



Board of Directors Meeting

June 20, 2024

GUADALUPE-BLANCO RIVER AUTHORITY

June 20, 2024 Meeting Schedule

Board of Directors Meeting

Thursday, June 20, 2024

10:00 a.m.

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

NOTICE OF MEETING GUADALUPE-BLANCO RIVER AUTHORITY BOARD OF DIRECTORS

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

CALL TO ORDER

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

PUBLIC COMMENTS

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

CONSENT ITEMS

2. Consideration of and possible action approving the minutes of the May 15, 2024 Board Meeting.

Attachment

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

Attachment

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

Attachment

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

Attachment

GENERAL MANAGER/CEO ITEMS

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

Attachment

ACTION ITEMS

7. Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a purchase agreement and related documents for the purchase of land and a building in Tivoli, Texas, and authorize the use of financial reserves for the purchase. **(David Harris, Randy Staats)**

Attachment

8. Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute contracts for sludge dewatering, hauling and disposal for Western Canyon Water Treatment Facility. **(David Harris)**

Attachment

9. Consideration of and possible action approving a Resolution by the Guadalupe-Blanco River Authority declaring a public necessity for the acquisition of certain fee estates, water pipeline easements and temporary construction easements for the GBRA Carrizo Groundwater Supply Expansion Project (TX-130 Project) in connection therewith, over, across, upon and under certain privately-owned real properties; authorizing all appropriate action by the General Manager/CEO, staff, retained attorneys and engineering and technical consultants in the institution and prosecution of condemnation proceedings to acquire any such needed certain fee estates, permanent easements, and temporary construction easements that cannot be acquired through negotiation; declaring further negotiations futile; ratifying and affirming all acts and proceedings heretofore done or initiated by employees, agents, and attorneys of GBRA to acquire such property interests; authorizing all other lawful action necessary and incidental to such acquisitions or eminent domain proceedings to survey, specify, define, and secure the necessary interests in real

property; declaring the sections of the Resolution to be severable one from the other in the event any section of the Resolution is determined to be invalid; said properties to be identified to wit:

Parcel GD-01 – SBAM Investment, LLC, being a 0.1237 acre (5,390 square foot) permanent easement, and a 0.09 acre (3,920 square foot) temporary construction easement out of the Elizabeth Brown Survey No. 9, Abstract No. 33, Hays County, Texas, being a portion Lot 88, C.M. Rogers Subdivision, a Subdivision of Record in Volume 142, Page 310, Deed Records, Hays County, Texas, said portion of Lot 88 being described as 0.990 of one acre conveyed to SBAM Investment LLC by General Warranty Deed dated January 22, 2024, as recorded in Document No. 24002422, Official Records, Hays County, Texas; said 0.1237 acre (5,390 square foot) permanent easement and a 0.09 acre (3,920 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit “A” attached hereto;

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

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

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

Caldwell County, Texas; said 0.7361 acres (32,063 square foot) permanent easement and 0.49 acre (21,344 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "D" attached hereto;

Parcel NR-10 – Derek Emadi and Kelly M. Emadi f/k/a Kelly M. Jurgenson, being a 0.2547 acre (11,093 square foot) permanent easement, and a 0.17 acre (7,405 square foot) temporary construction easement, out of the Cornelius Crenshaw Survey, Abstract No. 68, Caldwell County, Texas, being a portion of that tract described as 9.9818 acres conveyed to Derek Emadi and Kelly M. Jurgensen by Special Warranty Deed with Vendor's Lien dated December 16, 2011, as recorded in Document No. 120376, Official Public Records of Real Property, Caldwell County, Texas; said 0.2547 acre (11,093 square foot) permanent easement, and a 0.17 acre (7,405 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "E" attached hereto;

Parcel NR-11 – Alan Balser and wife, Pam Balser, being a 0.5836 acre (25,421 square foot) permanent easement, and a 0.39 acre (16,998 square foot) temporary construction easement, consisting of two parts, out of the Cornelius Crenshaw Survey, Abstract No. 68, Caldwell County, Texas, being a portion the remainder of that tract described as 35.00 acres (Tract 1) conveyed to Alan Balser and Pam Balser by General Warranty Deed dated July 30, 2009, as recorded in Volume 576, Page 467, Official Public Records of Real Property, Caldwell County, Texas, being corrected in Volume 577, Page 5, Official Public Records of Real Property, Caldwell County, Texas; said 0.5836 acre (25,421 square foot) permanent easement and 0.39 acre (16,998 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "F" attached hereto;

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

Parcel NR-18 – Juan Reyes Yescas and Rosario Yescas, being a 0.3183 acre (13,865 square foot) permanent easement, and 0.21 acre (9,148 square foot) temporary construction easement, out of the Samuel B. Carson Survey, Abstract No. 86, Caldwell County, Texas,, being a portion that tract described as 11.00 acres conveyed to Juan Reyes Yescas and Rosario Yescas by Warranty Deed with Vendor's Lien dated May 29,

2019, as recorded in Document No. 2019-002816, Official Public Records, Caldwell County, Texas; said 0.3183 acre (13,865 square foot) permanent easement, and 0.21 acre (9,148 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "H" attached hereto;

Parcel NR-19 – Luis O. Mancía a/k/a Luis Orlando Mancía and Ana D. Ramírez Mancía, being a 0.3182 acre (13,860 square foot) permanent easement, and 0.21 acre (9,148 square foot) temporary construction easement, out of the Samuel B. Carson Survey, Abstract No. 86, Caldwell County, Texas, being a portion that tract described as 11.00 acres conveyed to Luis O. Mancía a/k/a Luis Orlando Mancía and Ana D. Ramírez Mancía by Warranty Deed with Vendor's Lien dated July 25, 2019, as recorded in Document No. 2019-005385, Official Public Records, Caldwell County, Texas; said 0.3182 acre (13,860 square foot) permanent easement, and 0.21 acre (9,148 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "I" attached hereto;

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

Parcel NR-25 – Schmidt Cattle, LP, a Texas limited partnership, being a 4.238 acre (184,601 square foot) permanent easement, and 2.83 acre (123,275 square foot) temporary construction easement, out of the Prosper Hope Survey, Abstract No. 135, and the Samuel B. Carson Survey, Abstract No. 86, Caldwell County, Texas, being a portion of Lots 113, 132 and 134, C.M. Rogers Subdivision, a Subdivision of Record in Cabinet A, Slide 98, Plat Records, Caldwell County, Texas, being described as 219.46 acres conveyed to Schmidt Cattle, L.P. by Special Warranty Deed dated July 16, 2009, as recorded in Volume 577, Page 632, Official Public Records of Real Property, Caldwell County, Texas; said 4.238 acre (184,601 square foot) permanent easement, and 2.83 acre (123,275 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "K" attached hereto; and

Parcel NR-30 – Gloria Hoppe Matejowsky, being a 4.185 acre (182,291 square foot) permanent easement, and 2.7646 acre (120,426 square foot) temporary construction easement, out of the John V. Morton Survey, Abstract No. 196, and the Elizabeth Brown Survey, Abstract No. 368, Caldwell County, Texas, being a portion of Lots 106 and 108, C.M. Rogers Subdivision, a Subdivision of Record in Cabinet A, Slide 98, Plat Records, Caldwell County, Texas, being the remainder of that tract described as 83 acres (Second Tract) and the remainder of that tract described as 100 acres (First

Tract) conveyed to Gloria Hoppe Matejowsky by Deed dated October 26, 1965, as recorded in Volume 311, Page 445, Deed Records, Caldwell County, Texas; said 4.185 acre (182,291 square foot) permanent easement, and 2.7646 acre (120,426 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "L" attached hereto.

(Courtney Kerr-Moore)

Attachment

10. Consideration of and possible action approving an amendment to the GBRA Fiscal Year 2024 Work Plan and Budget to adopt rates for the Carrizo Groundwater System and Carrizo Water Treatment Plant. **(Randy Staats)**

Attachment

11. Consideration of and possible action authorizing Guadalupe-Blanco River Authority staff to open an investment account for management of proceeds for the Carrizo Groundwater System expansion. **(Randy Staats)**

Attachment

12. Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a contract with the highest ranked bidder based on a Competitive Sealed Proposal process, which provides the best value for the Guadalupe-Blanco River Authority, for selection of a general contractor for the Regional SCADA Tower Project. **(Daniel Worley)**

Attachment

13. Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a contract with the highest ranked bidder based on a Competitive Sealed Proposal process, which provides the best value for the Guadalupe-Blanco River Authority, for selection of a general contractor for the Canyon Hydro Switch Replacement Project. **(Daniel Worley)**

Attachment

14. Consideration of and possible action approving the salary, compensation and benefits for the General Manager/CEO of the Guadalupe-Blanco River Authority.

DISCUSSION ITEMS

15. Discussion and presentation of the Fiscal Year 2025 draft Guadalupe-Blanco River Authority Work Plan and Budget. **(Randy Staats)**

Attachment

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

Attachment

ITEMS FOR EXECUTIVE SESSION

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

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

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

ADJOURN

CONSENT ITEM

2. Consideration of and possible action approving the minutes of the May 15, 2024 Board Meeting.

Attachment

GUADALUPE-BLANCO RIVER AUTHORITY
Minutes of the Board of Directors
May 15, 2024

The Board of Directors of the Guadalupe-Blanco River Authority met in a regular meeting on May 15, 2024, at the GBRA Annex Building Board Room, 905 Nolan, Seguin, Guadalupe County, Texas. Directors present were Dennis Patillo, Sheila Old, Stephen B. Ehrig, Emanuel Valdez, William Carbonara, Patrick Cohoon, John Cyrier, and Robert Blaschke. Director Meador was not present. Present in the Annex Building in Seguin, Texas were Darrell Nichols, General Manager/CEO; Jonathan Stinson, Deputy General Manager; Vanessa Guerrero, Executive Manager of Administration; Randy Staats, Executive Manager of Finance/CFO; Charles Hickman, Executive Manager of Engineering; Nathan Pence, Executive Manager of Environmental Science; David Harris, Executive Manager of Operations; Adeline Fox, Executive Manager of Communications and Outreach; and Joseph Cole, General Counsel.

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

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

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

The Chairman called for **Consent Item 2 - Consideration of and possible action approving the minutes of the April 17, 2024 Board Meeting; Consent Item 3 - Consideration of and**

possible action approving the monthly financial report for April 2024; Consent Item 4 - Consideration of and possible action approving the monthly operations report for April 2024; and Consent Item 5 - Consideration of and possible action approving Directors' expense vouchers for April 2024. Upon Motion by Director Cohoon, seconded by Director Old, the Board unanimously approved Consent Items 2, 3, 4, and 5.

The Chairman then called for **General Manager/CEO Item 6 - The General Manager/CEO and staff may report on, and the Board may discuss, executive reports and/or issues relating to GBRA activities including without limitation, the following: Safety Update, GBRA water and sewer utility operations, hydroelectric operations, GBRA facilities management including plants and dams, water resources planning and operation, construction management, economic and community development, project development, accounting and finance, records management, grants and financial assistance, human resources, information technology, communications, social media, education programs, resource protection, weather, and climate, river flows and other scientific issues, public and private entities partnering with GBRA, water quality services, community affairs, environmental programs, stewardship, and update on GBRA Safety Work Plan.** Amanda Buchanan, Safety Manager, reported there was one minor incident and one incident resulting in lost time reported during this period. During April, staff training focused on heat preparedness. The Hazard Mitigation Action Plan (HMAP) is 80% complete. Safety is developing new safety policies, including lone worker procedures, as part of the Strategic Plan. The department continues to receive documentation from employees on potential unsafe conditions and acts, which will help prevent potential injuries in the future. The Safety Committee meeting was held in mid-May at Coletto Creek Park, which

included a discussion of the objectives of the Nation Safety Month campaign. The Board was also briefed on improvements to the GBRA Fleet Vehicle Inspections program. Site visits in furtherance of the risk management plan this month included a safety focused visit at the Buda wastewater treatment plant “WWTP,” a chlorine safety review at the San Marcos WTP, and a process hazard review and lab safety label compliance walk-through at the Luling WTP. Loss Control site visits were held at the Western Canyon WTP, San Marcos WTP, Luling WTP, and Lockhart WTP. Next, David Harris, Executive Manager of Operations, briefed the Board on new licenses, operator training, and ongoing operations activities, including the new Calhoun Canal crossing replacement bridge, the annual Coletto Creek gate inspection, San Marcos WTP upgrades, and a Sunfield Wastewater Treatment Plant (“WWTP”) construction status update. The anticipated completion date for the Sunfield WWTP expansion is August 2024. The San Marcos WTP is being upgraded with new pumps, controls, backup power, and surge protection for the I-35 pump station for customers in Kyle, Buda, Monarch Utilities, and the Goforth Special Utility District. The new 2000 kW generator has arrived, is being installed, and will generate enough power to provide full capacity during a loss of power event. Next, Darrell Nichols, General Manager/CEO, briefed the Board on the continued communication to customers via WaterSECURE relating to current and future water needs in the basin. The Texas Water Conservation Association (“TWCA”) has a legislative committee to develop recommendations to organizations regarding funding to be presented to the legislature. The subcommittee on water infrastructure funding, chaired by Mr. Nichols, will help to develop recommendations over the next few months to assist TWCA in dealing with growth; funding for large regional projects; and addressing costs, aging infrastructure, additional equipment delays, and additional considerations.

The Chairman called for **Action Item 7 - Consideration of and possible action repealing all previous orders, resolutions, and actions relating to boating, swimming, fishing, and other water-related activities on Lake Dunlap, a GBRA Hydroelectric Lake in Guadalupe County, Texas, and adopting an Order setting forth regulations relating to restricted areas and activities for Lake Dunlap.** Jonathan Stinson, Deputy General Manager, is seeking authorization for the adoption of an Order repealing previous GBRA actions relating to water safety and restricted areas and setting new regulations for Lake Dunlap. The proposed Order would adopt a baseline for enforcement authority and water safety by revising GBRA's restrictions on Lake Dunlap to align with Chapter 31, Texas Parks and Wildlife Code, (the "Water Safety Act") and would reaffirm the boundaries of the existing restricted and No Wake Zones. Specifically, the proposed Order would reaffirm the restricted zone around the GBRA Dam on Lake Dunlap to an area 400 feet upstream and 400 feet downstream, and reaffirm the No Wake Zone near the I-35 boat ramp and downstream 3000 feet. The purpose of the Order is to clarify and promote the uniformity of laws relating to water safety, consistent with the Water Safety Act. Upon Motion by Director Valdez, seconded by Director Cohoon, the Board unanimously approved Action Item 7 adopting an Order repealing previous GBRA actions relating to water safety and restricted areas for Lake Dunlap and setting new regulations for Lake Dunlap. A copy of the Order is attached and made a part of these minutes.

The Chairman then called for **Action Item 8 - Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a Texas Water Code Section 54.2351 Agreement with CR/KWW Partnership, Ltd., Cordillera Ranch Ltd., and Kendall County Municipal Utility District No. 1 relating to the cost sharing and ownership of water**

and sewer facilities within a portion of the Cordillera Development. Justin Adkins, Assistant General Counsel, is seeking authorization to negotiate and execute a Texas Water Code (“TWC”) Section 54.2351 Agreement with CR/KWW Partnership, Ltd, Cordillera Ranch, Ltd., and Kendall County MUD No. 1 (“KCMUD”) for the construction and conveyance of water and wastewater systems in the Cordillera Service Area. The proposed agreement provides for GBRA’s ownership of water and wastewater pipelines and related facilities within KCMUD. It also provides for the reimbursement of developer expenses, the conveyance of the facilities to GBRA, and GBRA’s provision of water and wastewater services to retail customers within KCMUD. Upon Motion by Director Ehrig, seconded by Director Cyrier, the Board unanimously approved Action Item 8 authorizing the General Manager/CEO to negotiate and execute a Texas Water Code Section 54.2351 Agreement with CR/KWW Partnership, Ltd., Cordillera Ranch Ltd., and Kendall County Municipal Utility District No. 1 relating to the cost sharing and ownership of water and sewer facilities within a portion of the Cordillera Development.

The Chairman called for **Action Item 9 - Consideration of and possible action to approve a change order with Sundt Construction for the Lake McQueeney Spillgate Replacement and Dam Armoring Project in the amount of \$152,479.06 for additional work associated with obstructions encountered during sheet pile installation.** Peter Newell, Senior Engineering Director, is seeking the approval of a change order relating to the removal of obstructions from the original Lake McQueeney dam construction encountered within Bay 1 during the cofferdam sheet pile installation. The upstream face of the Bay 1 spillway at McQueeney Dam contained miscellaneous underwater and buried concrete obstructions that were encountered during the sheet pile alignment that impacted the contractor’s ability to install the waler support as designed. These

underwater structures were not indicated on the original dam drawings. These changes resulted in an increase of \$152,479.06 to the contract price and 17 days to the contract timeline. Upon Motion by Director Ehrig, seconded by Director Old, the Board unanimously approved Action Item 9 approving a change order with Sundt Construction for the Lake McQueeney Spillgate Replacement and Dam Armoring Project in the amount of \$152,479.06 for additional work associated with obstructions encountered during sheet pile installation.

Next, the Chairman called for **Action Item 10 - Consideration of and possible action to approve a change order with Sundt Construction for the Lake Placid Spillgate Replacement and Dam Armoring Project in the amount of \$281,930.78 for additional work related to conflicts with the cofferdam waler.** Peter Newell, Senior Engineering Director is seeking the approval of a change order to address the conflict with the cofferdam waler on the upstream face of Bay 1 spillway for the Lake Placid Spillgate Replacement and Dam Armoring Project after initial dewatering and excavation of the cofferdam. To address the conflict, the cofferdam had to be reflooded and the system redesigned. These changes resulted in an increase of \$281,930.78 to the contract price and 34 days to the contract time for the Lake Placid project. Upon Motion by Director Ehrig, seconded by Director Cohoon, the Board unanimously approved Action Item 10 approving a change order with Sundt Construction for the Lake Placid Spillgate Replacement and Dam Armoring Project in the amount of \$281,930.78 for additional work related to conflicts with the cofferdam waler.

Next, the Chairman called for **Action Item 11 - Consideration of and possible action approving a Resolution by the Guadalupe-Blanco River Authority declaring a public neces-**

sity for the acquisition of certain fee estates, water pipeline easements and temporary construction easements for the GBRA Carrizo Groundwater Supply Expansion Project (TX-130 Project) in connection therewith, over, across, upon and under certain privately-owned real properties; authorizing all appropriate action by the General Manager/CEO, staff, retained attorneys and engineering and technical consultants in the institution and prosecution of condemnation proceedings to acquire any such needed certain fee estates, permanent easements, and temporary construction easements that cannot be acquired through negotiation; declaring further negotiations futile; ratifying and affirming all acts and proceedings heretofore done or initiated by employees, agents, and attorneys of GBRA to acquire such property interests; authorizing all other lawful action necessary and incidental to such acquisitions or eminent domain proceedings to survey, specify, define, and secure the necessary interests in real property; declaring the sections of the Resolution to be severable one from the other in the event any section of the Resolution is determined to be invalid; said properties to be identified to wit:

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

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

(7,841 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit “B” attached hereto;

Parcel ER-09 – Mark Allen George and Elspeth Ferguson George, being a 2.039 acre (88,808 square foot) permanent easement, and a 1.37 acre (59,677 square foot) temporary construction easement, out of the Byrd Lockhart Survey No. 8, Abstract No. 17, Caldwell County, Texas, being a portion of that tract described as 81.33 acres conveyed to Mark Allen George and Elspeth Ferguson George by Warranty Deed with Vendor’s Lien dated October 11, 1996, as recorded in Volume 153, Page 735, Official Public Records of Real Property, Caldwell County, Texas, being corrected in Corrective Warranty Deed with Vendor’s Lien dated November 18, 1996, as recorded in Volume 155, Page 368, Official Public Records of Real Property; Caldwell County, Texas, and also being a portion of that tract described as 86.667 acres conveyed to Mark Allen George and Elspeth Ferguson George by Warranty Deed dated March 10, 2000, as recorded in Volume 233, Page 771, Official Public Records of Real Property, Caldwell County, Texas; said 2.039 acre (88,808 square foot) permanent easement and 1.37 acre (59,677 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit “C” attached hereto;

Parcel ER-10 – William Robert Clark also known as William R. Clark and Anne J. Clark and Ron William Wetz, Individually and as Trustee of the Kurt William Wetz Trust, being a 1.725 acre (75,131 square foot) permanent easement, and a 1.15 acre (50,094 square foot) temporary construction easement, out of the Byrd Lockhart Survey No. 8, Abstract No. 17, Caldwell County, Texas, being a portion of that tract described as 276 acres conveyed to William R. Clark and Anne J. Clark (Undivided 75% Interest) by General Warranty Deed dated February 23, 2007, as recorded in Volume 486, Page 894, Official Public Records of Real Property, Caldwell County, Texas, and said tract described as 276 acres also conveyed to Ron William Wetz, Individually and as Trustee of the Kurt William Wetz Trust (Undivided 25% Interest) by Warranty Deed dated December 21, 1999, as recorded in Volume 229, Page 159, Official Public Records of Real Property, Caldwell County, Texas; said 1.725 acres (75,131 square foot) permanent easement and 1.15 acre (50,094 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit “D” attached hereto;

Parcel NR-01B – Alan Wayne Balsler and Pamela Guffey Balsler, being a 1.405 acre (61,195 square foot) permanent easement, and a 0.70 acre (30,492 square foot) temporary construction easement, out of the Cornelius Crenshaw Survey, Abstract No. 68, Caldwell County, Texas, being a portion of the remainder of that tract described as 228.120 acres conveyed to Alan Wayne Balsler and Pamela Guffey Balsler by Warranty Deed with Vendor’s Lien dated October 16, 2017, as recorded in Document No. 2017-005439, Official Public Records, Caldwell County, Texas; said 1.405 acre (61,195 square foot) permanent easement, and a 0.70 acre (30,492 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit “E” attached hereto;

Parcel NR-02 – Jason Gary Balsler and Clay Forrester Balsler, being a 0.8870 acre (38,639 square foot) permanent easement, and a 0.59 acre (25,700 square foot) temporary construction

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

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

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

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

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

16, 2009, as recorded in Volume 577, Page 607, Official Public Records of Real Property, Caldwell County, Texas; said 0.4688 acre (20,421 square foot) permanent easement, and 0.34 acre (14,810 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit “J” attached hereto;

Parcel NR-33 – Edward Nicholas Cole, Jr., Trustee of the Edward N. Cole, Jr. Separate Descendants Trust (an undivided 75% interest) and William Jefferson McVey, III, Trustee of the William J. McVey, III Separate Descendants Trust (an undivided 25% interest), being a 4.040 acre (176,001 square foot) permanent easement, and 2.68 acre (116,741 square foot) temporary construction easement, out of the Isaac Jackson Survey, Abstract No. 157, and the John Mott Survey, Abstract No. 191, Caldwell County, Texas, being a portion of that tract described as 365.696 acres (Exhibit A-2, Tract 2) conveyed to Anne Cole-Pierce, William Jefferson McVey, III, Robert Michael Joseph Cole and Edward Nicholas Cole, Jr., Co-Trustees of the Edward N. Cole, Jr. Separate Descendants Trust (Undivided 75% Interest) by Trustee’s Distribution Deed dated June 13, 2018, as recorded in Document No. 2018-003353, Official Public Records, Caldwell County, Texas, Corrected in Correction Affidavit as to Trustees 003354, Official Public Records, Caldwell County, Texas, Corrected in Correction Affidavit as to Trustees Distribution Deed dated July 16, 2018, and recorded in Document No. 2018-004114, Official Public Records, Caldwell County, Texas; said 4.040 acre (176,001 square foot) permanent easement, and 2.68 acre (116,741 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit “K” attached hereto; and

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

Courtney Kerr-Moore, Deputy General County, is seeking the approval of a Resolution declaring a public necessity for the acquisition of certain water pipeline easements and temporary construction easements for the TX-130 Project. GBRA is expanding the Carrizo Groundwater Supply Project via the TX-130 Project, in, over, under, through, and across certain properties located in Caldwell County, Texas. Efforts to negotiate for the acquisition of these properties have been unsuccessful, making proceedings in eminent domain necessary to acquire such needed per-

manent easements and temporary construction easements. Upon Motion by Director Old, seconded by Director Cohoon, by a record vote, the Board unanimously approved Action Item 11 approving the proposed Resolution. A copy of the Resolution is attached and made a part of these minutes.

Next, the Chairman called for **Action Item 12 - Consideration of and possible action authorizing a resolution of the Board of Directors of the Guadalupe-Blanco River Authority approving amendments to GBRA's Drought Contingency Plan for Wholesale Customers.**

Charles Hickman, Executive Manager of Engineering, is seeking the approval of a Resolution approving amendments to GBRA's Drought Contingency Plan for Wholesale Customers utilizing wholesale water provided by GBRA from Canyon Reservoir, GBRA's Luling Water Rights and GBRA's Lower Basin Water Rights. This plan provides measures in response to prolonged periods of water shortages and drought as required under TWC § 11.1272, and associated administrative rules of the Texas Commission on Environmental Quality (including Title 30, Chapter 288, Texas Administrative Code ("TAC")). The plan covers GBRA's operations at Canyon Reservoir and operations related to GBRA's Luling and Lower Basin water rights. Upon Motion by Director Old, seconded by Director Ehrig, the Board unanimously approved Action Item 12 authorizing a resolution of the Board of Directors of the Guadalupe-Blanco River Authority approving amendments to GBRA's Drought Contingency Plan for Wholesale Customers. A copy of the Resolution and GBRA's Drought Contingency Plan for Wholesale Customers is attached and made a part of these minutes.

Next, the Chairman called for **Action Item 13 - Consideration of and possible action authorizing a resolution of the Board of Directors of the Guadalupe-Blanco River Authority approving amendments to GBRA's Water Conservation Plan for Wholesale Customers.**

Charles Hickman, is seeking approval of a Resolution approving amendments to GBRA's Water Conservation Plan for Wholesale Customers. As a wholesale water supplier, GBRA is required to adopt a Water Conservation Plan in conformance with the rules governing Water Conservation Plans for Wholesale Water Providers as set forth by 30 TAC § 288.5. The purpose of GBRA's water conservation program is to increase water use efficiency and reduce water waste. The implementation of GBRA's water conservation program occurs largely at the customer level, and GBRA is focused on encouraging and supporting initiatives by wholesale customers. Upon Motion by Director Blaschke, seconded by Director Ehrig, the Board unanimously approved Action Item 13 authorizing a resolution of the Board of Directors of the Guadalupe-Blanco River Authority approving amendments to GBRA's Water Conservation Plan for Wholesale Customers. A copy of the Resolution and GBRA's Water Conservation Plan for Wholesale Customers is attached and made a part of these minutes.

The Chairman then called for **Discussion Item 14 - Discussion regarding Base Flow Report, Water Quality Index, long-term weather pattern, and condition of the Guadalupe Basin.** Charles Hickman, Executive Manager of Engineering, briefed the Board on the Guadalupe River basin hydrologic conditions, including rainfall percentages, events, and totals; the Base Flow Report; the U.S. Drought Monitor Seasonal Outlook; Edwards Aquifer level; Comal Springs level; Guadalupe River stream flows; El Niño modeled forecast; and elevation of Canyon Reservoir. Canyon Reservoir elevation was at 886.34 feet as of May 13, 2024. The J-17 Index Well level

was at 637.2 feet as of May 12, 2024. Comal Springs was flowing around 145 cfs as of May 11, 2024.

There being no further business to be brought before the Board, the open meeting was recessed at 11:25 a.m. subject to call by the Chairman and convened the meeting in executive session at 11:40 a.m. pursuant to Chapter 551, Texas Government Code.

The open meeting reconvened at 12:03 p.m. and recessed at 12:03 p.m.

The Board reconvened the meeting in executive session at 12:03 p.m. pursuant to Chapter 551, Texas Government Code.

The open meeting was again reconvened at 12:49 p.m. and recessed at 12:50 p.m.

The Board then reconvened the meeting in executive session at 12:50 p.m. pursuant to Chapter 551, Texas Government Code.

Following executive session, the open meeting was reconvened at 2:02 p.m.

There being no further business to be brought before the Board, the meeting was adjourned at 2:02 p.m. subject to a call by the Chairman.

Chairman

Secretary/Treasurer

CONSENT ITEM

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

Attachment



Guadalupe-Blanco River Authority

FINANCIAL REPORT
TO THE
BOARD OF DIRECTORS

Month Ending May 2024

Financial Report To The
BOARD OF DIRECTORS
Month Ending May 2024

Board of Directors

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

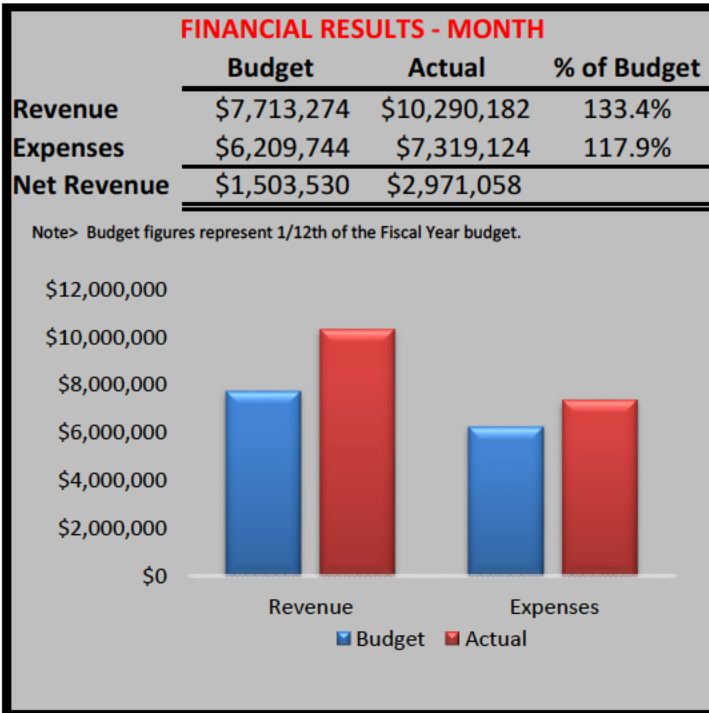
Executive Team

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

Guadalupe-Blanco River Authority

Financial Statements Executive Summary

For the Period Ending May 31, 2024



COMMENTS FOR MONTH

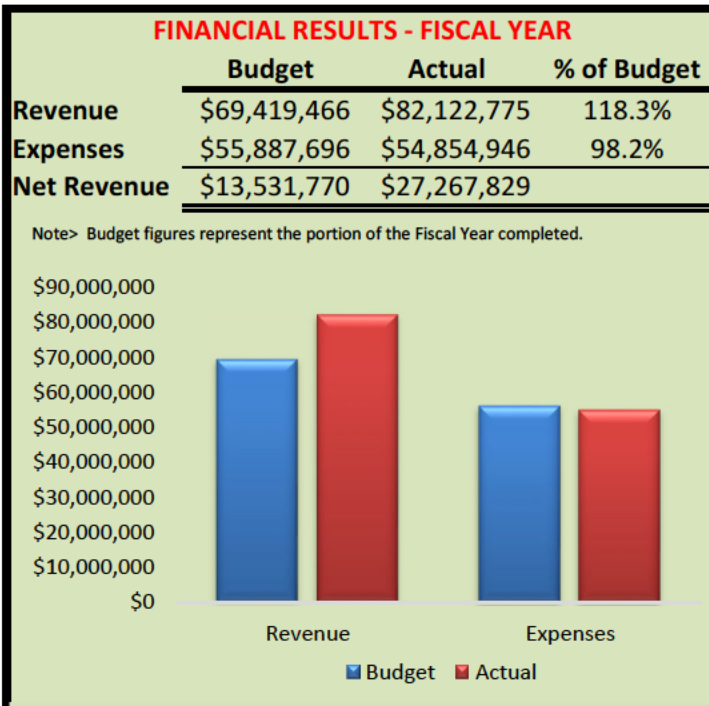
REVENUE:
Monthly total revenue was greater than budget by \$2.577 M.

Water Sales were less than budget by \$32 K.
Wastewater Services were more than budget by \$1.662 M due to higher level of connection fees received.
Power Sales were less than budget by \$49 K due to no electrical generation at the Canyon Hydroelectric facility.
Recreation was more than budget by \$32 K due to seasonality.
Administrative & General was more than budget by \$113 K. Revenue is offset by the same amount in A & G expense.
Interest Income was greater than budget by \$868 K.
(interest generated from restricted funds is not budgeted)

EXPENSES:
Overall, expenses were less than budget by \$1.1 M.

Operating expenses were more than budget by \$499 K. Utility costs were less than budget by \$71 K and chemical costs were less than budget by \$72 K.

Maintenance expenses were more than budget by \$73 K.



COMMENTS FOR FISCAL YEAR

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

Water Sales - over by \$1.4 M
Wastewater Services - over by \$3.6 M
Power Sales - under by \$513 K
Recreation - under by \$83 K
A & G - under by \$310 K, offset by the same amount in A & G expense
Investment Income - over by \$7.7 M
(interest generated from restricted funds is not budgeted)
Miscellaneous Income - over by \$1.1 M

EXPENSES:
Year-to-Date expenses are less than budget by \$1 M.

Operating Expenses were under budget by \$3.3 M, largely due to personnel expenses and professional services. **Maintenance & Repair** expenses were under budget by \$517 K due to the timing of project starts.

GENERAL COMMENTS:

- There have been no financial concerns during FY 2024.
- GBRA's Financial Practices & Strategies target reserve level is 90 days or 25% of budgeted operations & maintenance expenses. At month's end, unrestricted cash & investments totaled **\$61.4 million**, which equates to **355 days** or **97%** of budgeted operations & maintenance expenses.

Guadalupe-Blanco River Authority
Combining Income and Expense
May 31, 2024

	CURRENT		YEAR TO DATE	ANNUAL	%
	ACTUAL	BUDGET	ACTUAL	BUDGET	of BDGT
REVENUE					
Power Sales	\$ 42,978	\$ 92,051	\$ 314,553	\$ 1,104,613	28.48%
Water Sales and Lake Operations	3,572,075	3,604,089	33,833,880	43,249,070	78.23%
Recreation and Land Use	129,322	97,121	790,748	1,165,455	67.85%
Wastewater Services	2,824,361	1,162,371	14,119,397	13,948,455	101.23%
Laboratory Services	126,712	81,667	839,216	980,000	85.63%
Administrative and General	504,422	391,484	3,212,626	4,697,807	68.39%
Interest Income	968,569	100,322	8,601,257	1,203,864	714.47%
Transfer to Project Fund Rev	4,800	4,800	43,200	57,600	75.00%
Gain (Loss) on Cap. Assets	-	-	-	-	-
Miscellaneous	230,640	241,979	3,296,818	2,903,745	113.54%
Grants & Local Contributions	12,758	126,926	835,773	1,523,106	54.87%
Total Revenue	\$ 8,416,637	\$ 5,902,810	\$ 65,887,469	\$ 70,833,715	93.02%
EXPENSES					
Operating Expenses	\$ 4,916,883	\$ 4,417,141	\$ 36,403,318	\$ 53,005,686	68.68%
Maintenance and Repairs	451,722	378,060	2,885,405	4,536,725	63.60%
Administrative and General	504,422	391,484	3,212,792	4,697,807	68.39%
Interest Expense	1,395,585	836,064	12,156,529	10,032,762	121.17%
Transfer to Project Fund Exp	-	151,213	-	1,814,552	0.00%
Transfers-Restricted/Bond Covenant Fund Exp	-	-	-	-	-
Transfers-Reserve Fund Exp	-	9,590	-	115,076	0.00%
Customer-owned Capital Exp	50,512	26,192	196,902	314,300	62.65%
Total Expenses	\$ 7,319,124	\$ 6,209,742	\$ 54,854,946	\$ 74,516,908	73.61%
Net Operating Revenues	\$ 1,097,513	\$ (306,933)	\$ 11,032,523	\$ (3,683,193)	-299.54%
Depreciation and Amortization	\$ (483,402)	\$ -	(4,350,381)	-	-
Capacity Charge Revenue	1,873,545	1,810,464	16,235,307	21,725,568	74.73%
Total Long-Term Assets	\$ 1,390,143	\$ 1,810,464	\$ 11,884,926	\$ 21,725,568	54.70%
Net Income	2,487,656	1,503,531	22,917,449	18,042,375	127.02%
Deferred Revenues	\$ (192,196)	\$ -	\$ (1,729,765)	\$ -	-
NET INCOME TRANSFERRED TO NET POSITION	\$ 2,295,460	\$ 1,503,531	\$ 21,187,684	\$ 18,042,375	117.43%

Guadalupe-Blanco River Authority
Combined Balance Sheet
May 31, 2024

CURRENT ASSETS

Cash	\$ 11,323,398
Operating Investments	50,092,004
Interest Receivable	270,501
A/R-Operating	7,544,677
Other Current Assets	866,651
Total Current Assets	70,097,232

RESTRICTED ASSETS

Cash	100,177,547
Investments	95,737,177
Interest Receivable	388,001
Total Restricted Assets	196,302,724

LONG-TERM ASSETS

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

FIXED ASSETS

Land and Land Rights	18,972,511
Water and Storage Rights	59,047,185
Dams, Plants and Equip.	217,170,852
Work in Progress	338,929,748
Capital Improvement Projects	2,208,809
Less Accum. Depreciation	(113,456,576)
Total Fixed Assets	522,872,529

OTHER ASSETS

Contract Development Costs	-
FERC Permit	275,848
Deferred Outflows-DB Pension Plan	5,247,930
Deferred Outflows-TCDRS	3,340,178
Deferred Outflows-Bond Refunding	1,049,166
Deferred Outflows-Arbitrage Liability	1,861,267
Leased Assets	1,724,322
Less Accum. Amortization-Leases	(460,252)
Total Other Assets	13,038,459

TOTAL ASSETS	\$ 816,637,922
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CURRENT LIABILITIES (Unrestricted)

Curr. Portion, Long-term Loans	\$ 416,836
Loans, Interest Payable	6,202
A/P-Operating	1,422,081
A/P-Interfund	-
Total Current Liab. (Unrest.)	1,845,118

CURRENT LIABILITIES (Restricted)

Current Portion, Revenue Bonds	14,865,000
Current Portion, Interest Payable	6,033,447
A/P-Construction	-
Total Current Liab. (Restr.)	20,898,447

LONG-TERM LIABILITIES

Revenue Bonds Payable	598,772,225
Long-Term Loans Payable	1,980,363
Long-Term Interest Payable	10,964,844
Interfund Loans Payable	10,058,093
Less Current Portion	(15,281,836)
Total Long-Term Liabilities	606,493,688

OTHER LIABILITIES

Advances for Operations	130,047
Defined Benefit Pension Plan Liability	11,367,004
Deferred Inflows-Bonds	17,497,129
Deferred Inflows-Grants	1,393,974
Deferred Inflows-DB Pension Plan	292,262
Deferred Inflows-TCDRS	179,118
Arbitrage Liability	1,861,267
Leased Assets Liability	1,343,255
Total Other Liabilities	34,064,055

TOTAL LIABILITIES

TOTAL LIABILITIES	663,301,309
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NET POSITION

Reserved/Unreserved Net Position	132,148,929
Net Position	21,187,684
Total Net Position	153,336,613

TOTAL LIABILITIES & NET POSITION	\$ 816,637,922
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Guadalupe-Blanco River Authority
Combining Balance Sheet
05/31/2024

