, LLC	Hays	John Stewart	No. 14	129.710	0.113 PE 0.227 TCE
C100H	Kyle Rancher LLC, a Texas Limited Liability Company	Hays	James W. Williams	No. 473	10.00	1.018 PE
D060G	Alfred Tijerina Nino and wife, Leticia Torres Nino	Guadalupe	John Jones	No. 189	10.300	1.326 PE

Parcel C039H PE

**PARCEL C039H
JANSEN EQUIPMENT, INC.
HAYS COUNTY, TEXAS
ALLIANCE WATER PH 1B**



LOCATION MAP
NOT TO SCALE

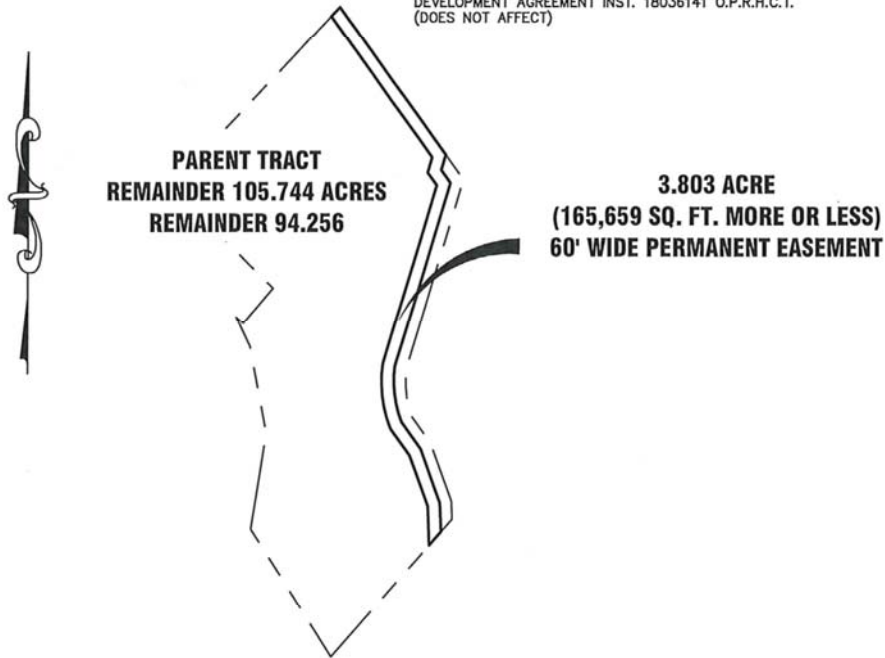
NOTES:

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

SCHEDULE B COMMENTS:

CHICAGO TITLE INSURANCE COMPANY
CF# CTA-21-CTA1900676G
ISSUE DATE: JUNE 11, 2020

- 1.) RESTRICTIVE COVENANTS INST. 18036141 O.P.R.H.C.T. (DOES NOT AFFECT)
- 10f.) 20' WIDE ELECTRIC EASEMENT TO PEDERNALES ELECTRIC COOP, VOLUME 122, PAGE 28 D.R.H.C.T. (DOES AFFECT BLANKET BY NATURE)
- 10g.) 10' WIDE WATERLINE EASEMENT TO GOFORTH WATER SUPPLY, VOLUME 229, PAGE 172 D.R.H.C.T. (DOES AFFECT BLANKET BY NATURE)
- 10j.) TERM, CONDITIONS, AND STIPULATIONS IN AMENDED AND RESTATED DEVELOPMENT AGREEMENT INST. 18036141 O.P.R.H.C.T. (DOES NOT AFFECT)



Date: Oct 14, 2020, 11:43am User ID: mhalling
File: G:\Projects\ARWA1800532-Alliance Water\SURVEY\SEGMENT C TITLES - Hays County\C039H\EXHIBIT EASEMENT\C039H_LFE_R01.dwg



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

**Legal Description
3.803 Acre (165,659 Square Foot)
60 Foot Wide Permanent Easement**

BEING A 3.803 ACRE, 60 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE JOHN JONES SURVEY, ABSTRACT NO. 263, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A CALLED 105.744 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO JANSEN EQUIPMENT INC., AS RECORDED IN COUNTY CLERKS FILE NUMBER 20021955 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T. SAID 3.803 ACRE 60 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch capped iron rod found and stamped "Chaparral boundary" lying in the southeast Right of Way (ROW) line of Lehman Road (variable width ROW) and being the common easterly corner of that called 0.047 acre tract of land described in deed to the City of Kyle, as recorded in County Clerks File Number 17035669 of said O.P.R.H.C.T. and that called 0.116 acre tract of land described in deed to the City of Kyle, as recorded in County Clerks File Number 16031078 of said O.P.R.H.C.T. the same lying on the southwest line of Lot 1, Block A of the Lehman High School Subdivision according to the Final Plat thereof, as recorded in Volume 12, Page 324 of the Plat Records of Hays County, Texas (P.R.H.C.T.);

THENCE S 36° 42' 59" E, along the common line of the remainder of said 105.744 acre tract and Lot 1 a distance of 858.99 feet, to a point for corner. From which a 1/2 inch iron rod found being an angle point in the common line of said Lot 1 and that called 29.792 are tract of land described in deed to Clayton Properties Group, Inc as recorded in Instrument number 20023441 bears, S 36° 42' 59" E, a distance of 148.41 feet,;

THENCE leaving said common line over and across said 105.744 acre tract the following seven (7) courses and distances:

1. S 17° 14' 42" W, a distance of 74.43 feet, to a point for corner.
2. S 36° 42' 55" E, a distance of 74.20 feet, to a point for corner.
3. S 17° 14' 42" W, a distance of 893.84 feet, to the beginning of a non-tangent curve to the left having a central angle of 29° 07' 45", a radius of 521.79 feet and chord bearing S 06° 52' 10" E, a chord distance of 262.43 feet;
4. Along said non-tangent curve to the left an arc distance of 265.28 feet, to a point for corner;
5. S 36° 14' 04" E, a distance of 156.54 feet, to a point for corner.
6. S 20° 40' 58" E, a distance of 268.83 feet, to a point for corner.
7. S 02° 21' 48" E, a distance of 165.15 feet, to a point for corner lying in the southeast line of said 105.744 acre tract also being the northwest line of the remainder of that called 342.14 acre tract of land described in deed to Walton Texas, LP, as recorded in Volume 4399, Page 786 of said O.P.R.H.C.T. From which a 1/2 inch iron rod found being the westerly common corner of said 342.14 acre tract and that called 47.214 acre tract of land described in deed to HLP Lehman Family Partnership, and Lehman Family Trust, as recorded in Volume 3352, Page 175 of said O.P.R.H.C.T., the same lying in the southeast line of said 83.3633 acre tract bears N 43° 57' 28" E, a distance of 1,318.05 feet.

THENCE S 43° 57' 28" W, along the common line of said 105.744 and 342.14 acre tracts a distance of 82.96 feet, to a point for corner. From which a 1/2 inch capped iron rod found and stamped "Carson and Bush" being the south corner of the remainder of said 105.744 acre tract bears S 43° 57' 28" W, a distance of 682.29 feet.

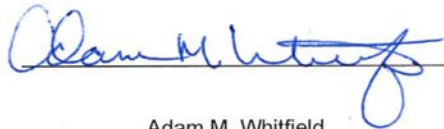


THENCE, leaving said common line, over and across said 105.744 acre tract the following eight (8) courses and distances:

1. N 02° 21' 48" W, a distance of 212.77 feet, to a point for corner.
2. N 20° 40' 58" W, a distance of 250.96 feet, to a point for corner.
3. N 36° 14' 04" W, a distance of 155.92 feet, to the beginning of a non-tangent curve to the right having a central angle of 30° 25' 27", a radius of 581.79 feet and chord bearing N 07° 00' 36" W, a chord distance of 305.32 feet;
4. Along said non-tangent curve to the right an arc distance of 308.93 feet, to a point for corner;
5. N 17° 14' 42" E, a distance of 868.17 feet, to a point for corner.
6. N 36° 42' 55" W, a distance of 74.20 feet, to a point for corner.
7. N 17° 14' 42" E, a distance of 74.43 feet, to a point for corner.
8. N 36° 42' 59" W, a distance of 819.83 feet, to a point for corner lying on the common line of the remainder of said 105.744 acre tract and said 0.047 acre tract. From which a 1/2 inch capped iron rod found and stamped "CP&Y" being the common south corner of said 105.744 and 0.047 acre tracts bears S 45° 06' 52" W, a distance of 343.75 feet.

THENCE N 45° 06' 52" E, along the common line of the remainder of said 105.744 acre tract and said 0.047 acre tract a distance of 60.61 feet, to the **POINT OF BEGINNING** and containing 3.803 acres, more or less.

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



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

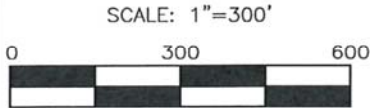


Date: 10/14/2020

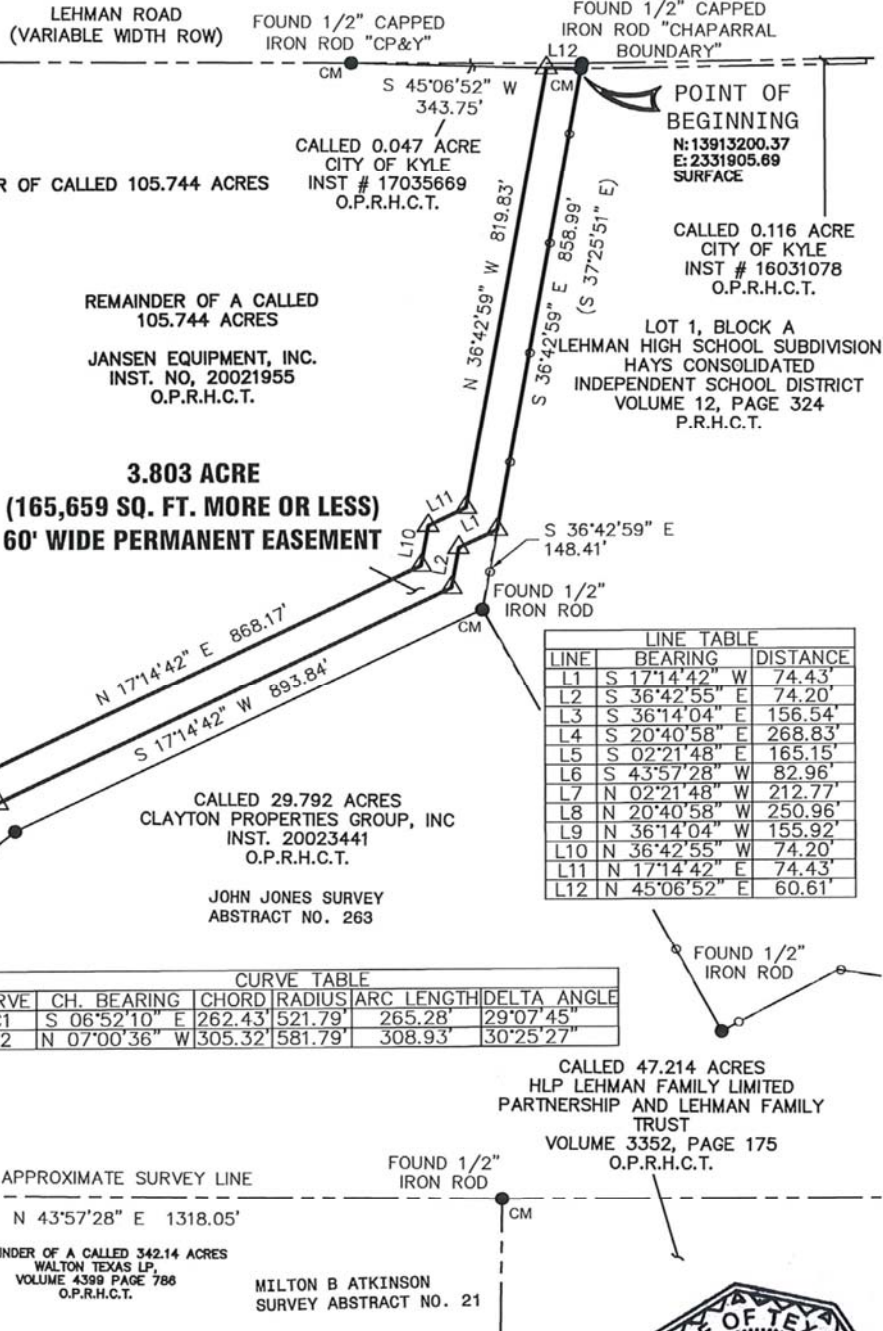
June 9, 2020

Revised: October 14, 2020

PARCEL C039H
HAYS COUNTY, TEXAS
ALLIANCE WATER PH 1B
EXHIBIT A



- LEGEND**
- △ = Calculated Point
 - = 1/2" Capped Iron Rod Found "Payne 6064" unless otherwise noted
 - = Power Line
 - = Proposed Permanent Easement
 - - - = Adjoining Boundary (approx.)
 - - - = Abstract Line (approx.)
 - = Barbed Wire Fence
 - = Chainlink Fence
 - O.P.R.H.C.T. = Official Public Records Hays County, Texas
 - D.R.H.C.T. = Deed Records Hays County, Texas
 - (XX) = Record Call
 - CM = Controlling Monument



LINE	BEARING	DISTANCE
L1	S 17°14'42" W	74.43'
L2	S 36°42'55" E	74.20'
L3	S 36°14'04" E	156.54'
L4	S 20°40'58" E	268.83'
L5	S 02°21'48" E	165.15'
L6	S 43°57'28" W	82.96'
L7	N 02°21'48" W	212.77'
L8	N 20°40'58" W	250.96'
L9	N 36°14'04" W	155.92'
L10	N 36°42'55" W	74.20'
L11	N 17°14'42" E	74.43'
L12	N 45°06'52" E	60.61'

CURVE	CH. BEARING	CHORD	RADIUS	ARC LENGTH	DELTA ANGLE
C1	S 06°52'10" E	262.43'	521.79'	265.28'	29°07'45"
C2	N 07°00'36" W	305.32'	581.79'	308.93'	30°25'27"