	GENERAL	G.V. HYDRO	RURAL UTILITIES	WATER SUPPLY	RURAL WATER	COLETO CREEK	LULING	CANYON HYDRO	LOCKHART	TOTAL
CURRENT ASSETS										
Cash	\$ (205,608)	\$ (860,633)	\$ 5,040,960	\$ 5,406,218	\$ 277,477	\$ 526,158	\$ 1,013,035	\$ 69,656	\$ 56,136	\$ 11,323,398
Designated Cash	-	-	-	-	-	-	-	-	-	-
Operating Investments	8,109,895	-	7,696,066	32,984,283	575,654	-	726,106	-	-	50,092,004
Designated Investments	-	-	-	-	-	-	-	-	-	-
Interest Receivable	43,552	-	51,148	170,126	2,476	-	3,200	-	-	270,501
A/R-Operating	4,239	3,506,211	1,281,243	2,739,035	-	159	-	-	13,790	7,544,677
Other Current Assets	2,744	59,197	10,924	786,215	-	817	1,128	2,090	3,536	866,651
Total Current Assets	7,954,822	2,704,775	14,080,341	42,085,877	855,607	527,134	1,743,469	71,746	73,462	70,097,232
RESTRICTED ASSETS										
Cash	-	7,482,232	336,292	92,359,023	-	-	-	-	-	100,177,547
Investments	-	43,689,432	12,647,212	39,229,125	-	-	171,408	-	-	95,737,177
Interest Receivable	95	151,677	47,249	188,137	-	-	844	-	-	388,001
Total Restricted Assets	95	51,323,342	13,030,752	131,776,284	-	-	172,251	-	-	196,302,724
LONG-TERM ASSETS										
Interfund Loans Receivable	10,058,093	-	-	-	-	-	-	-	-	10,058,093
Long-term Loan Receivable	(0)	-	-	4,268,885	-	-	-	-	-	4,268,885
Deferred Revenue	-	-	-	-	-	-	-	-	-	-
Total Long-Term Assets	10,058,093	-	-	4,268,885	-	-	-	-	-	14,326,978
FIXED ASSETS										
Land and Land Rights	1,035,561	5,835,231	1,180,974	9,974,579	51,396	-	869,584	12,187	13,000	18,972,511
Water and Storage Rights	-	1,239,504	-	57,801,973	-	-	5,708	-	-	59,047,185
Dams, Plants and Equip.	2,735,543	11,205,105	18,947,773	156,811,192	3,421,556	2,465,929	7,856,297	12,553,881	1,173,576	217,170,852
Work in Progress	-	72,290,155	48,010,119	218,629,474	-	-	-	-	-	338,929,748
Capital Improvement Projects	-	2,208,809	-	-	-	-	-	-	-	2,208,809
Less Accum. Depreciation	(2,422,406)	(9,219,691)	(7,830,546)	(75,086,048)	(2,132,681)	(1,965,683)	(4,435,754)	(9,409,665)	(954,101)	(113,456,576)
Total Fixed Assets	1,348,698	83,559,113	60,308,320	368,131,170	1,340,271	500,246	4,295,835	3,156,402	232,474	522,872,529
OTHER ASSETS										
Contract Development Costs	-	-	-	-	-	-	-	-	-	-
FERC Permit	-	-	-	-	-	-	-	275,848	-	275,848
Deferred Outflows-DB Pension Plan	5,247,930	-	-	-	-	-	-	-	-	5,247,930
Deferred Outflows-TCDRS	3,340,178	-	-	-	-	-	-	-	-	3,340,178
Deferred Outflows-Bond Refunding	-	-	-	1,049,166	-	-	-	-	-	1,049,166
Deferred Outflows-Arbitrage Liability	-	1,698,189	77,419	85,658	-	-	-	-	-	1,861,267
Leased Assets	289,579	77,032	143,590	1,214,122	-	-	-	-	-	1,724,322
Less Accum. Amort-Leased Assets	(59,557)	(11,969)	(58,587)	(330,139)	-	-	-	-	-	(460,252)
Total Other Assets	8,818,130	1,763,252	162,422	2,018,807	-	-	-	275,848	-	13,038,459
TOTAL ASSETS	\$ 28,179,837	\$ 139,350,482	\$ 87,581,836	\$ 548,281,022	\$ 2,195,878	\$ 1,027,380	\$ 6,211,554	\$ 3,503,996	\$ 305,937	\$ 816,637,922

Guadalupe-Blanco River Authority
Combining Balance Sheet
05/31/2024

	GENERAL	G.V. HYDRO	RURAL UTILITIES	WATER SUPPLY	RURAL WATER	COLETO CREEK	LULING	CANYON HYDRO	LOCKHART	TOTAL
CURRENT LIABILITIES (Unrestricted)										
Curr. Portion, Long-term Loans	-	-	130,000	286,835	-	-	-	-	-	416,836
Loans, Interest Payable	-	-	-	6,202	-	-	-	-	-	6,202
A/P-Operating	356,929	88,922	152,985	645,328	-	86,544	21,955	17,433	51,984	1,422,081
A/P-Interfund	128,321	-	(99,727)	(28,594)	-	-	-	-	-	-
Total Current Liab. (Unrest.)	485,250	88,922	183,258	909,772	-	86,544	21,955	17,433	51,984	1,845,118
CURRENT LIABILITIES (Restricted)										
Current Portion, Revenue Bonds	-	3,680,000	-	10,865,000	-	-	320,000	-	-	14,865,000
Current Portion, Interest Payable	-	344,909	744,293	4,922,309	-	-	21,936	-	-	6,033,447
A/P-Construction	-	-	-	-	-	-	-	-	-	-
Total Current Liab. (Restr.)	-	4,024,909	744,293	15,787,309	-	-	341,936	-	-	20,898,447
LONG-TERM LIABILITIES										
Revenue Bonds Payable	-	117,640,000	57,555,936	421,399,441	-	-	2,176,848	-	-	598,772,225
Long-Term Loans Payable	-	-	1,385,000	595,363	-	-	-	-	-	1,980,363
Long-Term Interest Payable	-	-	-	10,964,844	-	-	-	-	-	10,964,844
Interfund Loans Payable	-	8,906,193	1,000,000	-	-	-	-	151,900	-	10,058,093
Less Current Portion	-	(3,680,000)	(130,000)	(11,151,835)	-	-	(320,000)	-	-	(15,281,836)
Total Long-Term Liabilities	-	122,866,193	59,810,936	421,807,811	-	-	1,856,848	151,900	-	606,493,688
OTHER LIABILITIES										
Advances for Operations	-	-	-	64,830	-	-	34,805	-	30,412	130,047
Defined Benefit Pension Plan Liability	11,367,004	-	-	-	-	-	-	-	-	11,367,004
Deferred Inflows-Bonds	-	-	-	13,166,344	-	-	911,768	3,419,017	-	17,497,129
Deferred Inflows-Grants	-	-	-	1,393,974	-	-	-	-	-	1,393,974
Deferred Inflows-DB Pension Plan	292,262	-	-	-	-	-	-	-	-	292,262
Deferred Inflows-TCDRS	179,118	-	-	-	-	-	-	-	-	179,118
Arbitrage Liability	-	1,698,189	77,419	85,658	-	-	-	-	-	1,861,267
Leased Assets Liability	230,842	65,528	85,026	961,859	-	-	-	-	-	1,343,255
Total Other Liabilities	12,069,226	1,763,718	162,445	15,672,664	-	-	946,573	3,419,017	30,412	34,064,055
TOTAL LIABILITIES	12,554,476	128,743,742	60,900,932	454,177,557	-	86,544	3,167,313	3,588,350	82,396	663,301,309
NET POSITION										
Reserved/Unreserved Net Position	15,793,498	6,912,441	22,063,917	81,736,130	2,249,743	778,510	2,285,620	100,605	228,466	132,148,929
Net Income	(168,136)	3,694,299	4,616,988	12,367,336	(53,865)	162,326	758,622	(184,959)	(4,926)	21,187,684
Total Net Position	15,625,362	10,606,740	26,680,905	94,103,466	2,195,878	940,836	3,044,242	(84,354)	223,540	153,336,613
TOTAL LIABILITIES & NET POSITION	\$ 28,179,838	\$ 139,350,482	\$ 87,581,836	\$ 548,281,023	\$ 2,195,878	\$ 1,027,380	\$ 6,211,555	\$ 3,503,996	\$ 305,936	\$ 816,637,922

Guadalupe-Blanco River Authority
Combining Income and Expense
05/31/2024

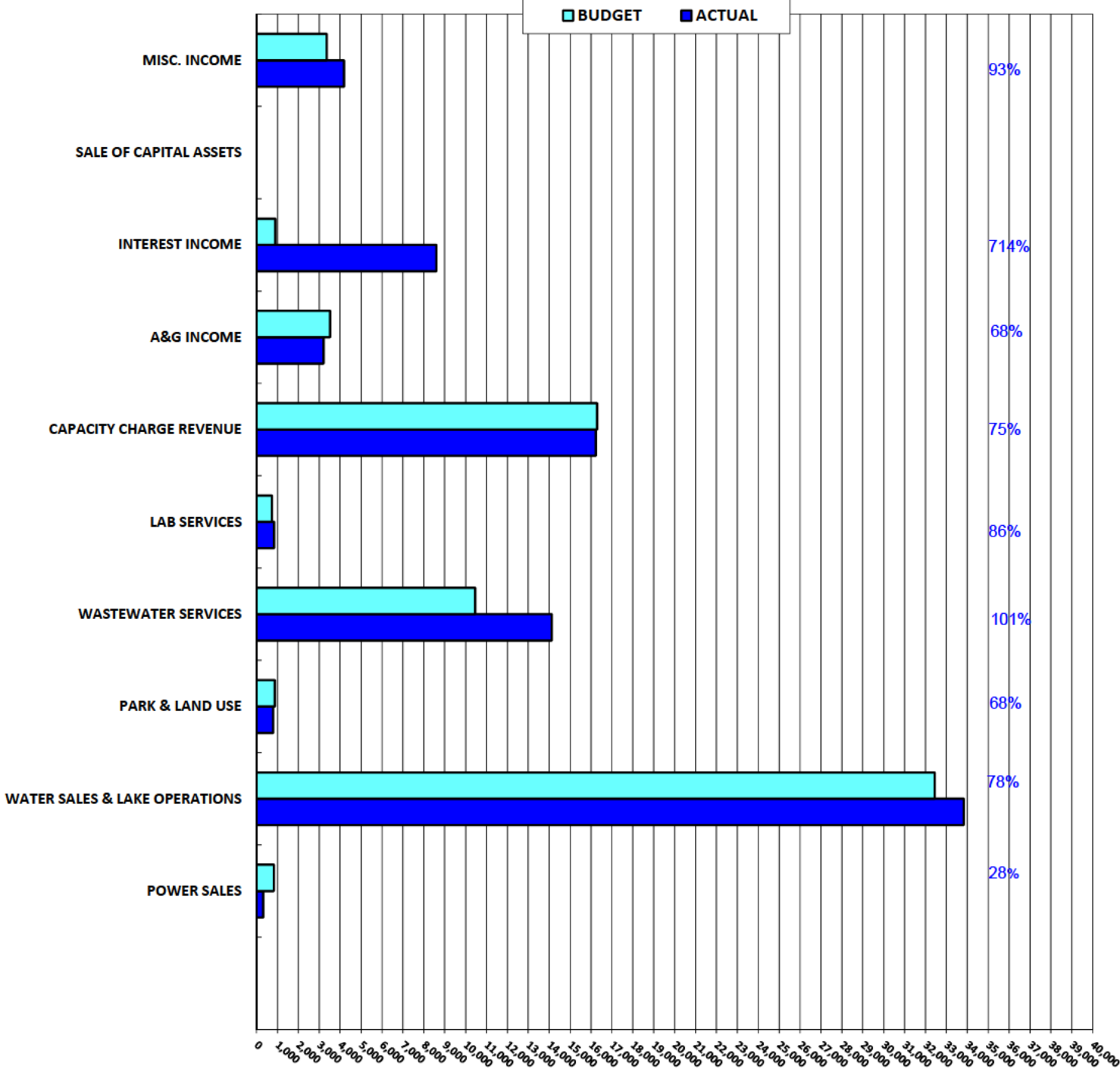
	GENERAL	G.V. HYDRO	RURAL UTILITIES	WATER SUPPLY	RURAL WATER	COLETO CREEK	LULING	CANYON HYDRO	LOCKHART	TOTAL
REVENUE										
Power Sales	\$ -	\$ 42,978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,978
Water Sales and Lake Operations	-	-	-	3,209,319	-	83,605	199,149	-	80,002	3,572,075
Recreation and Land Use	-	-	-	16,176	-	113,146	-	-	-	129,322
Wastewater Services	-	-	2,363,398	393,917	-	-	-	-	67,046	2,824,361
Laboratory Services	-	-	-	126,712	-	-	-	-	-	126,712
Administrative and General	504,422	-	-	-	-	-	-	-	-	504,422
Interest Income	82,882	282,531	(4,262)	600,700	2,589	11	4,119	-	-	968,569
Transfer to Project Fund Rev	4,800	-	-	-	-	-	-	-	-	4,800
Gain (Loss) on Cap. Assets	-	-	-	-	-	-	-	-	-	-
Miscellaneous	5,545	727	24	174,205	-	7,500	-	-	42,639	230,640
Grants & Local Contributions	-	-	-	12,758	-	-	-	-	-	12,758
Total Revenue	\$ 597,649	\$ 326,237	\$ 2,359,160	\$ 4,533,787	\$ 2,589	\$ 204,261	\$ 203,268	\$ -	\$ 189,686	\$ 8,416,637
EXPENSES										
Operating Expenses	373,333	18,090	452,894	3,601,746	-	144,330	120,201	19,807	186,482	4,916,883
Maintenance and Repairs	1,475	7,800	52,485	139,658	-	3,189	39,522	5	207,588	451,722
Administrative and General	-	20,064	66,280	360,357	-	9,927	19,137	3,739	24,918	504,422
Interest Expense	-	98,546	199,045	1,091,727	-	-	6,268	-	-	1,395,585
Transfer to Project Fund Exp	-	-	-	-	-	-	-	-	-	-
Transfers-Restricted/Bond Covenant Fund Exp	-	-	-	-	-	-	-	-	-	-
Transfers-Reserve Fund Exp	-	-	-	-	-	-	-	-	-	-
Customer-owned Capital Exp	-	-	-	50,512	-	-	-	-	-	50,512
Total Expenses	374,808	144,499	770,703	5,244,000	-	157,446	185,128	23,551	418,989	7,319,124
Net Operating Revenues	222,841	181,738	1,588,457	(710,213)	2,589	46,815	18,140	(23,551)	(229,302)	1,097,513
Depreciation and Amortization	(13,940)	(15,717)	(59,408)	(347,005)	(7,957)	(5,314)	(12,993)	(20,031)	(1,037)	(483,402)
Capacity Charge Revenue	-	442,660	-	1,393,282	-	-	37,603	-	-	1,873,545
Total Long-Term Assets	(13,940)	426,943	(59,408)	1,046,277	(7,957)	(5,314)	24,610	(20,031)	(1,037)	1,390,143
Net Income	208,901	608,681	1,529,049	336,064	(5,369)	41,501	42,750	(43,582)	(230,339)	2,487,656
Deferred Revenues	-	-	-	(199,131)	-	-	(13,096)	20,031	-	(192,196)
NET INCOME TRANSFERRED TO NET POSITION	\$ 208,901	\$ 608,681	\$ 1,529,049	\$ 136,933	\$ (5,369)	\$ 41,501	\$ 29,654	\$ (23,551)	\$ (230,339)	\$ 2,295,460

Guadalupe-Blanco River Authority
Combining Income and Expense
Year to Date at
05/31/2024

	GENERAL	G.V. HYDRO	RURAL UTILITIES	WATER SUPPLY	RURAL WATER	COLETO CREEK	LULING	CANYON HYDRO	LOCKHART	TOTAL
REVENUE										
Power Sales	\$ -	\$ 314,553	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 314,553
Water Sales and Lake Operations	-	-	-	30,514,043	-	811,534	1,788,288	-	720,015	33,833,880
Recreation and Land Use	-	-	-	177,095	-	613,654	-	-	-	790,748
Wastewater Services	-	-	10,132,088	3,383,894	-	-	-	-	603,416	14,119,397
Laboratory Services	-	-	-	839,216	-	-	-	-	-	839,216
Administrative and General	3,212,626	-	-	-	-	-	-	-	-	3,212,626
Interest Income	588,130	2,110,065	759,551	5,089,829	19,715	240	33,726	-	-	8,601,257
Transfer to Project Fund Rev	43,200	-	-	-	-	-	-	-	-	43,200
Gain (Loss) on Cap. Assets	-	-	-	-	-	-	-	-	-	-
Miscellaneous	56,387	7,564	10,362	2,565,839	-	102,759	554	-	553,353	3,296,818
Grants & Local Contributions	-	-	-	835,773	-	-	-	-	-	835,773
Total Revenue	\$ 3,900,343	\$ 2,432,183	\$ 10,902,001	\$ 43,405,688	\$ 19,715	\$ 1,528,187	\$ 1,822,568	\$ -	\$ 1,876,784	\$ 65,887,469
EXPENSES										
Operating Expenses	3,895,617	897,488	3,083,760	24,908,199	1,397	1,110,810	908,375	159,697	1,437,975	36,403,318
Maintenance and Repairs	43,671	171,527	450,855	1,798,564	-	71,384	69,974	726	278,704	2,885,405
Administrative and General	-	129,409	398,382	2,242,233	328	136,263	125,939	24,536	155,702	3,212,792
Interest Expense	-	884,500	1,791,612	9,418,949	-	-	61,468	-	-	12,156,529
Transfer to Project Fund Exp	-	-	-	-	-	-	-	-	-	-
Transfers-Restricted/Bond Covenant Fund Exp	-	-	-	-	-	-	-	-	-	-
Transfers-Reserve Fund Exp	-	-	-	-	-	-	-	-	-	-
Customer-owned Capital Exp	-	-	30,490	166,412	-	-	-	-	-	196,902
Total Expenses	3,939,288	2,082,925	5,755,099	38,534,358	1,725	1,318,457	1,165,755	184,959	1,872,381	54,854,946
Net Operating Revenues	(38,945)	349,258	5,146,902	4,871,330	17,990	209,730	656,813	(184,959)	4,403	11,032,523
Depreciation and Amortization	(129,191)	(142,508)	(529,915)	(3,122,960)	(71,855)	(47,404)	(116,939)	(180,280)	(9,329)	(4,350,381)
Capacity Charge Revenue	-	3,487,549	-	12,411,146	-	-	336,612	-	-	16,235,307
Total Long-Term Assets	(129,191)	3,345,041	(529,915)	9,288,185	(71,855)	(47,404)	219,673	(180,280)	(9,329)	11,884,926
Net Income	(168,136)	3,694,299	4,616,988	14,159,516	(53,865)	162,326	876,487	(365,239)	(4,926)	22,917,449
Deferred Revenues	-	-	-	(1,792,180)	-	-	(117,865)	180,280	-	(1,729,765)
NET INCOME TRANSFERRED TO NET POSITION	\$ (168,136)	\$ 3,694,299	\$ 4,616,988	\$ 12,367,336	\$ (53,865)	\$ 162,326	\$ 758,622	\$ (184,959)	\$ (4,926)	\$ 21,187,684

GUADALUPE-BLANCO RIVER AUTHORITY BUDGET TO ACTUAL REVENUE COMPARISON

BUDGETED INCOME TO DATE GENERALLY REPRESENTS 75% OF ANNUAL BUDGET



Thousands

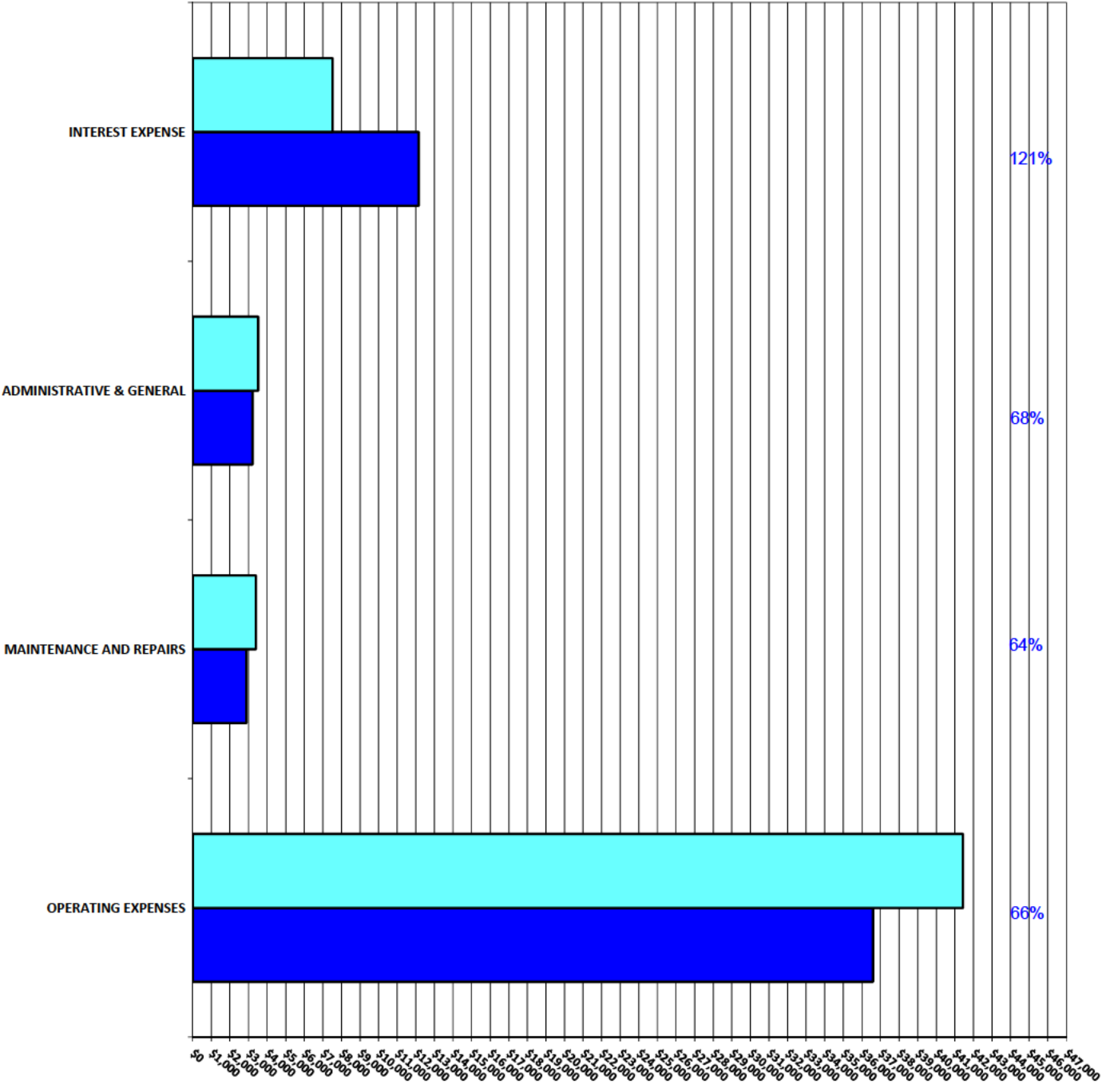
(Percentages represent actual income to date compared to annual budgeted income)

AS OF MAY 31, 2024

GUADALUPE-BLANCO RIVER AUTHORITY BUDGET TO ACTUAL EXPENSE COMPARISON

BUDGETED EXPENSES TO DATE GENERALLY REPRESENTS 75% OF ANNUAL BUDGET

■ BUDGET ■ ACTUAL

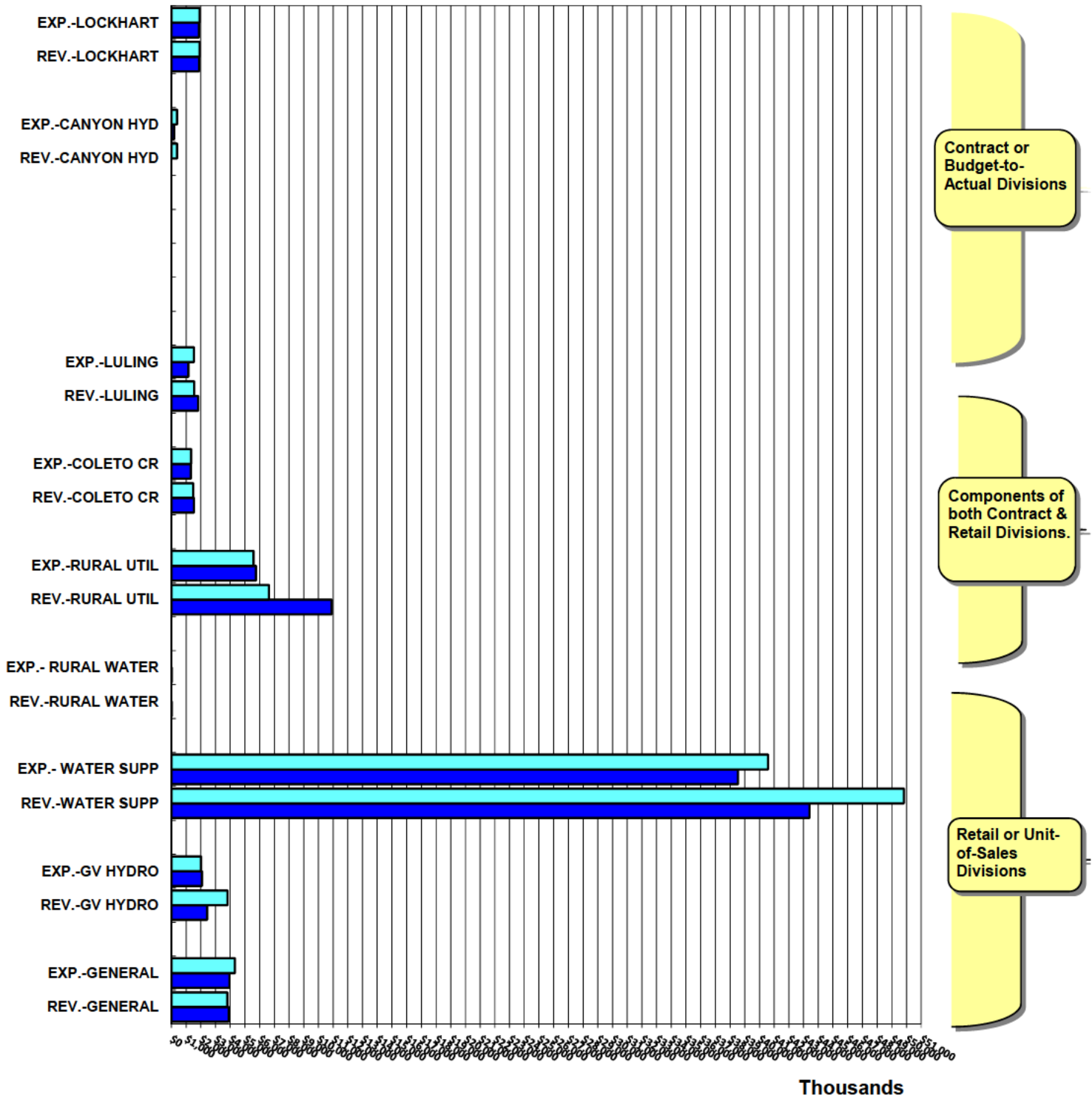


Thousands

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

GUADALUPE-BLANCO RIVER AUTHORITY DIVISIONAL OPERATING REVENUE AND EXPENSES

■ BUDGET ■ ACTUAL



Contract or Budget-to-Actual Divisions

Components of both Contract & Retail Divisions.

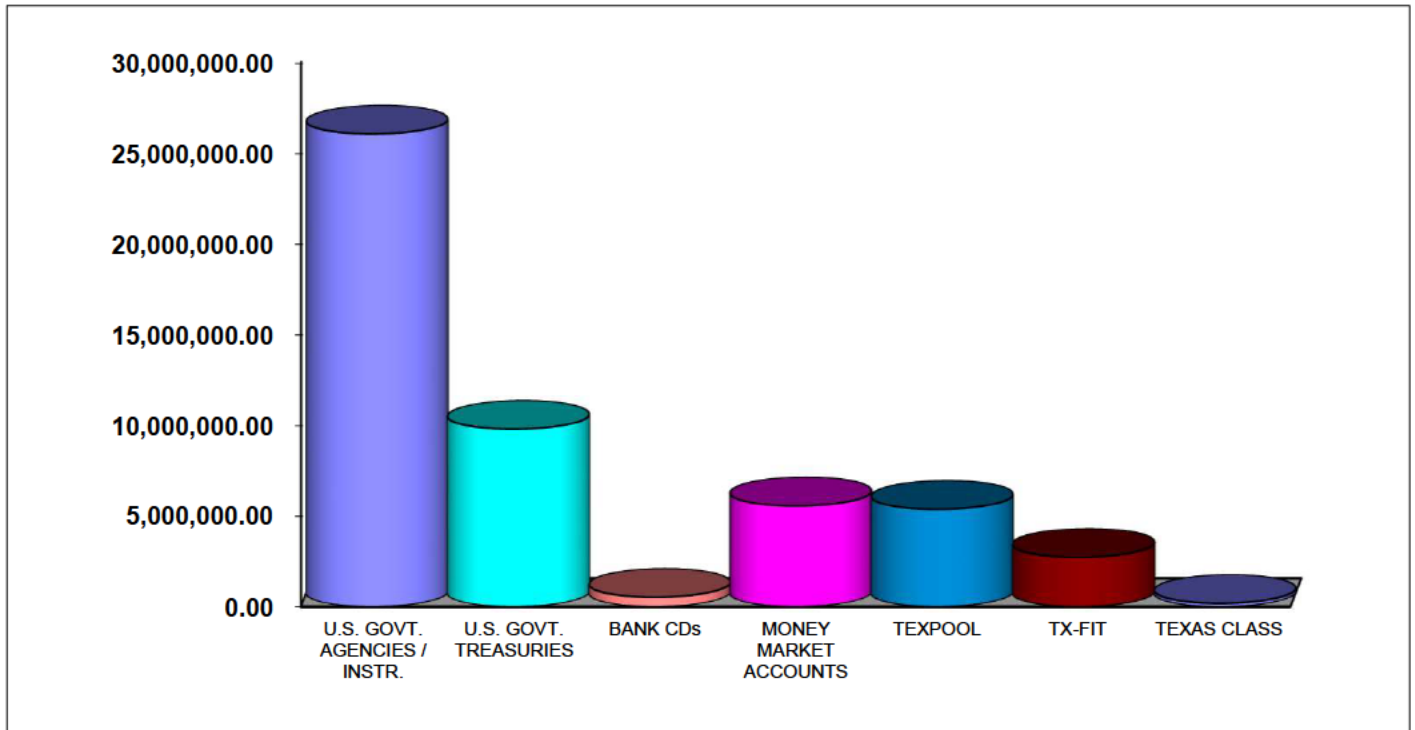
Retail or Unit-of-Sales Divisions

GUADALUPE-BLANCO RIVER AUTHORITY OPERATING INVESTMENTS

May 31, 2024

TOTAL OPERATING PORTFOLIO:

\$50,152,745



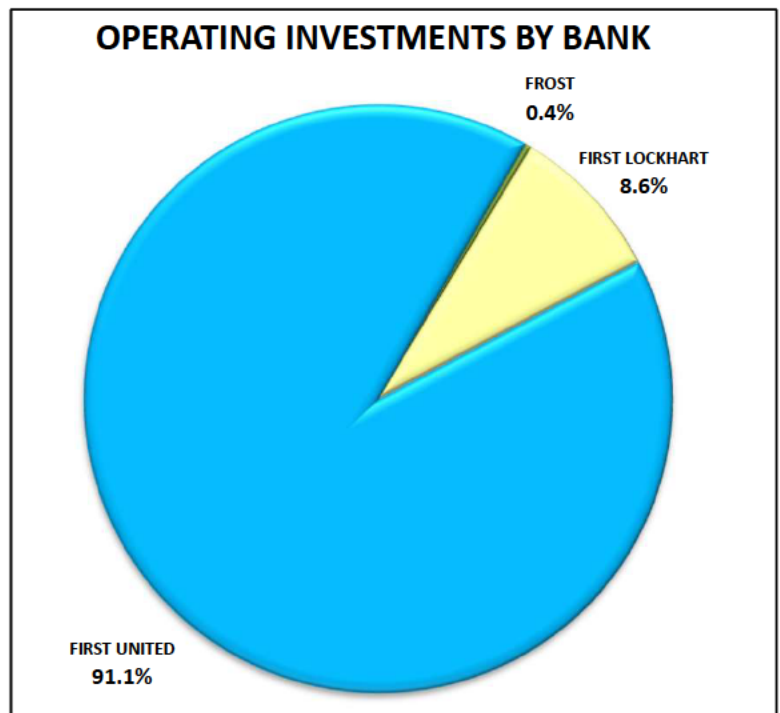
INVESTMENT POLICY: The operating funds portfolio should consist of no more than 75% U.S. government, its agencies and instrumentalities securities with no more than 50% of the portfolio in any one instrumentality; 100% public funds investment pools; 100% money market accounts; 50% bank certificates of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

US GOV'T, AGENCIES & INSTRUMENTALITIES		
Type	Amount	% of Portfolio
US TREAS	\$9,769,088	19.5%
FHLB	12,725,735	25.4%
FNMA	1,888,520	3.8%
FFCB	-	0.0%
FFCB	11,412,010	22.8%
	\$35,795,353	71.4%

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

MONEY MARKET ACCOUNTS		
Type	Amount	% of Portfolio
MM	\$5,551,695	11.1%

PUBLIC FUNDS INVESTMENT POOLS		
Type	Amount	% of Portfolio
TEXPOOL	5,363,637	10.7%
TX-FIT	2,727,153	5.4%
TEXAS CLASS	193,207	0.4%
	\$8,283,998	16.5%

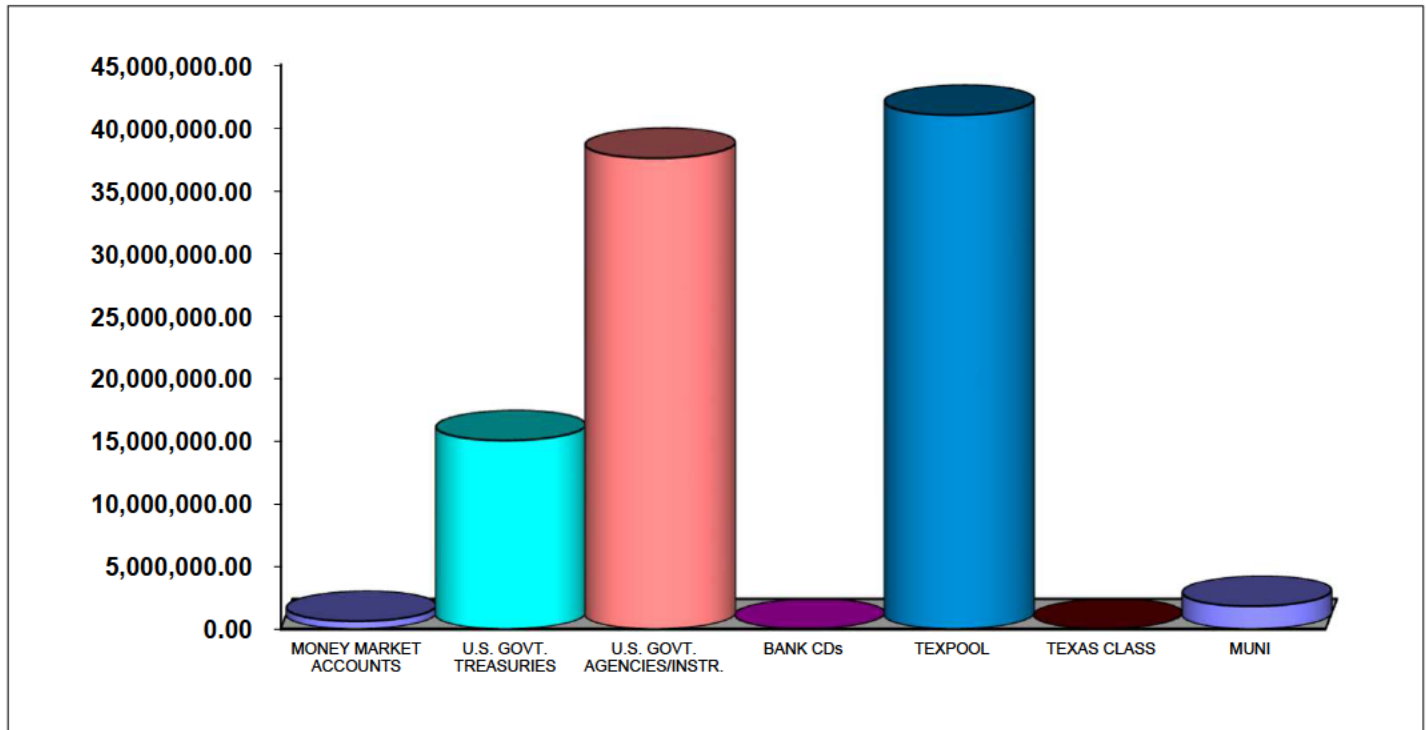


GUADALUPE-BLANCO RIVER AUTHORITY RESTRICTED INVESTMENTS

May 31, 2024

TOTAL RESTRICTED PORTFOLIO:

\$95,955,517



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

US GOV'T, AGENCIES & INSTRUMENTALITIES

Type	Amount	% of Portfolio
US TREAS	\$ 15,026,173	15.7%
FHLB	27,722,326	28.9%
FHLMC	-	0.0%
FNMA	7,069,346	7.4%
FFCB	2,737,507	2.9%
MUNICIPAL	1,821,820	1.9%
	\$ 54,377,172	56.7%

BANK CERTIFICATE OF DEPOSITS (CDs)