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

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

Revised Date: October 14, 2020

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



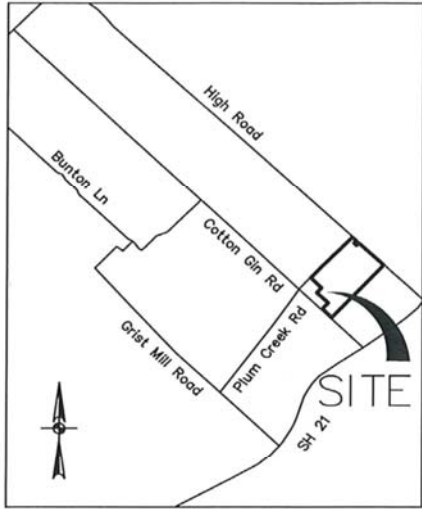
Date: Oct 14, 2020, 1:37pm User: ID: amwhitfield File: G:\Projects\ARWA1800532-Alliance Water\SURVEY\SEGMENT C TITLES -- Hays County\C039H\EXHIBIT EASEMENT\C039H_LF_E_R01.dwg

WORK ORDER ARWA1800532 DIGITAL FILE C039H Easement.dwg Revision # 01 DRAWN BY MDH

© 2020 ALL RIGHTS RESERVED

Parcel C092H PE

PARCEL C092H
RH & JS LAND DEVELOPMENT, LLC
HAYS COUNTY, TEXAS
ALLIANCE WATER PH 1B



LOCATION MAP
NOT TO SCALE

NOTES:

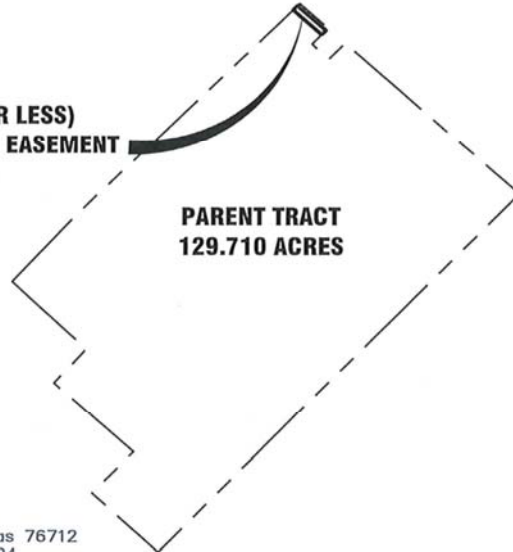
1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S.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

SCHEDULE B COMMENTS:

TITLE RESOURCES GUARANTY COMPANY
GF# T-151321
ISSUE DATE: AUGUST 10, 2021

- 10.2) A water pipeline easement granted to Goforth Water Supply Corporation as described in Volume 229, Page 224, D.R.H.C.T. (DOES AFFECT BLANKET BY NATURE)
- 10.3) A water distribution lines and appurtenances easement granted to Countyline Water Supply Corporation as described in Volume 1997, Page 59 O.P.R.H.C.T. (DOES NOT AFFECT SUBJECT TRACT, BUT DOES AFFECT PARENT TRACT)
- 10.4) A water lines and appurtenances easement granted to County Line Water Supply Corp. as described in Volume 2011, Page 533 O.P.R.H.C.T. (DOES NOT AFFECT SUBJECT TRACT, BUT DOES AFFECT PARENT TRACT)
- 10.5) A public water services easement granted to County Line Special Utility District as described in Document No. 18023298 O.P.R.H.C.T. (DOES AFFECT AS SHOWN)
- 10.7) All terms, conditions and provisions of that certain Ordinance No. 229 of record in Document No. 19033004 O.P.R.H.C.T. (DOES NOT AFFECT SUBJECT TRACT, BUT DOES AFFECT PARENT TRACT)
- 10.8) All terms, conditions and provisions of that certain Sullivan Planned Development District of record in Document No. 19033560 O.P.R.H.C.T. (DOES NOT AFFECT SUBJECT TRACT, BUT DOES AFFECT PARENT TRACT)

0.113 ACRE
(4,922 SQ. FT. MORE OR LESS)
20 FOOT WIDE PERMANENT EASEMENT



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

PAGE 1 of 3

WORK ORDER ARWA1800532 DIGITAL FILE C092H PE.dwg REVISION # 02 DRAWN BY MDH

© 2021 ALL RIGHTS RESERVED

Date: Aug 23, 2021, 1:15pm User ID: samith
File: G:\Projects\ARWA1800532-Alliance Water\SURVEY\SEGMENT C TITLES - Hays County\C092H\EXHIBIT EASEMENT\C092H PE_R02.dwg



Partners for a Better Quality of Life

Legal Description
0.113 Acre (4,922 Square Foot, more or less)
20 Foot Wide Permanent Easement

BEING A 0.113 ACRE, 20 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE JOHN STEWART SURVEY, ABSTRACT NO. 14, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 129.710 ACRE TRACT OF LAND DESCRIBED IN DEED TO RH & JS LAND DEVELOPMENT LLC, AS RECORDED IN VOLUME 3761, PAGE 193 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.). SAID 0.113 ACRE, 20 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING a 1/2 inch iron rod found being the north corner of said 129.710 acre tract and being the southerly intersection of the southeast Right of Way (ROW) line of North Plum Creek Road (variable width ROW) and the southwest ROW line of High Road (variable width ROW);

THENCE S 44° 40' 00" W, along the common line of said 129.710 acre tract and the southeast ROW line of North Plum Creek Road, a distance of 60.01 feet, to a point for the northwest corner hereof and the **POINT OF BEGINNING**;

THENCE S 46° 34' 21" E, leaving said common line, over and across said 129.710 acre tract, a distance of 246.27 feet, to a point for the northeast corner hereof, lying in the northwest common line of said 129.710 acre tract and that called 0.500 acre tract of land described as "Tract One" in deed to County Line Water Supply Corporation, as recorded in Volume 1997, Page 59 of said O.P.R.H.C.T. From which a found concrete monument, being the easterly common corner of said 129.710 and 0.500 acre tracts bears S 68° 20' 12" E, a distance of 159.29 feet;

THENCE S 43° 44' 45" W, along the common line of said 129.710 and 0.500 acre tracts, a distance of 20.00 feet, to a point for the southwest corner hereof. From which a 1/2 inch capped iron rod found and stamped "Kent McMillian", being the southerly common corner of said 129.710 and 0.500 acre tracts bears S 21° 35' 23" E, a distance of 162.29 feet;

THENCE N 46° 34' 21" W, leaving said common line, over and across said 129.710 acre tract, a distance of 246.59 feet, to a point for the northwest corner hereof, lying in the common line of said 129.710 acre tract and the southeast ROW line of North Plum Creek Road. From which a railroad tie fence post found, being an angle point in said common line bears S 44° 40' 00" W, a distance of 1,905.88 feet;

THENCE N 44° 40' 00" E, along the common line of said 129.710 acre tract and the southeast ROW line of North Plum Creek Road a distance of 20.00 feet, to the **POINT OF BEGINNING** and containing 0.113 acres, more or less.