Type	Amount	% of Portfolio
CD	\$ -	0.0%

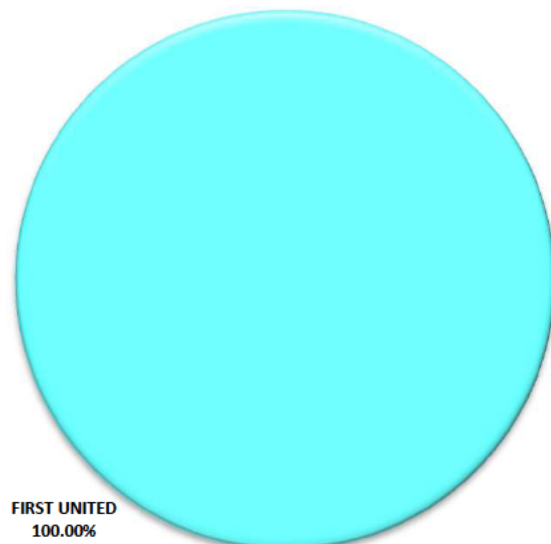
MONEY MARKET ACCOUNTS

Type	Amount	% of Portfolio
MM	\$ 611,331	0.6%

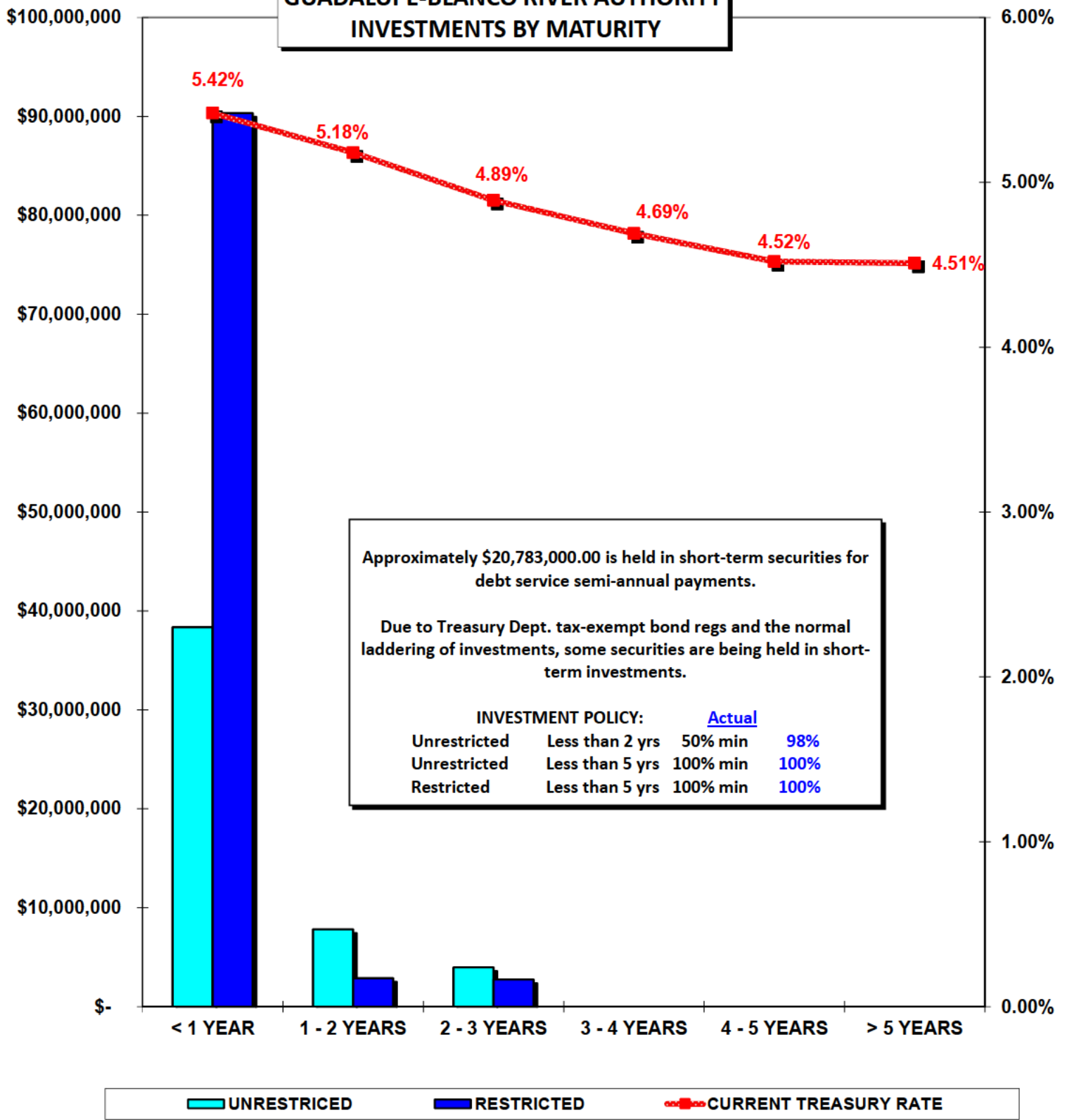
PUBLIC FUNDS INVESTMENT POOLS

Type	Amount	% of Portfolio
TEXPOOL	40,967,014	42.7%

RESTRICTED INVESTMENTS BY BANK



GUADALUPE-BLANCO RIVER AUTHORITY INVESTMENTS BY MATURITY





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

Guadalupe-Blanco River Auth
Sequin, TX

CUSIP	Investment #	Fund	Issuer	Investmen Class	Par Value	Maturity Date	Call Date	Current Rate	Market Price	Market Date	Market Value	Book Value
Fund: General Revenue												
CMM-716278	U010-100-096	01010U	First United Bank & Trust	Fair	982,087.63			5.260			982,087.63	982,087.63
TX-01-0175-0001	U010-100-098	01010U	Texas Class	Fair	193,207.40			5.427			193,207.40	193,207.40
BC-400006076	U010-100-006	01010U	Frost National Bank	Fair	21,766.72			0.070			21,766.72	21,766.72
0941100002	U010-100-095	01010U	Texas State Treasurer	Fair	436,866.76			5.327			436,866.76	436,866.76
BC-729205	U010-100-090	01010U	First United Bank & Trust	Fair	25,000.00			0.500			25,000.00	25,000.00
91282CFA4	U010-100-002	01010U	U.S. Treasury	Fair	1,000,000.00	07/31/2024		3.000	99.585	05/31/2024	995,859.38	999,476.52
3130AGWK7	U010-100-004	01010U	Federal Home Loan Bank	Fair	1,000,000.00	08/15/2024		1.500	99.141	05/31/2024	991,410.00	992,276.97
3130AX2R8	U010-100-008	01010U	Federal Home Loan Bank	Fair	1,000,000.00	11/22/2024		5.375	99.817	05/31/2024	998,170.00	1,000,485.97
912828YV6	U010-100-009	01010U	U.S. Treasury	Fair	2,000,000.00	11/30/2024		1.500	98.117	05/31/2024	1,962,343.75	1,965,559.03
CD-88155A	U010-100-010	01010U	First Lockhart National Bank	Fair	521,699.42	12/12/2024		4.909			521,699.42	521,699.42
3133EP5K7	U010-100-011	01010U	Federal Farm Credit Bank	Fair	1,000,000.00	03/13/2026		4.500	98.857	05/31/2024	988,570.00	997,646.15
			Subtotal		8,180,627.93						8,116,981.06	8,136,072.57
Fund: 2021 Const-Lk Dunlap												
0941100016	R023-100-095	02310R	Texas State Treasurer	Fair	601,301.39			5.327			601,301.39	601,301.39
			Subtotal		601,301.39						601,301.39	601,301.39
Fund: 2021 I&S-Lk Dunlap												
0941100017	R023-200-095	02320R	Texas State Treasurer	Fair	296,993.25			5.327			296,993.25	296,993.25
			Subtotal		296,993.25						296,993.25	296,993.25
Fund: 2021 Const-Lk McQ												
0941100018	R024-100-095	02410R	Texas State Treasurer	Fair	6,951,134.03			5.327			6,951,134.03	6,951,134.03
3130AGWK7	R024-100-003	02410R	Federal Home Loan Bank	Fair	6,000,000.00	08/15/2024		1.500	99.141	05/31/2024	5,948,460.00	5,953,661.84
3130AX2R8	R024-100-004	02410R	Federal Home Loan Bank	Fair	3,500,000.00	11/22/2024		5.375	99.817	05/31/2024	3,493,595.00	3,501,700.89
313385AC0	R024-100-007	02410R	Federal Home Loan Bank	Fair	3,000,000.00	01/03/2025		5.075	96.898	05/31/2024	2,906,940.00	2,908,650.01
313385BP0	R024-100-008	02410R	Federal National Mtg Assn	Fair	3,112,500.00	02/07/2025		5.095	96.423	05/31/2024	3,001,165.88	3,003,452.27
			Subtotal		22,563,634.03						22,301,294.91	22,318,599.04
Fund: 2021 I&S-Lk McQ												
0941100019	R024-200-095	02420R	Texas State Treasurer	Fair	58,064.97			5.327			58,064.97	58,064.97
			Subtotal		58,064.97						58,064.97	58,064.97

Monthly Board Report
Texas Compliance Details
May 31, 2024

CUSIP	Investment #	Fund	Issuer	Investmen Class	Par Value	Maturity Date	Call Date	Current Rate	Market Price	Market Date	Market Value	Book Value
Fund: 2021 Const-Lk PI												
0941100020	R025-100-095	02510R	Texas State Treasurer	Fair	5,009,929.83			5.327			5,009,929.83	5,009,929.83
3130AGWK7	R025-100-003	02510R	Federal Home Loan Bank	Fair	6,000,000.00	08/15/2024		1.500	99.141	05/31/2024	5,948,460.00	5,953,661.84
3130AX2R8	R025-100-004	02510R	Federal Home Loan Bank	Fair	3,500,000.00	11/22/2024		5.375	99.817	05/31/2024	3,493,595.00	3,501,700.89
313385AC0	R025-100-008	02510R	Federal Home Loan Bank	Fair	3,000,000.00	01/03/2025		5.075	96.898	05/31/2024	2,906,940.00	2,908,650.01
313385BP0	R025-100-009	02510R	Federal National Mtg Assn	Fair	3,112,500.00	02/07/2025		5.095	96.423	05/31/2024	3,001,165.88	3,003,452.27
				Subtotal	20,622,429.83						20,360,090.71	20,377,394.84
Fund: 2021/2022 I&S Lk PI												
0941100021	R025-200-095	02520R	Texas State Treasurer	Fair	170,310.93			5.327			170,310.93	170,310.93
				Subtotal	170,310.93						170,310.93	170,310.93
Fund: Opr-Shadow Creek												
CMM-716278	U030-100-096	03010U	First United Bank & Trust	Fair	49,930.27			5.260			49,930.27	49,930.27
912797JU2	U030-100-003	03010U	U.S. Treasury	Fair	400,000.00	08/01/2024		5.140	99.137	05/31/2024	396,548.50	396,516.22
3133EP5K7	U030-100-004	03010U	Federal Farm Credit Bank	Fair	500,000.00	03/13/2026		4.500	98.857	05/31/2024	494,285.00	498,823.08
				Subtotal	949,930.27						940,763.77	945,269.57
Fund: 2012 Reserve-Stein F												
CMM-716278	R033-100-096	03310R	First United Bank & Trust	Fair	33,335.10			5.260			33,335.10	33,335.10
3135G05X7	R033-100-001	03310R	Federal National Mtg Assn	Fair	175,000.00	08/25/2025		0.375	94.426	05/31/2024	165,245.50	165,702.53
				Subtotal	208,335.10						198,580.60	199,037.63
Fund: Opr-Stein Falls												
0941100002	U033-100-095	03310U	Texas State Treasurer	Fair	1,771,011.99			5.327			1,771,011.99	1,771,011.99
3133EP5K7	U033-100-002	03310U	Federal Farm Credit Bank	Fair	1,000,000.00	03/13/2026		4.500	98.857	05/31/2024	988,570.00	997,646.15
3133EP6K6	U033-100-003	03310U	Federal Farm Credit Bank	Fair	2,000,000.00	03/26/2027		4.500	99.221	05/31/2024	1,984,420.00	2,003,420.93
				Subtotal	4,771,011.99						4,744,001.99	4,772,079.07
Fund: 2012 I&S-Stein Falls												
0941100002	R033-200-095	03320R	Texas State Treasurer	Fair	4,763.32			5.327			4,763.32	4,763.32
912797JU2	R033-200-001	03320R	U.S. Treasury	Fair	1,430,000.00	08/01/2024		5.140	99.137	05/31/2024	1,417,660.89	1,417,545.50
				Subtotal	1,434,763.32						1,422,424.21	1,422,308.82
Fund: 2021 Const-Stein Fal												
0941100022	R033-300-095	03330R	Texas State Treasurer	Fair	1,508,155.87			5.327			1,508,155.87	1,508,155.87
				Subtotal	1,508,155.87						1,508,155.87	1,508,155.87

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Fund: 2021 I&S-Stein Falls												
0941100024	R033-400-095	03340R	Texas State Treasurer	Fair	146,663.84			5.327			146,663.84	146,663.84
912797JU2	R033-400-001	03340R	U.S. Treasury	Fair	149,000.00	08/01/2024		5.140	99.137	05/31/2024	147,714.32	147,702.29
				Subtotal	295,663.84						294,378.16	294,366.13
Fund: 2022 Const-Sunfield												
0941100027	R037-100-095	03710R	Texas State Treasurer	Fair	7,745,713.44			5.327			7,745,713.44	7,745,713.44
				Subtotal	7,745,713.44						7,745,713.44	7,745,713.44
Fund: Opr-Sunfield WWTP												
0941100002	U037-100-095	03710U	Texas State Treasurer	Fair	529,336.66			5.327			529,336.66	529,336.66
313313AG3	U037-100-003	03710U	Federal Farm Credit Bank	Fair	520,333.33	01/07/2025		4.885	96.845	05/31/2024	503,916.81	504,799.94
3133EP5K7	U037-100-002	03710U	Federal Farm Credit Bank	Fair	1,000,000.00	03/13/2026		4.500	98.857	05/31/2024	988,570.00	997,646.15
				Subtotal	2,049,669.99						2,021,823.47	2,031,782.75
Fund: 2022 I&S-Sunfield												
0941100028	R037-200-095	03720R	Texas State Treasurer	Fair	240,625.44			5.327			240,625.44	240,625.44
912797JU2	R037-200-002	03720R	U.S. Treasury	Fair	244,000.00	08/01/2024		5.140	99.137	05/31/2024	241,894.59	241,874.89
				Subtotal	484,625.44						482,520.03	482,500.33
Fund: 2021 Const-Dietz												
0941100023	R038-100-095	03810R	Texas State Treasurer	Fair	952,843.58			5.327			952,843.58	952,843.58
				Subtotal	952,843.58						952,843.58	952,843.58
Fund: 2021 I&S-Dietz												
0941100024	R038-400-095	03840R	Texas State Treasurer	Fair	46,058.67			5.327			46,058.67	46,058.67
912797JU2	R038-400-001	03840R	U.S. Treasury	Fair	44,000.00	08/01/2024		5.140	99.137	05/31/2024	43,620.34	43,616.79
				Subtotal	90,058.67						89,679.01	89,675.46
Fund: 2010 I&S-RRWDS												
0941100002	R041-100-095	04110R	Texas State Treasurer	Fair	317,815.43			5.327			317,815.43	317,815.43
9128282N9	R041-100-001	04110R	U.S. Treasury	Fair	170,000.00	07/31/2024		2.125	99.460	05/31/2024	169,083.59	169,150.98
				Subtotal	487,815.43						486,899.02	486,966.41
Fund: Opr-Water Supply												
0941100002	U041-100-095	04110U	Texas State Treasurer	Fair	696,448.50			5.327			696,448.50	696,448.50
CMM-716278	U041-100-096	04110U	First United Bank & Trust	Fair	1,158,904.21			5.260			1,158,904.21	1,158,904.21
1379800040	U041-100-094	04110U	Texas Fixed Income Trust	Fair	2,727,152.93			5.240			2,727,152.93	2,727,152.93
91282CFA4	U041-100-004	04110U	U.S. Treasury	Fair	2,000,000.00	07/31/2024		3.000	99.585	05/31/2024	1,991,718.75	1,998,953.03

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Fund: Opr-Water Supply												
3130AGWK7	U041-100-008	04110U	Federal Home Loan Bank	Fair	2,600,000.00	08/15/2024		1.500	99.141	05/31/2024	2,577,666.00	2,579,920.13
3130AX2R8	U041-100-009	04110U	Federal Home Loan Bank	Fair	1,000,000.00	11/22/2024		5.375	99.817	05/31/2024	998,170.00	1,000,485.97
3130AX2R8	U041-100-010	04110U	Federal Home Loan Bank	Fair	1,000,000.00	11/22/2024		5.375	99.817	05/31/2024	998,170.00	1,000,485.97
912828YV6	U041-100-012	04110U	U.S. Treasury	Fair	4,000,000.00	11/30/2024		1.500	98.117	05/31/2024	3,924,687.50	3,931,118.06
3130AUVZ4	U041-100-006	04110U	Federal Home Loan Bank	Fair	3,000,000.00	02/13/2025		4.500	99.192	05/31/2024	2,975,760.00	2,998,015.41
3135G05X7	U041-100-011	04110U	Federal National Mtg Assn	Fair	2,000,000.00	08/25/2025		0.375	94.426	05/31/2024	1,888,520.00	1,893,743.16
3133EP5K7	U041-100-013	04110U	Federal Farm Credit Bank	Fair	2,000,000.00	03/13/2026		4.500	98.857	05/31/2024	1,977,140.00	1,995,292.31
3133EP6K6	U041-100-014	04110U	Federal Farm Credit Bank	Fair	2,000,000.00	03/26/2027		4.500	99.221	05/31/2024	1,984,420.00	2,003,420.93
				Subtotal	24,182,505.64						23,898,757.89	23,983,940.61
Fund: 2007B/2017 I&S-RRWDS												
0941100013	R041-120-095	04112R	Texas State Treasurer	Fair	129,564.78			5.327			129,564.78	129,564.78
				Subtotal	129,564.78						129,564.78	129,564.78
Fund: 2007 Rate Stab-RRWDS												
0941100002	R041-150-095	04115R	Texas State Treasurer	Fair	5,324.13			5.327			5,324.13	5,324.13
CMM-716278	R041-150-096	04115R	First United Bank & Trust	Fair	10,047.68			5.260			10,047.68	10,047.68
3135G05X7	R041-150-003	04115R	Federal National Mtg Assn	Fair	450,000.00	08/25/2025		0.375	94.426	05/31/2024	424,917.00	426,092.21
3133EP6K6	R041-150-004	04115R	Federal Farm Credit Bank	Fair	1,069,000.00	03/26/2027		4.500	99.221	05/31/2024	1,060,672.49	1,070,828.48
				Subtotal	1,534,371.81						1,500,961.30	1,512,292.50
Fund: 2015 IWPP Bond												
CMM-716278	R041-160-096	04116R	First United Bank & Trust	Fair	82,231.63			5.260			82,231.63	82,231.63
796237G66	R041-160-001	04116R	San Antonio General Obligation	Fair	1,820,000.00	02/01/2026		5.000	100.100	05/31/2024	1,821,820.00	1,841,946.95
				Subtotal	1,902,231.63						1,904,051.63	1,924,178.58
Fund: 2016 I&S-SM WTP												
CMM-716278	R041-180-096	04118R	First United Bank & Trust	Fair	48,882.51			5.260			48,882.51	48,882.51
912797JU2	R041-180-002	04118R	U.S. Treasury	Fair	102,000.00	08/01/2024		5.140	99.137	05/31/2024	101,119.87	101,111.64
				Subtotal	150,882.51						150,002.38	149,994.15
Fund: 2020 I&S-Gen Imp/Ref												
CMM-716278	R041-200-096	04120R	First United Bank & Trust	Fair	145,015.11			5.260			145,015.11	145,015.11
9128282N9	R041-200-001	04120R	U.S. Treasury	Fair	278,000.00	07/31/2024		2.125	99.460	05/31/2024	276,501.41	276,611.60
912797JU2	R041-200-002	04120R	U.S. Treasury	Fair	233,000.00	08/01/2024		5.140	99.137	05/31/2024	230,989.50	230,970.70
				Subtotal	656,015.11						652,506.02	652,597.41

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Fund: 2012 Reserve-MidBasi												
0941100002	R041-250-095	04125R	Texas State Treasurer	Fair	7,966.95			5.327			7,966.95	7,966.95
3135G05X7	R041-250-003	04125R	Federal National Mtg Assn	Fair	80,000.00	08/25/2025		0.375	94.426	05/31/2024	75,540.80	75,749.72
3133EP6K6	R041-250-008	04125R	Federal Farm Credit Bank	Fair	190,000.00	03/26/2027		4.500	99.221	05/31/2024	188,519.90	190,324.99
				Subtotal	277,966.95						272,027.65	274,041.66
Fund: 2012 I&S-Mid-Basin												
CMM-716278	R041-260-096	04126R	First United Bank & Trust	Fair	119,567.55			5.260			119,567.55	119,567.55
9128282N9	R041-260-001	04126R	U.S. Treasury	Fair	87,000.00	07/31/2024		2.125	99.460	05/31/2024	86,531.02	86,565.50
				Subtotal	206,567.55						206,098.57	206,133.05
Fund: 2013 RateStab-WCanyo												
0941100002	R041-310-095	04131R	Texas State Treasurer	Fair	10,880.37			5.327			10,880.37	10,880.37
91282CFA4	R041-310-002	04131R	U.S. Treasury	Fair	500,000.00	07/31/2024		3.000	99.585	05/31/2024	497,929.69	499,738.26
3130AUVZ4	R041-310-003	04131R	Federal Home Loan Bank	Fair	500,000.00	02/13/2025		4.500	99.192	05/31/2024	495,960.00	499,669.24
3135G05X7	R041-310-004	04131R	Federal National Mtg Assn	Fair	200,000.00	08/25/2025		0.375	94.426	05/31/2024	188,852.00	189,374.32
3133EP6K6	R041-310-005	04131R	Federal Farm Credit Bank	Fair	700,000.00	03/26/2027		4.500	99.221	05/31/2024	694,547.00	701,197.32
				Subtotal	1,910,880.37						1,888,169.06	1,900,859.51
Fund: 2013 Rate Stab-IH35												
0941100011	R041-320-095	04132R	Texas State Treasurer	Fair	21,409.84			5.327			21,409.84	21,409.84
3130AUVZ4	R041-320-001	04132R	Federal Home Loan Bank	Fair	250,000.00	02/13/2025		4.500	99.192	05/31/2024	247,980.00	249,834.62
3135G05X7	R041-320-002	04132R	Federal National Mtg Assn	Fair	100,000.00	08/25/2025		0.375	94.426	05/31/2024	94,426.00	94,687.16
				Subtotal	371,409.84						363,815.84	365,931.62
Fund: 2013 I&S-IH35												
0941100008	R041-350-095	04135R	Texas State Treasurer	Fair	205,852.73			5.327			205,852.73	205,852.73
9128282N9	R041-350-001	04135R	U.S. Treasury	Fair	364,000.00	07/31/2024		2.125	99.460	05/31/2024	362,037.81	362,182.09
912797JU2	R041-350-002	04135R	U.S. Treasury	Fair	215,000.00	08/01/2024		5.140	99.137	05/31/2024	213,144.82	213,127.47
				Subtotal	784,852.73						781,035.36	781,162.29
Fund: 2013 Reserve-IH35												
0941100009	R041-370-095	04137R	Texas State Treasurer	Fair	33,730.74			5.327			33,730.74	33,730.74
3130AUVZ4	R041-370-002	04137R	Federal Home Loan Bank	Fair	300,000.00	02/13/2025		4.500	99.192	05/31/2024	297,576.00	299,801.54
3135G05X7	R041-370-003	04137R	Federal National Mtg Assn	Fair	125,000.00	08/25/2025		0.375	94.426	05/31/2024	118,032.50	118,358.95
3133EP6K6	R041-370-004	04137R	Federal Farm Credit Bank	Fair	800,000.00	03/26/2027		4.500	99.221	05/31/2024	793,768.00	801,368.37
				Subtotal	1,258,730.74						1,243,107.24	1,253,259.60

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Fund: 2022 Const-NB Office												
0941100025	R041-410-095	04141R	Texas State Treasurer	Fair	635,358.47			5.327			635,358.47	635,358.47
				Subtotal	635,358.47						635,358.47	635,358.47
Fund: 2022 I&S-NB Office												
0941100026	R041-420-095	04142R	Texas State Treasurer	Fair	156,224.94			5.327			156,224.94	156,224.94
				Subtotal	156,224.94						156,224.94	156,224.94
Fund: 2022 Const-Saltwater												
0941100029	R041-430-095	04143R	Texas State Treasurer	Fair	920,395.45			5.327			920,395.45	920,395.45
				Subtotal	920,395.45						920,395.45	920,395.45
Fund: 2022 I&S-Saltwater B												
0941100030	R041-440-095	04144R	Texas State Treasurer	Fair	152,905.13			5.327			152,905.13	152,905.13
				Subtotal	152,905.13						152,905.13	152,905.13
Fund: Opr-Canal												
CMM-716278	U043-100-096	04310U	First United Bank & Trust	Fair	57,568.72			5.260			57,568.72	57,568.72
3130AX2R8	U043-100-005	04310U	Federal Home Loan Bank	Fair	500,000.00	11/22/2024		5.375	99.817	05/31/2024	499,085.00	500,242.98
3130AUVZ4	U043-100-003	04310U	Federal Home Loan Bank	Fair	200,000.00	02/13/2025		4.500	99.192	05/31/2024	198,384.00	199,867.69
3133EP5K7	U043-100-006	04310U	Federal Farm Credit Bank	Fair	500,000.00	03/13/2026		4.500	98.857	05/31/2024	494,285.00	498,823.07
				Subtotal	1,257,568.72						1,249,322.72	1,256,502.46
Fund: Opr-Buda WWTP												
0941100002	U045-100-095	04510U	Texas State Treasurer	Fair	39,432.22			5.327			39,432.22	39,432.22
				Subtotal	39,432.22						39,432.22	39,432.22
Fund: Opr-Carrizo Grndwtr												
CMM-716278	U047-100-096	04710U	First United Bank & Trust	Fair	79,017.83			5.260			79,017.83	79,017.83
313313AG3	U047-100-005	04710U	Federal Farm Credit Bank	Fair	1,040,666.66	01/07/2025		4.885	96.845	05/31/2024	1,007,833.63	1,009,599.87
				Subtotal	1,119,684.49						1,086,851.46	1,088,617.70
Fund: Const-Carrizo Grndwt												
0941100014	R047-470-095	04747R	Texas State Treasurer	Fair	12,776,471.60			5.327			12,776,471.60	12,776,471.60
				Subtotal	12,776,471.60						12,776,471.60	12,776,471.60
Fund: I&S-Carrizo Grndwtr												
0941100015	R047-480-095	04748R	Texas State Treasurer	Fair	1,370,023.50			5.327			1,370,023.50	1,370,023.50
9128282N9	R047-480-005	04748R	U.S. Treasury	Fair	2,000,000.00	07/31/2024		2.125	99.460	05/31/2024	1,989,218.75	1,990,011.48

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Fund: I&S-Carrizo Grndwtr												
912797JU2	R047-480-006	04748R	U.S. Treasury	Fair	6,102,000.00	08/01/2024		5.140	99.137	05/31/2024	6,049,347.37	6,048,854.97
3130AGWK7	R047-480-003	04748R	Federal Home Loan Bank	Fair	2,000,000.00	08/15/2024		1.500	99.141	05/31/2024	1,982,820.00	1,984,553.95
				Subtotal	11,472,023.50						11,391,409.62	11,393,443.90
Fund: Opr-Western Canyon												
CMM-716278	U050-100-096	05010U	First United Bank & Trust	Fair	1,186,768.75			5.260			1,186,768.75	1,186,768.75
3130AX2R8	U050-100-004	05010U	Federal Home Loan Bank	Fair	500,000.00	11/22/2024		5.375	99.817	05/31/2024	499,085.00	500,242.98
3130AUVZ4	U050-100-003	05010U	Federal Home Loan Bank	Fair	500,000.00	02/13/2025		4.500	99.192	05/31/2024	495,960.00	499,669.24
				Subtotal	2,186,768.75						2,181,813.75	2,186,680.97
Fund: 2020 I&S-WCanyon, re												
0941100005	R050-520-095	05052R	Texas State Treasurer	Fair	490,531.08			5.327			490,531.08	490,531.08
9128282N9	R050-520-001	05052R	U.S. Treasury	Fair	1,600,000.00	07/31/2024		2.125	99.460	05/31/2024	1,591,375.00	1,592,009.18
912797JU2	R050-520-004	05052R	U.S. Treasury	Fair	338,000.00	08/01/2024		5.140	99.137	05/31/2024	335,083.48	335,056.21
912797JU2	R050-520-002	05052R	U.S. Treasury	Fair	1,284,000.00	08/01/2024		5.140	99.137	05/31/2024	1,272,920.69	1,272,817.07
				Subtotal	3,712,531.08						3,689,910.25	3,690,413.54
Fund: Opr-Cordillera WDS												
0941100002	U052-100-095	05210U	Texas State Treasurer	Fair	288,857.32			5.327			288,857.32	288,857.32
CMM-716278	U052-100-096	05210U	First United Bank & Trust	Fair	747,975.81			5.260			747,975.81	747,975.81
91282CFA4	U052-100-002	05210U	U.S. Treasury	Fair	250,000.00	07/31/2024		3.000	99.585	05/31/2024	248,964.84	249,869.13
3130AGWK7	U052-100-003	05210U	Federal Home Loan Bank	Fair	500,000.00	08/15/2024		1.500	99.141	05/31/2024	495,705.00	496,138.49
3130AX2R8	U052-100-004	05210U	Federal Home Loan Bank	Fair	500,000.00	11/22/2024		5.375	99.817	05/31/2024	499,085.00	500,242.98
				Subtotal	2,286,833.13						2,280,587.97	2,283,083.73
Fund: Opr-Comal Trace												
0941100002	U054-100-095	05410U	Texas State Treasurer	Fair	709,238.53			5.327			709,238.53	709,238.53
3130AX2R8	U054-100-002	05410U	Federal Home Loan Bank	Fair	500,000.00	11/22/2024		5.375	99.817	05/31/2024	499,085.00	500,242.98
				Subtotal	1,209,238.53						1,208,323.53	1,209,481.51
Fund: Opr-Johnson Ranch WD												
CMM-716278	U055-100-096	05510U	First United Bank & Trust	Fair	827,495.88			5.260			827,495.88	827,495.88
91282CFA4	U055-100-002	05510U	U.S. Treasury	Fair	250,000.00	07/31/2024		3.000	99.585	05/31/2024	248,964.84	249,869.13
				Subtotal	1,077,495.88						1,076,460.72	1,077,365.01
Fund: Opr-Rural Wtr												
0941100002	U070-100-095	07010U	Texas State Treasurer	Fair	578,242.93			5.327			578,242.93	578,242.93
				Subtotal	578,242.93						578,242.93	578,242.93

Monthly Board Report
Texas Compliance Details
May 31, 2024

CUSIP	Investment #	Fund	Issuer	Investmen Class	Par Value	Maturity Date	Call Date	Current Rate	Market Price	Market Date	Market Value	Book Value
Fund: Opr-Luling WTP												
0941100002	U100-100-095	10010U	Texas State Treasurer	Fair	187,613.43			5.327			187,613.43	187,613.43
					Subtotal	187,613.43					187,613.43	187,613.43
Fund: Opr-Lu-Lo												
CMM-716278	U100-200-096	10020U	First United Bank & Trust	Fair	415,179.01			5.260			415,179.01	415,179.01
0941100002	U100-200-095	10020U	Texas State Treasurer	Fair	126,588.94			5.327			126,588.94	126,588.94
					Subtotal	541,767.95					541,767.95	541,767.95
Fund: 2014 I&S-Lu-Lo												
CMM-716278	R100-400-096	10040R	First United Bank & Trust	Fair	172,251.25			5.260			172,251.25	172,251.25
					Subtotal	172,251.25					172,251.25	172,251.25
				Total	147,320,736.38						146,108,261.48	146,369,644.00



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

CUSIP	Investment #	Security Type	Par Value	Maturity Date	Current Rate	* Beginning Accrued Interest	Adjusted Acc'd Int. at Purchase During Period	Interest Earned	Interest Received	* Ending Accrued Interest
General Revenue										
91282CFA4	U010-100-002	TRC	1,000,000.00	07/31/2024	3.000	7,500.00	0.00	2,554.95	0.00	10,054.95
3130AGWK7	U010-100-004	FAC	1,000,000.00	08/15/2024	1.500	3,166.67	0.00	1,250.00	0.00	4,416.67
BC-400006076	U010-100-006	PA2	21,766.72		0.070	1.30	0.00	7.05	1.30	7.05
3130AX2R8	U010-100-008	FAC	1,000,000.00	11/22/2024	5.375	23,739.58	0.00	4,479.17	26,875.00	1,343.75
912828YV6	U010-100-009	TRC	2,000,000.00	11/30/2024	1.500	12,049.18	0.00	2,540.99	14,508.20	81.97
CD-88155A	U010-100-010	BCD	521,699.42	12/12/2024	4.909	9,752.94	0.00	2,175.11	0.00	11,928.05
3133EP5K7	U010-100-011	FAC	1,000,000.00	03/13/2026	4.500	4,875.00	0.00	3,750.00	0.00	8,625.00
BC-729205	U010-100-090	LA2	25,000.00		0.500	135.62	0.00	10.62	0.00	146.24
0941100002	U010-100-095	LA3	436,866.76		5.327	1,822.62	0.00	1,890.78	1,822.62	1,890.78
CMM-716278	U010-100-096	LA2	982,087.63		5.260	3,948.74	0.00	4,302.35	3,948.74	4,302.35
TX-01-0175-0001	U010-100-098	LA4	193,207.40		5.427	853.75	0.00	886.01	853.75	886.01
	Subtotal		8,180,627.93			67,845.40	0.00	23,847.03	48,009.61	43,682.82
2021 Const-Lk Dunlap										
0941100016	R023-100-095	LA3	601,301.39		5.327	2,603.19	0.00	2,702.66	2,603.19	2,702.66
	Subtotal		601,301.39			2,603.19	0.00	2,702.66	2,603.19	2,702.66
2021 I&S-Lk Dunlap										
0941100017	R023-200-095	LA3	296,993.25		5.327	1,064.32	0.00	1,209.17	1,064.32	1,209.17
	Subtotal		296,993.25			1,064.32	0.00	1,209.17	1,064.32	1,209.17
2021 Const-Lk McQ										
3130AGWK7	R024-100-003	FAC	6,000,000.00	08/15/2024	1.500	19,000.00	0.00	7,500.00	0.00	26,500.00
3130AX2R8	R024-100-004	FAC	3,500,000.00	11/22/2024	5.375	83,088.54	0.00	15,677.09	94,062.50	4,703.13
313385AC0	R024-100-007	AFD	3,000,000.00	01/03/2025	5.075	0.00	0.00	0.00	0.00	0.00
313385BP0	R024-100-008	AFD	3,112,500.00	02/07/2025	5.095	0.00	0.00	0.00	0.00	0.00
0941100018	R024-100-095	LA3	6,951,134.03		5.327	46,770.47	0.00	48,803.33	46,770.47	48,803.33
	Subtotal		22,563,634.03			148,859.01	0.00	71,980.42	140,832.97	80,006.46
2021 I&S-Lk McQ										
0941100019	R024-200-095	LA3	58,064.97		5.327	209.26	0.00	237.05	209.25	237.06
	Subtotal		58,064.97			209.26	0.00	237.05	209.25	237.06
2021 Const-Lk PI										
3130AGWK7	R025-100-003	FAC	6,000,000.00	08/15/2024	1.500	19,000.00	0.00	7,500.00	0.00	26,500.00
3130AX2R8	R025-100-004	FAC	3,500,000.00	11/22/2024	5.375	83,088.54	0.00	15,677.09	94,062.50	4,703.13
313385AC0	R025-100-008	AFD	3,000,000.00	01/03/2025	5.075	0.00	0.00	0.00	0.00	0.00

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2021 Const-Lk PI										
313385BP0	R025-100-009	AFD	3,112,500.00	02/07/2025	5.095	0.00	0.00	0.00	0.00	0.00
0941100020	R025-100-095	LA3	5,009,929.83		5.327	43,899.17	0.00	44,931.24	43,899.03	44,931.38
	Subtotal		20,622,429.83			145,987.71	0.00	68,108.33	137,961.53	76,134.51
2021/2022 I&S Lk PI										
0941100021	R025-200-095	LA3	170,310.93		5.327	693.00	0.00	740.37	693.00	740.37
	Subtotal		170,310.93			693.00	0.00	740.37	693.00	740.37
Opr-Shadow Creek										
912797JU2	U030-100-003	ATD	400,000.00	08/01/2024	5.140	0.00	0.00	0.00	0.00	0.00
3133EP5K7	U030-100-004	FAC	500,000.00	03/13/2026	4.500	2,437.50	0.00	1,875.00	0.00	4,312.50
CMM-716278	U030-100-096	LA2	49,930.27		5.260	206.41	0.00	224.69	206.41	224.69
	Subtotal		949,930.27			2,643.91	0.00	2,099.69	206.41	4,537.19
2012 Reserve-Stein Falls										
3135G05X7	R033-100-001	FAC	175,000.00	08/25/2025	0.375	120.32	0.00	54.69	0.00	175.01
CMM-716278	R033-100-096	LA2	33,335.10		5.260	137.80	0.00	150.01	137.80	150.01
	Subtotal		208,335.10			258.12	0.00	204.70	137.80	325.02
Opr-Stein Falls										
3133EP5K7	U033-100-002	FAC	1,000,000.00	03/13/2026	4.500	4,875.00	0.00	3,750.00	0.00	8,625.00
3133EP6K6	U033-100-003	FAC	2,000,000.00	03/26/2027	4.500	8,750.00	0.00	7,500.00	0.00	16,250.00
0941100002	U033-100-095	LA3	1,771,011.99		5.327	7,651.44	0.00	7,928.85	7,651.44	7,928.85
	Subtotal		4,771,011.99			21,276.44	0.00	19,178.85	7,651.44	32,803.85
2012 I&S-Stein Falls										
912797JU2	R033-200-001	ATD	1,430,000.00	08/01/2024	5.140	0.00	0.00	0.00	0.00	0.00
0941100002	R033-200-095	LA3	4,763.32		5.327	20.58	0.00	21.33	20.58	21.33
	Subtotal		1,434,763.32			20.58	0.00	21.33	20.58	21.33
2021 Const-Stein Falls										
0941100022	R033-300-095	LA3	1,508,155.87		5.327	6,688.63	0.00	6,778.78	6,688.63	6,778.78
	Subtotal		1,508,155.87			6,688.63	0.00	6,778.78	6,688.63	6,778.78
2021 I&S-Stein Falls										
912797JU2	R033-400-001	ATD	149,000.00	08/01/2024	5.140	0.00	0.00	0.00	0.00	0.00
0941100024	R033-400-095	LA3	146,663.84		5.327	92.94	0.00	353.54	92.94	353.54
	Subtotal		295,663.84			92.94	0.00	353.54	92.94	353.54
2022 Const-Sunfield										

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2022 Const-Sunfield										
0941100027	R037-100-095	LA3	7,745,713.44		5.327	-8,331.80	0.00	34,814.91	33,533.54	-7,050.43
	Subtotal		7,745,713.44			-8,331.80	0.00	34,814.91	33,533.54	-7,050.43
Opr-Sunfield WWTP										
3133EP5K7	U037-100-002	FAC	1,000,000.00	03/13/2026	4.500	4,875.00	0.00	3,750.00	0.00	8,625.00
313313AG3	U037-100-003	AFD	520,333.33	01/07/2025	4.885	0.00	0.00	0.00	0.00	0.00
0941100002	U037-100-095	LA3	529,336.66		5.327	2,286.94	0.00	2,369.85	2,286.94	2,369.85
	Subtotal		2,049,669.99			7,161.94	0.00	6,119.85	2,286.94	10,994.85
2022 I&S-Sunfield										
912797JU2	R037-200-002	ATD	244,000.00	08/01/2024	5.140	0.00	0.00	0.00	0.00	0.00
0941100028	R037-200-095	LA3	240,625.44		5.327	146.24	0.00	573.27	146.24	573.27
	Subtotal		484,625.44			146.24	0.00	573.27	146.24	573.27
2021 Const-Dietz										
0941100023	R038-100-095	LA3	952,843.58		5.327	4,125.14	0.00	4,282.80	4,125.14	4,282.80
	Subtotal		952,843.58			4,125.14	0.00	4,282.80	4,125.14	4,282.80
2021 I&S-Dietz										
912797JU2	R038-400-001	ATD	44,000.00	08/01/2024	5.140	0.00	0.00	0.00	0.00	0.00
0941100024	R038-400-095	LA3	46,058.67		5.327	28.39	0.00	108.00	28.39	108.00
	Subtotal		90,058.67			28.39	0.00	108.00	28.39	108.00
2010 I&S-RRWDS										
9128282N9	R041-100-001	TRC	170,000.00	07/31/2024	2.125	903.13	0.00	307.65	0.00	1,210.78
0941100002	R041-100-095	LA3	317,815.43		5.327	1,018.07	0.00	1,292.95	1,018.07	1,292.95
	Subtotal		487,815.43			1,921.20	0.00	1,600.60	1,018.07	2,503.73
Opr-Water Supply										
91282CFA4	U041-100-004	TRC	2,000,000.00	07/31/2024	3.000	15,000.00	0.00	5,109.89	0.00	20,109.89
3130AUVZ4	U041-100-006	FAC	3,000,000.00	02/13/2025	4.500	29,250.00	0.00	11,250.00	0.00	40,500.00
3130AGWK7	U041-100-008	FAC	2,600,000.00	08/15/2024	1.500	8,233.33	0.00	3,250.00	0.00	11,483.33
3130AX2R8	U041-100-009	FAC	1,000,000.00	11/22/2024	5.375	23,739.58	0.00	4,479.17	26,875.00	1,343.75
3130AX2R8	U041-100-010	FAC	1,000,000.00	11/22/2024	5.375	23,739.58	0.00	4,479.17	26,875.00	1,343.75
3135G05X7	U041-100-011	FAC	2,000,000.00	08/25/2025	0.375	1,375.00	0.00	625.00	0.00	2,000.00
912828YV6	U041-100-012	TRC	4,000,000.00	11/30/2024	1.500	24,098.36	0.00	5,081.96	29,016.39	163.93
3133EP5K7	U041-100-013	FAC	2,000,000.00	03/13/2026	4.500	9,750.00	0.00	7,500.00	0.00	17,250.00
3133EP6K6	U041-100-014	FAC	2,000,000.00	03/26/2027	4.500	8,750.00	0.00	7,500.00	0.00	16,250.00
1379800040	U041-100-094	LA5	2,727,152.93		5.240	11,643.45	0.00	12,085.62	11,643.45	12,085.62
0941100002	U041-100-095	LA3	696,448.50		5.327	2,892.79	0.00	3,001.57	2,892.79	3,001.57
CMM-716278	U041-100-096	LA2	1,158,904.21		5.260	3,912.26	0.00	4,724.39	3,912.26	4,724.39