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

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

Date: 08-23-21

October 2, 2020

Revised: June 16, 2021

Revised: August 23, 2021



CM
FOUND RAILROAD
TIE FENCE POST

N Plum Creek Rd.
(Variable Width ROW)

POINT OF BEGINNING
N: 13904653.35
E: 2352545.83
SURFACE

PARCEL C092H
HAYS COUNTY, TEXAS
ALLIANCE WATER PH 1B
EXHIBIT A

S 44°40'00" W 1905.88'
(S 46°24'02" W)

POINT OF COMMENCING
CM 1/2"
IRON ROD

LINE	BEARING	DISTANCE
L1	S 44°40'00" W	60.01'
L2	S 43°44'45" W	20.00'
L3	N 44°40'00" E	20.00'

0.113 ACRE
(4,922 SQ. FT. MORE OR LESS)
20 FOOT WIDE PERMANENT EASEMENT

JOHN STEWART SURVEY
ABSTRACT NO. 14

CALLED 129.710 ACRES
RH & JS LAND DEVELOPMENT, LLC
VOLUME 3761, PAGE 193,
O.P.R.H.C.T.

10' Wide Utility Easement
County Line Special Utility District
Instrument No. 18023298
O.P.R.H.C.T.

High Rd
(Variable Width ROW)

20' WATER LINE EASEMENT
TRACT TWO STRIP NO. 2
COUNTY LINE WATER SUPPLY CORP.
VOLUME 1997, PAGE 59,
O.P.R.H.C.T.

N 46°34'21" W 246.59'

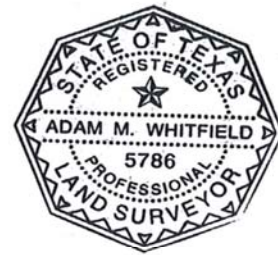
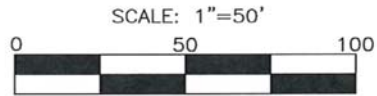
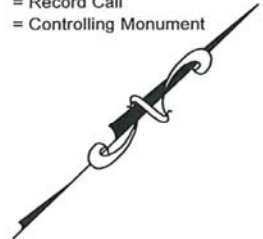
S 46°34'21" E 246.27'

S 21°35'23" E 162.29'

CALLLED 0.500 ACRE
TRACT ONE
COUNTY LINE WATER
SUPPLY CORPORATION
VOLUME 1997, PAGE 59,
O.P.R.H.C.T.

S 68°20'12" E 159.29'

- LEGEND
- △ = Calculated Point
 - = Found 1/2" Capped Iron Rod, Stamped "Kent McMillan", Unless Noted
 - = Concrete Monumnet
 - = Power Pole
 - ⊗ = Wastewater Manhole
 - = Fence Post
 - = Proposed Permanent Easement
 - - - = Adjoining Boundary (approx.)
 - · · = Abstract Line (approx.)
 - X = Barbed Wire Fence
 - E = Power Line
 - O.P.R.H.C.T. = Official Public Records Hays County, Texas
 - D.R.H.C.T. = Deed Records Hays County, Texas
 - (XX) = Record Call
 - CM = Controlling Monument



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

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

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

Revised Date: August 23, 2021

PAGE 3 of 3

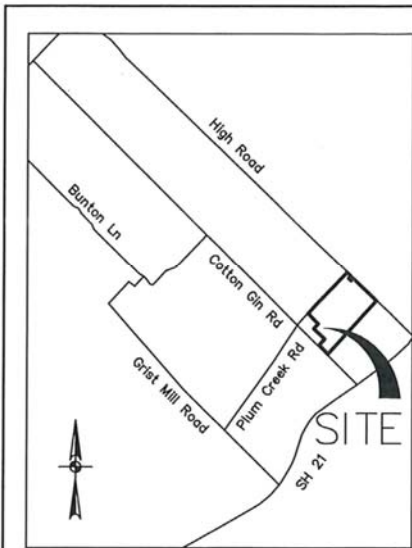
WORK ORDER ARWA1800532 DIGITAL FILE C092H PE.dwg Revision # 02 DRAWN BY MDH

© 2021 ALL RIGHTS RESERVED

Date: Aug 23, 2021, 1:14pm User ID: smith File G:\Projects\ARWA1800532-Alliance Water\SURVEY\SEGMENT C TITLES - Hays County\C092H\EXHIBIT EASEMENT\C092H PE_ROW.dwg

Parcel C092H TCE

PARCEL C092H
 RH & JS LAND DEVELOPMENT, LLC
 HAYS COUNTY, TEXAS
 ALLIANCE WATER PH 1B



LOCATION MAP
 NOT TO SCALE

NOTES:

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

**0.227 ACRE
 (9,888 SQ. FT. MORE OR LESS)
 40 FOOT WIDE TEMPORARY
 CONSTRUCTION EASEMENT**

**20 FOOT WIDE PERMANENT EASEMENT
 PROPOSED BY SEPARATE INSTRUMENT**

**PARENT TRACT
 129.710 ACRES**

Date: Jun 16, 2021, 1:53pm User ID: smith
 File: G:\Projects\ARWA1800532-Alliance Water\SURVEY\SEGMENT C TITLES - Hays County\C092H\EXHIBIT EASEMENT\C092H TCE_R01.dwg



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



Partners for a Better Quality of Life

Legal Description
0.227 Acre (9,888 Square Foot, more or less)
40 Foot Wide Temporary Construction Easement

BEING A 0.227 ACRE, 40 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT, SITUATED IN THE JOHN STEWART SURVEY, ABSTRACT NO. 14, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 129.710 ACRE TRACT OF LAND DESCRIBED IN DEED TO RH & JS LAND DEVELOPMENT LLC, AS RECORDED IN VOLUME 3761, PAGE 193 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.). SAID 0.227 ACRE, 40 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING a 1/2 inch iron rod found being the north corner of said 129.710 acre tract and being the southerly intersection of the southeast Right of Way (ROW) line of North Plum Creek Road (variable width ROW) and the southwest ROW line of High Road (variable width ROW);

THENCE S 44° 40' 00" W, along the common line of said 129.710 acre tract and the southeast ROW line of North Plum Creek Road, a distance of 80.02 feet, to a point for the northwest corner hereof, being the northwest corner of a proposed 20 foot wide Permanent Easement (PE) to be dedicated by separate instrument and the **POINT OF BEGINNING** of the herein described tract;

THENCE S 46° 34' 21" E, with the west line of said (PE), leaving said common line, over and across said 129.710 acre tract, a distance of 246.59 feet, to a point for the northeast corner hereof, lying in the northwest common line of said 129.710 acre tract and that called 0.500 acre tract of land described as "Tract One" in deed to County Line Water Supply Corporation, recorded in Volume 1997, Page 59 of said O.P.R.H.C.T. From which a found concrete monument, being the easterly common corner of said 129.710 and 0.500 acre tracts bears S 74° 40' 35" E, a distance of 167.84 feet.

THENCE S 43° 44' 45" W, along the common line of said 129.710 and 0.500 acre tracts, a distance of 40.00 feet, to a point for the southwest corner hereof. From which a 1/2 inch capped iron rod found and stamped "Kent McMillian", being the southerly common corner of said 129.710 and 0.500 acre tracts bears S 35° 36' 30" E, a distance of 150.07 feet.