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Opr-Water Supply										
CMM-6257184	U041-100-097	LA2	0.00		2.530	0.55	0.00	0.00	0.00	0.55
		Subtotal	24,182,505.64			162,384.90	0.00	69,086.77	101,214.89	130,256.78
2007B/2017 I&S-RRWDS										
0941100013	R041-120-095	LA3	129,564.78		5.327	163.83	0.00	1,022.93	163.83	1,022.93
		Subtotal	129,564.78			163.83	0.00	1,022.93	163.83	1,022.93
2007 Rate Stab-RRWDS										
3135G05X7	R041-150-003	FAC	450,000.00	08/25/2025	0.375	309.38	0.00	140.62	0.00	450.00
3133EP6K6	R041-150-004	FAC	1,069,000.00	03/26/2027	4.500	4,676.88	0.00	4,008.75	0.00	8,685.63
0941100002	R041-150-095	LA3	5,324.13		5.327	23.00	0.00	23.84	23.00	23.84
CMM-716278	R041-150-096	LA2	10,047.68		5.260	41.54	0.00	45.21	41.54	45.21
		Subtotal	1,534,371.81			5,050.80	0.00	4,218.42	64.54	9,204.68
2015 IWPP Bond										
796237G66	R041-160-001	MUN	1,820,000.00	02/01/2026	5.000	22,750.00	0.00	7,583.33	0.00	30,333.33
CMM-716278	R041-160-096	LA2	82,231.63		5.260	339.94	0.00	370.04	339.94	370.04
		Subtotal	1,902,231.63			23,089.94	0.00	7,953.37	339.94	30,703.37
2016 I&S-SM WTP										
912797JU2	R041-180-002	ATD	102,000.00	08/01/2024	5.140	0.00	0.00	0.00	0.00	0.00
CMM-716278	R041-180-096	LA2	48,882.51		5.260	149.67	0.00	265.10	149.67	265.10
		Subtotal	150,882.51			149.67	0.00	265.10	149.67	265.10
2020 I&S-Gen Imp/Ref										
9128282N9	R041-200-001	TRC	278,000.00	07/31/2024	2.125	1,476.88	0.00	503.11	0.00	1,979.99
912797JU2	R041-200-002	ATD	233,000.00	08/01/2024	5.140	0.00	0.00	0.00	0.00	0.00
CMM-716278	R041-200-096	LA2	145,015.11		5.260	2,066.79	0.00	530.46	199.06	2,398.19
		Subtotal	656,015.11			3,543.67	0.00	1,033.57	199.06	4,378.18
2012 Reserve-MidBasin										
3135G05X7	R041-250-003	FAC	80,000.00	08/25/2025	0.375	55.00	0.00	25.00	0.00	80.00
3133EP6K6	R041-250-008	FAC	190,000.00	03/26/2027	4.500	831.25	0.00	712.50	0.00	1,543.75
0941100002	R041-250-095	LA3	7,966.95		5.327	34.42	0.00	35.67	34.42	35.67
		Subtotal	277,966.95			920.67	0.00	773.17	34.42	1,659.42
2012 I&S-Mid-Basin										
9128282N9	R041-260-001	TRC	87,000.00	07/31/2024	2.125	462.19	0.00	157.45	0.00	619.64
CMM-716278	R041-260-096	LA2	119,567.55		5.260	977.17	0.00	582.35	445.14	1,114.38
		Subtotal	206,567.55			1,439.36	0.00	739.80	445.14	1,734.02

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2013 RateStab-WCanyon										
91282CFA4	R041-310-002	TRC	500,000.00	07/31/2024	3.000	3,750.00	0.00	1,277.47	0.00	5,027.47
3130AUVZ4	R041-310-003	FAC	500,000.00	02/13/2025	4.500	4,875.00	0.00	1,875.00	0.00	6,750.00
3135G05X7	R041-310-004	FAC	200,000.00	08/25/2025	0.375	137.50	0.00	62.50	0.00	200.00
3133EP6K6	R041-310-005	FAC	700,000.00	03/26/2027	4.500	3,062.50	0.00	2,625.00	0.00	5,687.50
0941100002	R041-310-095	LA3	10,880.37		5.327	47.01	0.00	48.71	47.01	48.71
	Subtotal		1,910,880.37			11,872.01	0.00	5,888.68	47.01	17,713.68
2013 Rate Stab-IH35										
3130AUVZ4	R041-320-001	FAC	250,000.00	02/13/2025	4.500	2,437.50	0.00	937.50	0.00	3,375.00
3135G05X7	R041-320-002	FAC	100,000.00	08/25/2025	0.375	68.75	0.00	31.25	0.00	100.00
0941100011	R041-320-095	LA3	21,409.84		5.327	108.32	0.00	96.14	92.71	111.75
	Subtotal		371,409.84			2,614.57	0.00	1,064.89	92.71	3,586.75
2013 I&S-IH35										
9128282N9	R041-350-001	TRC	364,000.00	07/31/2024	2.125	1,933.75	0.00	658.75	0.00	2,592.50
912797JU2	R041-350-002	ATD	215,000.00	08/01/2024	5.140	0.00	0.00	0.00	0.00	0.00
0941100008	R041-350-095	LA3	205,852.73		5.327	124.05	0.00	489.85	124.05	489.85
	Subtotal		784,852.73			2,057.80	0.00	1,148.60	124.05	3,082.35
2013 Reserve-IH35										
3130AUVZ4	R041-370-002	FAC	300,000.00	02/13/2025	4.500	2,925.00	0.00	1,125.00	0.00	4,050.00
3135G05X7	R041-370-003	FAC	125,000.00	08/25/2025	0.375	85.94	0.00	39.06	0.00	125.00
3133EP6K6	R041-370-004	FAC	800,000.00	03/26/2027	4.500	3,500.00	0.00	3,000.00	0.00	6,500.00
0941100009	R041-370-095	LA3	33,730.74		5.327	146.01	0.00	151.63	146.01	151.63
	Subtotal		1,258,730.74			6,656.95	0.00	4,315.69	146.01	10,826.63
2022 Const-NB Office										
0941100025	R041-410-095	LA3	635,358.47		5.327	2,750.65	0.00	2,855.78	2,750.65	2,855.78
	Subtotal		635,358.47			2,750.65	0.00	2,855.78	2,750.65	2,855.78
2022 I&S-NB Office										
0941100026	R041-420-095	LA3	156,224.94		5.327	386.03	0.00	537.41	386.03	537.41
	Subtotal		156,224.94			386.03	0.00	537.41	386.03	537.41
2022 Const-Saltwater Barrier										
0941100029	R041-430-095	LA3	920,395.45		5.327	3,984.67	0.00	4,136.95	3,984.67	4,136.95
	Subtotal		920,395.45			3,984.67	0.00	4,136.95	3,984.67	4,136.95
2022 I&S-Saltwater Barrier										
0941100030	R041-440-095	LA3	152,905.13		5.327	448.90	0.00	566.32	448.90	566.32

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

CUSIP	Investment #	Security Type	Par Value	Maturity Date	Current Rate	* Beginning Accrued Interest	Adjusted Acc'd Int. at Purchase During Period	Interest Earned	Interest Received	* Ending Accrued Interest
Subtotal			152,905.13			448.90	0.00	566.32	448.90	566.32
Opr-Canal										
3130AUVZ4	U043-100-003	FAC	200,000.00	02/13/2025	4.500	1,950.00	0.00	750.00	0.00	2,700.00
3130AX2R8	U043-100-005	FAC	500,000.00	11/22/2024	5.375	11,869.79	0.00	2,239.59	13,437.50	671.88
3133EP5K7	U043-100-006	FAC	500,000.00	03/13/2026	4.500	2,437.50	0.00	1,875.00	0.00	4,312.50
CMM-716278	U043-100-096	LA2	57,568.72		5.260	182.43	0.00	200.54	182.43	200.54
Subtotal			1,257,568.72			16,439.72	0.00	5,065.13	13,619.93	7,884.92
Opr-Buda WWTP										
0941100002	U045-100-095	LA3	39,432.22		5.327	170.36	0.00	176.54	170.36	176.54
Subtotal			39,432.22			170.36	0.00	176.54	170.36	176.54
Opr-Carrizo Grndwtr										
313313AG3	U047-100-005	AFD	1,040,666.66	01/07/2025	4.885	0.00	0.00	0.00	0.00	0.00
CMM-716278	U047-100-096	LA2	79,017.83		5.260	326.65	0.00	355.58	326.65	355.58
Subtotal			1,119,684.49			326.65	0.00	355.58	326.65	355.58
Const-Carrizo Grndwtr										
0941100014	R047-470-095	LA3	12,776,471.60		5.327	19,862.98	0.00	53,889.97	19,862.98	53,889.97
CMM-716278	R047-470-096	LA2	0.00		5.120	0.00	0.00	0.00	0.00	0.00
Subtotal			12,776,471.60			19,862.98	0.00	53,889.97	19,862.98	53,889.97
I&S-Carrizo Grndwtr										
3130AGWK7	R047-480-003	FAC	2,000,000.00	08/15/2024	1.500	6,333.33	0.00	2,500.00	0.00	8,833.33
9128282N9	R047-480-005	TRC	2,000,000.00	07/31/2024	2.125	10,625.00	0.00	3,619.51	0.00	14,244.51
912797JU2	R047-480-006	ATD	6,102,000.00	08/01/2024	5.140	0.00	0.00	0.00	0.00	0.00
0941100015	R047-480-095	LA3	1,370,023.50		5.327	1,211.07	0.00	3,478.75	1,211.07	3,478.75
Subtotal			11,472,023.50			18,169.40	0.00	9,598.26	1,211.07	26,556.59
Opr-Western Canyon										
3130AUVZ4	U050-100-003	FAC	500,000.00	02/13/2025	4.500	4,875.00	0.00	1,875.00	0.00	6,750.00
3130AX2R8	U050-100-004	FAC	500,000.00	11/22/2024	5.375	11,869.79	0.00	2,239.59	13,437.50	671.88
CMM-716278	U050-100-096	LA2	1,186,768.75		5.260	4,850.43	0.00	5,281.95	4,850.43	5,281.95
Subtotal			2,186,768.75			21,595.22	0.00	9,396.54	18,287.93	12,703.83
2020 I&S-WCanyon, refunding										
9128282N9	R050-520-001	TRC	1,600,000.00	07/31/2024	2.125	8,500.00	0.00	2,895.60	0.00	11,395.60
912797JU2	R050-520-002	ATD	1,284,000.00	08/01/2024	5.140	0.00	0.00	0.00	0.00	0.00
912797JU2	R050-520-004	ATD	338,000.00	08/01/2024	5.140	0.00	0.00	0.00	0.00	0.00
0941100005	R050-520-095	LA3	490,531.08		5.327	5,090.86	0.00	1,369.74	2,580.74	3,879.86
Subtotal			3,712,531.08			13,590.86	0.00	4,265.34	2,580.74	15,275.46

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Monthly Board Report
Accrued Interest
Sorted by Fund - Investment Number

CUSIP	Investment #	Security Type	Par Value	Maturity Date	Current Rate	* Beginning Accrued Interest	Adjusted Acc'd Int. at Purchase During Period	Interest Earned	Interest Received	* Ending Accrued Interest
Opr-Cordillera WDS										
91282CFA4	U052-100-002	TRC	250,000.00	07/31/2024	3.000	1,875.00	0.00	638.74	0.00	2,513.74
3130AGWK7	U052-100-003	FAC	500,000.00	08/15/2024	1.500	1,583.33	0.00	625.00	0.00	2,208.33
3130AX2R8	U052-100-004	FAC	500,000.00	11/22/2024	5.375	11,869.79	0.00	2,239.59	13,437.50	671.88
0941100002	U052-100-095	LA3	288,857.32		5.327	1,248.15	0.00	1,293.22	1,247.97	1,293.40
CMM-716278	U052-100-096	LA2	747,975.81		5.260	3,036.50	0.00	3,307.38	3,036.50	3,307.38
	Subtotal		2,286,833.13			19,612.77	0.00	8,103.93	17,721.97	9,994.73
Opr-Comal Trace										
3130AX2R8	U054-100-002	FAC	500,000.00	11/22/2024	5.375	11,869.79	0.00	2,239.59	13,437.50	671.88
0941100002	U054-100-095	LA3	709,238.53		5.327	3,006.12	0.00	3,117.05	3,006.12	3,117.05
	Subtotal		1,209,238.53			14,875.91	0.00	5,356.64	16,443.62	3,788.93
Opr-Johnson Ranch WDS										
91282CFA4	U055-100-002	TRC	250,000.00	07/31/2024	3.000	1,875.00	0.00	638.74	0.00	2,513.74
CMM-716278	U055-100-096	LA2	827,495.88		5.260	3,420.79	0.00	3,723.74	3,420.79	3,723.74
	Subtotal		1,077,495.88			5,295.79	0.00	4,362.48	3,420.79	6,237.48
Opr-Rural Wtr										
0941100002	U070-100-095	LA3	578,242.93		5.327	2,498.23	0.00	2,588.80	2,498.23	2,588.80
	Subtotal		578,242.93			2,498.23	0.00	2,588.80	2,498.23	2,588.80
Opr-Luling WTP										
0941100002	U100-100-095	LA3	187,613.43		5.327	810.56	0.00	839.95	810.56	839.95
	Subtotal		187,613.43			810.56	0.00	839.95	810.56	839.95
Opr-Lu-Lo										
0941100002	U100-200-095	LA3	126,588.94		5.327	546.91	0.00	566.74	546.91	566.74
CMM-716278	U100-200-096	LA2	415,179.01		5.260	1,716.31	0.00	1,868.31	1,716.31	1,868.31
	Subtotal		541,767.95			2,263.22	0.00	2,435.05	2,263.22	2,435.05
2014 I&S-Lu-Lo										
CMM-716278	R100-400-096	LA2	172,251.25		5.260	632.93	0.00	843.51	632.93	843.51
	Subtotal		172,251.25			632.93	0.00	843.51	632.93	843.51
	Total		147,320,736.38			766,952.64	0.00	457,846.52	597,752.49	627,046.67

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

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
Fund: General Revenue									
U010-100-002	USTR	01010U	08/26/2022	2,554.95	999,206.05	0.00	0.00	270.47	999,476.52
91282CFA4	1,000,000.00	3.331	07/31/2024	0.00	990,430.00	0.00	0.00	5,429.38	995,859.38
U010-100-004	FHLB	01010U	08/30/2023	1,250.00	989,146.02	0.00	0.00	3,130.95	992,276.97
3130AGWK7	1,000,000.00	5.405	08/15/2024	0.00	982,330.00	0.00	0.00	9,080.00	991,410.00
U010-100-006	FROST	01010U	09/01/2023	7.05	22,054.55	8.35	294.88	-287.83	21,766.72
BC-400006076	21,766.72	0.070	/ /	1.30	22,054.55	8.35	294.88	-287.83	21,766.72
U010-100-008	FHLB	01010U	08/30/2023	4,479.17	1,000,571.23	0.00	0.00	-85.26	1,000,485.97
3130AX2R8	1,000,000.00	5.275	11/22/2024	26,875.00	999,660.00	0.00	0.00	-1,490.00	998,170.00
U010-100-009	USTR	01010U	12/06/2023	2,540.99	1,959,692.71	0.00	0.00	5,866.32	1,965,559.03
912828YV6	2,000,000.00	5.094	11/30/2024	14,508.20	1,945,780.00	0.00	0.00	16,563.75	1,962,343.75
U010-100-010	FSTLOC	01010U	12/14/2023	2,175.11	521,699.42	0.00	0.00	0.00	521,699.42
CD-88155A	521,699.42	4.909	12/12/2024	0.00	521,699.42	0.00	0.00	0.00	521,699.42
U010-100-011	FFCB	01010U	03/22/2024	3,750.00	997,536.16	0.00	0.00	109.99	997,646.15
3133EP5K7	1,000,000.00	4.639	03/13/2026	0.00	1,000,000.00	0.00	0.00	-11,430.00	988,570.00
U010-100-090	SEGST	01010U	09/01/2023	10.62	25,000.00	0.00	0.00	0.00	25,000.00
BC-729205	25,000.00	0.500	/ /	0.00	25,000.00	0.00	0.00	0.00	25,000.00
U010-100-095	TXPOOL	01010U	09/01/2023	1,890.78	419,975.98	18,713.40	0.00	16,890.78	436,866.76
0941100002	436,866.76	5.327	/ /	1,822.62	419,975.98	18,713.40	0.00	16,890.78	436,866.76
U010-100-096	SEGST	01010U	09/01/2023	4,302.35	950,910.28	35,126.09	0.00	31,177.35	982,087.63
CMM-716278	982,087.63	5.260	/ /	3,948.74	950,910.28	35,126.09	0.00	31,177.35	982,087.63
U010-100-098	TXCLAS	01010U	09/01/2023	886.01	192,321.39	1,739.76	0.00	886.01	193,207.40
TX-01-0175-0001	193,207.40	5.427	/ /	853.75	192,321.39	1,739.76	0.00	886.01	193,207.40

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May 1, 2024 - May 31, 2024

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value	Purchases/ Additions	Redemptions	Change in Value	Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value				Ending Market Value
Sub Totals For: Fund: General Revenue				23,847.03	8,078,113.79	55,587.60	294.88	57,958.78	8,136,072.57
				48,009.61	8,050,161.62	55,587.60	294.88	66,819.44	8,116,981.06
Fund: 2021 Const-Lk Dunlap									
R023-100-095	TXPOOL	02310R	09/01/2023	2,702.66	598,598.73	5,305.85	0.00	2,702.66	601,301.39
0941100016	601,301.39	5.327	/ /	2,603.19	598,598.73	5,305.85	0.00	2,702.66	601,301.39
Sub Totals For: Fund: 2021 Const-Lk Dunlap				2,702.66	598,598.73	5,305.85	0.00	2,702.66	601,301.39
				2,603.19	598,598.73	5,305.85	0.00	2,702.66	601,301.39
Fund: 2021 I&S-Lk Dunlap									
R023-200-095	TXPOOL	02320R	09/01/2023	1,209.17	266,889.08	31,168.49	0.00	30,104.17	296,993.25
0941100017	296,993.25	5.327	/ /	1,064.32	266,889.08	31,168.49	0.00	30,104.17	296,993.25
Sub Totals For: Fund: 2021 I&S-Lk Dunlap				1,209.17	266,889.08	31,168.49	0.00	30,104.17	296,993.25
				1,064.32	266,889.08	31,168.49	0.00	30,104.17	296,993.25
Fund: 2021 Const-Lk McQ									
R024-100-003	FHLB	02410R	08/30/2023	7,500.00	5,934,876.10	0.00	0.00	18,785.74	5,953,661.84
3130AGWK7	6,000,000.00	5.405	08/15/2024	0.00	5,893,980.00	0.00	0.00	54,480.00	5,948,460.00
R024-100-004	FHLB	02410R	08/30/2023	15,677.09	3,501,999.29	0.00	0.00	-298.40	3,501,700.89
3130AX2R8	3,500,000.00	5.275	11/22/2024	94,062.50	3,498,810.00	0.00	0.00	-5,215.00	3,493,595.00
R024-100-007	FHLB	02410R	05/22/2024	0.00	0.00	2,904,420.84	0.00	2,908,650.01	2,908,650.01
313385AC0	3,000,000.00	5.287	01/03/2025	0.00	0.00	2,904,420.84	0.00	2,906,940.00	2,906,940.00
R024-100-008	FNMA	02410R	05/22/2024	0.00	0.00	2,999,107.74	0.00	3,003,452.27	3,003,452.27
313385BP0	3,112,500.00	5.246	02/07/2025	0.00	0.00	2,999,107.74	0.00	3,001,165.88	3,001,165.88
R024-100-095	TXPOOL	02410R	09/01/2023	48,803.33	12,711,796.77	189,636.30	5,903,528.57	-5,760,662.74	6,951,134.03
0941100018	6,951,134.03	5.327	/ /	46,770.47	12,711,796.77	189,636.30	5,903,528.57	-5,760,662.74	6,951,134.03
Sub Totals For: Fund: 2021 Const-Lk McQ				71,980.42	22,148,672.16	6,093,164.88	5,903,528.57	169,926.88	22,318,599.04
				140,832.97	22,104,586.77	6,093,164.88	5,903,528.57	196,708.14	22,301,294.91

Fund: 2021 I&S-Lk McQ

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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value	Purchases/ Additions	Redemptions	Change in Value	Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value				Ending Market Value
R024-200-095	TXPOOL	02420R	09/01/2023	237.05	52,333.92	5,940.30	0.00	5,731.05	58,064.97
0941100019	58,064.97	5.327	/ /	209.25	52,333.92	5,940.30	0.00	5,731.05	58,064.97
Sub Totals For: Fund: 2021 I&S-Lk McQ				237.05	52,333.92	5,940.30	0.00	5,731.05	58,064.97
				209.25	52,333.92	5,940.30	0.00	5,731.05	58,064.97
Fund: 2021 Const-Lk PI									
R025-100-003	FHLB	02510R	08/30/2023	7,500.00	5,934,876.10	0.00	0.00	18,785.74	5,953,661.84
3130AGWK7	6,000,000.00	5.405	08/15/2024	0.00	5,893,980.00	0.00	0.00	54,480.00	5,948,460.00
R025-100-004	FHLB	02510R	08/30/2023	15,677.09	3,501,999.29	0.00	0.00	-298.40	3,501,700.89
3130AX2R8	3,500,000.00	5.275	11/22/2024	94,062.50	3,498,810.00	0.00	0.00	-5,215.00	3,493,595.00
R025-100-008	FHLB	02510R	05/22/2024	0.00	0.00	2,904,420.84	0.00	2,908,650.01	2,908,650.01
313385AC0	3,000,000.00	5.287	01/03/2025	0.00	0.00	2,904,420.84	0.00	2,906,940.00	2,906,940.00
R025-100-009	FNMA	02510R	05/22/2024	0.00	0.00	2,999,107.74	0.00	3,003,452.27	3,003,452.27
313385BP0	3,112,500.00	5.246	02/07/2025	0.00	0.00	2,999,107.74	0.00	3,001,165.88	3,001,165.88
R025-100-095	TXPOOL	02510R	09/01/2023	44,931.24	12,014,464.66	182,892.77	7,143,528.57	-7,004,534.83	5,009,929.83
0941100020	5,009,929.83	5.327	/ /	43,899.03	12,014,464.66	182,892.77	7,143,528.57	-7,004,534.83	5,009,929.83
Sub Totals For: Fund: 2021 Const-Lk PI				68,108.33	21,451,340.05	6,086,421.35	7,143,528.57	-1,073,945.21	20,377,394.84
				137,961.53	21,407,254.66	6,086,421.35	7,143,528.57	-1,047,163.95	20,360,090.71
Fund: 2021/2022 I&S Lk PI									
R025-200-095	TXPOOL	02520R	09/01/2023	740.37	163,781.56	7,222.37	0.00	6,529.37	170,310.93
0941100021	170,310.93	5.327	/ /	693.00	163,781.56	7,222.37	0.00	6,529.37	170,310.93
Sub Totals For: Fund: 2021/2022 I&S Lk PI				740.37	163,781.56	7,222.37	0.00	6,529.37	170,310.93
				693.00	163,781.56	7,222.37	0.00	6,529.37	170,310.93
Fund: Opr-Shadow Creek									
U030-100-003	USTR	03010U	03/22/2024	0.00	394,745.77	0.00	0.00	1,770.45	396,516.22
912797JU2	400,000.00	5.311	08/01/2024	0.00	400,000.00	0.00	0.00	-3,451.50	396,548.50
U030-100-004	FFCB	03010U	03/22/2024	1,875.00	498,768.09	0.00	0.00	54.99	498,823.08
3133EP5K7	500,000.00	4.639	03/13/2026	0.00	500,000.00	0.00	0.00	-5,715.00	494,285.00

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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value	Purchases/ Additions	Redemptions	Change in Value	Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value				Ending Market Value
U030-100-096	SEGST	03010U	09/01/2023	224.69	49,705.58	431.10	0.00	224.69	49,930.27
CMM-716278	49,930.27	5.260	/ /	206.41	49,705.58	431.10	0.00	224.69	49,930.27
Sub Totals For: Fund: Opr-Shadow Creek				2,099.69	943,219.44	431.10	0.00	2,050.13	945,269.57
				206.41	949,705.58	431.10	0.00	-8,941.81	940,763.77
Fund: 2012 Reserve-Stein F									
R033-100-001	FNMA	03310R	08/30/2023	54.69	165,074.32	0.00	0.00	628.21	165,702.53
3135G05X7	175,000.00	4.951	08/25/2025	0.00	163,910.25	0.00	0.00	1,335.25	165,245.50
R033-100-096	SEGST	03310R	09/01/2023	150.01	33,185.09	287.81	0.00	150.01	33,335.10
CMM-716278	33,335.10	5.260	/ /	137.80	33,185.09	287.81	0.00	150.01	33,335.10
Sub Totals For: Fund: 2012 Reserve-Stein F				204.70	198,259.41	287.81	0.00	778.22	199,037.63
				137.80	197,095.34	287.81	0.00	1,485.26	198,580.60
Fund: Opr-Stein Falls									
U033-100-002	FFCB	03310U	03/22/2024	3,750.00	997,536.16	0.00	0.00	109.99	997,646.15
3133EP5K7	1,000,000.00	4.639	03/13/2026	0.00	1,000,000.00	0.00	0.00	-11,430.00	988,570.00
U033-100-003	FFCB	03310U	03/26/2024	7,500.00	2,003,522.04	0.00	0.00	-101.11	2,003,420.93
3133EP6K6	2,000,000.00	4.434	03/26/2027	0.00	2,000,000.00	0.00	0.00	-15,580.00	1,984,420.00
U033-100-095	TXPOOL	03310U	11/29/2023	7,928.85	1,763,083.14	15,580.29	0.00	7,928.85	1,771,011.99
0941100002	1,771,011.99	5.327	/ /	7,651.44	1,763,083.14	15,580.29	0.00	7,928.85	1,771,011.99
Sub Totals For: Fund: Opr-Stein Falls				19,178.85	4,764,141.34	15,580.29	0.00	7,937.73	4,772,079.07
				7,651.44	4,763,083.14	15,580.29	0.00	-19,081.15	4,744,001.99
Fund: 2012 I&S-Stein Falls									
R033-200-001	USTR	03320R	03/22/2024	0.00	1,411,216.16	0.00	0.00	6,329.34	1,417,545.50
912797JU2	1,430,000.00	5.311	08/01/2024	0.00	1,430,000.00	0.00	0.00	-12,339.11	1,417,660.89
R033-200-095	TXPOOL	03320R	09/01/2023	21.33	4,741.99	41.91	0.00	21.33	4,763.32
0941100002	4,763.32	5.327	/ /	20.58	4,741.99	41.91	0.00	21.33	4,763.32
Sub Totals For: Fund: 2012 I&S-Stein Falls				21.33	1,415,958.15	41.91	0.00	6,350.67	1,422,308.82
				20.58	1,434,741.99	41.91	0.00	-12,317.78	1,422,424.21

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Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
Fund: 2021 Const-Stein Fal									
R033-300-095	TXPOOL	03330R	09/01/2023	6,778.78	1,501,377.09	13,467.41	0.00	6,778.78	1,508,155.87
0941100022	1,508,155.87	5.327	/ /	6,688.63	1,501,377.09	13,467.41	0.00	6,778.78	1,508,155.87
Sub Totals For: Fund: 2021 Const-Stein Fal				6,778.78	1,501,377.09	13,467.41	0.00	6,778.78	1,508,155.87
				6,688.63	1,501,377.09	13,467.41	0.00	6,778.78	1,508,155.87
Fund: 2021 I&S-Stein Falls									
R033-400-001	USTR	03340R	03/22/2024	0.00	147,042.80	0.00	0.00	659.49	147,702.29
912797JU2	149,000.00	5.311	08/01/2024	0.00	149,000.00	0.00	0.00	-1,285.68	147,714.32
R033-400-095	TXPOOL	03340R	09/01/2023	353.54	74,976.30	71,780.48	0.00	71,687.54	146,663.84
0941100024	146,663.84	5.327	/ /	92.94	74,976.30	71,780.48	0.00	71,687.54	146,663.84
Sub Totals For: Fund: 2021 I&S-Stein Falls				353.54	222,019.10	71,780.48	0.00	72,347.03	294,366.13
				92.94	223,976.30	71,780.48	0.00	70,401.86	294,378.16
Fund: 2022 Const-Sunfield									
R037-100-095	TXPOOL	03710R	09/01/2023	34,814.91	7,710,898.53	68,348.45	0.00	34,814.91	7,745,713.44
0941100027	7,745,713.44	5.327	/ /	33,533.54	7,710,898.53	68,348.45	0.00	34,814.91	7,745,713.44
Sub Totals For: Fund: 2022 Const-Sunfield				34,814.91	7,710,898.53	68,348.45	0.00	34,814.91	7,745,713.44
				33,533.54	7,710,898.53	68,348.45	0.00	34,814.91	7,745,713.44
Fund: Opr-Sunfield WWTP									
U037-100-002	FFCB	03710U	03/22/2024	3,750.00	997,536.16	0.00	0.00	109.99	997,646.15
3133EP5K7	1,000,000.00	4.639	03/13/2026	0.00	1,000,000.00	0.00	0.00	-11,430.00	988,570.00
U037-100-003	FFCB	03710U	03/21/2024	0.00	502,611.14	0.00	0.00	2,188.80	504,799.94
313313AG3	520,333.33	5.108	01/07/2025	0.00	520,333.33	0.00	0.00	-16,416.52	503,916.81
U037-100-095	TXPOOL	03710U	11/29/2023	2,369.85	526,966.81	4,656.79	0.00	2,369.85	529,336.66
0941100002	529,336.66	5.327	/ /	2,286.94	526,966.81	4,656.79	0.00	2,369.85	529,336.66
Sub Totals For: Fund: Opr-Sunfield WWTP				6,119.85	2,027,114.11	4,656.79	0.00	4,668.64	2,031,782.75
				2,286.94	2,047,300.14	4,656.79	0.00	-25,476.67	2,021,823.47
Fund: 2022 I&S-Sunfield									

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Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value				Ending Market Value
R037-200-002	USTR	03720R	03/22/2024	0.00	240,794.92	0.00	0.00	1,079.97	241,874.89
912797JU2	244,000.00	5.311	08/01/2024	0.00	244,000.00	0.00	0.00	-2,105.41	241,894.59
R037-200-095	TXPOOL	03720R	09/01/2023	573.27	123,193.17	117,578.51	0.00	117,432.27	240,625.44
0941100028	240,625.44	5.327	/ /	146.24	123,193.17	117,578.51	0.00	117,432.27	240,625.44
Sub Totals For: Fund: 2022 I&S-Sunfield				573.27	363,988.09	117,578.51	0.00	118,512.24	482,500.33
				146.24	367,193.17	117,578.51	0.00	115,326.86	482,520.03
Fund: 2021 Const-Dietz									
R038-100-095	TXPOOL	03810R	09/01/2023	4,282.80	948,560.78	8,407.94	0.00	4,282.80	952,843.58
0941100023	952,843.58	5.327	/ /	4,125.14	948,560.78	8,407.94	0.00	4,282.80	952,843.58
Sub Totals For: Fund: 2021 Const-Dietz				4,282.80	948,560.78	8,407.94	0.00	4,282.80	952,843.58
				4,125.14	948,560.78	8,407.94	0.00	4,282.80	952,843.58
Fund: 2021 I&S-Dietz									
R038-400-001	USTR	03840R	03/22/2024	0.00	43,422.04	0.00	0.00	194.75	43,616.79
912797JU2	44,000.00	5.311	08/01/2024	0.00	44,000.00	0.00	0.00	-379.66	43,620.34
R038-400-095	TXPOOL	03840R	09/01/2023	108.00	24,233.67	21,853.39	0.00	21,825.00	46,058.67
0941100024	46,058.67	5.327	/ /	28.39	24,233.67	21,853.39	0.00	21,825.00	46,058.67
Sub Totals For: Fund: 2021 I&S-Dietz				108.00	67,655.71	21,853.39	0.00	22,019.75	89,675.46
				28.39	68,233.67	21,853.39	0.00	21,445.34	89,679.01
Fund: 2010 I&S-RRWDS									
R041-100-001	USTR	04110R	12/06/2023	307.65	168,712.32	0.00	0.00	438.66	169,150.98
9128282N9	170,000.00	5.249	07/31/2024	0.00	167,735.60	0.00	0.00	1,347.99	169,083.59
R041-100-095	TXPOOL	04110R	09/01/2023	1,292.95	263,606.48	55,227.02	0.00	54,208.95	317,815.43
0941100002	317,815.43	5.327	/ /	1,018.07	263,606.48	55,227.02	0.00	54,208.95	317,815.43
Sub Totals For: Fund: 2010 I&S-RRWDS				1,600.60	432,318.80	55,227.02	0.00	54,647.61	486,966.41
				1,018.07	431,342.08	55,227.02	0.00	55,556.94	486,899.02
Fund: Opr-Water Supply									

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U041-100-004	USTR	04110U	08/26/2022	5,109.89	1,998,412.10	0.00	0.00	540.93	1,998,953.03
91282CFA4	2,000,000.00	3.331	07/31/2024	0.00	1,980,860.00	0.00	0.00	10,858.75	1,991,718.75
U041-100-006	FHLB	04110U	02/13/2023	11,250.00	2,997,779.15	0.00	0.00	236.26	2,998,015.41
3130AUVZ4	3,000,000.00	4.600	02/13/2025	0.00	2,979,780.00	0.00	0.00	-4,020.00	2,975,760.00
U041-100-008	FHLB	04110U	08/30/2023	3,250.00	2,571,779.65	0.00	0.00	8,140.48	2,579,920.13
3130AGWK7	2,600,000.00	5.405	08/15/2024	0.00	2,554,058.00	0.00	0.00	23,608.00	2,577,666.00
U041-100-009	FHLB	04110U	08/30/2023	4,479.17	1,000,571.23	0.00	0.00	-85.26	1,000,485.97
3130AX2R8	1,000,000.00	5.275	11/22/2024	26,875.00	999,660.00	0.00	0.00	-1,490.00	998,170.00
U041-100-010	FHLB	04110U	08/30/2023	4,479.17	1,000,571.23	0.00	0.00	-85.26	1,000,485.97
3130AX2R8	1,000,000.00	5.275	11/22/2024	26,875.00	999,660.00	0.00	0.00	-1,490.00	998,170.00
U041-100-011	FNMA	04110U	08/30/2023	625.00	1,886,563.64	0.00	0.00	7,179.52	1,893,743.16
3135G05X7	2,000,000.00	4.951	08/25/2025	0.00	1,873,260.00	0.00	0.00	15,260.00	1,888,520.00
U041-100-012	USTR	04110U	12/06/2023	5,081.96	3,919,385.42	0.00	0.00	11,732.64	3,931,118.06
912828YV6	4,000,000.00	5.094	11/30/2024	29,016.39	3,891,560.00	0.00	0.00	33,127.50	3,924,687.50
U041-100-013	FFCB	04110U	03/22/2024	7,500.00	1,995,072.32	0.00	0.00	219.99	1,995,292.31
3133EP5K7	2,000,000.00	4.639	03/13/2026	0.00	2,000,000.00	0.00	0.00	-22,860.00	1,977,140.00
U041-100-014	FFCB	04110U	03/26/2024	7,500.00	2,003,522.04	0.00	0.00	-101.11	2,003,420.93
3133EP6K6	2,000,000.00	4.434	03/26/2027	0.00	2,000,000.00	0.00	0.00	-15,580.00	1,984,420.00
U041-100-094	TXFIT	04110U	09/01/2023	12,085.62	2,715,067.31	23,729.07	0.00	12,085.62	2,727,152.93
1379800040	2,727,152.93	5.240	/ /	11,643.45	2,715,067.31	23,729.07	0.00	12,085.62	2,727,152.93
U041-100-095	TXPOOL	04110U	09/01/2023	3,001.57	666,571.93	32,769.36	0.00	29,876.57	696,448.50
0941100002	696,448.50	5.327	/ /	2,892.79	666,571.93	32,769.36	0.00	29,876.57	696,448.50
U041-100-096	SEGST	04110U	09/01/2023	4,724.39	997,304.82	165,511.65	0.00	161,599.39	1,158,904.21
CMM-716278	1,158,904.21	5.260	/ /	3,912.26	997,304.82	165,511.65	0.00	161,599.39	1,158,904.21
U041-100-097	BRDWAY	04110U	09/01/2023	0.00	0.00	0.00	0.00	0.00	0.00
CMM-6257184	0.00	2.530	/ /	0.00	0.00	0.00	0.00	0.00	0.00

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Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
Sub Totals For: Fund: Opr-Water Supply				69,086.77	23,752,600.84	222,010.08	0.00	231,339.77	23,983,940.61
				101,214.89	23,657,782.06	222,010.08	0.00	240,975.83	23,898,757.89
Fund: 2007B/2017 I&S-RRWDS									
R041-120-095	TXPOOL	04112R	09/01/2023	1,022.93	418,800.48	420,083.76	709,155.63	-289,235.70	129,564.78
0941100013	129,564.78	5.327	/ /	163.83	418,800.48	420,083.76	709,155.63	-289,235.70	129,564.78
Sub Totals For: Fund: 2007B/2017 I&S-RRWDS				1,022.93	418,800.48	420,083.76	709,155.63	-289,235.70	129,564.78
				163.83	418,800.48	420,083.76	709,155.63	-289,235.70	129,564.78
Fund: 2007 Rate Stab-RRWDS									
R041-150-003	FNMA	04115R	08/30/2023	140.62	424,476.82	0.00	0.00	1,615.39	426,092.21
3135G05X7	450,000.00	4.951	08/25/2025	0.00	421,483.50	0.00	0.00	3,433.50	424,917.00
R041-150-004	FFCB	04115R	03/26/2024	4,008.75	1,070,882.53	0.00	0.00	-54.05	1,070,828.48
3133EP6K6	1,069,000.00	4.434	03/26/2027	0.00	1,069,000.00	0.00	0.00	-8,327.51	1,060,672.49
R041-150-095	TXPOOL	04115R	09/01/2023	23.84	5,300.29	46.84	0.00	23.84	5,324.13
0941100002	5,324.13	5.327	/ /	23.00	5,300.29	46.84	0.00	23.84	5,324.13
R041-150-096	SEGST	04115R	09/01/2023	45.21	10,002.47	86.75	0.00	45.21	10,047.68
CMM-716278	10,047.68	5.260	/ /	41.54	10,002.47	86.75	0.00	45.21	10,047.68
Sub Totals For: Fund: 2007 Rate Stab-RRWDS				4,218.42	1,510,662.11	133.59	0.00	1,630.39	1,512,292.50
				64.54	1,505,786.26	133.59	0.00	-4,824.96	1,500,961.30
Fund: 2015 IWPP Bond									
R041-160-001	SA TX	04116R	03/30/2023	7,583.33	1,843,044.30	0.00	0.00	-1,097.35	1,841,946.95
796237G66	1,820,000.00	4.222	02/01/2026	0.00	1,822,912.00	0.00	0.00	-1,092.00	1,821,820.00
R041-160-096	SEGST	04116R	09/01/2023	370.04	81,861.59	709.98	0.00	370.04	82,231.63
CMM-716278	82,231.63	5.260	/ /	339.94	81,861.59	709.98	0.00	370.04	82,231.63
Sub Totals For: Fund: 2015 IWPP Bond				7,953.37	1,924,905.89	709.98	0.00	-727.31	1,924,178.58
				339.94	1,904,773.59	709.98	0.00	-721.96	1,904,051.63
Fund: 2016 I&S-SM WTP									

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Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value				Ending Market Value
R041-180-002	USTR	04118R	03/22/2024	0.00	100,660.17	0.00	0.00	451.47	101,111.64
912797JU2	102,000.00	5.311	08/01/2024	0.00	102,000.00	0.00	0.00	-880.13	101,119.87
R041-180-096	SEGST	04118R	09/01/2023	265.10	26,014.41	23,017.77	0.00	22,868.10	48,882.51
CMM-716278	48,882.51	5.260	/ /	149.67	26,014.41	23,017.77	0.00	22,868.10	48,882.51
Sub Totals For: Fund: 2016 I&S-SM WTP				265.10	126,674.58	23,017.77	0.00	23,319.57	149,994.15
				149.67	128,014.41	23,017.77	0.00	21,987.97	150,002.38
Fund: 2020 I&S-Gen Imp/Ref									
R041-200-001	USTR	04120R	12/06/2023	503.11	275,894.26	0.00	0.00	717.34	276,611.60
9128282N9	278,000.00	5.249	07/31/2024	0.00	274,297.04	0.00	0.00	2,204.37	276,501.41
R041-200-002	USTR	04120R	03/22/2024	0.00	229,939.42	0.00	0.00	1,031.28	230,970.70
912797JU2	233,000.00	5.311	08/01/2024	0.00	233,000.00	0.00	0.00	-2,010.50	230,989.50
R041-200-096	SEGST	04120R	09/01/2023	530.46	75,071.65	70,142.52	0.00	69,943.46	145,015.11
CMM-716278	145,015.11	5.260	/ /	199.06	75,071.65	70,142.52	0.00	69,943.46	145,015.11
Sub Totals For: Fund: 2020 I&S-Gen Imp/Ref				1,033.57	580,905.33	70,142.52	0.00	71,692.08	652,597.41
				199.06	582,368.69	70,142.52	0.00	70,137.33	652,506.02
Fund: 2012 Reserve-MidBasi									
R041-250-003	FNMA	04125R	08/30/2023	25.00	75,462.54	0.00	0.00	287.18	75,749.72
3135G05X7	80,000.00	4.951	08/25/2025	0.00	74,930.40	0.00	0.00	610.40	75,540.80
R041-250-008	FFCB	04125R	03/26/2024	712.50	190,334.59	0.00	0.00	-9.60	190,324.99
3133EP6K6	190,000.00	4.434	03/26/2027	0.00	190,000.00	0.00	0.00	-1,480.10	188,519.90
R041-250-095	TXPOOL	04125R	09/01/2023	35.67	7,931.28	70.09	0.00	35.67	7,966.95
0941100002	7,966.95	5.327	/ /	34.42	7,931.28	70.09	0.00	35.67	7,966.95
Sub Totals For: Fund: 2012 Reserve-MidBasi				773.17	273,728.41	70.09	0.00	313.25	274,041.66
				34.42	272,861.68	70.09	0.00	-834.03	272,027.65
Fund: 2012 I&S-Mid-Basin									
R041-260-001	USTR	04126R	12/06/2023	157.45	86,341.01	0.00	0.00	224.49	86,565.50
9128282N9	87,000.00	5.250	07/31/2024	0.00	85,841.16	0.00	0.00	689.86	86,531.02