THENCE N 46° 34' 21" W, leaving said common line, over and across said 129.710 acre tract, a distance of 247.24 feet, to a point for the northwest corner hereof, lying in the common line of said 129.710 acre tract and the southeast ROW line of North Plum Creek Road. From which a found railroad tie fence post, being an angle point in said common line bears S 44° 40' 00" W, a distance of 1,865.87 feet.

THENCE N 44° 40' 00" E, along the common line of said 129.710 acre tract and said southeast ROW line of North Plum Creek a distance of 40.01 feet, to the **POINT OF BEGINNING** and containing 0.227 acres, more or less.

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

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

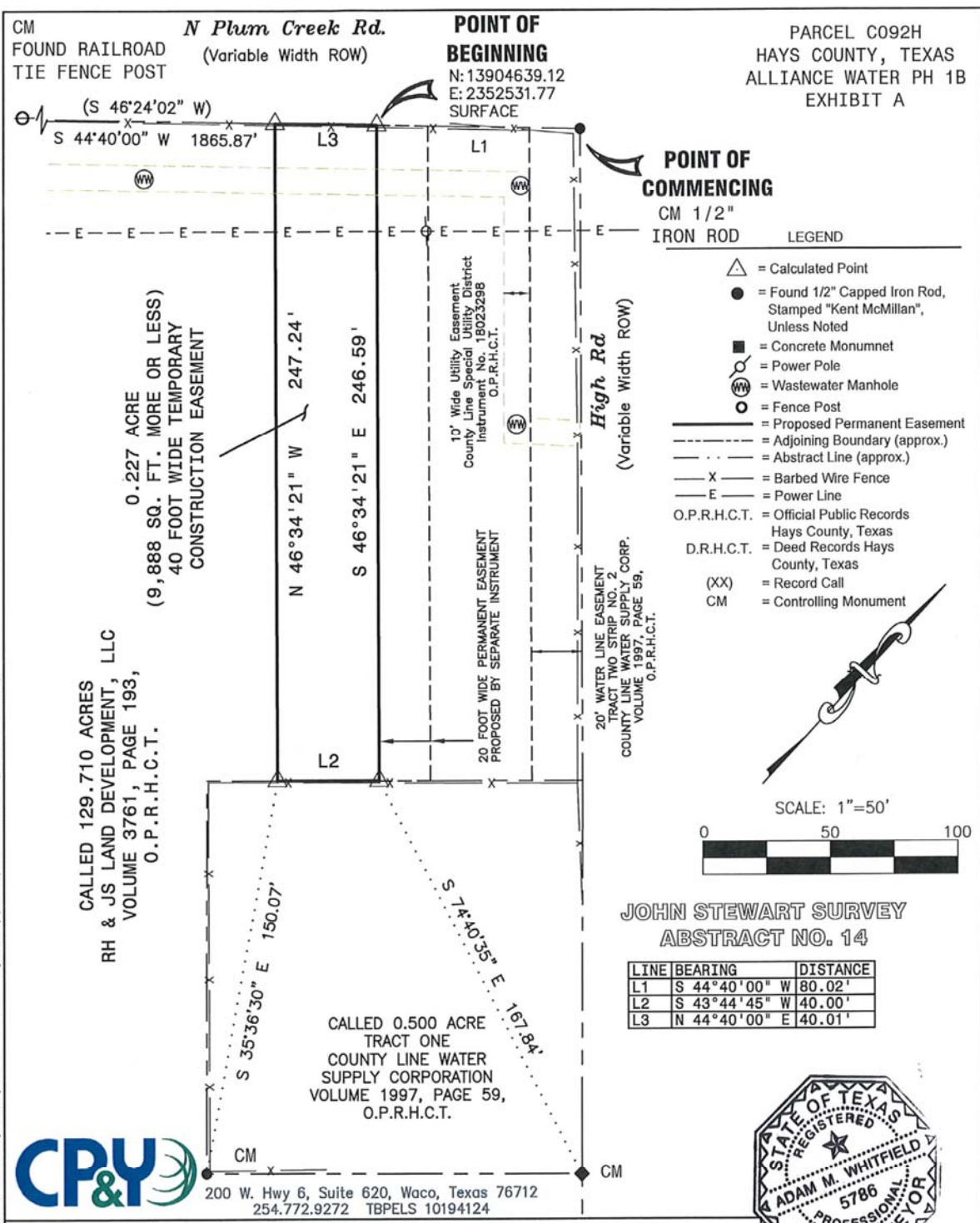


6-10-21

Date: October 16, 2020

Revised: June 16, 2021

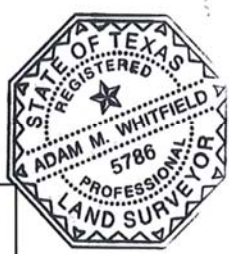




Date: Jun 16, 2021, 1:52pm User: ID: asmith
File: G:\Projects\ARWA1800532-Alliance Water\SURVEY\SEGMENT C TITLES - Hays County\C092H\EXHIBIT EASEMENT\C092H TCE_R01.dwg

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

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

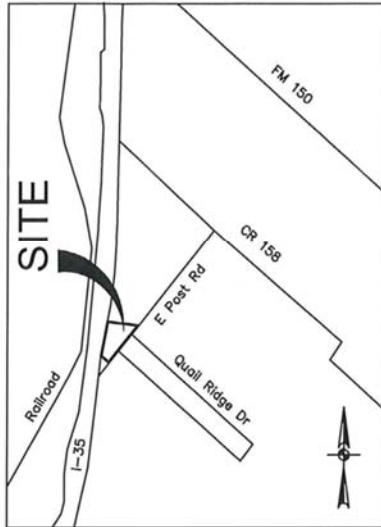


Revised Date: June 16, 2021

WORK ORDER ARWA1800532 DIGITAL FILE C092H TCE.dwg Revision # 01 DRAWN BY MDH

Parcel C100H PE

**PARCEL C100H
KYLE RANCHER LLC, A TEXAS
LIMITED LIABILITY COMPANY
HAYS COUNTY, TEXAS
ALLIANCE WATER PH 1B**



LOCATION MAP
NOT TO SCALE

NOTES:

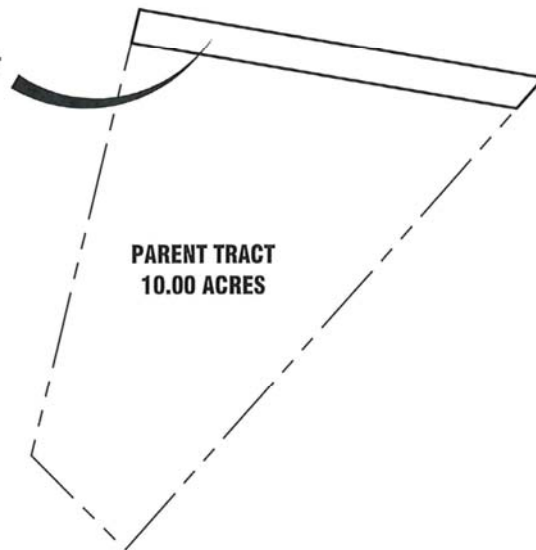
1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S.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