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R041-260-096	SEGST	04126R	09/01/2023	582.35	97,352.20	22,660.49	0.00	22,215.35	119,567.55
CMM-716278	119,567.55	5.260	/ /	445.14	97,352.20	22,660.49	0.00	22,215.35	119,567.55
Sub Totals For: Fund: 2012 I&S-Mid-Basin				739.80	183,693.21	22,660.49	0.00	22,439.84	206,133.05
				445.14	183,193.36	22,660.49	0.00	22,905.21	206,098.57
Fund: 2013 RateStab-WCanyo									
R041-310-002	USTR	04131R	08/26/2022	1,277.47	499,603.03	0.00	0.00	135.23	499,738.26
91282CFA4	500,000.00	3.331	07/31/2024	0.00	495,215.00	0.00	0.00	2,714.69	497,929.69
R041-310-003	FHLB	04131R	02/13/2023	1,875.00	499,629.86	0.00	0.00	39.38	499,669.24
3130AUVZ4	500,000.00	4.600	02/13/2025	0.00	496,630.00	0.00	0.00	-670.00	495,960.00
R041-310-004	FNMA	04131R	08/30/2023	62.50	188,656.36	0.00	0.00	717.96	189,374.32
3135G05X7	200,000.00	4.951	08/25/2025	0.00	187,326.00	0.00	0.00	1,526.00	188,852.00
R041-310-005	FFCB	04131R	03/26/2024	2,625.00	701,232.71	0.00	0.00	-35.39	701,197.32
3133EP6K6	700,000.00	4.434	03/26/2027	0.00	700,000.00	0.00	0.00	-5,453.00	694,547.00
R041-310-095	TXPOOL	04131R	09/01/2023	48.71	10,831.66	95.72	0.00	48.71	10,880.37
0941100002	10,880.37	5.327	/ /	47.01	10,831.66	95.72	0.00	48.71	10,880.37
Sub Totals For: Fund: 2013 RateStab-WCanyo				5,888.68	1,899,953.62	95.72	0.00	905.89	1,900,859.51
				47.01	1,890,002.66	95.72	0.00	-1,833.60	1,888,169.06
Fund: 2013 Rate Stab-IH35									
R041-320-001	FHLB	04132R	02/13/2023	937.50	249,814.93	0.00	0.00	19.69	249,834.62
3130AUVZ4	250,000.00	4.600	02/13/2025	0.00	248,315.00	0.00	0.00	-335.00	247,980.00
R041-320-002	FNMA	04132R	08/30/2023	31.25	94,328.18	0.00	0.00	358.98	94,687.16
3135G05X7	100,000.00	4.951	08/25/2025	0.00	93,663.00	0.00	0.00	763.00	94,426.00
R041-320-095	TXPOOL	04132R	09/01/2023	96.14	21,313.70	188.85	0.00	96.14	21,409.84
0941100011	21,409.84	5.327	/ /	92.71	21,313.70	188.85	0.00	96.14	21,409.84
Sub Totals For: Fund: 2013 Rate Stab-IH35				1,064.89	365,456.81	188.85	0.00	474.81	365,931.62
				92.71	363,291.70	188.85	0.00	524.14	363,815.84

Fund: 2013 I&S-IH35

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R041-350-001	USTR	04135R	12/06/2023	658.75	361,242.84	0.00	0.00	939.25	362,182.09
9128282N9	364,000.00	5.250	07/31/2024	0.00	359,151.52	0.00	0.00	2,886.29	362,037.81
R041-350-002	USTR	04135R	03/22/2024	0.00	212,175.86	0.00	0.00	951.61	213,127.47
912797JU2	215,000.00	5.311	08/01/2024	0.00	215,000.00	0.00	0.00	-1,855.18	213,144.82
R041-350-095	TXPOOL	04135R	09/01/2023	489.85	105,256.88	100,719.90	0.00	100,595.85	205,852.73
0941100008	205,852.73	5.327	/ /	124.05	105,256.88	100,719.90	0.00	100,595.85	205,852.73
Sub Totals For: Fund: 2013 I&S-IH35				1,148.60	678,675.58	100,719.90	0.00	102,486.71	781,162.29
				124.05	679,408.40	100,719.90	0.00	101,626.96	781,035.36
Fund: 2013 Reserve-IH35									
R041-370-002	FHLB	04137R	02/13/2023	1,125.00	299,777.91	0.00	0.00	23.63	299,801.54
3130AUVZ4	300,000.00	4.600	02/13/2025	0.00	297,978.00	0.00	0.00	-402.00	297,576.00
R041-370-003	FNMA	04137R	08/30/2023	39.06	117,910.23	0.00	0.00	448.72	118,358.95
3135G05X7	125,000.00	4.951	08/25/2025	0.00	117,078.75	0.00	0.00	953.75	118,032.50
R041-370-004	FFCB	04137R	03/26/2024	3,000.00	801,408.81	0.00	0.00	-40.44	801,368.37
3133EP6K6	800,000.00	4.434	03/26/2027	0.00	800,000.00	0.00	0.00	-6,232.00	793,768.00
R041-370-095	TXPOOL	04137R	09/01/2023	151.63	33,579.11	297.64	0.00	151.63	33,730.74
0941100009	33,730.74	5.327	/ /	146.01	33,579.11	297.64	0.00	151.63	33,730.74
Sub Totals For: Fund: 2013 Reserve-IH35				4,315.69	1,252,676.06	297.64	0.00	583.54	1,253,259.60
				146.01	1,248,635.86	297.64	0.00	-5,528.62	1,243,107.24
Fund: 2022 Const-NB Office									
R041-410-095	TXPOOL	04141R	09/01/2023	2,855.78	632,502.69	5,606.43	0.00	2,855.78	635,358.47
0941100025	635,358.47	5.327	/ /	2,750.65	632,502.69	5,606.43	0.00	2,855.78	635,358.47
Sub Totals For: Fund: 2022 Const-NB Office				2,855.78	632,502.69	5,606.43	0.00	2,855.78	635,358.47
				2,750.65	632,502.69	5,606.43	0.00	2,855.78	635,358.47
Fund: 2022 I&S-NB Office									
R041-420-095	TXPOOL	04142R	09/01/2023	537.41	117,804.53	38,806.44	0.00	38,420.41	156,224.94
0941100026	156,224.94	5.327	/ /	386.03	117,804.53	38,806.44	0.00	38,420.41	156,224.94

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Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
Sub Totals For: Fund: 2022 I&S-NB Office				537.41	117,804.53	38,806.44	0.00	38,420.41	156,224.94
				386.03	117,804.53	38,806.44	0.00	38,420.41	156,224.94
Fund: 2022 Const-Saltwater									
R041-430-095	TXPOOL	04143R	09/01/2023	4,136.95	916,258.50	8,121.62	0.00	4,136.95	920,395.45
0941100029	920,395.45	5.327	/ /	3,984.67	916,258.50	8,121.62	0.00	4,136.95	920,395.45
Sub Totals For: Fund: 2022 Const-Saltwater				4,136.95	916,258.50	8,121.62	0.00	4,136.95	920,395.45
				3,984.67	916,258.50	8,121.62	0.00	4,136.95	920,395.45
Fund: 2022 I&S-Saltwater B									
R041-440-095	TXPOOL	04144R	09/01/2023	566.32	124,533.81	28,820.22	0.00	28,371.32	152,905.13
0941100030	152,905.13	5.327	/ /	448.90	124,533.81	28,820.22	0.00	28,371.32	152,905.13
Sub Totals For: Fund: 2022 I&S-Saltwater B				566.32	124,533.81	28,820.22	0.00	28,371.32	152,905.13
				448.90	124,533.81	28,820.22	0.00	28,371.32	152,905.13
Fund: Opr-Canal									
U043-100-003	FHLB	04310U	02/13/2023	750.00	199,851.94	0.00	0.00	15.75	199,867.69
3130AUVZ4	200,000.00	4.600	02/13/2025	0.00	198,652.00	0.00	0.00	-268.00	198,384.00
U043-100-005	FHLB	04310U	08/30/2023	2,239.59	500,285.61	0.00	0.00	-42.63	500,242.98
3130AX2R8	500,000.00	5.275	11/22/2024	13,437.50	499,830.00	0.00	0.00	-745.00	499,085.00
U043-100-006	FFCB	04310U	03/22/2024	1,875.00	498,768.08	0.00	0.00	54.99	498,823.07
3133EP5K7	500,000.00	4.639	03/13/2026	0.00	500,000.00	0.00	0.00	-5,715.00	494,285.00
U043-100-096	SEGST	04310U	09/01/2023	200.54	43,930.68	13,820.47	0.00	13,638.04	57,568.72
CMM-716278	57,568.72	5.260	/ /	182.43	43,930.68	13,820.47	0.00	13,638.04	57,568.72
Sub Totals For: Fund: Opr-Canal				5,065.13	1,242,836.31	13,820.47	0.00	13,666.15	1,256,502.46
				13,619.93	1,242,412.68	13,820.47	0.00	6,910.04	1,249,322.72
Fund: Opr-Buda WWTP									
U045-100-095	TXPOOL	04510U	09/01/2023	176.54	39,255.68	346.90	0.00	176.54	39,432.22
0941100002	39,432.22	5.327	/ /	170.36	39,255.68	346.90	0.00	176.54	39,432.22

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Sub Totals For: Fund: Opr-Buda WWTP				176.54	39,255.68	346.90	0.00	176.54	39,432.22
				170.36	39,255.68	346.90	0.00	176.54	39,432.22
Fund: Opr-Carrizo Grndwtr									
U047-100-005	FFCB	04710U	03/21/2024	0.00	1,005,222.28	0.00	0.00	4,377.59	1,009,599.87
313313AG3	1,040,666.66	5.108	01/07/2025	0.00	1,040,666.66	0.00	0.00	-32,833.03	1,007,833.63
U047-100-096	SEGST	04710U	09/01/2023	355.58	78,662.25	682.23	0.00	355.58	79,017.83
CMM-716278	79,017.83	5.260	/ /	326.65	78,662.25	682.23	0.00	355.58	79,017.83
Sub Totals For: Fund: Opr-Carrizo Grndwtr				355.58	1,083,884.53	682.23	0.00	4,733.17	1,088,617.70
				326.65	1,119,328.91	682.23	0.00	-32,477.45	1,086,851.46
Fund: Const-Carrizo Grndwt									
R047-470-095	TXPOOL	04747R	09/01/2023	53,889.97	4,194,163.50	9,877,171.08	1,275,000.00	8,582,308.10	12,776,471.60
0941100014	12,776,471.60	5.327	/ /	19,862.98	4,194,163.50	9,877,171.08	1,275,000.00	8,582,308.10	12,776,471.60
R047-470-096	SEGST	04747R	09/01/2023	0.00	0.00	0.00	0.00	0.00	0.00
CMM-716278	0.00	5.120	/ /	0.00	0.00	0.00	0.00	0.00	0.00
Sub Totals For: Fund: Const-Carrizo Grndwt				53,889.97	4,194,163.50	9,877,171.08	1,275,000.00	8,582,308.10	12,776,471.60
				19,862.98	4,194,163.50	9,877,171.08	1,275,000.00	8,582,308.10	12,776,471.60
Fund: I&S-Carrizo Grndwtr									
R047-480-003	FHLB	04748R	08/30/2023	2,500.00	1,978,292.03	0.00	0.00	6,261.92	1,984,553.95
3130AGWK7	2,000,000.00	5.405	08/15/2024	0.00	1,964,660.00	0.00	0.00	18,160.00	1,982,820.00
R047-480-005	USTR	04748R	12/06/2023	3,619.51	1,984,850.75	0.00	0.00	5,160.73	1,990,011.48
9128282N9	2,000,000.00	5.250	07/31/2024	0.00	1,973,360.00	0.00	0.00	15,858.75	1,989,218.75
R047-480-006	USTR	04748R	03/22/2024	0.00	6,021,846.84	0.00	0.00	27,008.13	6,048,854.97
912797JU2	6,102,000.00	5.311	08/01/2024	0.00	6,102,000.00	0.00	0.00	-52,652.63	6,049,347.37
R047-480-095	TXPOOL	04748R	09/01/2023	3,478.75	750,577.75	620,656.82	0.00	619,445.75	1,370,023.50
0941100015	1,370,023.50	5.327	/ /	1,211.07	750,577.75	620,656.82	0.00	619,445.75	1,370,023.50
Sub Totals For: Fund: I&S-Carrizo Grndwtr				9,598.26	10,735,567.37	620,656.82	0.00	657,876.53	11,393,443.90
				1,211.07	10,790,597.75	620,656.82	0.00	600,811.87	11,391,409.62

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Fund: Opr-Western Canyon									
U050-100-003	FHLB	05010U	02/13/2023	1,875.00	499,629.86	0.00	0.00	39.38	499,669.24
3130AUVZ4	500,000.00	4.600	02/13/2025	0.00	496,630.00	0.00	0.00	-670.00	495,960.00
U050-100-004	FHLB	05010U	08/30/2023	2,239.59	500,285.61	0.00	0.00	-42.63	500,242.98
3130AX2R8	500,000.00	5.275	11/22/2024	13,437.50	499,830.00	0.00	0.00	-745.00	499,085.00
U050-100-096	SEGST	05010U	09/01/2023	5,281.95	1,168,049.30	23,569.88	0.00	18,719.45	1,186,768.75
CMM-716278	1,186,768.75	5.260	/ /	4,850.43	1,168,049.30	23,569.88	0.00	18,719.45	1,186,768.75
Sub Totals For: Fund: Opr-Western Canyon				9,396.54	2,167,964.77	23,569.88	0.00	18,716.20	2,186,680.97
				18,287.93	2,164,509.30	23,569.88	0.00	17,304.45	2,181,813.75
Fund: 2020 I&S-WCanyon, re									
R050-520-001	USTR	05052R	12/06/2023	2,895.60	1,587,880.60	0.00	0.00	4,128.58	1,592,009.18
9128282N9	1,600,000.00	5.250	07/31/2024	0.00	1,578,688.00	0.00	0.00	12,687.00	1,591,375.00
R050-520-002	USTR	05052R	03/22/2024	0.00	1,267,133.95	0.00	0.00	5,683.12	1,272,817.07
912797JU2	1,284,000.00	5.311	08/01/2024	0.00	1,284,000.00	0.00	0.00	-11,079.31	1,272,920.69
R050-520-004	USTR	05052R	03/22/2024	0.00	333,560.18	0.00	0.00	1,496.03	335,056.21
912797JU2	338,000.00	5.311	08/01/2024	0.00	338,000.00	0.00	0.00	-2,916.52	335,083.48
R050-520-095	TXPOOL	05052R	09/01/2023	1,369.74	429,388.34	401,723.48	338,000.00	61,142.74	490,531.08
0941100005	490,531.08	5.327	/ /	2,580.74	429,388.34	401,723.48	338,000.00	61,142.74	490,531.08
Sub Totals For: Fund: 2020 I&S-WCanyon, re				4,265.34	3,617,963.07	401,723.48	338,000.00	72,450.47	3,690,413.54
				2,580.74	3,630,076.34	401,723.48	338,000.00	59,833.91	3,689,910.25
Fund: Opr-Cordillera WDS									
U052-100-002	USTR	05210U	08/26/2022	638.74	249,801.51	0.00	0.00	67.62	249,869.13
91282CFA4	250,000.00	3.331	07/31/2024	0.00	247,607.50	0.00	0.00	1,357.34	248,964.84
U052-100-003	FHLB	05210U	08/30/2023	625.00	494,573.01	0.00	0.00	1,565.48	496,138.49
3130AGWK7	500,000.00	5.405	08/15/2024	0.00	491,165.00	0.00	0.00	4,540.00	495,705.00
U052-100-004	FHLB	05210U	08/30/2023	2,239.59	500,285.61	0.00	0.00	-42.63	500,242.98
3130AX2R8	500,000.00	5.275	11/22/2024	13,437.50	499,830.00	0.00	0.00	-745.00	499,085.00

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Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
U052-100-095	TXPOOL	05210U	09/01/2023	1,293.22	287,564.10	2,541.19	0.00	1,293.22	288,857.32
0941100002	288,857.32	5.327	/ /	1,247.97	287,564.10	2,541.19	0.00	1,293.22	288,857.32
U052-100-096	SEGST	05210U	09/01/2023	3,307.38	731,230.93	19,781.38	0.00	16,744.88	747,975.81
CMM-716278	747,975.81	5.260	/ /	3,036.50	731,230.93	19,781.38	0.00	16,744.88	747,975.81
Sub Totals For: Fund: Opr-Cordillera WDS				8,103.93	2,263,455.16	22,322.57	0.00	19,628.57	2,283,083.73
				17,721.97	2,257,397.53	22,322.57	0.00	23,190.44	2,280,587.97
Fund: Opr-Comal Trace									
U054-100-002	FHLB	05410U	08/30/2023	2,239.59	500,285.61	0.00	0.00	-42.63	500,242.98
3130AX2R8	500,000.00	5.275	11/22/2024	13,437.50	499,830.00	0.00	0.00	-745.00	499,085.00
U054-100-095	TXPOOL	05410U	09/01/2023	3,117.05	692,683.98	19,560.67	0.00	16,554.55	709,238.53
0941100002	709,238.53	5.327	/ /	3,006.12	692,683.98	19,560.67	0.00	16,554.55	709,238.53
Sub Totals For: Fund: Opr-Comal Trace				5,356.64	1,192,969.59	19,560.67	0.00	16,511.92	1,209,481.51
				16,443.62	1,192,513.98	19,560.67	0.00	15,809.55	1,208,323.53
Fund: Opr-Johnson Ranch WD									
U055-100-002	USTR	05510U	08/26/2022	638.74	249,801.51	0.00	0.00	67.62	249,869.13
91282CFA4	250,000.00	3.331	07/31/2024	0.00	247,607.50	0.00	0.00	1,357.34	248,964.84
U055-100-096	SEGST	05510U	09/01/2023	3,723.74	823,772.14	7,144.53	0.00	3,723.74	827,495.88
CMM-716278	827,495.88	5.260	/ /	3,420.79	823,772.14	7,144.53	0.00	3,723.74	827,495.88
Sub Totals For: Fund: Opr-Johnson Ranch WD				4,362.48	1,073,573.65	7,144.53	0.00	3,791.36	1,077,365.01
				3,420.79	1,071,379.64	7,144.53	0.00	5,081.08	1,076,460.72
Fund: Opr-Rural Wtr									
U070-100-095	TXPOOL	07010U	09/01/2023	2,588.80	575,654.13	5,087.03	0.00	2,588.80	578,242.93
0941100002	578,242.93	5.327	/ /	2,498.23	575,654.13	5,087.03	0.00	2,588.80	578,242.93
Sub Totals For: Fund: Opr-Rural Wtr				2,588.80	575,654.13	5,087.03	0.00	2,588.80	578,242.93
				2,498.23	575,654.13	5,087.03	0.00	2,588.80	578,242.93

Fund: Opr-Luling WTP

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Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value				Ending Market Value
U100-100-095	TXPOOL	10010U	09/01/2023	839.95	186,773.48	1,650.51	0.00	839.95	187,613.43
0941100002	187,613.43	5.327	/ /	810.56	186,773.48	1,650.51	0.00	839.95	187,613.43
Sub Totals For: Fund: Opr-Luling WTP				839.95	186,773.48	1,650.51	0.00	839.95	187,613.43
				810.56	186,773.48	1,650.51	0.00	839.95	187,613.43
Fund: Opr-Lu-Lo									
U100-200-095	TXPOOL	10020U	09/01/2023	566.74	126,022.20	1,113.65	0.00	566.74	126,588.94
0941100002	126,588.94	5.327	/ /	546.91	126,022.20	1,113.65	0.00	566.74	126,588.94
U100-200-096	SEGST	10020U	09/01/2023	1,868.31	413,310.70	3,584.62	0.00	1,868.31	415,179.01
CMM-716278	415,179.01	5.260	/ /	1,716.31	413,310.70	3,584.62	0.00	1,868.31	415,179.01
Sub Totals For: Fund: Opr-Lu-Lo				2,435.05	539,332.90	4,698.27	0.00	2,435.05	541,767.95
				2,263.22	539,332.90	4,698.27	0.00	2,435.05	541,767.95
Fund: 2014 I&S-Lu-Lo									
R100-400-096	SEGST	10040R	09/01/2023	843.51	137,222.74	35,661.44	0.00	35,028.51	172,251.25
CMM-716278	172,251.25	5.260	/ /	632.93	137,222.74	35,661.44	0.00	35,028.51	172,251.25
Sub Totals For: Fund: 2014 I&S-Lu-Lo				843.51	137,222.74	35,661.44	0.00	35,028.51	172,251.25
				632.93	137,222.74	35,661.44	0.00	35,028.51	172,251.25
Report Grand Totals:				457,846.52	137,165,689.17	24,638,052.92	15,369,507.65	9,203,954.83	146,369,644.00
				597,752.49	137,053,751.39	24,638,052.92	15,369,507.65	9,054,510.09	146,108,261.48



Your Trusted
Water Resource

Investment Report as of May 31, 2024

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

GBRA Investment Officers:

Randy Staats

Executive Manager of Finance/CFO

Sandra Terry

Deputy CFO

Denise Lyssy

Revenue & Budget Supervisor

CONSENT ITEM

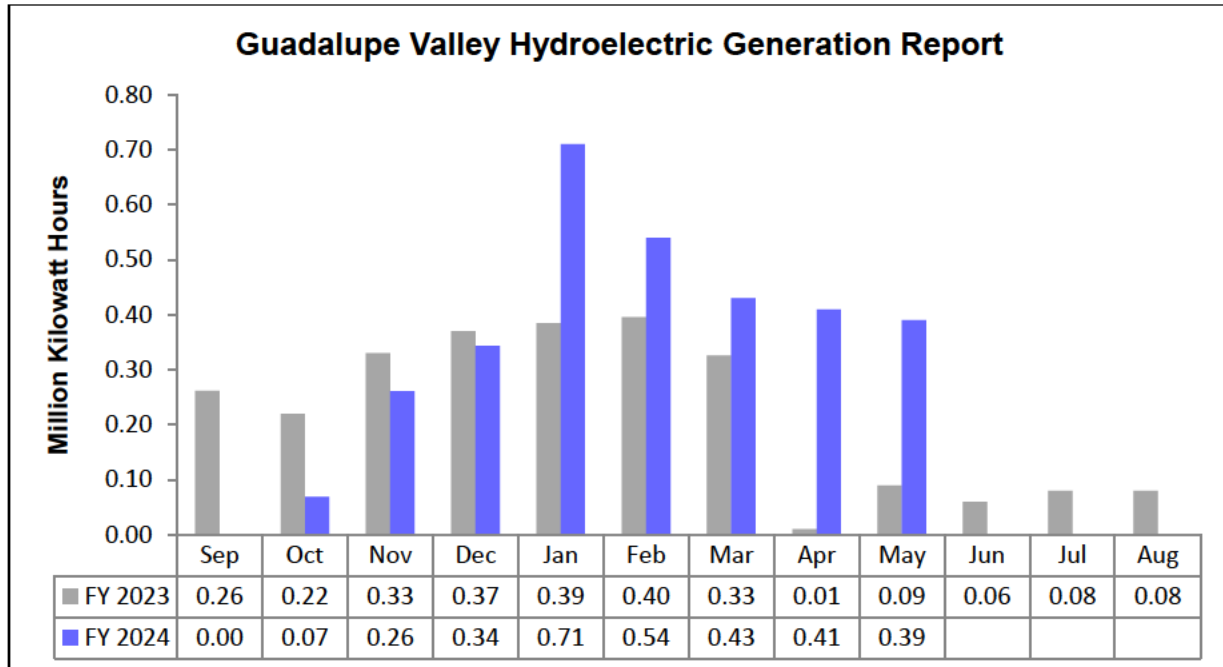
4. Consideration of and possible action approving the monthly operations report for May 2024.

Attachment

Report of Operations

Month of May

Fiscal Year 2024



During the month, the Guadalupe Valley Hydroelectric System (GVHS) generated .39 million kilowatt hours of electrical power for the Guadalupe Valley Electric Cooperative (GVEC) for a total of 3.15 million kilowatt hours for the fiscal year and delivered 102 million gallons of water to the Calpine Guadalupe Energy Center (CGEC) for a total 717.4 million gallons for the year to date fiscal year.

The maintenance team performed rain gauge maintenance in Hays and Guadalupe counties. Attended the safety committee meeting. Assisted with cutting up trees at Nolte Park. Moved existing no wake buoys and placed new ones at Lake Dunlap.

The heavy equipment operator has been hauling base to Regional Raw Water Distribution System Pump Station #3 and blading the road. Performing maintenance on equipment and planning work to be done at Luling Water Treatment Plant.

The electricians have completed tasks in our facilities at San Marcos, Lockhart, Luling, Seguin, Western Canyon and Buda areas. These tasks included soft start and VFD installations in Lockhart

and Luling. Completed Preventive Maintenance (PMs) in San Marcos, Sunfield and Cordillera. Completed the installation of the transformer, and control panel for the membrane pilot study at Western Canyon. Completed various wiring and motor replacement projects at Singing Hills WWTP, 4-S WWTP, Buda WWTP, Sunfield WWTP and Comanche Booster Pump Station in San Marcos. At the Joe Klar Booster Station, they completed installation and programming of a new tank level meter.

Canyon Hydroelectric Generation Report

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

SHADOW CREEK WASTEWATER TREATMENT PLANT

FY 2024	Permit	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Avg. MGD	0.61	0.28 9	0.310	0.309	0.304	0.378	0.317	0.311	0.324	0.338			
CBOD (mg/L)	5	1	2.8	1.2	1.5	1.8	2	1	1.4	*			
TSS (mg/L)	5	1.8	3.6	2.6	3.9	4.4	3.6	2.6	2.7	*			
Ammonia (mg/L)	2	0.1	1.8	0.1	0.2	0.1	0.1	0.1	0.3	*			
Phosphorous (mg/L)	1	0.8	0.4	0.3	0.2	0.3	0.4	0.3	0.3	*			
E.coli (CFU/ 100 mL)	126	5	4	4	1	5	4	1	10	*			
Year to Date Flows (MG)		8.68	18.29	27.56	36.98	48.7	57.89	67.53	77.25	87.73			
Biosolids Processing													
FY 2024	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	
Biosolids Processed (metric tons)	4.38	5.28	5.91	4.16	5.72	5.64	6.16	*					
Year to Date Biosolids Proessed (metric tons)	4.38	9.66	15.57	19.73	25.45	31.09	37.24	*					

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

System Statistics:

There are an estimated 1,700 sewer connections in the Shadow Creek subdivision and 744 connections in the Trails at Windy Hills (South Grove) subdivision as of the end of the month. There are 4 mixed-use connections in the combined systems. The system received 5 inches of rain during the month.

System Activities:

A new non-potable water pump was installed and operators completed 12 final tap inspections.

SUNFIELD WASTEWATER TREATMENT PLANT

FY 2024	Permit	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug
Avg. MGD	0.750	0.588	0.624	0.607	0.606	0.772	0.649	0.639	0.637	0.614			
CBOD (mg/L)	5	1	1	1	1	1	1	1	1	*			
TSS (mg/L)	5	2.5	1.4	1.1	1.7	2.7	4	0.8	1.5	*			
Ammonia (mg/L)	2	0.1	0.1	0.1	0.2	0.5	0.5	0.1	0.1	*			
Phosphorous (mg/L)	1	0.3	0.3	0.4	0.2	0.2	0.2	0.2	0.3	*			
E.coli (CFU/100 /mL)	126	*	1	1	1	1	12	2	1	*			
Year to Date Flows (MG)		17.64	36.98	55.19	73.98	97.91	116.73	136.54	155.65	174.68			
FY 2024		Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	July	Aug
Type I Reuse Avg MGD		4.95	4.96	0.0	0	0	0	0	3.83	11.88			
Year to Date Reuse (MG)		4.95	9.91	9.91	9.91	9.91	9.91	9.91	13.74	25.62			
Biosolids Processing													
Biosolids Processed (metric tons)		13.06	14.61	13.55	17.06	16.33	18.54	13.84	*	*			
Year to Date Biosolids Processed (metric tons)		13.06	27.67	41.22	58.28	74.61	93.15	106.9	*	*			

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

System Statistics:

There are an estimated 3,648 residential connections and 25 mixed-use connections in this system as of the end of the month. The system received 3.9 inches of rain during the month.

Construction Activities:

Work continued on the Sunfield WWTP 1.375 MGD expansion. The contractor has been working on the non-potable water system, paving, and equipment startups. Operator training was held on the generator and automatic transfer switch, grit system, bar screen, blowers, aeration equipment, non-potable pump skid, and blower building HVAC. A technician also optimized the volute press.

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

System Activities:

A new influent pump was installed at the plant lift station, and work was completed on the division manager's office. Operators completed 40 final tap inspections.

STEIN FALLS WASTEWATER TREATMENT PLANT

FY 2024	Permit	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug
Avg. MGD	0.95	0.463	0.585	0.733	0.666	0.907	0.619	0.580	0.599	0.599			
CBOD (mg/L)	10	2.5	1.5	1	1.3	1.8	3	3	2	2.2			
TSS (mg/L)	15	0.78	1.1	1.18	1.25	1.6	1.58	1.0	0.90	0.92			
E.coli (org/100 mL)	126	2	2	1.3	2	3	1.3	1.0	1	2			
Ammonia Nitrogen (mg/L)	2	0.21	0.1	0.1	0.1	0.32	0.16	0.10	0.10	0.10			
Phosphorous (mg/L)	1	0.149	0.343	0.145	0.226	0.200	0.293	0.256	0.291	0.310			
YTD Gal. Proc. (MG)	-	13.9	32.0	54.0	74.6	102.7	120.66	138.6	156.5	175.1			

System Statistics:

There are an estimated 3414 sewer connections in this division as of the end of the month. The system received 2.26 inches of rain during the month. The team conducted 36 final tap inspections.

System Activities:

Sewer lines were cleaned in the Voss Farms subdivision. Team members collected industrial pretreatment samples for the Seguin Lab in Seguin. Completed the bi-annual calibration of the flow meters. Made repairs to a service line connection on E. Zipp road. Located the sewer line and made a sewer tap on E. Zipp road.

Parkside Subdivision (Dietz):

The total flow for the month was 397,000 gallons. The team conducted 22 final tap inspections.

WATER RESOURCES DIVISION

Canyon Reservoir: (cubic feet/second)												
	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug
FY 24 Avg Inflow	0	0	4.3	9.6	30.7	31.8	20.1	9.9	10.7			
FY 24 Avg release	94.4	76.9	68.4	61.8	57.7	44.1	41.1	62.5	62			
FY 23 Avg Inflow	10	0.2	13.4	24	24.2	26.6	17	18.5	29.9	19.1	0	0
FY 23 Avg release	70	66.4	67.1	64.9	61.3	63.2	62.1	58.2	70.4	72.6	75.9	95.6

May 2024

Elevation beginning of month	886.57' msl
Elevation end of the month	885.80' msl
Current Elevation (June 6, 2024)	885.82' msl

CALHOUN CANAL DIVISION

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

FY 2024	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug
Highest Elevation	4.11	4.32	4.14	4.15	7.93	7.96	4.18	4.13	4.10			
Lowest Elevation	3.67	3.58	3.99	3.19	1.05	2.20	3.99	3.51	3.50			

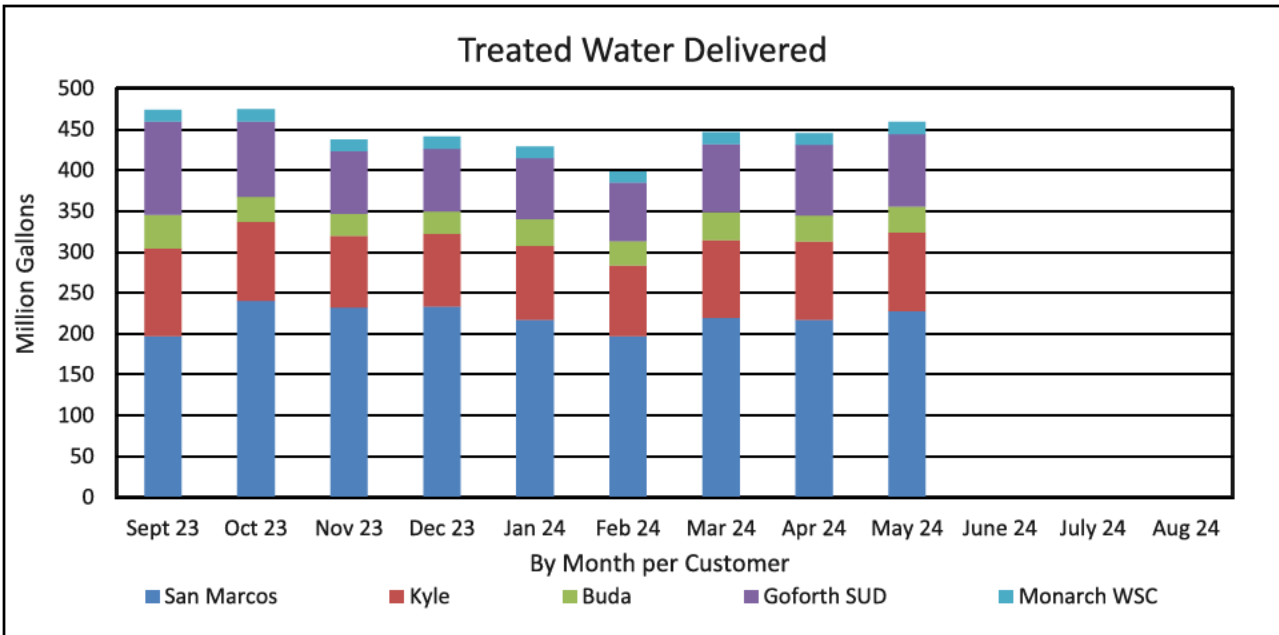
The highest and lowest recording (msl) on this gauge during the previous year:

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

System Activities:

The maintenance team mowed the East Main, Center, Monkey Slough, Cut-a-cross, Hubbard canals and diversion system. Interviews were conducted for the Water Tender/Maintenance position. The Water Tender has been keeping the plants full and monitoring the bayous and the tide.

SAN MARCOS WATER TREATMENT PLANT



System Activities:

Operators began feeding sodium permanganate at Pump Station 2 for treatment benefits (TOC Reduction). Archer Western took delivery of the new Generator for the San Marcos water plant and IH-35 booster station. San Marcos team replaced leaking airlines on filter galley, and 1 valve actuators for filters 1-4. Replaced the variable frequency drive for the chlorine dioxide generator. Plant Operators began super chlorinating filters on train 1 to regenerate the media in the filters.

BUDA WASTEWATER TREATMENT PLANT

Effluent Monitoring

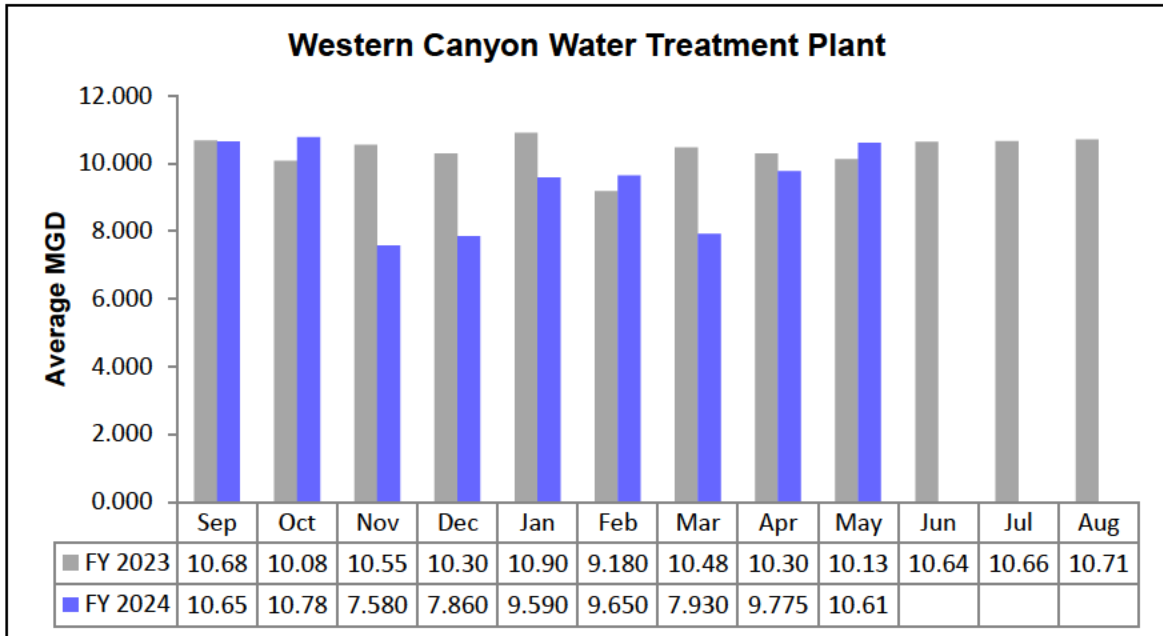
FY 2024	Permit	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Jul	Aug
Avg. MGD	1.75	1.178	1.266	1.302	1.275	1.54	1.354	1.291	1.322	1.345			
CBOD (mg/L)	5	3.6	2.3	2.9	2.7	3	1.9	2.5	3.1	*			
TSS (mg/L)	5	1	0.9	0.8	1	1.9	0.9	0.8	1.7	*			
Ammonia (mg/L)	1.2	0.1	0.2	0.2	0.1	0.4	0.2	0.4	0.2	*			
Phosphorous (mg/L)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

Additional Monitoring (at the Outfall)

FY 2024	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Jul	Aug
E.coli (SU)	1	4	1	1	3	1	1	3	*			
pH (SU)	7.4	7.8	7.3	7.4	7.5	7.5	7.4	7.5	*			
DO (mg/L)	7.8	8.3	8.3	8.7	10.1	9.5	9.3	9.1	*			
Rainfall (inches)	0.8	7.5	4.0	2.7	13.1	3.1	2.8	3.8	5			

Effluent Reuse and Biosolids Processing

FY 2024	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Jul	Aug
Type I Reuse Avg. MGD	0.011	0.01	0.014	0.013	0.004	0.002	0.003	0.003	0.002			
Year to Date Reuse (MG)	0.321	0.626	1.041	1.429	1.574	1.645	1.73	1.818	1.881			



System Statistics:

The Western Canyon Water Treatment Plant produced an average of 10.61 MGD for the month as metered. Total gallons treated during the month were 307.82 MG. The total number of gallons produced during FY 2024 is 2534.33 MG.

System Activities:

Municipal Valve looked at basket strainers for the water treatment plant to give quotes on rehab work. Chief Operator Segura and Operator Rios conducted annual tank inspections on the two water storage tanks at Western Canyon WTP. Annual chlorine and hoist training were completed for the facility Risk Management Plan. Aqua Aerobics pilot system entered stage 3 of testing and CrossTek’s pilot skid arrived on site to restart their testing. Bi-annual managers safety audit was completed on facilities.

Canyon Park Estates WWTP

FY 2024	Permit	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Avg. MGD	0.260	0.052	0.048	0.048	0.043	0.043	0.041	0.52	0.053	0.057			
CBOD (mg/L)	5	1	1	1	1	1	1	1	1	1			
TSS (mg/L)	5	1.78	2.37	2.73	3.03	3.09	2.23	2.83	1.93	0.90			
Ammonia (mg/L)	2	0.11	0.1	0.1	0.1	0.98	.53	0.19	0.1	0.1			
Phosphorous (mg/L)	1	0.114	0.112	0.115	0.119	0.126	0.094	0.102	0.086	0.063			
E.coli (CFU/100 mL)	126	1	1	1	1	1	1	1	1	1			
Year to Date Flows (MG)		1.57	3.04	4.42	5.75	7.08	8.26	9.87	11.45	13.22			

System Statistics:

The system received 4.1 inches of rainfall during the month.

System Activities:

Operator Silvers installed air line on sludge return line on train 3. This will allow to reverse flow and clear any blockages in return line.

Comal Trace Subdivision:

System Statistics:

There are approximately 262 active water meters.

System Activities:

Routine Operations

Park Village/Ventana Subdivision:

FY 2024	Permit	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
*Avg. MGD	0.195	0.045	0.047	0.049	0.051	0.053	0.051	0.051	0.054	0.061			
CBOD (mg/L)	5	1	2	1	2	2	1	2	1	1			
TSS (mg/L)	5	1.65	1.80	1.48	2.45	2.38	2.58	1.37	1.03	3			
Ammonia (mg/L)	2	0.1	0.1	0.1	0.26	0.13	0.1	0.1	0.1	0.74			
Phosphorous (mg/L)	1	0.085	0.084	0.111	0.169	0.134	0.158	0.201	0.058	0.192			
E.coli (CFU/100 mL)	126	1	1	1	1	1	1	1	1	1			
Year to Date Flows (MG)		1.36	2.77	4.18	5.76	7.36	8.84	10.42	11.98	13.86			

System Statistics:

The team conducted 8 final tap inspections. There are approximately 397 active sewer connections. The system received 1.9 inches of rainfall during the month.

4S Ranch Subdivision:

FY 2024	Permit	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
*Avg. MGD	0.27	0.154	0.155	0.156	0.151	0.172	0.161	0.165	0.170	0.183			
CBOD (mg/L)	5	1	1	1	1	1	1	1	1	1			
TSS (mg/L)	5	0.75	0.9	0.67	0.55	0.5	2.05	0.5	1.33	0.60			
Ammonia (mg/L)	2	0.1	0.31	0.73	0.1	0.15	0.1	0.14	0.32	0.1			
Phosphorous (mg/L)	0.5	0.053	0.058	0.065	0.110	0.073	0.188	0.095	0.155	0.068			
E.coli (CFU/100 mL)	126	1	1	1	1	1	1	1	1	1			
Year to Date Flows (MG)	-	4.63	9.28	13.96	18.64	23.99	28.66	33.78	38.89	43.83			

System Statistics:

There are approximately 1448 active sewer connections. During the month 28 final tap inspections were conducted. The system received 2.25 inches of rainfall during the month.

System Activities:

Contractor continues final bit of work on phase 2 construction. E12 (manufacture rep/contractor) replaced the damaged head works screen basket.

Boerne ISD

FY 2024	Permit	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Avg. MGD	0.030	0.0003	0.0003	0.0003	0.0001	0.002	0.002	0.002	0.003	0.002			
BOD (mg/L)	20	1	1	1	1	1	1	2	4	1			
TSS (mg/L)	20	0.5	0.5	0.66	0.5	0.53	0.5	0.57	1.08	8.95			
Year to Date Flows (MG)	-	0.101	0.197	0.285	0.328	0.384	0.453	0.515	0.604	0.671			

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

System Activities:

Routine Operations

Cordillera Ranch

FY 2024	Permit	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Avg. MGD	0.064	0.061	0.061	0.064	0.066	0.061	0.063	0.063	0.064	0.061			
CBOD (mg/L)	5	1	1	1	1	1	1	1.4	1	1			
TSS (mg/L)	5	4.2	1.7	0.5	1.2	1.2	0.8	2.6	1.4	1			
Ammonia (mg/L)	2	0.1	0.1	0.1	0.1	0.4	0.5	0.1	0.1	0.1			
Year to Date Flows (MG)		1.84	3.75	5.68	7.71	9.60	11.37	13.32	15.25	17.14			

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

System Statistics:

There are approximately 508 active sewer connections and 567 active water meters. The system received 1.8 inches of rainfall during the month.

System Activities:

Operators responded to 5 customer grinder issues. Contractor continues work on plant expansion project, GBRA inspectors working with project engineer on non-potable pumping system solution. Operators replaced permeate pump.

Johnson Ranch

FY 2024	Permit	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Avg. MGD	0.35	0.141	0.149	0.154	0.159	0.177	0.159	0.152	0.153	0.159			
CBOD (mg/L)	5	1	1	1	1	1	1	1	1	1			
TSS (mg/L)	5	0.63	1.07	0.83	0.55	1.05	2.03	0.81	0.78	1.08			
Ammonia (mg/L)	2	0.1	0.17	0.1	0.1	0.15	0.18	0.28	0.1	0.12			
Phosphorous (mg/L)	0.5	0.255	0.244	0.286	0.144	0.120	0.282	0.325	0.116	0.095			
E.coli (CFU/100 mL)	20	1	1	1	1	1	1	1	1	1			
Turbidity	3	0.6	0.76	0.55	0.45	1.21	1.5	0.65	0.48	0.98			
Year to Date Flows (MG)		4.23	8.85	13.31	18.24	23.20	27.70	32.42	37.02	41.80			

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

System Statistics:

There are approximately 838 active sewer connections and 892 active water meters. The system received 1.75 of rainfall during the month.

System Activities:

Routine Operations

Bulverde Singing Hills

FY 2024	Permit	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Avg. MGD	0.240	0.122	0.123	0.129	0.125	0.119	0.116	0.127	0.141	0.140			
CBOD (mg/L)	5	2	1	1	1	1	2	1	1	1			
TSS (mg/L)	5	1.73	1.2	0.87	0.85	0.63	0.7	1.07	0.78	0.7			
Ammonia (mg/L)	2	0.1	0.1	0.1	0.1	0.1	0.2	0.1	0.1	0.12			
E.coli (CFU/100 mL)	126	1	1	1	1	1	1	1	1	1			
Year to Date Flows (MG)	-	3.66	7.33	11.19	15.07	18.76	22.01	25.95	30.17	34.50			

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

System Statistics:

The Singing Hills wastewater system has 25 commercial connections and 253 residential connections for a total of 278 wastewater connections. The system received 1.65 inches of rainfall during the month.

System Activities:

Routine Operations

COLETO CREEK DIVISION

Elevation beginning of month: 97.56' MSL

Elevation end of month: 97.17' MSL

Elevation of full pool: 98.00' MSL

A total of 3.31 inches of rain was recorded at the Coletto Creek headquarters office.

Reservoir System

Maintenance staff completed a SCADA system upgrade project. Staff replaced the polling processor and the main spillway gate control. Following installation of the new processors staff tested gate operations and corrected programming errors.

Additionally, staff pulled diversion pump #1 and delivered it to the Power Plant for rebuild, assisted the recreation division with the trimming of tree limbs in the camping loops, and started mowing of the Power Plant’s ash pond slopes.

Recreation System

Permits Sold During May

	May FY 2024	May FY 2023	Historical High for May	Y-T-D FY 2024	Y-T-D FY 2023	Historical Y-T-D High
Annual Permits	37	37	103 (FY 82)	178	188	324 (FY 82)
Day Permits	1980	1510	3662 (FY 99)	6355	5533	10977 (FY 99)
Camping Permits	1350	1182	1510 (FY 18)	12082	11977	13358 (FY 22)
Cabins	81	57	81 (FY 24)	450	452	463 (FY 12)

Volunteer Hours at Coleta Creek:

	Hours	Hours for FY
Park Hosts	180	1900
Texas Master Naturalist	1.5	6.5
Photo Club Volunteers	0	4
Project Volunteers	0	0
Work Force Solutions Inters	0	0
TOTAL	181.5	1910.50

Staff Activities:

Park Staff and Hosts stayed busy with routine park cleanup and grounds keeping duties. Additionally, staff upgraded the main electrical service in camping loop #3, trimmed tree limbs in all three camping loops, and backfilled settlement around the new septic tanks.

We welcomed two new park hosts in May; Randy and Traci Ransom will be hosting with us through October.

Lake Wood Recreation Area

Permits Sold During May

	May FY 2024	May FY 2023	Historical High For May	Y-T-D FY 2024	Y-T-D FY 2023	Historical Y-T-D High
Annual Permits	0	0	11 (FY99)	0	2	42 (FY 97)
Day Permits	178	133	611 (FY14)	709	637	2491 (FY14)
Camping Permits	60	416	773 (FY99)	347	2899	4029 (FY13)
RV Permits	303	-	-	2154	-	-

*Began separately tracking RV and tent camping August 2023

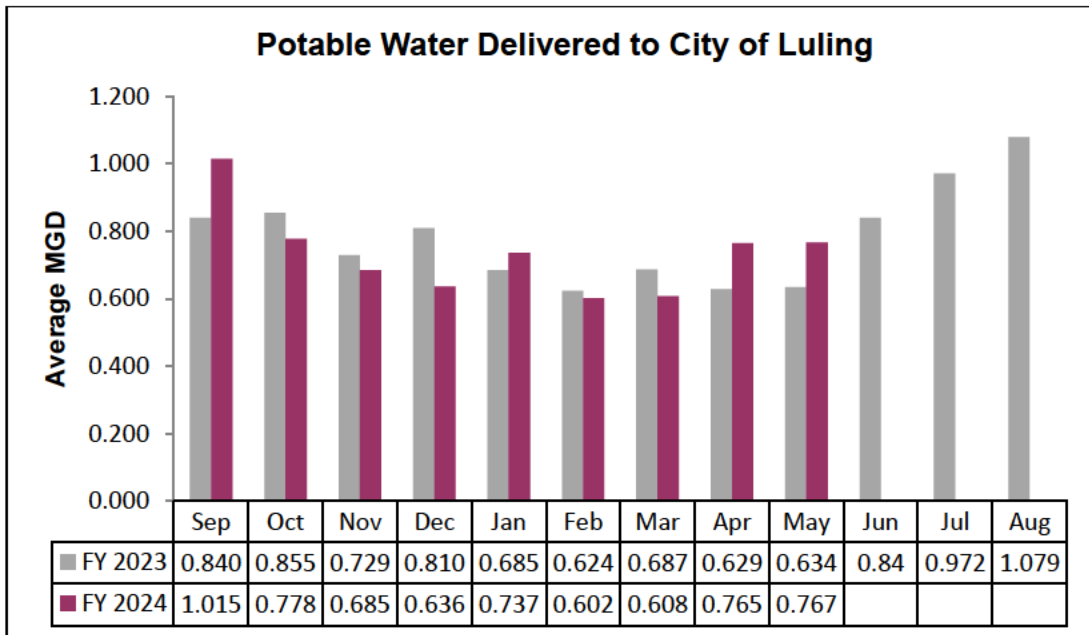
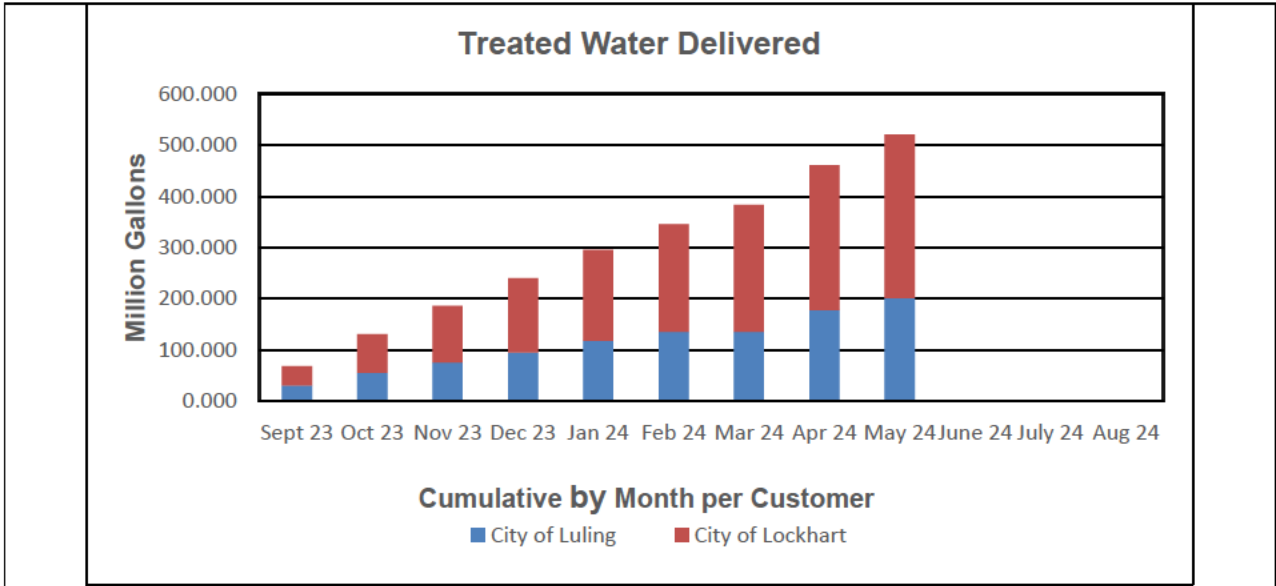
Volunteer Hours at Lake Wood:

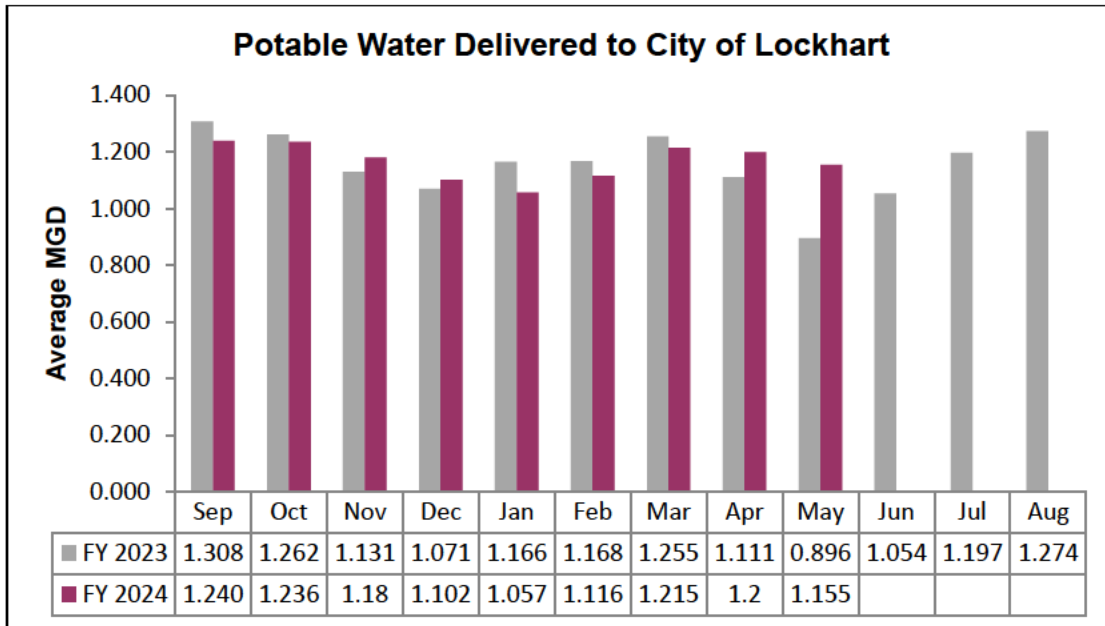
	Hours	Hours for FY
Park Hosts	146	921
ISF Crew	0	0
CSR Workers	75.5	454.5
Event Volunteers	0	151
TOTAL	221.5	1526.5

Staff Activities:

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

LULING WATER TREATMENT PLANT





System Statistics:

The plant delivered an average of 0.767 MGD to the City of Luling during the month. Total gallons treated for Luling during FY 2024 is 200.832 MG. The plant also delivered an average of 1.155 MGD to the City of Lockhart during the month. Total water delivered to the City of Lockhart for FY 2024 is 319.859 MG.

System Activities:

Paul Cashion with C & C Environmental Services replaced filter media and completed an inspection of metal components in filter #2. GBRA Safety and Risk Manager Reichle and Chief Operator Soto conducted a secondary container labeling walk through with Luling WTP team. GBRA Treatment Design Director Uniacke Toured the Luling WTP. Chief Operator Soto and Operator II Burns attended the quarterly GBRA Safety Committee meeting held at Coletto Creek.

LOCKHART WASTEWATER TREATMENT PLANT

Larremore Street Plant

FY 2024	Permit	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug
Avg. MGD	1.1	0.413	0.406	0.373	0.368	0.368	0.412	0.398	0.404	0.449			
CBOD (mg/L)	10	2.0	2.3	2.0	2.0	2.0	2.2	2.6	3.5	*			

TSS (mg/L)	15	1.3	1.6	1.1	1.1	1.1	1.4	1.3	1.6	*
Ammonia (mg/L)	3.0	0.2	0.1	0.1	0.1	0.1	0.1	0.1	0.1	*
E.coli	126	1.2	1.1	1.4	1.2	1.2	1.0	1.0	1.0	1.0
Year to Date Flows (MG)	-	12.40	24.99	36.18	47.58	62.69	74.63	89.96	99.09	113.01

Lockhart FM 20 Plant

FY 2024	Permit	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug
Avg. MGD	1.5	0.661	0.729	0.687	0.682	0.938	0.7371	0.684	0.760	.807			
CBOD (mg/L)	10	1.5	1.1	1.6	1.8	1.4	1.1	1.1	1.1	*			
TSS (mg/L)	15	3.9	2.2	3.7	2.8	2.7	2.2	2.0	1.8	*			
Ammonia (mg/L)	3	0.1	0.2	0.3	0.3	0.3	0.2	0.2	0.1	*			
E.coli	126	8.0	7.2	15.3	4.9	6.4	2.8	2.4	3.2	2.2			
Year to Date Flows (MG)	-	19.82	42.43	63.04	84.17	113.26	134.64	155.83	178.63	199.82			

Biosolids Processing

FY 2024	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Biosolids Processed (metric tons)	70.15	46.86	48.46	46.52	65.94	64.83	65.34	58.44	*			
Year to Date Biosolids Processed (metric tons)	70.15	117.0	165.46	211.98	277.92	342.75	408.09	466.53	*			

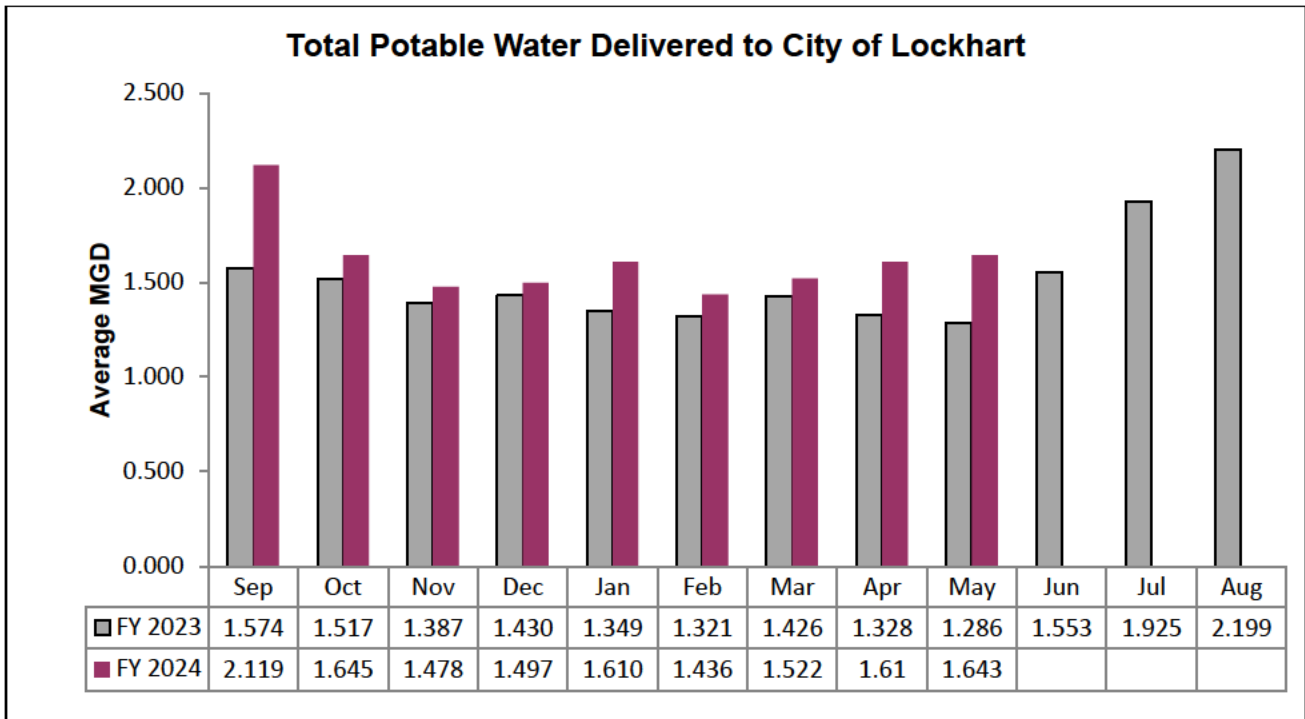
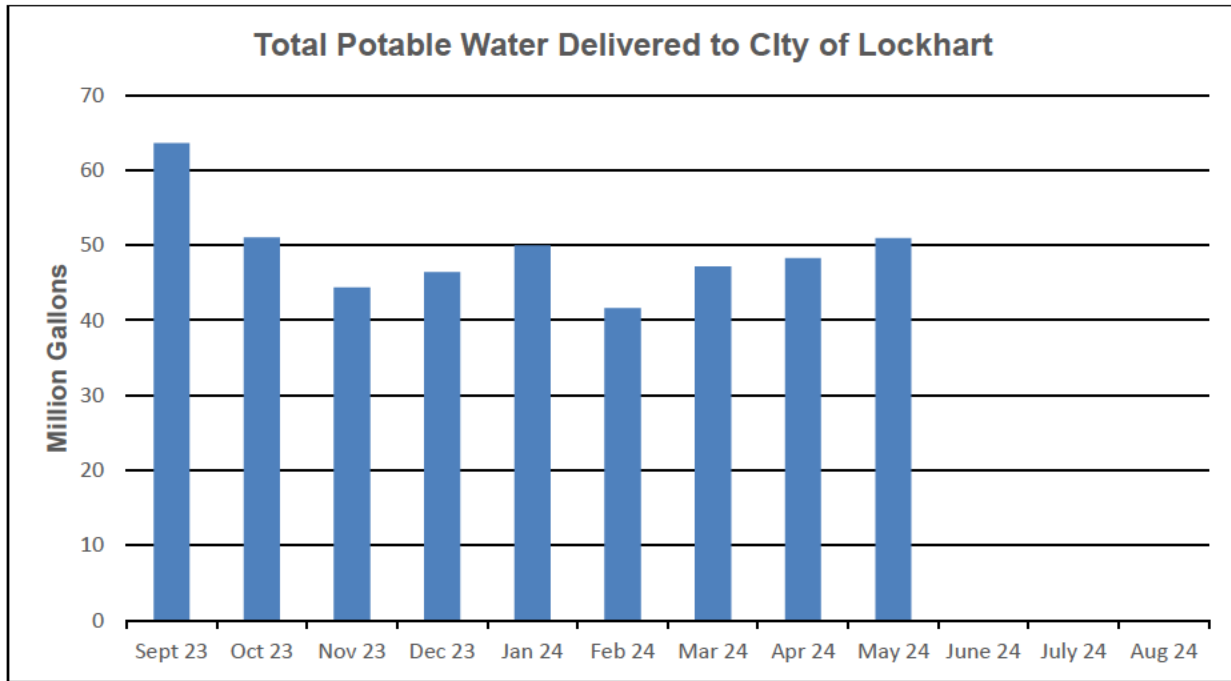
(* data not available at printing. Report will be revised when this information is received.)

System Activities:

At the Larremore Plant, we repaired a water line leak to the reduced pressure zone valve. GBRA IT installed a new computer in the office.

Zone Industries replaced oil seals at the FM 20 Plant for the return activated sludge pumps #2 and #3.

LOCKHART WATER TREATMENT PLANT



System Statistics:

The Lockhart Water Treatment Plant produced an average of 1.643 MGD for a total of 50.922 MG for the month. Year-to-date total is 443.254 MG.

System Activities:

At the Water Plant, Austin Armature Works installed an air release on backwash pump #2. GBRA electricians installed a soft start on the booster station pump #3. The team isolated a section of the 14" raw water line to and repaired a leak.

CONSENT ITEM

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

Attachment

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

Month Ending May 31, 2024

Director	Fees	Auto	Airfare	Lodging	Meals	Registrations	Other	Total
William R. Carbonara	663.00	283.41	-	-	-	-	-	946.41
Don Meador	-	-	-	-	-	-	-	-
Dennis Patillo	884.00	556.10	-	-	-	-	-	1,440.10
Steve Ehrig	-	-	-	-	-	-	-	-
Sheila L. Old	-	-	-	-	-	-	-	-
Emanuel Valdez	-	-	-	-	-	-	-	-
Robert Blaschke	221.00	154.10	-	-	-	-	-	375.10
James Cohoon	221.00	92.46	-	-	-	-	-	313.46
John Cyrier	-	-	-	-	-	-	-	-
Board Administrative Costs	-	-	-	-	-	-	486.64	486.64
Total	1,989.00	1,086.07	-	-	-	-	486.64	3,561.71

Fiscal Year-To-Date Ending August 31, 2024

Director	Fees	Auto	Airfare	Lodging	Meals	Registrations	Other	Total
William R. Carbonara	1,697.00	745.21	-	-	-	-	-	2,442.21
Don Meador	1,326.00	174.24	-	-	-	-	-	1,500.24
Dennis Patillo	3,331.00	2,244.34	-	423.38	-	450.00	-	6,448.72
Steve Ehrig	-	-	-	-	-	-	-	-
Sheila L. Old	-	-	-	-	-	-	-	-
Emanuel Valdez	-	-	-	-	-	-	194.84	194.84
Robert Blaschke	2,320.50	2,197.06	-	-	-	-	225.00	4,742.56
James Cohoon	2,210.00	1,151.98	-	-	-	450.00	-	3,811.98
John Cyrier	3,986.00	736.25	-	-	-	525.00	225.00	5,472.25
Board Administrative Costs	-	-	-	-	-	-	4,462.74	4,462.74
Total	14,870.50	7,249.08	-	423.38	-	1,425.00	5,107.58	29,075.54

Director Fees and Expenses Budget-To-Date	<u>11,250.00</u>
Director Fees and Expenses Annual Budget	<u>15,000.00</u>

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

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

Board Administrative Costs

Month	Date Pd.	Check #	Vendor	\$ Amount	Description
Sept Total				0.00	
	31-Oct	EFT2501	Einstein Bros Bagels	37.57	September Board Meeting Breakfast
	31-Oct	EFT2501	Star Catering of San Antonio	236.04	September Board Meeting Lunch
	31-Oct	EFT2501	Burnt Bean Company	136.40	Board Tour Lunch
Oct Total				410.01	
	30-Nov	EFT2544	Einstein Bros Bagels	35.61	October Board Meeting Breakfast
	30-Nov	EFT2544	Chuys	322.08	October Board Meeting Lunch
Nov Total				357.69	
	31-Dec	EFT2601	Einstein Bros Bagels	35.61	November Board Meeting Breakfast
	31-Dec	EFT2601	Chuys	219.06	November Board Meeting Lunch
Dec Total				254.67	
	4-Jan	325990	Jl Special Risk Ins.	360.00	Public Official Director's Bond
	31-Jan	EFT2650	Einstein Bros Bagels	35.61	December Board Meeting Breakfast
	31-Jan	EFT2650	Corporate Caterers (SA)	386.10	December Board Meeting Lunch
Jan Total				781.71	
	28-Feb	EFT2685	Einstein Bros Bagels	35.61	January Board Meeting Breakfast
	28-Feb	EFT2685	Kreuz Market	395.93	January Board Meeting Lunch
Feb Total				431.54	
	15-Mar	327166	Hartford Insurance	750.00	Business Travel Accident Insurance
	31-Mar	EFT2734	Einstein Bros Bagels	36.64	February Board Meeting Breakfast
	31-Mar	EFT2734	Kreuz Market	407.27	February Board Meeting Lunch
March Total				1,193.91	
	30-Apr	EFT2788	Einstein Bros Bagels	36.64	March Board Meeting Breakfast
	30-Apr	EFT2788	H-E-B	6.70	March Board Meeting Lunch
	30-Apr	EFT2788	Las Fontanas Mexican Kitchen	503.23	March Board Meeting Lunch
April Total				546.57	
	31-May	EFT2791	Einstein Bros Bagels	36.64	April Board Meeting Breakfast
	31-May	EFT2791	Nolis Vite	450.00	April Board Meeting Lunch
May Total				486.64	
June Total				0.00	
July Total				0.00	
August Total				0.00	
FY 2024 Total:				4,462.74	

GENERAL MANAGER/CEO ITEMS

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

Attachment

EXECUTIVE REPORT

June 2024

David Harris
Executive Manager of Operations

Licenses, Training, Compliance and Project Progress

Licenses

- | | | |
|-------------------|----------------------|---------------------------|
| • Corey Sibley | Class A Water | San Marcos Operations |
| • Alan Mack | Class C Distribution | Hydro Pipeline Operations |
| • Tom Martin | Class C Distribution | Hydro Pipeline Operations |
| • Zackery Bowling | Class D Wastewater | Lockhart Operations |

Training

- Basic Water
- Water System Resiliency
- Basic Wastewater
- Water Laboratory
- Water Utility Safety

Compliance

- No TCEQ inspections.
- All retail water systems in compliance with required inventory plans for new EPA regulations relating to lead and copper. Plans were submitted and approved before the deadline of October 2024.
- All Consumer Confidence Reports (CCR) have been completed, posted on the web sites and reported to the TCEQ to meet the July 1st deadline. These are required for retail water systems with information provided from the treatment plants to our wholesale customers.
- All plants operating in compliance.

Projects

- Carrizo WTP Plant construction is ongoing. Staff continues start-up training on various components as construction is completed. There are many issues the contractor and subs are working on to prepare for start-up testing.
- Training continues for Sunfield WWTP staff on the new plant expansion. This month's training included, headworks equipment, chlorination equipment, fine bubble diffusers and blower training. Plant start-up is anticipated in early August.

EXECUTIVE REPORT

JUNE 2024

**Charlie Hickman
Executive Manager of Engineering**

Projects Completed and in Progress since April Board Meeting

Ongoing Projects and Planning

- The phase of the Carrizo Groundwater Supply Program initially scoped to serve New Braunfels Utilities, Goforth SUD, and Lockhart is approaching substantial completion. GBRA's contractor has completed testing on 6 of 7 wells which provides sufficient raw water capacity to meet the full capacity for the project with redundancy. The remaining well is anticipated to be online by the end of June. Alliance reports that all treated water transmission infrastructure including all pipeline segments, booster pump stations, and storage tanks are ready for service when the treatment plant comes online. Achieving substantial completion of the water treatment plant remains the latest activity in the program schedule needed for initiating water deliveries to customers, and Alliance's contractor is reporting they anticipate the plant will be substantially complete in late July.
- Black and Veatch has developed initial infrastructure scenarios and associated cost estimates for WaterSECURE. GBRA is coordinating meetings with all of the project participants to review the initial scenarios in late June/early July.
- Archer Western reports they anticipate achieving the first substantial completion milestone for the Sunfield WWTP in July. This milestone will allow the plant to run at the expanded capacity of 0.99-MGD while additional construction continues at the facility.
- Sundt has completed two large structural concrete pours behind the Bay 1 cofferdam at McQueeney Dam. At Placid Dam, the existing structure has been prepped and all of the structure rebar has been placed for the largest concrete bulkhead pour that will take place behind the Bay 1 cofferdam. The hydraulic power units that will operate the new spillgates at both locations have completed all testing in the fabrication shop and are anticipated to be delivered in June.

Summary of Change Orders Pending Board Approval

- None this month.

Summary of Change Orders for General Manager/CEO Approval

- None this month.

EXECUTIVE REPORT

JUNE 2024

Nathan Pence
Executive Manager of Environmental Science

Projects Completed and in Progress since May 2024 Board Meeting

Environmental

- Staff met with hydrologist from Texas Water Development Board to discuss current and future collaborations on environmental flow projects.

Habitat Conservation Plan (HCP)

- Staff performed endangered freshwater mussel occupancy and abundance surveys with BIO-WEST Inc. consultants to inform impact assessment and take estimates in the GBRA's HCP.
- Staff attended water quantity and water quality impacts analysis workshop with GRHCP Technical Advisory Group (TAG) and USFWS staff.
- HCP staff participated in the Conservation Measures Subcommittee for the Edwards Aquifer Habitat Conservation Plan (EAHCP) on May 16 and June 6.
- HCP staff met with USFWS lead project management for GBRA's HCP to discuss high-level project management-related considerations on May 22.
- HCP staff held a meeting with USFWS and Texas Parks & Wildlife Department to discuss the development of a Programmatic "Aquatic Resource Relocation Plan" (ARRP) on June 12.
- HCP staff participated in the monthly meetings of the National HCP Coalition Improvement Committee on June 12.
- HCP staff held an internal Climate Change Workshop with the ICF Project Team on June 18 to discuss climate change projections and impacts on GBRA's HCP mitigation strategies.

Water Quality

- Staff met with Texas Commission on Environmental Quality to discuss a Potential Use Attainability Analysis on Peach Creek.
- Staff completed the 2024 Basin Highlights Report and submitted to Texas Commission on Environmental Quality.
- Routine Samples for May:
 - 34 Routine Grab samples collected.
 - 10 Quarterly Grab samples collected.
 - 14 Weather Targeted Grab samples collected.
 - 7 Wastewater Treatment Facilities Sampled.
 - 7 Diurnal Probe Deployments

Laboratory

- In May 2024, the laboratory processed approximately 1,045 orders with approximately 3,500 individual tests. This compares to 1,048 orders received and processed during May 2023.
- Staff attended the TCEQ Environmental Trade Fair in Austin.
- Laboratory staff traveled to Pasadena, Texas to meet with representatives from the Gulf Coast Authority Laboratory.

EXECUTIVE REPORT

JUNE 2024

Randy Staats
Executive Manager of Finance/CFO

Projects Completed and in Progress since May 2024 Board Meeting

Projects and Planning

- FY 25 budget - working with departments and divisions on budget submissions, development of estimates, rate calculations, preparation of budget drafts for review
- Coordination with finance representatives of New Braunfels Utilities on the upcoming FY 25 operating budget for the Canyon Hydroelectric facility
- Collaboration with Lake Dunlap WCID representatives on project final closeout and upcoming July invoice
- Ongoing training for department and division representatives of upgraded financial system and sharing of documents on Sharepoint
- Planning meetings related to WaterSECURE initiative and discussions regarding needed financing abilities within with state funding programs
- Continued planning and discussions for future Carrizo leaseholder payments
- Gathering of information and meeting with external auditor for Defined Benefit Pension Plan audit and financial statement preparation
- Assistance with preparation of documents for full application to the Texas Water Development Board for next round of funding for the GBRA Carrizo Groundwater Supply Expansion Project (TX-130 Project) Planning for June Retirement & Benefit Committee meeting

Upcoming Activities

- Continued planning and preparation of FY 25 budget and budget binders

EXECUTIVE REPORT

June 2024

Vanessa Guerrero
Executive Manager of Administration

Projects Completed and in Progress since May Board Meeting

Information Technology

IT Support

- IT responded to 198 support requests for a total of 149 hours during May
- Completed updates to GBRA website home page and conditions page to display rainfall and streamflow data and map

SCADA

- Working with Engineering on multiple projects, including Sunfield WWTP Plant expansion, Stein Falls WWTP Expansion, Prairie Lakes LS, Satterwhite LS, Carrizo Delivery sites / Alliance, Carrizo Well Field, I-35 High Service and Crosswinds Delivery Site, TX-130 Pipeline, McQueeney Dam, Placid Dam, Branch Road Tower
- Working with Operations, GIS, and Legal on Calhoun Canal SCADA system planning: conducted site visit and met with Canal staff on May 31
- Ordered materials and preparing to build first set of upgraded rainfall gauges using FirstNet cellular communications

GIS

- Completed updates and improvements to sewer maintenance app

Human Resources, Facilities & Safety

Recruitment

- 8 vacancies, reviewing resumes and conducting interviews

HR Initiatives

- Participated in Spring Regional Job Fair.
- Leadership Development Academy – In Progress.
- Employee engagement survey complete.

Facilities

- Facilities responded to 58 work orders and 20 support requests during the month of May
- Replacement coil was installed in the Seguin Chiller to ensure critical lab equipment was not damaged until the chiller can be replaced.

Safety Policies & Programs

- No Loss Time Injuries
 - (1) Incident – Minor bruising and inflammation to an employee’s hand being struck by and against a handrail while operating a tag line during a crane lift activity.
- HMP Draft HMAP – edits to consultant for inclusion into Final Plan – then submitted to TDEM for acceptance, prior to FEMA
- HMP HUD Report Due for previous month activities
- Site Visits to Facilities: Assisting in crane event at Coleto-specifically for the Root Cause Analysis and Incident Investigation, Luling WTP monthly walk-through,
- Hays WWTPs Team Meeting, Calhoun County HAZCOM Meeting
- Developed National Safety Month messaging for month of June; partnering with Communications and IT to collaborate weekly messaging.
- Developing a VacTruck SOP
- Coordinating /scheduling Occupational Health Testing, annual requirement

Education

Education Group Tours - Gorge	Impact
Canyon Lake High School - Comal County/Comal ISD	60
Outdoor Classrooms - Gorge	
County Line Elementary School - Comal County/New Braunfels ISD	66
Veramendi Elementary School - Comal/New Braunfels ISD	156
Stone Oak Elementary - Bexar County/North East ISD	111
Carl Schurz Elementary - Comal County/New Braunfels ISD	54
Fuentes Elementary - Hays County/Hay CISD	100
Outdoor Classrooms - Basin	
Yorktown Elementary School - De Witt County/Yorktown ISD	109
Lockhart State Park - Plum Creek Elementary - Caldwell County/Lockhart ISD	100
River Basin Model Presentations	
Patti Welder Middle School - Victoria County/Victoria ISD	173
STEM Middle School - Victoria County/Victoria ISD	159
Cade Middle School - Victoria County/Victoria ISD	219
Science Trunks	
New Braunfels Middle School - Comal County/New Braunfels ISD	150
McCormick Middle School - Hays County/Hays CISD	380
McCormick Middle School - Hays County/Hays CISD	380
Vickers Elementary - Victoria County/Victoria ISD	85
McCormick Middle School - Hays County/Hays CISD	24
Scholarship Award Presentations	
Calhoun High School - Calhoun County/Calhoun County ISD	2
Samuel V. Champion High School - Kendall County/Boerne ISD	2
Pieper High School - Bexar County/Comal ISD	1
Smithson Valley High School - Comal County/Comal ISD	2
Boerne High School - Kendall County/Boerne ISD	1

Victoria West High School - Victoria County/Victoria ISD	2
Canyon Lake High School - Comal County/Comal ISD	1
Composition Challenge Award Presentations	
HJM Elementary School - Calhoun County/Calhoun County ISD	111
Bluebonnet Elementary School - Caldwell County/Lockhart ISD	85
Kinder Ranch School - Bexar County/Comal ISD	86
Garden Ridge Elementary School - Comal County/Comal ISD	83
Morningside Elementary School - Comal County/Comal ISD	72
Negley Elementary School - Hays County/Hays CISD	160
Gonzales Elementary School - Gonzales County/Consoles ISD	135
TOTAL IMPACTED:	3059

EXECUTIVE REPORT

JUNE 2024

Adeline Fox
Executive Manager of Communications & Outreach

Projects Completed and in Progress since May Board Meeting

Communications

Completed

- Completed rebranded signage project with Operations
- Developed a media training scope and outline
- Assisted Coletto Creek Park with signage and giveaways for two events
- Published a press release covering how GBRA has proactively prepared for the USFWS endangered species listing of three native freshwater mussel species found in the Guadalupe River.

Ongoing

- Working on website content revamp
- Working on Dunlap Dam completion video
- Working on Annual Safety Training drills with Amanda
- Continuing to have photoshoots at different operation facilities
- Working on next installment of the Navigating the Waters social media video series that highlights different jobs and employees at GBRA

Community Affairs

Completed

- Hosted the Better Basin Days New Braunfels River Cleanup
- Attended One Water working group meeting

Ongoing

- Tracking strategic plan metrics
- Developing county profile sheets to better learn communities
- Monitoring city and county meetings throughout the basin
- Representing GBRA at events throughout the basin

ITEM

7. Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a purchase agreement and related documents for the purchase of land and a building in Tivoli, Texas and authorize the use of financial reserves for the purchase. **(David Harris, Randy Staats)**

Attachment



Your Trusted
Water Resource

Board Meeting – June 20, 2024 Agenda Item 7 Action

Action Requested: Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a purchase agreement and related documents for the purchase of land and a building in Tivoli, Texas, and authorize the use of financial reserves for the purchase.