SCHEDULE B COMMENTS:

TITLE RESOURCES GUARANTY COMPANY
CF# T-149346
ISSUE DATE: JUNE 28, 2021

- 10.2.) AN ELECTRIC/TELEPHONE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 94, PAGE 478, DEED RECORDS, HAYS COUNTY, TEXAS. (DOES AFFECT BLANKET BY NATURE)
- 10.3.) A 30 FOOT WIDE PUBLIC UTILITY(IES) EASEMENT INSIDE AND ALONG THE ENTIRE WESTERN BOUNDARY (ALONG IH 35) OF SUBJECT TRACT; AS INDICATED ON THE PLAT OF PAYNE INDUSTRIAL PARK AS DESCRIBED IN (EVIDENCED IN PLAT FOR SUBDIVISION, NORTH OF SUBJECT TRACT) AS RECORDED IN VOLUME 5, PAGE 205, PLAT RECORDS, HAYS COUNTY, TEXAS. (DOES NOT AFFECT)
- 10.4.) A WATER/WASTEWATER LINES EASEMENT GRANTED TO THE CITY OF KYLE AS DESCRIBED IN VOLUME 2090, PAGE 780, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. (DOES AFFECT, AS SHOWN)
- 10.5.) A SIGN LOCATION; AND MAINTENANCE/UTILITY/ACCESS AND VISIBILITY EASEMENT GRANTED TO TLC PROPERTIES, INC AS DESCRIBED IN VOLUME 3002, PAGE 616, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT BUT DOES AFFECT PARENT TRACT)

**1.018 ACRE
(44,344 SQ. FT. MORE OR LESS)
60 FOOT WIDE PERMANENT EASEMENT**



**PARENT TRACT
10.00 ACRES**



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

Date: Jul 01, 2021, 9:11am User: JD: ehalling File: G:\Projects\ARWA1800532-Alliance Water\Survey\SEGMENT C TITLES - Hays County\C100H (New parcel South of C06334)\EXHIBIT EASEMENT\C100H PE.dwg



Partners for a Better Quality of Life

**Legal Description
1.018 Acre (44,344 Square Foot, more or less)
60 Foot Wide Permanent Easement**

BEING A 1.018 ACRE, 60 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE JAMES W. WILLIAMS SURVEY, ABSTRACT NO. 473, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 10.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO KYLE RANCHER LLC, A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED IN COUNTY CLERKS INSTRUMENT NUMBER 21009610 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.). SAID 1.018 ACRE, 60 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/8 inch iron rod found, being the east corner of said 10.00 acres and lying in the northwest Right of Way (ROW) line of County Road 140 (variable width ROW), commonly known as East Post Road for the northeast corner of the herein described tract;

THENCE S 43° 16' 08" W, along the common line of said 10.00 acres and CR 140, a distance of 72.49 feet, to a point for the southeast corner hereof. From which, a 5/8 inch iron rod found, being the easterly common corner of said 10.00 acres and that called 1.18 acre tract of land described in deed to Aleena Noor Enterprise, Inc., a Texas Corporation, as recorded in County Clerks Instrument Number 2013-13006495 of said O.P.R.H.C.T., bears S 43° 16' 08" W, a distance of 1,051.14 feet;

THENCE N 80° 51' 46" W, leaving said common line, over and across said 10.00 acres, a distance of 721.34 feet, to a point lying in the common west line of said 10.00 acres and Interstate Highway 35 east ROW line (variable width ROW) for the southwest corner hereof. From which, a Type II TXDOT concrete monument found, being the southwest corner of said 1.18 acres and lying in said IH-35 ROW, being an extension of the west line of said 10.00 acres, bears S 14° 16' 38" W, a distance of 1,077.94 feet;

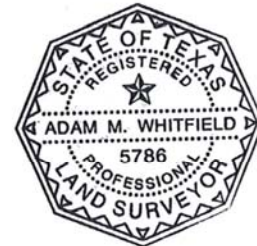
THENCE N 14° 16' 38" E, along the common line of said 10.00 acres and IH-35 ROW, a distance of 60.24 feet, to a point for the northwest corner hereof, being the approximate westerly common corner of said 10.00 acres and that called 1.37 acre tract of land described in deed to Tack Development LTD., a Texas Limited Partnership, as recorded in County Clerks Instrument Number 21033405 of said O.P.R.H.C.T. From which, a Type II TXDOT concrete monument found, lying in the east line of said IH-35 ROW, being an extension of the west line of said 10.00 acres, bears N 14° 16' 38" E, a distance of 163.01 feet;

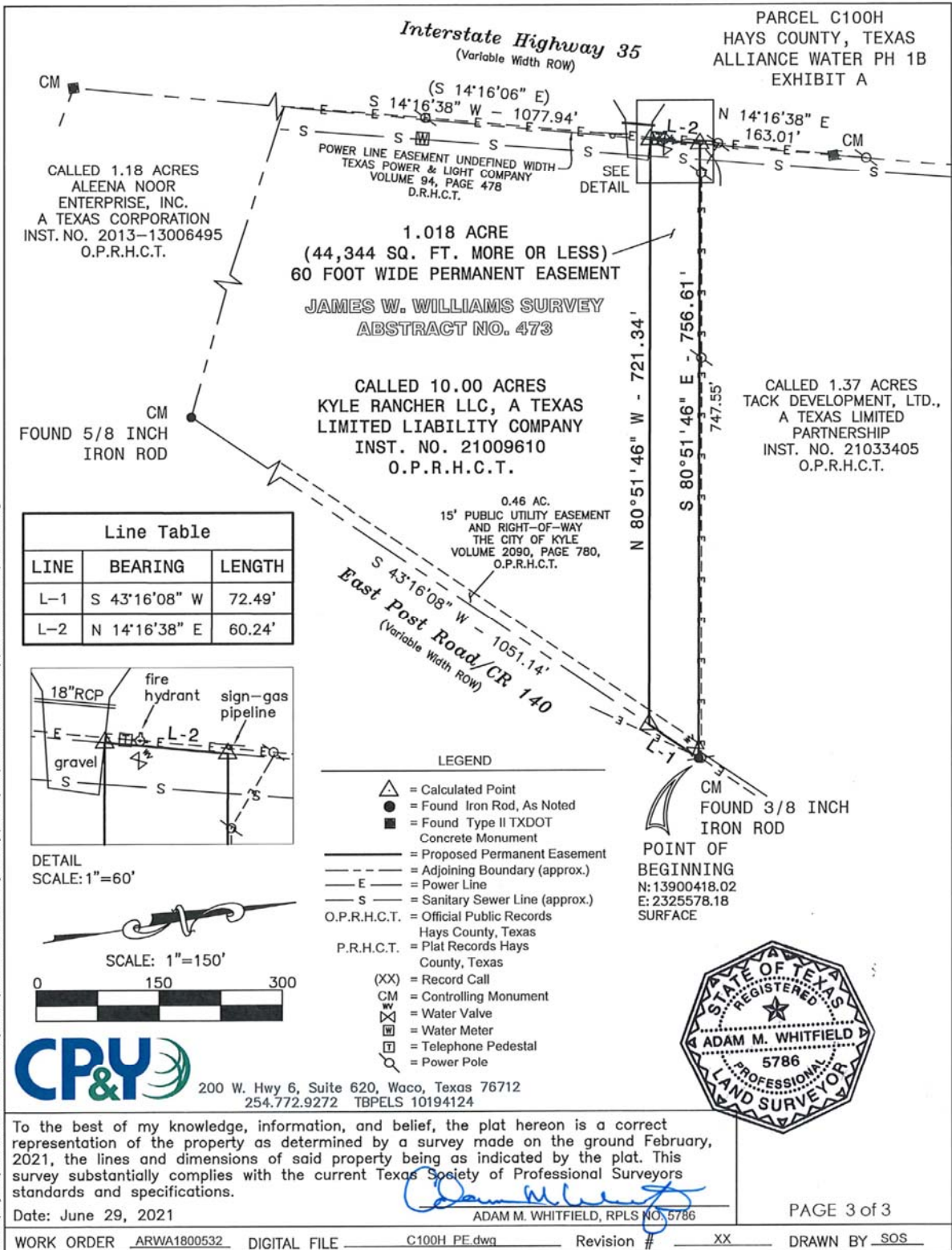
THENCE S 80° 51' 46" E, along the common line of said 10.00 and 1.37 acre tracts, passing at a distance of 747.55 feet the approximant southerly common corner of said 10.00 and 1.37 acre tracts and lying in the northwest line of County Road 140 ROW, and continuing along the common line of said 10.00 acre tract and CR 140 ROW, for a total distance of 756.61 feet, to the **POINT OF BEGINNING** and containing 1.018 acres, more or less.