Staff: David Harris, Executive Manager of Operations and Randy Staats, Executive Manager of Finance/CFO

Background: GBRA employees assigned to the Calhoun County canal and diversion system operations previously maintained an office within the Port Lavaca Water Treatment Plant. Upon sale of the plant to a third party, the five employees temporarily worked from a remote pump station area with limited protection for equipment and vehicles.

After authorization from the Board of Directors, a commercial lease was executed for office and shop space in December 2023. The team moved into the building in Tivoli, Texas in January 2024. The lease included an option to purchase the land and building at a future time.

The building location and space have been beneficial toward meeting the needs of the operations and staff, and it has served well in protecting vehicles and equipment. At this time, GBRA wishes to exercise the right to purchase the property and the landowner has consented to such purchase. The purchase price for the 13,157 square foot building and 0.1387 acres of land is being finalized and includes price credits in the amount of \$1,000 for each month of paid rent.

It is recommended that the purchase of the property be funded through the use of financial reserves. Replenishment of reserves will occur over a 5 to 10-year period through adjustments in lower basin rates.

Item: Authorization to purchase land and a building, and fund the purchase through the use of financial reserves.

ACTION ITEM

8. Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute contracts for sludge dewatering, hauling and disposal for Western Canyon Water Treatment Facility. **(David Harris)**
Attachment



Your Trusted
Water Resource

Guadalupe-Blanco River Authority

Board Meeting – June 20, 2024 Agenda Item 8 Action

Action Requested: Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute contracts for sludge dewatering, hauling and disposal for Western Canyon Water Treatment Facility.

Staff: David Harris, Executive Manager of Operations

Background: GBRA's Western Canyon Water Treatment Plant operations requires sludge hauling services several times per year.

The Western Canyon Water Treatment Plant produces about 1 ½ to 2 million gallons of aluminum chlorohydrate water treatment residuals, referred to as sludge, annually. The sludge is generated during the membrane filter backwash process and transferred into one of two sludge holding lagoons where the solids settle and the clear water is recycled to the head of the treatment plant. Sludge collected in the lagoons is dewatered and disposed of at least twice per year. Sludge processing and disposal is performed under contract as GBRA does not currently have the necessary equipment to perform those activities.

Item: Authorization of the General Manager/CEO to negotiate and execute contracts for sludge dewatering, hauling and disposal for Western Canyon Water Treatment Facility.

ACTION ITEM

9. Consideration of and possible action approving a Resolution by the Guadalupe-Blanco River Authority declaring a public necessity for the acquisition of certain fee estates, water pipeline easements and temporary construction easements for the GBRA Carrizo Groundwater Supply Expansion Project (TX-130 Project) in connection therewith, over, across, upon and under certain privately- owned real properties; authorizing all appropriate action by the General Manager/CEO, staff, retained attorneys and engineering and technical consultants in the institution and prosecution of condemnation proceedings to acquire any such needed certain fee estates, permanent easements, and temporary construction easements that cannot be acquired through negotiation; declaring further negotiations futile; ratifying and affirming all acts and proceedings heretofore done or initiated by employees, agents, and attorneys of GBRA to acquire such property interests; authorizing all other lawful action necessary and incidental to such acquisitions or eminent domain proceedings to survey, specify, define, and secure the necessary interests in real property; declaring the sections of the Resolution to be severable one from the other in the event any section of the Resolution is determined to be invalid; said properties to be identified to wit:

Parcel GD-01 – SBAM Investment, LLC, being a 0.1237 acre (5,390 square foot) permanent easement, and a 0.09 acre (3,920 square foot) temporary construction easement out of the Elizabeth Brown Survey No. 9, Abstract No. 33, Hays County, Texas, being a portion Lot 88, C.M. Rogers Subdivision, a Subdivision of Record in Volume 142, Page 310, Deed Records, Hays County, Texas, said portion of Lot 88 being described as 0.990 of one acre conveyed to SBAM Investment LLC by General Warranty Deed dated January 22, 2024, as recorded in Document No. 24002422, Official Records, Hays County, Texas; said 0.1237 acre (5,390 square foot) permanent easement and a 0.09 acre (3,920 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit “A” attached hereto;

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

Parcel NR-08 – Kenneth Niemann, a/k/a Kenneth R. Niemann, a/k/a Kenneth Ray Niemann and Barbara J. Niemann, a/k/a Barbara Jean Niemann, being a 1.401 acre (61,047 square foot) permanent easement, and a 0.94 acre (40,946 square foot) temporary construction easement, out of the Cornelius Crenshaw Survey, Abstract No. 68, Caldwell County, Texas, being a portion that tract described as 27.632 acres

conveyed to Kenneth Ray Niemann and Barbara Jean Niemann by Warranty Deed with Vendor's Lien dated December 30, 1993, as recorded in Volume 104, Page 254, Official Public Records of Real Property, Caldwell County, Texas, and being a portion of that tract described as 175.96 acres to Kenneth Niemann by Deed dated November 22, 1978, as recorded in Volume 401, Page 557, Deed Records, Caldwell County, Texas, and to Barbara J. Niemann (Undivided 50% Interest) by Warranty Deed dated November 7, 2006, as recorded in Volume 510, Page 495, Official Public Records of Real Property, Caldwell County, Texas; said 1.401 acre (61,047 square foot) permanent easement and 0.94 acre (40,946 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "C" attached hereto;

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

Parcel NR-10 – Derek Emadi and Kelly M. Emadi f/k/a Kelly M. Jurgenson, being a 0.2547 acre (11,093 square foot) permanent easement, and a 0.17 acre (7,405 square foot) temporary construction easement, out of the Cornelius Crenshaw Survey, Abstract No. 68, Caldwell County, Texas, being a portion of that tract described as 9.9818 acres conveyed to Derek Emadi and Kelly M. Jurgensen by Special Warranty Deed with Vendor's Lien dated December 16, 2011, as recorded in Document No. 120376, Official Public Records of Real Property, Caldwell County, Texas; said 0.2547 acre (11,093 square foot) permanent easement, and a 0.17 acre (7,405 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "E" attached hereto;

Parcel NR-11 – Alan Balser and wife, Pam Balser, being a 0.5836 acre (25,421 square foot) permanent easement, and a 0.39 acre (16,998 square foot) temporary construction easement, consisting of two parts, out of the Cornelius Crenshaw Survey, Abstract No. 68, Caldwell County, Texas, being a portion the remainder of that tract described as 35.00 acres (Tract 1) conveyed to Alan Balser and Pam Balser by General Warranty Deed dated July 30, 2009, as recorded in Volume 576, Page 467, Official Public Records of Real Property, Caldwell County, Texas, being corrected in Volume 577, Page 5, Official Public Records of Real Property, Caldwell County, Texas; said 0.5836 acre (25,421 square foot) permanent easement and 0.39 acre (16,998 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "F" attached hereto;

Parcel NR-14 – Open R. Family Partnership, Ltd. a Texas limited partnership, being a 7.524 acre (327,764 square foot) permanent easement, and a 5.10 acre (222,156

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

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

Parcel NR-19 – Luis O. Mancía a/k/a Luis Orlando Mancía and Ana D. Ramirez Mancía, being a 0.3182 acre (13,860 square foot) permanent easement, and 0.21 acre (9,148 square foot) temporary construction easement, out of the Samuel B. Carson Survey, Abstract No. 86, Caldwell County, Texas, being a portion that tract described as 11.00 acres conveyed to Luis O. Mancía a/k/a Luis Orlando Mancía and Ana D. Ramirez Mancía by Warranty Deed with Vendor’s Lien dated July 25, 2019, as recorded in Document No. 2019-005385, Official Public Records, Caldwell County, Texas; said 0.3182 acre (13,860 square foot) permanent easement, and 0.21 acre (9,148 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit “I” attached hereto;

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

Parcel NR-25 – Schmidt Cattle, LP, a Texas limited partnership, being a 4.238 acre (184,601 square foot) permanent easement, and 2.83 acre (123,275 square foot)

temporary construction easement, out of the Prosper Hope Survey, Abstract No. 135, and the Samuel B. Carson Survey, Abstract No. 86, Caldwell County, Texas, being a portion of Lots 113, 132 and 134, C.M. Rogers Subdivision, a Subdivision of Record in Cabinet A, Slide 98, Plat Records, Caldwell County, Texas, being described as 219.46 acres conveyed to Schmidt Cattle, L.P. by Special Warranty Deed dated July 16, 2009, as recorded in Volume 577, Page 632, Official Public Records of Real Property, Caldwell County, Texas; said 4.238 acre (184,601 square foot) permanent easement, and 2.83 acre (123,275 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "K" attached hereto; and

Parcel NR-30 – Gloria Hoppe Matejowsky, being a 4.185 acre (182,291 square foot) permanent easement, and 2.7646 acre (120,426 square foot) temporary construction easement, out of the John V. Morton Survey, Abstract No. 196, and the Elizabeth Brown Survey, Abstract No. 368, Caldwell County, Texas, being a portion of Lots 106 and 108, C.M. Rogers Subdivision, a Subdivision of Record in Cabinet A, Slide 98, Plat Records, Caldwell County, Texas, being the remainder of that tract described as 83 acres (Second Tract) and the remainder of that tract described as 100 acres (First Tract) conveyed to Gloria Hoppe Matejowsky by Deed dated October 26, 1965, as recorded in Volume 311, Page 445, Deed Records, Caldwell County, Texas; said 4.185 acre (182,291 square foot) permanent easement, and 2.7646 acre (120,426 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "L" attached hereto.

(Courtney Kerr-Moore)

Attachment



Your Trusted
Water Resource

Guadalupe-Blanco River Authority

Board Meeting – June 20, 2024 Agenda Item 9

Action Requested: Consideration of and possible action approving a Resolution by the Guadalupe-Blanco River Authority declaring a public necessity for the acquisition of certain fee estates, water pipeline easements and temporary construction easements for the GBRA Carrizo Groundwater Supply Expansion Project (TX-130 Project) in connection therewith, over, across, upon and under certain privately- owned real properties; authorizing all appropriate action by the General Manager/CEO, staff, retained attorneys and engineering and technical consultants in the institution and prosecution of condemnation proceedings to acquire any such needed certain fee estates, permanent easements, and temporary construction easements that cannot be acquired through negotiation; declaring further negotiations futile; ratifying and affirming all acts and proceedings heretofore done or initiated by employees, agents, and attorneys of GBRA to acquire such property interests; authorizing all other lawful action necessary and incidental to such acquisitions or eminent domain proceedings to survey, specify, define, and secure the necessary interests in real property; declaring the sections of the Resolution to be severable one from the other in the event any section of the Resolution is determined to be invalid; said properties to be identified to wit:

Parcel GD-01 – SBAM Investment, LLC, being a 0.1237 acre (5,390 square foot) permanent easement, and a 0.09 acre (3,920 square foot) temporary construction easement out of the Elizabeth Brown Survey No. 9, Abstract No. 33, Hays County, Texas, being a portion Lot 88, C.M. Rogers Subdivision, a Subdivision of Record in Volume 142, Page 310, Deed Records, Hays County, Texas, said portion of Lot 88 being described as 0.990 of one acre conveyed to SBAM Investment LLC by General Warranty Deed dated January 22, 2024, as recorded in Document No. 24002422, Official Records, Hays County, Texas; said 0.1237 acre (5,390 square foot) permanent easement and a 0.09 acre (3,920 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit “A” attached hereto;

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

Caldwell County, Texas; said 3.208 acre (139,720 square foot) permanent easement and a 2.14 acre (93,218 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit "B" attached hereto;

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

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

Parcel NR-10 – Derek Emadi and Kelly M. Emadi f/k/a Kelly M. Jurgenson, being a 0.2547 acre (11,093 square foot) permanent easement, and a 0.17 acre (7,405 square foot) temporary construction easement, out of the Cornelius Crenshaw Survey, Abstract No. 68, Caldwell County, Texas, being a portion of that tract described as 9.9818 acres conveyed to Derek Emadi and Kelly M. Jurgensen by Special Warranty Deed with Vendor's Lien dated December 16, 2011, as recorded in Document No. 120376, Official Public Records of Real Property, Caldwell County, Texas; said 0.2547 acre (11,093 square foot) permanent easement, and a 0.17 acre (7,405 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "E" attached hereto;

Parcel NR-11 – Alan Balsler and wife, Pam Balsler, being a 0.5836 acre (25,421 square foot) permanent easement, and a 0.39 acre (16,998 square foot) temporary construction easement, consisting of two parts, out of the Cornelius Crenshaw Survey, Abstract No. 68, Caldwell County, Texas, being a portion the remainder of that tract described as

35.00 acres (Tract 1) conveyed to Alan Balser and Pam Balser by General Warranty Deed dated July 30, 2009, as recorded in Volume 576, Page 467, Official Public Records of Real Property, Caldwell County, Texas, being corrected in Volume 577, Page 5, Official Public Records of Real Property, Caldwell County, Texas; said 0.5836 acre (25,421 square foot) permanent easement and 0.39 acre (16,998 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "F" attached hereto;

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

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

Parcel NR-19 – Luis O. Mancía a/k/a Luis Orlando Mancía and Ana D. Ramirez Mancía, being a 0.3182 acre (13,860 square foot) permanent easement, and 0.21 acre (9,148 square foot) temporary construction easement, out of the Samuel B. Carson Survey, Abstract No. 86, Caldwell County, Texas, being a portion that tract described as 11.00 acres conveyed to Luis O. Mancía a/k/a Luis Orlando Mancía and Ana D. Ramirez Mancía by Warranty Deed with Vendor's Lien dated July 25, 2019, as recorded in Document No. 2019-005385, Official Public Records, Caldwell County, Texas; said 0.3182 acre (13,860 square foot) permanent easement, and 0.21 acre (9,148 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "I" attached hereto;

Parcel NR-22 – Victor Salaz and Maria D. Martinez De Salas, being a 1.289 acre (56,145 square foot) permanent easement, and 0.87 acre (37,897 square foot) temporary construction easement, out of the Samuel B. Carson Survey, Abstract No. 86,

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

Parcel NR-25 – Schmidt Cattle, LP, a Texas limited partnership, being a 4.238 acre (184,601 square foot) permanent easement, and 2.83 acre (123,275 square foot) temporary construction easement, out of the Prosper Hope Survey, Abstract No. 135, and the Samuel B. Carson Survey, Abstract No. 86, Caldwell County, Texas, being a portion of Lots 113, 132 and 134, C.M. Rogers Subdivision, a Subdivision of Record in Cabinet A, Slide 98, Plat Records, Caldwell County, Texas, being described as 219.46 acres conveyed to Schmidt Cattle, L.P. by Special Warranty Deed dated July 16, 2009, as recorded in Volume 577, Page 632, Official Public Records of Real Property, Caldwell County, Texas; said 4.238 acre (184,601 square foot) permanent easement, and 2.83 acre (123,275 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "K" attached hereto; and

Parcel NR-30 – Gloria Hoppe Matejowsky, being a 4.185 acre (182,291 square foot) permanent easement, and 2.7646 acre (120,426 square foot) temporary construction easement, out of the John V. Morton Survey, Abstract No. 196, and the Elizabeth Brown Survey, Abstract No. 368, Caldwell County, Texas, being a portion of Lots 106 and 108, C.M. Rogers Subdivision, a Subdivision of Record in Cabinet A, Slide 98, Plat Records, Caldwell County, Texas, being the remainder of that tract described as 83 acres (Second Tract) and the remainder of that tract described as 100 acres (First Tract) conveyed to Gloria Hoppe Matejowsky by Deed dated October 26, 1965, as recorded in Volume 311, Page 445, Deed Records, Caldwell County, Texas; said 4.185 acre (182,291 square foot) permanent easement, and 2.7646 acre (120,426 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "L" attached hereto.

Staff: Courtney Kerr-Moore, Deputy General Counsel

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

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

RESOLUTION OF THE GUADALUPE-BLANCO RIVER AUTHORITY

A Resolution by the Guadalupe-Blanco River Authority (“GBRA”) declaring a public necessity for the acquisition of certain fee estates, water pipeline permanent easements, temporary construction easements and other water system related facilities for diversion, treatment and delivery of water in connection therewith GBRA Carrizo Groundwater Supply Expansion Project (TX-130 Project) for portions of Caldwell, Hays and Guadalupe counties, over, across, upon and under private property and public property for the public purpose of the construction, operation, and maintenance of certain fee estates, water pipeline permanent easements, temporary construction easements and other water system related facilities for diversion, treatment and delivery of water in connection related improvements, and authorizing all appropriate action by the General Manager/CEO, staff and retained attorneys, and engineering and technical consultants, in the institution and prosecution of condemnation proceedings to acquire any such needed fee estates, water pipeline permanent easements, and temporary construction easements that cannot be acquired through negotiation; declaring further negotiations futile; ratifying and affirming all acts and proceedings heretofore done or initiated by employees, agents and attorneys of GBRA to acquire such property interests; authorizing all other lawful action including the making of archaeological, environmental, geotechnical and linear surveys necessary and incidental to such acquisitions whether by purchase or eminent domain proceedings; declaring the sections of the Resolution to be severable one from the other in the event any section of this Resolution is determined to be invalid.

WHEREAS, GBRA pursuant to its powers of eminent domain as outlined in Section 49.222 of the Texas Water Code and other pertinent statutory authority has determined that the acquisition of certain fee estates, water pipeline permanent

easements, and temporary construction easements and other system related improvements in connection therewith, over, across, upon and under certain properties located in Caldwell, Hays and Guadalupe County, Texas either by purchase or by proceedings in eminent domain, is necessary and for the public purpose of the construction, operation, and maintenance of a water pipeline system and other system related improvements.

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

Parcel GD-01 – SBAM Investment, LLC, being a 0.1237 acre (5,390 square foot) permanent easement, and a 0.09 acre (3,920 square foot) temporary construction easement out of the Elizabeth Brown Survey No. 9, Abstract No. 33, Hays County, Texas, being a portion Lot 88, C.M. Rogers Subdivision, a Subdivision of Record in Volume 142, Page 310, Deed Records, Hays County, Texas, said portion of Lot 88 being described as 0.990 of one acre conveyed to SBAM Investment LLC by General Warranty Deed dated January 22, 2024, as recorded in Document No. 24002422, Official Records, Hays County, Texas; said 0.1237 acre (5,390 square foot) permanent easement and a 0.09 acre (3,920 square foot) temporary construction easement being more particularly described by metes and bounds and survey as follows in Exhibit “A” attached hereto;

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

more particularly described by metes and bounds and survey as follows in Exhibit “B” attached hereto;

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

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

Parcel NR-10 – Derek Emadi and Kelly M. Emadi f/k/a Kelly M. Jurgenson, being a 0.2547 acre (11,093 square foot) permanent easement, and a 0.17 acre (7,405 square foot) temporary construction easement, out of the Cornelius Crenshaw Survey, Abstract No. 68, Caldwell County, Texas, being a portion of that tract described as 9.9818 acres conveyed to Derek Emadi and Kelly M. Jurgensen by Special Warranty Deed with Vendor’s Lien dated December 16, 2011, as recorded in Document No. 120376, Official Public Records of Real Property, Caldwell County, Texas; said 0.2547 acre (11,093 square foot) permanent easement, and a 0.17 acre (7,405 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit “E” attached hereto;

Parcel NR-11 – Alan Balsler and wife, Pam Balsler, being a 0.5836 acre (25,421 square foot) permanent easement, and a 0.39 acre (16,998 square foot) temporary construction easement, consisting of two parts, out of the Cornelius Crenshaw Survey, Abstract No. 68, Caldwell County, Texas, being a portion the remainder of that tract described as 35.00 acres (Tract 1) conveyed to Alan Balsler and Pam Balsler by General Warranty Deed dated July 30, 2009, as recorded in Volume 576, Page 467, Official Public Records of

Real Property, Caldwell County, Texas, being corrected in Volume 577, Page 5, Official Public Records of Real Property, Caldwell County, Texas; said 0.5836 acre (25,421 square foot) permanent easement and 0.39 acre (16,998 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "F" attached hereto;

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

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

Parcel NR-19 – Luis O. Mancía a/k/a Luis Orlando Mancía and Ana D. Ramirez Mancía, being a 0.3182 acre (13,860 square foot) permanent easement, and 0.21 acre (9,148 square foot) temporary construction easement, out of the Samuel B. Carson Survey, Abstract No. 86, Caldwell County, Texas, being a portion that tract described as 11.00 acres conveyed to Luis O. Mancía a/k/a Luis Orlando Mancía and Ana D. Ramirez Mancía by Warranty Deed with Vendor's Lien dated July 25, 2019, as recorded in Document No. 2019-005385, Official Public Records, Caldwell County, Texas; said 0.3182 acre (13,860 square foot) permanent easement, and 0.21 acre (9,148 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "I" attached hereto;

Parcel NR-22 – Victor Salaz and Maria D. Martinez De Salas, being a 1.289 acre (56,145 square foot) permanent easement, and 0.87 acre (37,897 square foot) temporary construction easement, out of the Samuel B. Carson Survey, Abstract No. 86, Caldwell County, Texas, being a portion that tract described as 118.51 acres conveyed to Victor Salaz and Maria D. Martinez De Salas by General Warranty Deed with Vendor's

Lien dated May 19, 2016, as recorded in Document No. 2016-002547, Official Public Records, Caldwell County, Texas; said 1.289 acre (56,145 square foot) permanent easement, and 0.87 acre (37,897 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "J" attached hereto;

Parcel NR-25 – Schmidt Cattle, LP, a Texas limited partnership, being a 4.238 acre (184,601 square foot) permanent easement, and 2.83 acre (123,275 square foot) temporary construction easement, out of the Prosper Hope Survey, Abstract No. 135, and the Samuel B. Carson Survey, Abstract No. 86, Caldwell County, Texas, being a portion of Lots 113, 132 and 134, C.M. Rogers Subdivision, a Subdivision of Record in Cabinet A, Slide 98, Plat Records, Caldwell County, Texas, being described as 219.46 acres conveyed to Schmidt Cattle, L.P. by Special Warranty Deed dated July 16, 2009, as recorded in Volume 577, Page 632, Official Public Records of Real Property, Caldwell County, Texas; said 4.238 acre (184,601 square foot) permanent easement, and 2.83 acre (123,275 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "K" attached hereto; and

Parcel NR-30 – Gloria Hoppe Matejowsky, being a 4.185 acre (182,291 square foot) permanent easement, and 2.7646 acre (120,426 square foot) temporary construction easement, out of the John V. Morton Survey, Abstract No. 196, and the Elizabeth Brown Survey, Abstract No. 368, Caldwell County, Texas, being a portion of Lots 106 and 108, C.M. Rogers Subdivision, a Subdivision of Record in Cabinet A, Slide 98, Plat Records, Caldwell County, Texas, being the remainder of that tract described as 83 acres (Second Tract) and the remainder of that tract described as 100 acres (First Tract) conveyed to Gloria Hoppe Matejowsky by Deed dated October 26, 1965, as recorded in Volume 311, Page 445, Deed Records, Caldwell County, Texas; said 4.185 acre (182,291 square foot) permanent easement, and 2.7646 acre (120,426 square foot) temporary construction easement, being more particularly described by metes and bounds and survey as follows in Exhibit "L" attached hereto.

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

SECTION 1: Public necessity requires that GBRA acquire certain fee estates, water pipeline permanent easements, temporary construction easements and other system related improvements in connection therewith, over, across, upon and under certain privately owned real properties located in Caldwell, Hays and Guadalupe County, Texas, more fully described herein for the public purpose of construction, operation and maintenance of a water pipeline system and other system related improvements in

connection with the TX-130 Project. Public necessity also requires that GBRA acquire the right of ingress and egress over and across such lands and adjacent lands either through purchase or by the process of eminent domain and that GBRA take all other lawful action necessary and incidental to such purchases or eminent domain proceedings, including conducting archaeological, environmental, geotechnical and linear surveys as required so specify, define, and secure such easements according to existing law.

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

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

SECTION 4: All acts and proceedings done or initiated by the employees, agents and attorneys of GBRA for the acquisition of such property are hereby authorized, ratified,

approved, confirmed and validated and declared to be valid

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

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

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

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

ATTEST:

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

EXHIBIT "A"

Parcel GD-01

0.1237 Acre Waterline Easement
Elizabeth Brown Survey No. 9, Abstract No. 33
Hays County, Texas

DESCRIPTION FOR PARCEL GD-01

DESCRIPTION OF A 0.1237 OF ONE ACRE (5,390 SQUARE FOOT) EASEMENT OUT OF THE ELIZABETH BROWN SURVEY NO. 9, ABSTRACT NO. 33, HAYS COUNTY, TEXAS, BEING A PORTION LOT 88, C.M. ROGERS SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 142, PAGE 310, DEED RECORDS, HAYS COUNTY, TEXAS, SAID PORTION OF LOT 88 BEING DESCRIBED AS 0.990 OF ONE ACRE CONVEYED TO SBAM INVESTMENT LLC BY GENERAL WARRANTY DEED DATED JANUARY 22, 2024, AS RECORDED IN DOCUMENT NO. 24002422, OFFICIAL RECORDS, HAYS COUNTY, TEXAS; SAID 0.1237 OF ONE ACRE (5,390 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the northwest line of said SBAM Investment tract, and the southeast line of that tract described as 1.03 acres (Tract 2) conveyed to Goforth Special Utility District by Special Warranty Deed and Assignment of Easements and Rights-of-Way, as recorded in Volume 3348, Page 190, Official Public Records, Hays County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=13,916,765.29, E=2,370,735.50, from which a 5/8-inch iron rod found at the north corner of said SBAM Investment tract, being the east corner of said 1.03 acre Goforth Special Utility District tract, and in the existing southwest right-of-way line of FM 2001 (Niederwald Strasse, varying width right-of-way), bears North 50°40'59" East 57.62 feet, and from which a 5/8-inch iron rod with "Protech 2219" aluminum cap found at the north corner of said 1.03 acre Goforth Special Utility District tract, being the east corner of that tract described as 5.00 acres (Tract 1) conveyed to Goforth Special Utility District by said Special Warranty Deed and Assignment of Easements and Rights-of-Way, as recorded in said Volume 3348, Page 190, and in the existing southwest right-of-way line of FM 2001, bears North 46°26'46" West 100.40 feet;

- 1) THENCE, along the northeast line of this easement, crossing said SBAM Investment tract, **South 44°32'22" East 163.15 feet** to a calculated point in the east line of said SBAM Investment tract, the west line of that tract described as 0.18 of one acre conveyed to the State of Texas by Right-of-Way Deed, as recorded in Volume 124, Page 342, Deed Records, Hays County, Texas, and in the existing west right-of-way line of SH 21 (Camino Real, varying width right-of-way);

- 2) THENCE, along the east line of this easement and said SBAM Investment tract, the west line of said 0.18 of one acre State of Texas tract and the existing west right-of-way line of SH 21, **South 00°23'20" West 42.50 feet** to a calculated point at an angle point in the southeast line of said SBAM Investment tract, the northwest line of said 0.18 of one acre State of Texas tract, and the existing northwest right-of-way line of SH 21, from which a 1/2-inch iron rod with "Derksen 6260" cap found in the southeast line of said SBAM Investment tract, the northwest line of said 0.18 of one acre State of Texas tract, and the existing northwest right-of-way line of SH 21, bears South 49°31'59" West 17.57 feet;
- 3) THENCE, along the southwest line this easement, crossing said SBAM Investment tract, **North 44°32'22" West 195.99 feet** to a calculated point in the northwest line of said SBAM Investment tract, and the southeast line of said 1.03 acre Goforth Special Utility District tract;
- 4) THENCE, along the northwest line of this easement and said SBAM Investment tract, and the southeast line of said 1.03 acre Goforth Special Utility District tract, **North 50°40'59" East 30.14 feet** to the POINT OF BEGINNING and containing 0.1237 of one acre (5,390 square feet) of land within these metes and bounds.

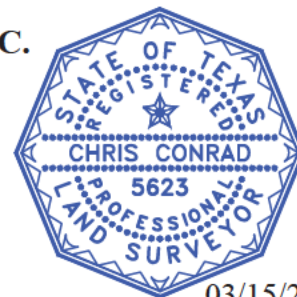
Bearing Basis Note

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

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

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



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

03/15/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

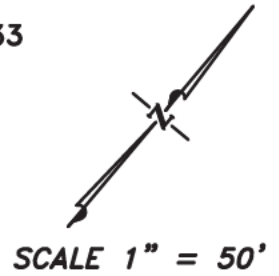
Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\GD-01~0.1237 Ac WLE-R2_KS

Issued 02/09/2024; Revised 02/14/2024; 03/15/2024

HCAD ID R12749

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.1237 AC. OR 5,390 SQ. FT. OF LAND OUT OF
THE ELIZABETH BROWN SURVEY NO. 9, ABSTRACT NO. 33
HAYS COUNTY, TEXAS**



GOFORTH SPECIAL UTILITY DISTRICT
VOL. 3348, PG. 190
O.P.R.H.C.T.
TRACT 1
(5.00 ACRES)
FEBRUARY 29, 2009

GOFORTH SPECIAL UTILITY DISTRICT
VOL. 3348, PG. 190
O.P.R.H.C.T.
TRACT 2
(1.03 ACRES)
FEBRUARY 29, 2009

ELIZABETH BROWN SURVEY NO. 9
ABSTRACT NO. 33

P.O.B.
GRID COORDINATES
N=13,916,765.29
E=2,370,735.50

F.M. HIGHWAY NO. 2001
(NIEDERWALD STRASSE)
(VARIABLE WIDTH R.O.W.)

(S52°45'00"W 541.15')
(N50°57'47"W 240.59')

PORTION OF
LOT 88

C.M. ROGERS SUBDIVISION
VOLUME 142, PAGE 310
D.R.H.C.T.
NOVEMBER 5, 1948

20' TEMPORARY
CONSTRUCTION
EASEMENT
0.09 ACRE

SBAM INVESTMENT LLC
DOC. NO. 24002422
O.R.H.C.T.
(0.990 ACRE)
JANUARY 22, 2024

LINE TABLE		
LINE#	BEARING	DISTANCE
L3	S49°31'59"W	17.57'
L1	N50°40'59"E	30.14'
L2	N50°40'59"E	57.62'

GD-01
WLE
0.1237 AC. OR
5,390 SQ. FT.

STATE OF TEXAS
VOL. 124, PG. 342
D.R.H.C.T.
(0.18 OF AN ACRE)
MARCH 10, 1942

LEGEND

- 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "PROTECH 2219" FOUND (UNLESS NOTED)
- 5/8" IRON ROD FOUND
- CALCULATED POINT
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS
- O.R.H.C.T. OFFICIAL RECORDS HAYS COUNTY, TEXAS
- D.R.H.C.T. DEED RECORDS HAYS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- PL PROPERTY LINE
- (.....) RECORD INFORMATION
- OWNERSHIP IN COMMON
- DISTANCE NOT TO SCALE

(S50°21'23"W 168.67')

STATE HIGHWAY NO. 21
(CAMINO REAL)
(VARIABLE WIDTH R.O.W.)

EXISTING R.O.W.

1/2" "DERKSEN 6260"

- NOTES:
- THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
 - THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE GUARANTY COMPANY FILE NO. 2301174-BUD, EFFECTIVE DATE JANUARY 31, 2024.
 - EXISTING EASEMENTS LISTED IN THE TITLE COMMITMENT SCHEDULE B, ITEM 10 DO NOT AFFECT THE PROPOSED ACQUISITION EXCEPT AS SHOWN HEREON.



Chris Conrad

03/15/2024

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

HCAD ID R12749
SURVEYED BY:
REVISED: 03-15-2024
ISSUED: 02-09-2024
PAGE 3 OF 3

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

EXHIBIT "B"

Parcel NR-05

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

DESCRIPTION FOR PARCEL NR-05

DESCRIPTION OF A 3.208 ACRE (139,720 SQUARE FOOT) EASEMENT OUT OF THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 92.793 ACRES CONVEYED TO 92A PARTNERSHIP, LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 21, 2021, AS RECORDED IN DOCUMENT NO. 2021-009427, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS; SAID 3.208 ACRE (139,720 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the west line of said 92.793 acre 92A Partnership tract, and in the existing east right-of-way line of FM 2720 (varying width right-of-way), said POINT OF BEGINNING having Grid Coordinates of N=13,878,151.85, E=2,370,973.82, from which a 1/2-inch iron rod found at the most westerly northwest corner of said 92.793 acre 92A Partnership tract, being the southwest corner of that tract described as 2.00 acres conveyed to Leah Villanueva by Enhanced Life Estate Deed, as recorded in Document No. 2023-000988, Official Public Records, Caldwell County, Texas, and in the existing east right-of-way line of FM 2720, bears North 31°35'16" West 25.74 feet;

- 1) THENCE, along a north line of this easement, crossing said 92.793 acre 92A Partnership tract, **North 63°55'00" East 89.31 feet** to a calculated point in a north line of said 92.793 acre 92A Partnership tract, and the south line of said 2.00 acre Villanueva tract;
- 2) THENCE, continuing along a north line of this easement, partially along a north line of said 92.793 acre 92A Partnership tract and the south line of said 2.00 acre Villanueva tract, and crossing into said 92.793 acre 92A Partnership tract, **North 79°30'55" East 2,059.14 feet** to a calculated point;

- 3) THENCE, along a west line of this easement, crossing said 92.793 acre 92A Partnership tract, **North 31°03'43" West 305.95 feet** to a calculated point in the north line of said 92.793 acre 92A Partnership tract, and in the south line of that tract described as 5.215 acres (Tract 1) conveyed to King Farm Partners, LP by Warranty Deed, as recorded in Document No. 2022-005503, Official Public Records, Caldwell County, Texas, from which a 1/2-inch iron rod found at the southwest corner of said 5.215 acre King Farm Partners tract, being the southeast corner of that tract described as 38.00 acres conveyed to Edward J.W. Davis and Candace Leah Davis by Warranty Deed with Vendor's Lien, as recorded in Volume 427, Page 651, Official Public Records of Real Property, Caldwell County, Texas, being corrected in Volume 430, Page 407, Official Public Records of Real Property, Caldwell County, Texas, and in the north line of said 92.793 acre 92A Partnership tract, bears South 79°11'26" West 259.89 feet;
- 4) THENCE, along the north line of this easement and said 92.793 acre 92A Partnership tract, and the south line of said 5.215 acre King Farm Partners tract, **North 79°11'26" East 31.98 feet** to a calculated point, from which a 1/2-inch iron rod with "Hinkle" cap found at the northeast corner of said 92.793 acre 92A Partnership tract, being the northwest corner of the remainder of that tract described as 168.04 acres (Tract 2 – Exhibit "B") conveyed by Warranty Deed to McCormick Ranch Partners, LP, as recorded in Document No. 2021-007211, Official Public Records, Caldwell County, Texas, and in the south line of said 5.215 King Farm Partners tract, bears North 79°11'26" East 110.25 feet;

THENCE, along an east line of this easement, crossing said 92.793 acre 92A Partnership tract, the following two (2) courses, numbered 5 and 6:

- 5) **South 31°03'43" East 1,396.36 feet** to a calculated point, and
- 6) **South 64°40'01" East 169.90 feet** to a calculated point;

THENCE, along a north line of this easement, crossing said 92.793 acre 92A Partnership tract, the following two (2) courses, numbered 7 and 8:

- 7) **North 69°19'59" East 103.77 feet** to a calculated point, and

- 8) **North 57°04'59" East 203.52 feet** to a calculated point in a north line of said 92.793 acre 92A Partnership tract, and the south line of the remainder of said 168.04 acre McCormick Ranch Partners tract, from which a 1/2-inch iron rod with cap (illegible) found at an interior ell corner in the east line of said 92.793 acre 92A Partnership tract, being the southwest corner of the remainder of said 168.04 acre McCormick Ranch Partners tract, bears South 79°35'21" West 331.95 feet;
- 9) THENCE, along a north line of this easement and said 92.793 acre 92A Partnership tract, and the south line of the remainder of said 168.04 acre McCormick Ranch Partners tract, **North 79°35'21" East 604.28 feet** to a 1/2-inch iron rod found at an exterior ell corner in the east line of said 92.793 acre 92A Partnership tract, being the northwest corner of Lot 2, Block 1, Spillmann Subdivision, a subdivision of record in Cabinet C, Slide 108, Plat Records, Caldwell County, Texas, said Lot 2 conveyed to Spillmann Farms, LLC by Special Warranty Deed, as recorded in Document No. 2023-002274, Official Public Records, Caldwell County, Texas, and in the south line of the remainder of said 168.04 acre McCormick Ranch Partners tract, from which a 1/2-inch iron rod found at the northeast corner of said Lot 2 and said Spillmann Farms tract, bears North 79°28'43" East 3,263.24 feet;
- 10) THENCE, along the east line of this easement and said 92.793 acre 92A Partnership tract, and the west line of said Lot 2 and said Spillmann Farms tract, **South 31°27'48" East 32.15 feet** to a calculated point, from which a 1/2-inch iron rod with "Hinkle" cap found at the southeast corner of said 92.793 acre 92A Partnership tract, being the northeast corner of that tract described as 64.593 acres conveyed to Spillmann Farms, LLC by Special Warranty Deed, as recorded in Document No. 2023-002275, Official Public Records, Caldwell County, Texas, and in the west line of said Lot 2 and said Spillmann Farms tract, bears South 31°27'48" East 348.17 feet;

THENCE, along the south line of this easement, crossing said 92.793 acre 92A Partnership tract, the following three (3) courses, numbered 11 through 13:

- 11) **South 79°35'21" West 609.86 feet** to a calculated point,
- 12) **South 57°04'59" West 200.77 feet** to a calculated point, and
- 13) **South 69°19'59" West 119.72 feet** to a calculated point;

THENCE, along a west line of this easement, crossing said 92.793 acre 92A Partnership tract, the following two (2) courses, numbered 14 and 15:

14) **North 64°40'01" West 191.69 feet** to a calculated point, and

15) **North 31°03'43" West 1,078.49 feet** to a calculated point;

THENCE, along a south line of this easement, crossing said 92.793 acre 92A Partnership tract, the following two (2) courses, numbered 16 and 17:

16) **South 79°30'55" West 2,066.30 feet** to a calculated point, and

17) **South 63°55'00" West 82.31 feet** to a calculated point in the west line of said 92.793 acre 92A Partnership tract, and the existing east right-of-way line of FM 2720, from which a 1/2-inch iron rod with "Hinkle" cap found at the southwest corner of said 92.793 acre 92A Partnership tract, being the northwest corner of said 64.593 acre Spillmann Farms tract, and in the existing east right-of-way line of FM 2720, bears South 31°35'16" East 1,422.23 feet;

18) THENCE, along the west line of said 92.793 acre 92A Partnership tract, and the existing east right-of-way line of FM 2720, **North 31°35'16" West 30.14 feet** to the POINT OF BEGINNING and containing 3.208 acres (139,720 square feet) of land within these metes and bounds.