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

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

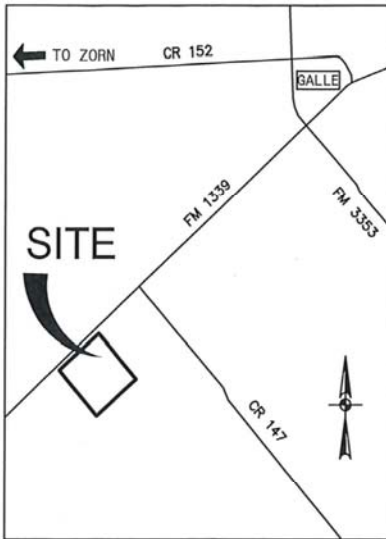
Date: 6-29-21
June 29, 2021





Parcel D060G

PARCEL D060G
ALFREDO TIJERINA NINO AND WIFE,
LETICIA TORRES NINO
GUADALUPE COUNTY, TEXAS
ALLIANCE WATER PH 1B



LOCATION MAP
 NOT TO SCALE

NOTES:

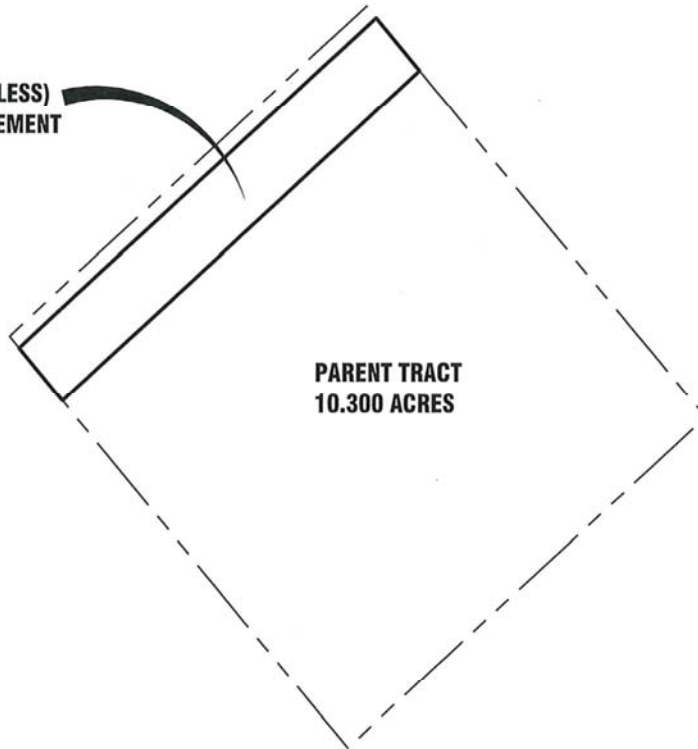
1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S.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

SCHEDULE B COMMENTS:

CHICAGO TITLE INSURANCE COMPANY
 GF# CTA-21-CTA1900251G
 ISSUE DATE: JUNE 26, 2019

- 10h.) TERMS, PROVISIONS, CONDITIONS, EASEMENTS, COVENANTS AND OPTIONS, VOLUME 1743, PAGE 102 O.P.R.G.C.T. (DOES AFFECT AS SHOWN) AND VOLUME 2009, PAGE 569 O.P.R.G.C.T. (DOES NOT AFFECT, NOT ON SUBJECT TRACT)
- 10l.) DEED BETWEEN W.M. ZIEGENHALS, SR. AND EMMA ZIEGENHALS AND W.M. ZIEGENHALS, JR. VOLUME 46, PAGE 491 D.R.G.C.T. (DOES NOT AFFECT, NOT ON SUBJECT TRACT)

1.326 ACRES
(57,761 SQ FT, MORE OR LESS)
90' WIDE PERMANENT EASEMENT



PARENT TRACT
10.300 ACRES



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

Date: Feb 27, 2020, 8:17am User ID: ssmith
 File: G:\Projects\ARWA1800532-Alliance Water\SURVEY\SEGMENT D TITLES - Guadalupe County\D060G\EXHIBIT EASEMENT\D060G_P1E.dwg

Legal Description
1.326 Acre (57,761 Square Foot)
90' Wide Permanent Easement

BEING A 1.326 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE JOHN JONES SURVEY, ABSTRACT NO. 189, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 10.300 ACRE TRACT OF LAND DESCRIBED IN DEED TO ALFREDO TIJERINA NINO AND WIFE, LETICIA TORRES NINO, AS RECORDED IN VOLUME 2079, PAGE 233 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.). SAID 1.326 ACRE 90 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch capped iron rod found stamped "Austin Surveyors", being the northerly common corner of said 10.300 acre tract and that called 10.300 acre tract of land described in deed to Ralph Senn and wife, Julia Senn as recorded in Volume 1761, Page 204 of said O.P.R.G.C.T., and lying in the southeast R.O.W. line of Farm to Market Road 1339 (FM 1339, 80' wide R.O.W.) and the northwest line of that 20 foot wide utility, drainage, and cable TV easement described in a Declaration of Covenants, Conditions, and Restrictions, as recorded in Volume 1743, Page 102 of said O.P.R.G.C.T.;

THENCE S 41° 13' 21" E (record call is S 40° 38' 18" E), departing said R.O.W. line, along the northeast line of said 10.300 acre Nino tract and the southwest line of said 10.300 acre Senn tract, a distance of 20.00 feet, to a point lying in the southeast line of said easement for the **POINT OF BEGINNING** and the north corner of the herein described tract;

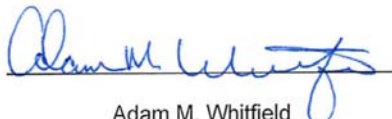
THENCE S 41° 13' 21" E, continuing along the common line of said 10.300 acre Nino and Senn tracts a distance of 90.00 feet, to a point for the east corner hereof;

THENCE S 48° 50' 04" W, over and across said 10.300 acre Nino tract a distance of 641.67 feet, to a point lying in the southwest line of said 10.300 acre Nino tract and the northeast line of that called 10.300 acre tract of land described in deed to Chris Jones and D'Lois Jones, husband and wife, as recorded in Volume 1745, Page 26 of said O.P.R.G.C.T. for the south corner hereof;

THENCE N 41° 08' 26" W, along the common line of said 10.300 acre Nino and Jones tracts a distance of 90.00 feet, to a point lying in said southeast easement line for the west corner hereof. From which a 1/2 inch capped iron rod found stamped "Austin Surveyors", being the northerly common corner of said 10.300 acre Nino and Jones tracts and lying in said FM 1339 southeast R.O.W. line bears N 41° 08' 26" W, a distance of 20.00 feet;

THENCE N 48° 50' 04" E, over and across said 10.300 acre Nino tract and the southerly line of said 20 foot wide utility easement a distance of 641.55 feet, to the **POINT OF BEGINNING** and containing 1.326 acres, more or less.

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



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

Date: 02-27-2020

February 27, 2020

Page 2 of 3

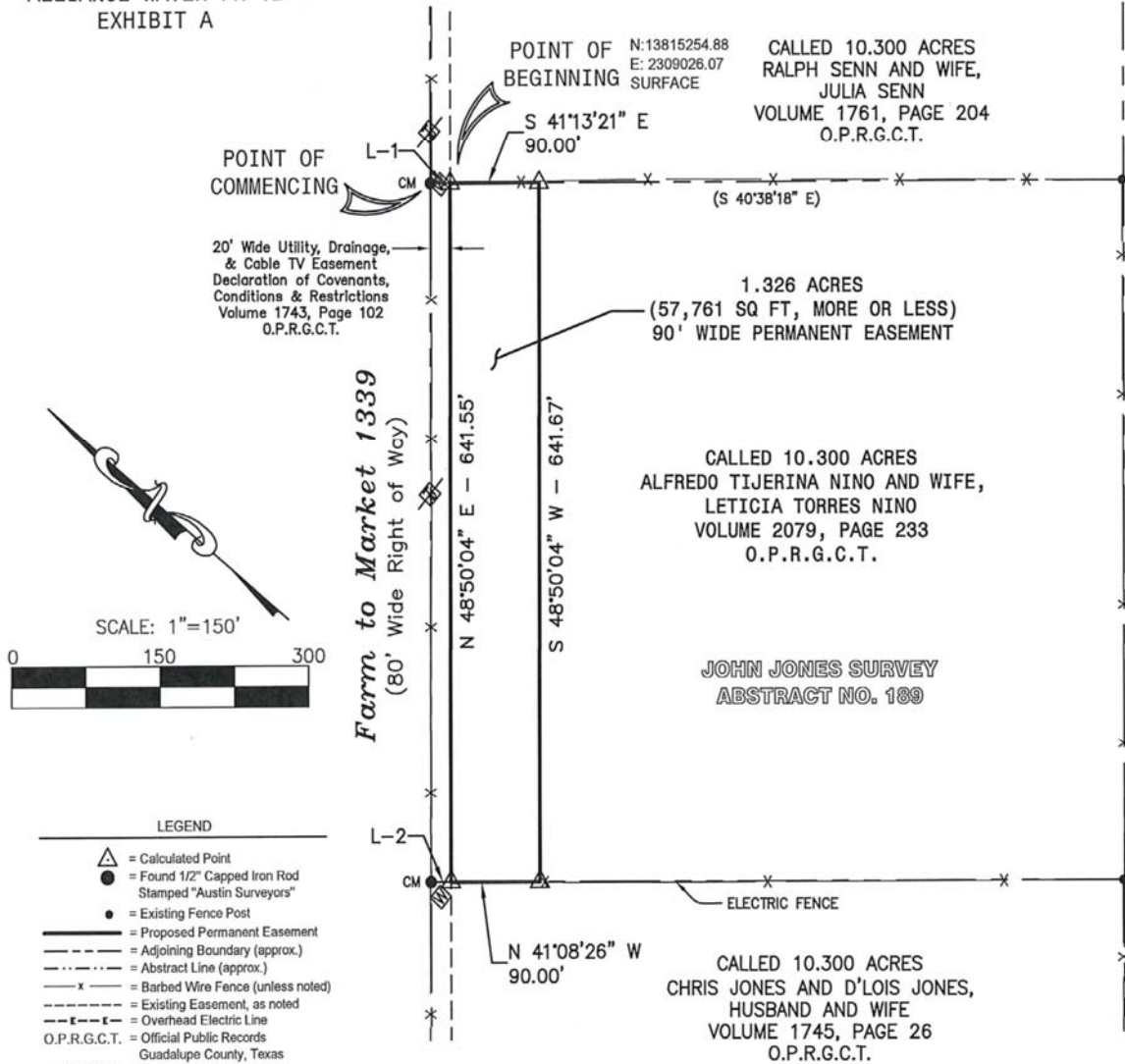


D060G

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

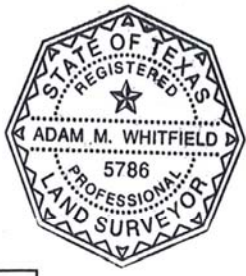


PARCEL D060G
 GUADALUPE COUNTY, TEXAS
 ALLIANCE WATER PH 1B
 EXHIBIT A



- LEGEND**
- △ = Calculated Point
 - = Found 1/2" Capped Iron Rod Stamped "Austin Surveyors"
 - = Existing Fence Post
 - = Proposed Permanent Easement
 - - - = Adjoining Boundary (approx.)
 - - - = Abstract Line (approx.)
 - x = Barbed Wire Fence (unless noted)
 - - - = Existing Easement, as noted
 - - - = Overhead Electric Line
 - O.P.R.G.C.T. = Official Public Records Guadalupe County, Texas
 - D.R.G.C.T. = Deed Records Guadalupe County, Texas
 - CM = Controlling Monument
 - (XX) = Record Call
 - IRF = Iron Rod Found
 - ⊕ = Power Pole
 - ⊙ = Guy Wire
 - ⊙ = Sign / Marker
 - ⊙ = Telephone Pedestal
 - ⊙ = Water Meter

Line Table		
LINE	BEARING	DISTANCE
L-1	S 41°13'21" E	20.00'
L-2	N 41°08'26" W	20.00'



CP&Y
 200 W. Hwy 6, Suite 620, Waco, Texas 76712
 254.772.9272 TBPLS 10194124

To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground June, 2019, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.
 Date: February 27, 2020
 ADAM M. WHITFIELD, RPLS NO. 5786

REGULAR MEETING
Alliance Regional Water Authority Board of Directors

BOARD MEMBER PACKETS
Wednesday, October 27, 2021 at 3:00 P.M.
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

K. ADJOURNMENT