Bearing Basis Note

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

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

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



02/26/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\NR-5~3.208 Ac WLE_KS
Issued 02/26/2024

EXHIBIT "B"

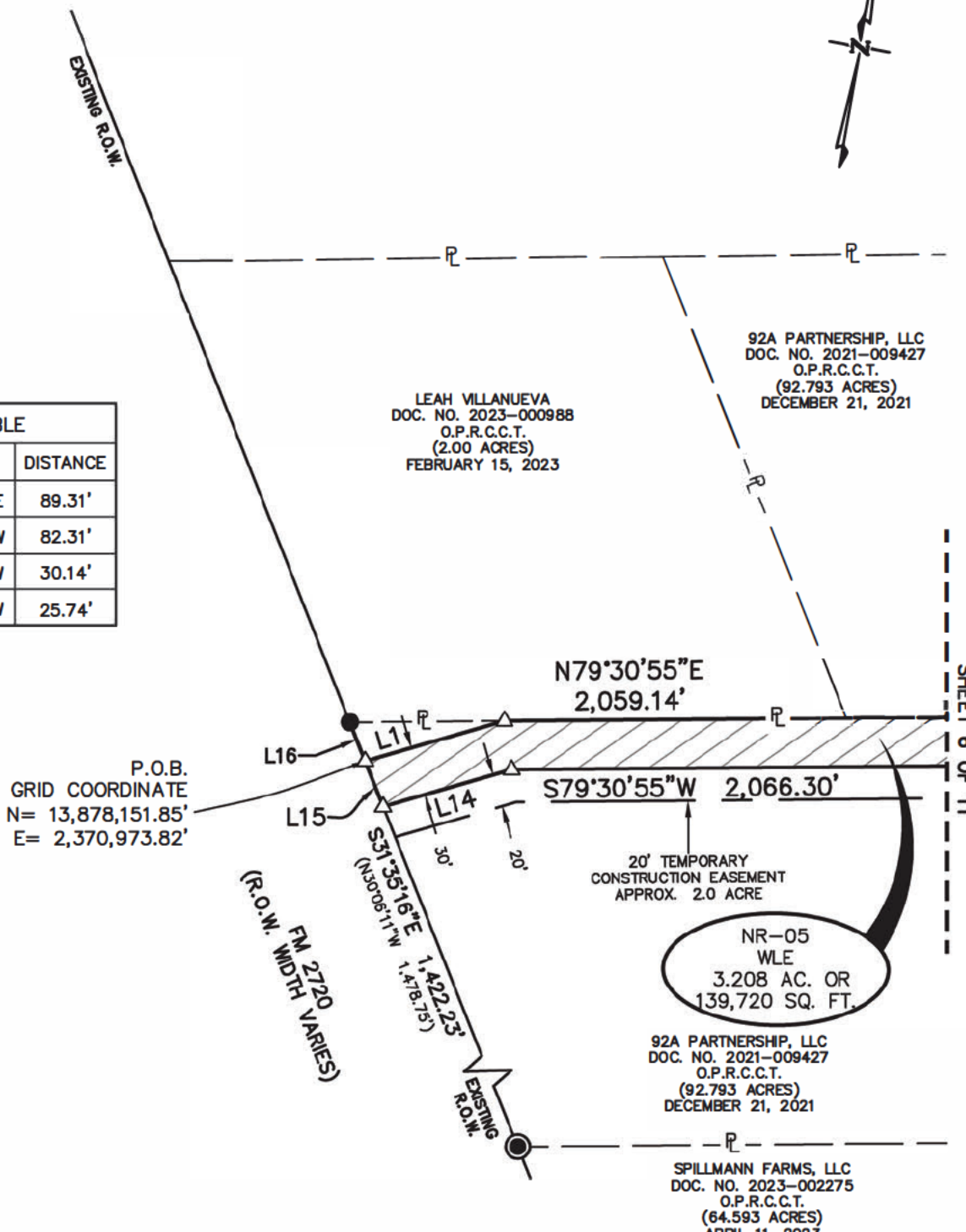
SKETCH TO ACCOMPANY DESCRIPTION
OF 3.208 AC. OR 139,720 SQ. FT. OF LAND OUT OF
THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68
CALDWELL COUNTY, TEXAS

SCALE 1" = 100'

CORNELIUS
CRENSHAW SURVEY
ABSTRACT NO. 68



LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N63°55'00"E	89.31'
L14	S63°55'00"W	82.31'
L15	N31°35'16"W	30.14'
L16	N31°35'16"W	25.74'



P.O.B.
GRID COORDINATE
N= 13,878,151.85'
E= 2,370,973.82'

(R.O.W. FM 2720
WIDTH VARIES)

SHEET 6 OF 11

CCAD ID 14655

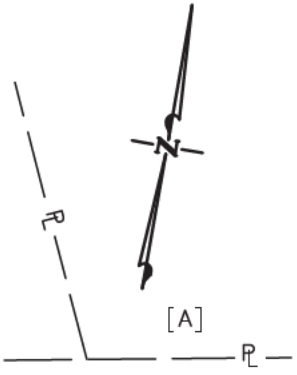
McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	-
DATE:	02/26/2024	TECH: MM
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 5 OF 11

**SKETCH TO ACCOMPANY DESCRIPTION
OF 3.208 AC. OR 139,720 SQ. FT. OF LAND OUT OF
THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68
CALDWELL COUNTY, TEXAS**

SCALE 1" = 100'

LEAH VILLANUEVA
DOC. NO. 2023-000988
O.P.R.C.C.T.
(2.00 ACRES)
FEBRUARY 15, 2023

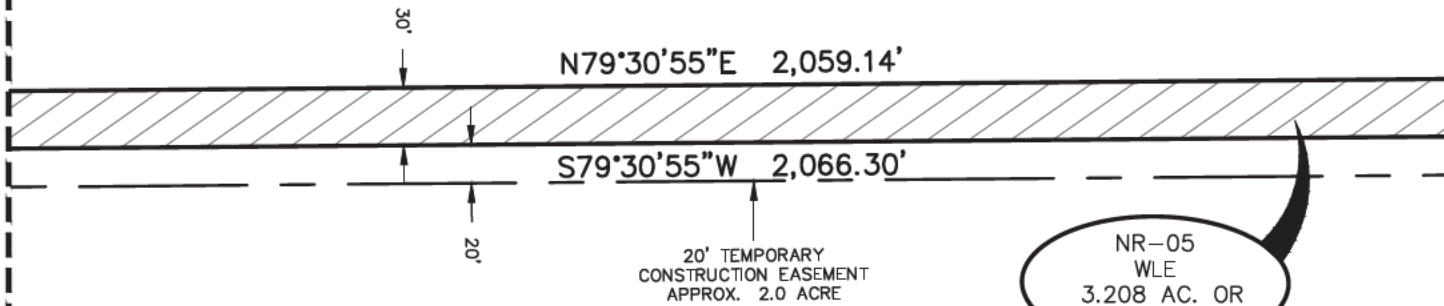


CORNELIUS
CRENSHAW SURVEY
ABSTRACT NO. 68

92A PARTNERSHIP, LLC
DOC. NO. 2021-009427
O.P.R.C.C.T.
(92.793 ACRES)
DECEMBER 21, 2021

SHEET 5 OF 11

SHEET 7 OF 11




NR-05
WLE
3.208 AC. OR
139,720 SQ. FT.

[A]
EDWARD J. W. DAVIS AND
CANDACE LEAH DAVIS
VOL. 427, PG. 651
O.P.R.C.C.T.
(38.00 ACRES)
JULY 26, 2005

CORRECTED IN
VOL. 430, PG. 407
O.P.R.C.C.T.
JULY 26, 2005

CCAD ID 14655

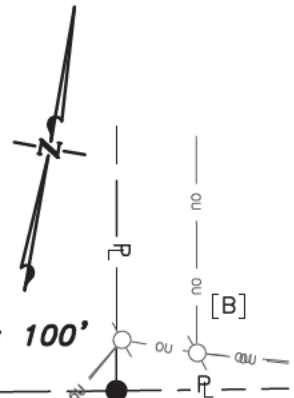
 <p>McGRAY & McGRAY LAND SURVEYORS, INC. 3301 HANCOCK DRIVE #6 AUSTIN, TEXAS 78731 MCGRAY.COM (512) 451-8591 TBPELS SURVEY FIRM #10095500</p>		
SCALE:	1" = 100'	-
DATE:	02/26/2024	TECH: MM
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 6 OF 11

**SKETCH TO ACCOMPANY DESCRIPTION
OF 3.208 AC. OR 139,720 SQ. FT. OF LAND OUT OF
THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68
CALDWELL COUNTY, TEXAS**

EDWARD J. W. DAVIS AND
CANDACE LEAH DAVIS
VOL. 427, PG. 651
O.P.R.R.P.C.C.T.
(38.00 ACRES)
JULY 26, 2005

CORRECTED IN
VOL. 430, PG. 407
O.P.R.R.P.C.C.T.
JULY 26, 2005

SCALE 1" = 100'



CORNELIUS
CRENSHAW SURVEY
ABSTRACT NO. 68

92A PARTNERSHIP, LLC
DOC. NO. 2021-009427
O.P.R.C.C.T.
(92.793 ACRES)
DECEMBER 21, 2021

TEXAS POWER & LIGHT COMPANY
RIGHT-OF-WAY EASEMENT
FOR
ELECTRIC TRANSMISSION
AND DISTRIBUTION LINE
VOL. 137, PG. 146
D.R.C.C.T.

NR-05
WLE
3.208 AC. OR
139,720 SQ. FT.

N79°30'55"E 2,059.14'

S79°30'55"W 2,066.30'

20' TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 2.0 ACRE


SHEET 6 OF 11

SHEET 8 OF 11

[B]

KING FARM PARTNERS, LP
DOC. NO. 2022-005503
O.P.R.C.C.T.
TRACT I
(5.215 ACRES)
JULY 12, 2022

CCAD ID 14655

 <p>McGRAY & McGRAY LAND SURVEYORS, INC. 3301 HANCOCK DRIVE #6 AUSTIN, TEXAS 78731 MCGRAY.COM (512) 451-8591 TBPELS SURVEY FIRM #10095500</p>		
SCALE:	1" = 100'	-
DATE:	02/26/2024	TECH: MM
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 7 OF 11

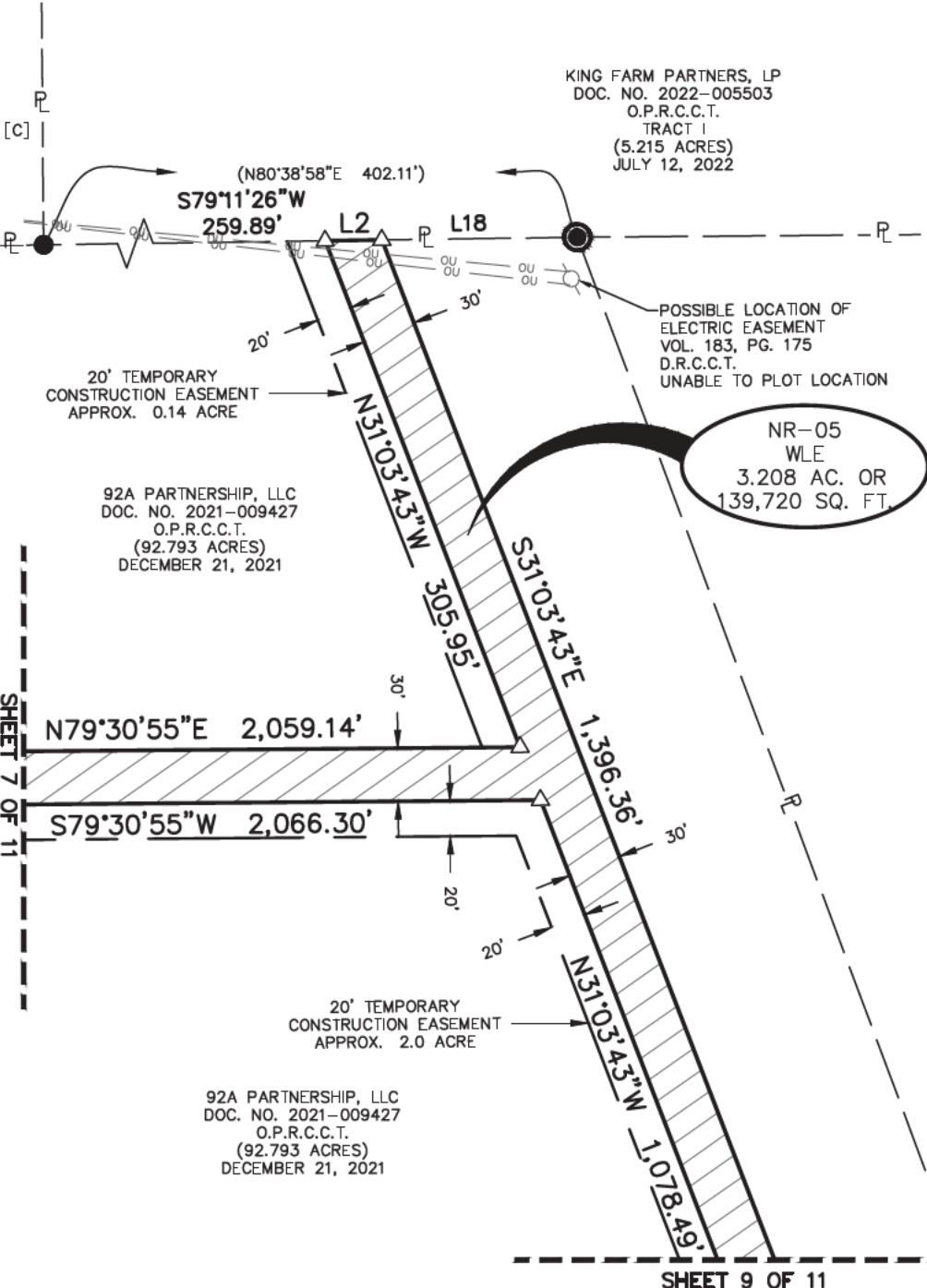
**SKETCH TO ACCOMPANY DESCRIPTION
OF 3.208 AC. OR 139,720 SQ. FT. OF LAND OUT OF
THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68
CALDWELL COUNTY, TEXAS**

SCALE 1" = 100'



KING FARM PARTNERS, LP
DOC. NO. 2022-005503
O.P.R.C.C.T.
TRACT 1
(5.215 ACRES)
JULY 12, 2022

CORNELIUS
CRENSHAW SURVEY
ABSTRACT NO. 68



SHEET 7 OF 11

SHEET 9 OF 11

NR-05
WLE
3.208 AC. OR
139,720 SQ. FT.

POSSIBLE LOCATION OF
ELECTRIC EASEMENT
VOL. 183, PG. 175
D.R.C.C.T.
UNABLE TO PLOT LOCATION


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

LINE TABLE		
LINE#	BEARING	DISTANCE
L2	N79°11'26"E	31.98'
L18	N79°11'26"E	110.25'

[C]
EDWARD J. W. DAVIS AND
CANDACE LEAH DAVIS
VOL. 427, PG. 651
O.P.R.R.P.C.C.T.
(38.00 ACRES)
JULY 26, 2005

CORRECTED IN
VOL. 430, PG. 407
O.P.R.R.P.C.C.T.
JULY 26, 2005

CCAD ID 14655

 <p>McGRAY & McGRAY LAND SURVEYORS, INC. 3301 HANCOCK DRIVE #6 AUSTIN, TEXAS 78731 MCGRAY.COM (512) 451-8591 TBPELS SURVEY FIRM #10095500</p>		
SCALE:	1" = 100'	-
DATE:	02/26/2024	TECH: MM
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 8 OF 11

SKETCH TO ACCOMPANY DESCRIPTION
 OF 3.208 AC. OR 139,720 SQ. FT. OF LAND OUT OF
 THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68
 CALDWELL COUNTY, TEXAS

SCALE 1" = 100'



SHEET 8 OF 11

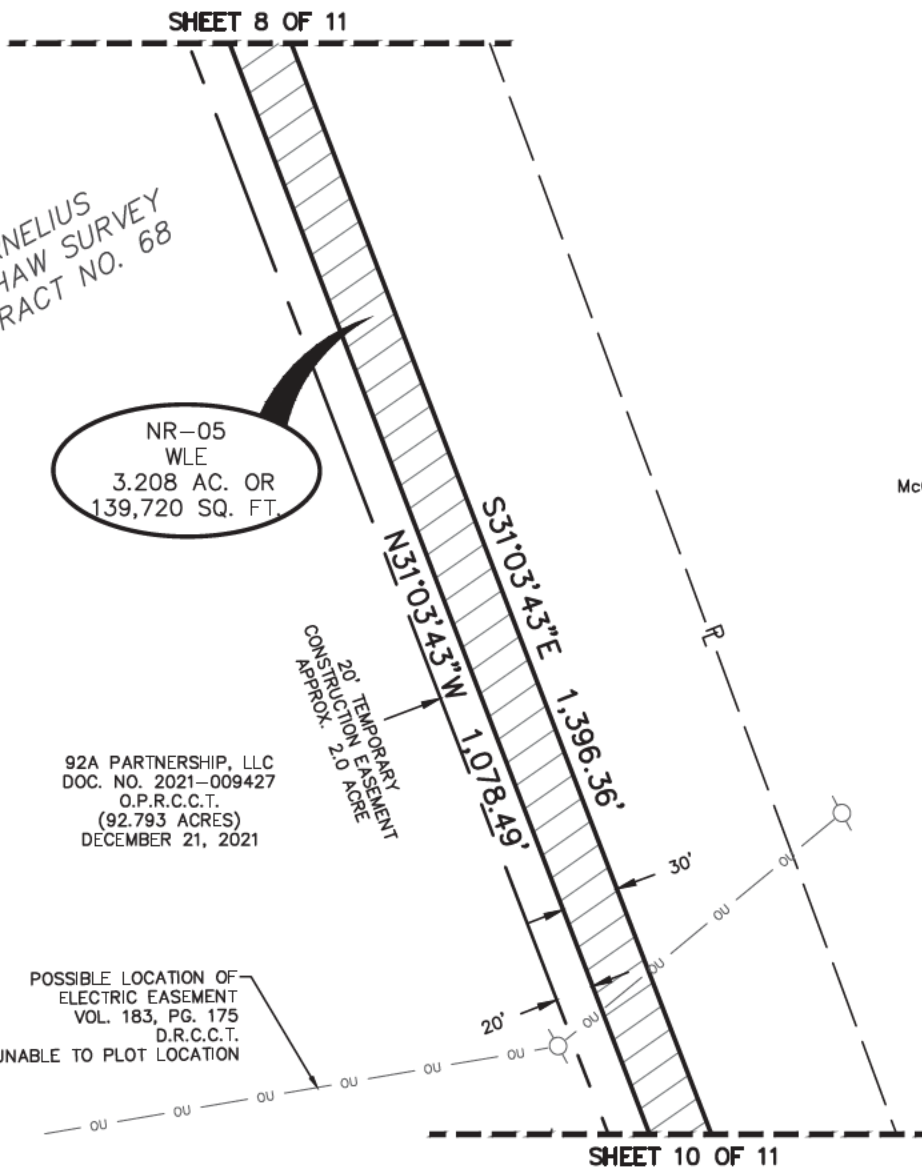
CORNELIUS
 CRENSHAW SURVEY
 ABSTRACT NO. 68

NR-05
 WLE
 3.208 AC. OR
 139,720 SQ. FT.

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


92A PARTNERSHIP, LLC
 DOC. NO. 2021-009427
 O.P.R.C.C.T.
 (92.793 ACRES)
 DECEMBER 21, 2021

POSSIBLE LOCATION OF
 ELECTRIC EASEMENT
 VOL. 183, PG. 175
 D.R.C.C.T.
 UNABLE TO PLOT LOCATION



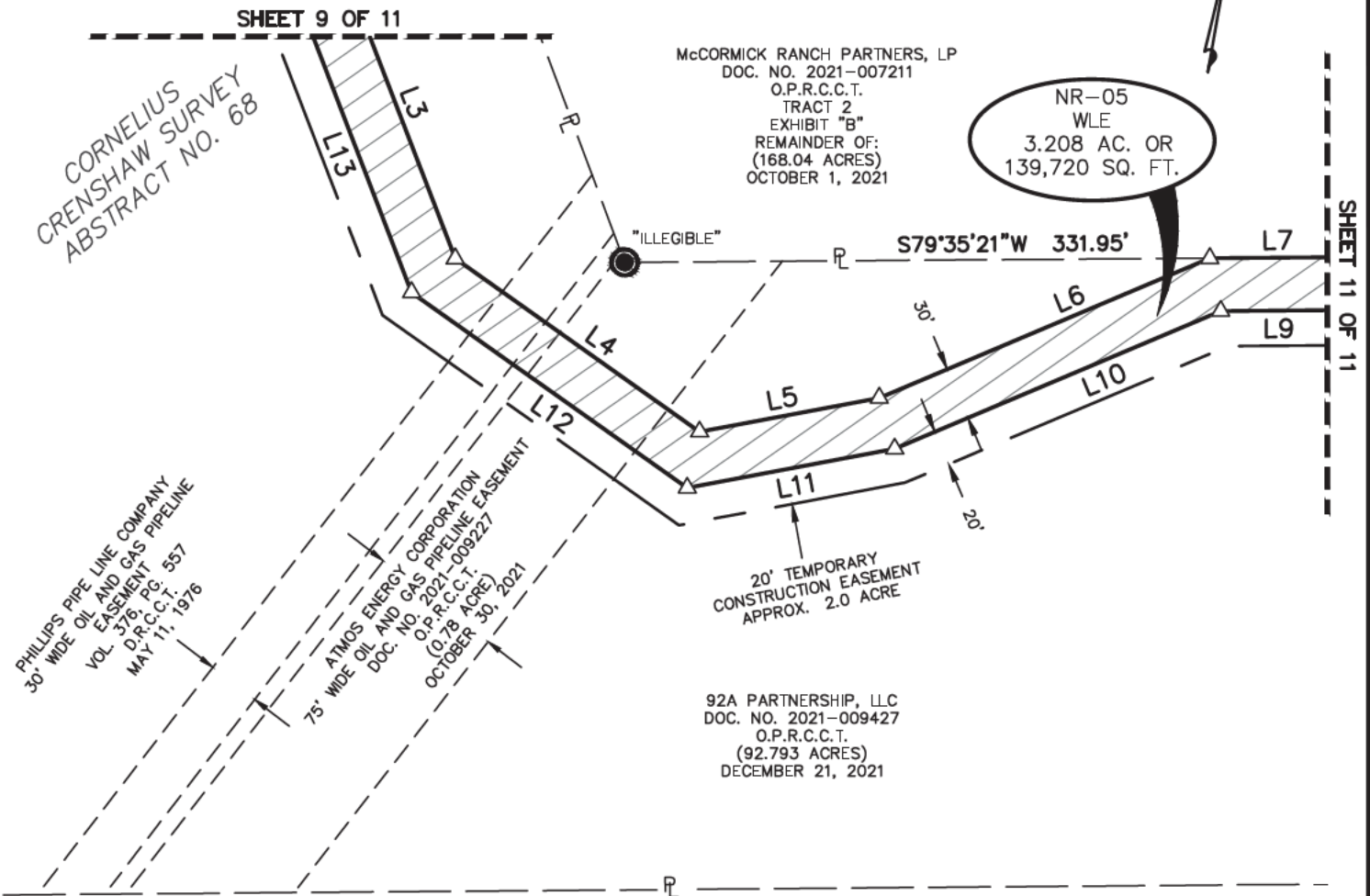
SHEET 10 OF 11

CCAD ID 14655

 <p>McGRAY & McGRAY LAND SURVEYORS, INC. 3301 HANCOCK DRIVE #6 AUSTIN, TEXAS 78731 MCGRAY.COM (512) 451-8591 TBPELS SURVEY FIRM #10095500</p>		
SCALE:	1" = 100'	-
DATE:	02/26/2024	TECH: MM
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 9 OF 11

**SKETCH TO ACCOMPANY DESCRIPTION
OF 3.208 AC. OR 139,720 SQ. FT. OF LAND OUT OF
THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68
CALDWELL COUNTY, TEXAS**

SCALE 1" = 100'



LINE TABLE		
LINE#	BEARING	DISTANCE
L3	S31°03'43"E	1,396.36'
L4	S64°40'01"E	169.90'
L5	N69°19'59"E	103.77'
L6	N57°04'59"E	203.52'
L7	N79°35'21"E	604.28'
L9	S79°35'21"W	609.86'
L10	S57°04'59"W	200.77'
L11	S69°19'59"W	119.72'
L12	N64°40'01"W	191.69'
L13	N31°03'43"W	1,078.49'

SPELLMANN FARMS, LLC
DOC. NO. 2023-002275
O.P.R.C.C.T.
(64.593 ACRES)
APRIL 11, 2023

CCAD ID 14655

 McGRAY & McGRAY LAND SURVEYORS, INC. 3301 HANCOCK DRIVE #6 AUSTIN, TEXAS 78731 MCGRAY.COM (512) 451-8591 TBPELS SURVEY FIRM #10095500		
SCALE:	1" = 100'	-
DATE:	02/26/2024	TECH: MM
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 10 OF 11

**SKETCH TO ACCOMPANY DESCRIPTION
OF 3.208 AC. OR 139,720 SQ. FT. OF LAND OUT OF
THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68
CALDWELL COUNTY, TEXAS**

SCALE 1" = 100'

CORNELIUS
CRENSHAW SURVEY
ABSTRACT NO. 68

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



SHEET 10 OF 11

(N81°10'58"E 938.43')
N79°35'21"E 604.28'

S79°35'21"W 609.86'

NR-05
WLE
3.208 AC. OR
139,720 SQ. FT.

20' TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 2.0 ACRE

HOUSTON PIPE LINE COMPANY
VOL. 510, PG. 353, D.R.C.C.T.
SEPTEMBER 4, 1986
50' WIDE OIL AND GAS PIPELINE EASEMENT

92A PARTNERSHIP, LLC
DOC. NO. 2021-009427
O.P.R.C.C.T.
(92.793 ACRES)
DECEMBER 21, 2021

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

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

LEGEND

LINE TABLE		
LINE#	BEARING	DISTANCE
L8	S31°27'48"E	32.15'
L19	N79°28'43"E	3,263.24'

SPILLMANN FARMS, LLC
DOC. NO. 2023-002275
O.P.R.C.C.T.
(64.593 ACRES)
APRIL 11, 2023

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD WITH CAP STAMPED "HINKLE" FOUND
- △ CALCULATED POINT
- O.P.R.R.P.C.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY CALDWELL COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS
- D.R.C.C.T. DEED RECORDS CALDWELL COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- (.....) RECORD INFORMATION
- OU — DISTANCE NOT TO SCALE
- R.O.W. RIGHT-OF-WAY
- ℙ PROPERTY LINE
- POWER POLE
- UTILITY LINE

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE GUARANTY COMPANY FILE NO. 2248448-BUD, EFFECTIVE DATE DECEMBER 28, 2023.
3. EXISTING EASEMENTS LISTED IN THE TITLE COMMITMENT SCHEDULE B, ITEM 10 DO NOT AFFECT THE PROPOSED ACQUISITION EXCEPT AS SHOWN HEREON.



Chris Conrad

02/26/2024

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

CCAD ID 14655

ISSUED: 02/26/2024

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

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

SCALE:	1" = 100'	-
DATE:	02/26/2024	TECH: MM
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 11 OF 11

EXHIBIT "C"

Parcel NR-08

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

DESCRIPTION FOR PARCEL NR-08

DESCRIPTION OF A 1.401 ACRE (61,047 SQUARE FOOT) EASEMENT OUT OF THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 27.632 ACRES CONVEYED TO KENNETH RAY NIEMANN AND BARBARA JEAN NEIMANN BY WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 30, 1993, AS RECORDED IN VOLUME 104, PAGE 254, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT DESCRIBED AS 175.96 ACRES TO KENNETH NIEMANN BY DEED DATED NOVEMBER 22, 1978, AS RECORDED IN VOLUME 401, PAGE 557. DEED RECORDS, CALDWELL COUNTY, TEXAS, AND TO BARBARA J. NIEMANN (UNDIVIDED 50% INTEREST) BY WARRANTY DEED DATED NOVEMBER 7, 2006, AS RECORDED IN VOLUME 510, PAGE 495, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS; SAID 1.401 ACRE (61,047 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 6-inch metal post found at the northeast corner of this easement and said 27.632 acre Niemann tract, being the southeast corner of that tract described as 115.437 acres (Exhibit "B") conveyed to EMG Properties, LLC (Second Party) by Partition Deed, as recorded in Document No. 2023-005612, Official Public Records, Caldwell County, Texas, also being in the existing west right-of-way line of FM 2001 (80 foot width right-of-way), said POINT OF BEGINNING having Grid Coordinates of N=13,882,753.99, E=2,371,918.74, from which a 5/8-inch iron rod with cap (illegible) found bears North 09°59'57" West 1,068.76 feet to a calculated point at the northeast corner of said 115.437 acre EMG Properties tract, being the southeast corner of that tract described as 115.437 acres (Exhibit "A") conveyed to The Estate of H.A. Guettler (First Party) by said Partition Deed recorded in said Document No. 2023-005612, also being in the existing west right-of-way line of FM 2001, and North 81°28'05" East 1.07 feet;

- 1) THENCE, along the east line of this easement, and the existing west right-of-way line of FM 2001, **South 09°59'57" East**, passing at 347.45 feet along the east line of said 27.632 acre Niemann tract, a calculated point at the southeast corner of said 27.632 acre Niemann tract, and the northeast corner of said 175.96 acre Kenneth Niemann et al. tract, from which a 5/8-inch iron rod with cap (illegible) found bears North 81°28'01" East 0.47 feet, continuing an additional distance of 1,682.58 feet along the east line of said 175.96 acre Kenneth Niemann et al. tract, for a total distance of **2,030.03 feet** to a 1-inch iron rod (leaning) found at the southeast corner of said 175.96 acre Kenneth Niemann et al. tract, being at the intersection of the existing west right-of-way line of FM 2001 and the existing north right-of-way line of County View Road (CR 235, varying width right-of-way);
- 2) THENCE, along the south line of this easement and said 175.96 acre Kenneth Niemann et al. tract, and the existing north right-of-way line of County View Road, **South 63°49'03" West 31.24 feet** to a calculated point;
- 3) THENCE, along the west line of this easement, crossing said 175.96 acre Kenneth Niemann et al. tract and said 27.632 acre Niemann tract, **North 09°59'57" West 2,039.50 feet** to a calculated point in the north line of said 27.632 acre Niemann tract, and the south line of said 115.437 acre EMG Properties tract;

4) THENCE, along the north line of this easement and said 27.632 acre Niemann tract, and the south line of said 115.437 acre EMG Properties tract, **North 81°28'01" East 30.01 feet** to the POINT OF BEGINNING and containing 1.401 acre (61,047 square feet) of land within these metes and bounds.

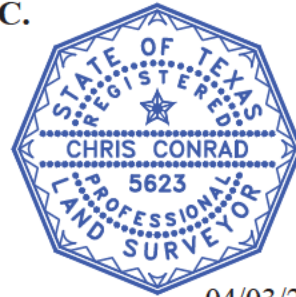
Bearing Basis Note

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

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

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



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

04/03/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\NR-08~1.401 Ac WLE-R3_KS

Issued 02/09/2024; Revised 03/25/2024; 3/28/2024; 4/03/2024

CCAD ID 34894 & 14663

EXHIBIT "C"

SKETCH TO ACCOMPANY DESCRIPTION
OF 1.401 AC. OR 61,047 SQ. FT. OF LAND OUT OF
THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68,
CALDWELL COUNTY, TEXAS

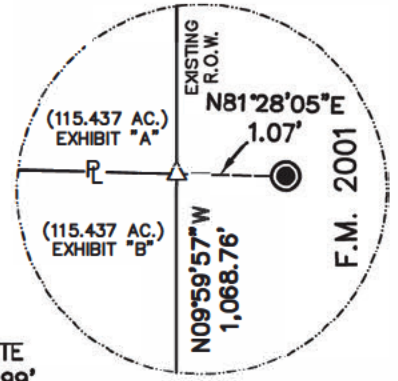
THE ESTATE OF
H.A. GUETTLER
DOC. NO. 2023-005612
O.P.R.C.C.T.
FIRST PARTY
(115.437 ACRES)
EXHIBIT "A"
AUGUST 17, 2023

EMG PROPERTIES, LLC
DOC. NO. 2023-005612
O.P.R.C.C.T.
SECOND PARTY
(115.437 ACRES)
EXHIBIT "B"
AUGUST 17, 2023

SCALE 1" = 100'



SEE
DETAIL "A"



DETAIL "A"
NOT TO SCALE

P.O.B.
GRID COORDINATE
N = 13,882,753.99'
E = 2,371,918.74'

CORNELIUS
CRENSHAW SURVEY,
ABSTRACT NO. 68

NR-08
WLE
1.401 AC. OR
61,047 SQ. FT.

KENNETH RAY NIEMANN AND
BARBARA JEAN NIEMANN
VOL. 104, PG. 254
O.P.R.R.P.C.C.T.
(27.632 ACRES)
DECEMBER 30, 1993

20' TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 0.94 ACRE

SHEET 5 OF 7

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N81°28'01"E	30.01'

FM 2001
(80' R.O.W. WIDTH)

CCAD ID 34894 & 14663

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

SCALE:	1" = 100'	-
DATE:	04/03/2024	TECH: MM
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 4 OF 7

**SKETCH TO ACCOMPANY DESCRIPTION
OF 1.401 AC. OR 61,047 SQ. FT. OF LAND OUT OF
THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68,
CALDWELL COUNTY, TEXAS**

SHEET 4 OF 7

KENNETH RAY NIEMANN &
BARBARA JEAN NIEMANN
VOL. 104, PG. 254
O.P.R.R.P.C.C.T.
(27.632 ACRES)
DECEMBER 30, 1993

20' TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 0.94 ACRE

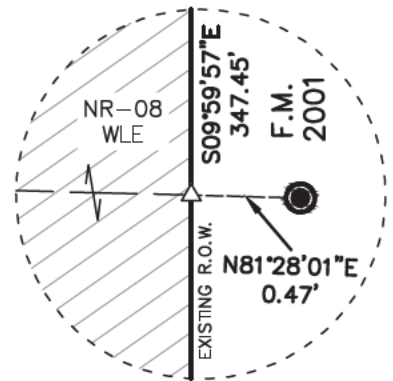


SCALE 1" = 100'

N09°59'57"W 2,039.50' SEE
DETAIL "B"

CORNELIUS
CRENSHAW SURVEY,
ABSTRACT NO. 68

NR-08
WLE
1.401 AC. OR
61,047 SQ. FT.



DETAIL "B"
NOT TO SCALE

BARBARA J. NIEMANN
(UNDIVIDED 50% INTEREST)
VOL. 510, PG. 495
O.P.R.R.P.C.C.T.
(175.96 ACRES)
NOVEMBER 7, 2006

KENNETH NIEMANN
VOL. 401, PG. 557
D.R.C.C.T.
(175.96 ACRES)
NOVEMBER 22, 1978

N09°59'57"W 2,039.50'
1,682.58'
S09°59'57"E 2,030.03'

FM 2001
(80' R.O.W. WIDTH)

20' TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 0.94 ACRE

20' 30'

SHEET 6 OF 7

CCAD ID 34894 & 14663

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

SCALE:	1" = 100'	-
DATE:	04/03/2024	TECH: MM
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 5 OF 7

**SKETCH TO ACCOMPANY DESCRIPTION
OF 1.401 AC. OR 61,047 SQ. FT. OF LAND OUT OF
THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68,
CALDWELL COUNTY, TEXAS**

SHEET 5 OF 7



SCALE 1" = 100'

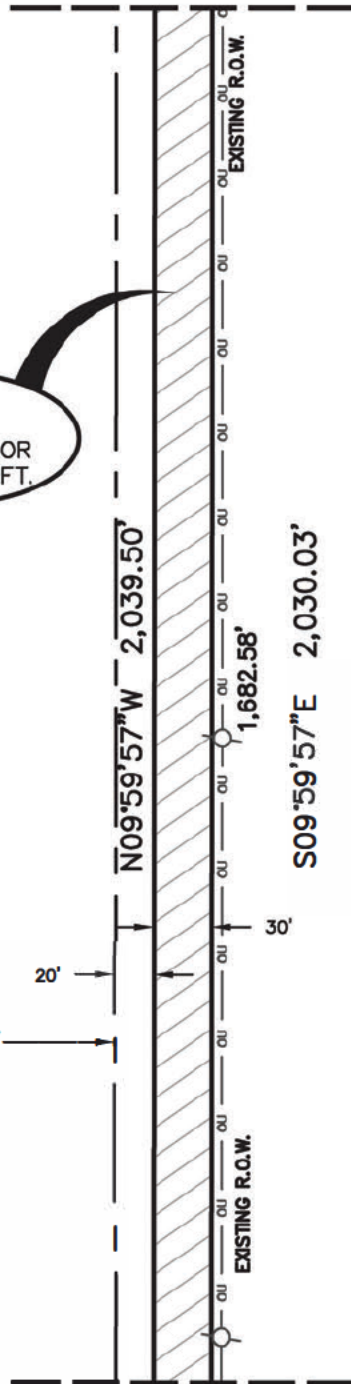
CORNELIUS
CRENSHAW SURVEY,
ABSTRACT NO. 68

NR-08
WLE
1.401 AC. OR
61,047 SQ. FT.

BARBARA J. NIEMANN
(UNDIVIDED 50% INTEREST)
VOL. 510, PG. 495
O.P.R.R.P.C.C.T.
(175.96 ACRES)
NOVEMBER 7, 2006

KENNETH NIEMANN
VOL. 401, PG. 557
D.R.C.C.T.
(175.96 ACRES)
NOVEMBER 22, 1978

20' TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 0.94 ACRE



FM 2001
(80' R.O.W. WIDTH)

CCAD ID 34894 & 14663

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

SCALE:	1" = 100'		-
DATE:	04/03/2024	TECH:	MM
PROJECT:	22-179	FIELD:	-
FIELD BOOK:	-	SHEET:	6 OF 7

**SKETCH TO ACCOMPANY DESCRIPTION
OF 1.401 AC. OR 61,047 SQ. FT. OF LAND OUT OF
THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68,
CALDWELL COUNTY, TEXAS**

SHEET 6 OF 7

CORNELIUS
CRENSHAW SURVEY,
ABSTRACT NO. 68

20' TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 0.94 ACRE

N09°59'57"W 2,039.50'

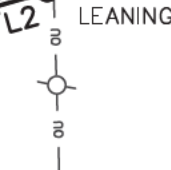
BARBARA J. NIEMANN
(UNDIVIDED 50% INTEREST)
VOL. 510, PG. 495
O.P.R.R.P.C.C.T.
(175.96 ACRES)
NOVEMBER 7, 2006

KENNETH NIEMANN
VOL. 401, PG. 557
D.R.C.C.T.
(175.96 ACRES)
NOVEMBER 22, 1978

NR-08
WLE
1.401 AC. OR
61,047 SQ. FT.

30'
1,682.58'
EXISTING R.O.W.
S09°59'57"E 2,030.03'

EXISTING R.O.W.
COUNTY VIEW ROAD
(C.R. NO. 235)
(R.O.W. WIDTH VARIES)



SCALE 1" = 100'

FM 2001
(80' R.O.W. WIDTH)

LEGEND

- 5/8" IRON ROD W/ ILLEGIBLE CAP FOUND
- 1" IRON ROD FOUND
- 6" METAL POST FOUND
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- CALCULATED POINT
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS CALDWELL COUNTY, TEXAS
- O.P.R.R.P.C.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY CALDWELL COUNTY, TEXAS
- D.R.C.C.T. DEED RECORDS OF CALDWELL COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- PL PROPERTY LINE
- CONTIGUOUS OWNERSHIP
- DISTANCE NOT TO SCALE
- POWER POLE
- OU OVERHEAD UTILITY LINE

LINE TABLE		
LINE#	BEARING	DISTANCE
L2	S63°49'03"W	31.24'

NOTES:

- THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREIN ARE GRID COORDINATES.
- THIS SURVEY WAS DONE WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE COMPANY, FILE NO. 2248104-BUD, EFFECTIVE FEBRUARY 6, 2024.
- EXISTING EASEMENTS LISTED IN THE TITLE COMMITMENT SCHEDULE B, ITEM 10 DO NOT AFFECT THE PROPOSED ACQUISITION EXCEPT AS SHOWN HEREON.

REVISED: 04/03/2024
REVISED: 03/28/2024
REVISED: 03/25/2024
ISSUED: 02/09/2024

CCAD ID 34894 & 14663



04/03/2024

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

<p align="center">McGRAY & McGRAY LAND SURVEYORS, INC.</p> <p align="center">3301 HANCOCK DRIVE #6 AUSTIN, TEXAS 78731 MCGRAY.COM (512) 451-8591 TBPELS SURVEY FIRM #10095500</p>		
SCALE:	1" = 100'	-
DATE:	04/03/2024	TECH: MM
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 7 OF 7

EXHIBIT "D"

Parcel NR-09A

0.7361 Acre Waterline Easement
Cornelius Crenshaw Survey, Abstract No. 68
Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-09A

DESCRIPTION OF A 0.7361 OF ONE ACRE (32,063 SQUARE FOOT) EASEMENT OUT OF THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 115.437 ACRES (EXHIBIT "B") CONVEYED TO EMG PROPERTIES, LLC (SECOND PARTY) BY PARTITION DEED DATED AUGUST 17, 2023, AS RECORDED IN DOCUMENT NO. 2023-005612, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS; SAID 0.7361 OF ONE ACRE (32,063 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the northeast corner of said 115.437 acre EMG Properties tract, being the southeast corner of that tract described as 115.437 acres (Exhibit "A") conveyed to The Estate of H.A. Guettler (First Party), by said Partition Deed, as recorded in said Document No. 2023-005612, also being in the existing west right-of-way line of FM 2001 (80 foot width right-of-way), said POINT OF BEGINNING having Grid Coordinates of N=13,883,806.52, E=2,371,733.17, from which a 1/2-inch iron rod with "Hinkle" cap found bears North 81°28'05" East 1.07 feet, and also from which a Texas Department of Transportation (TxDOT) Type I concrete monument found in the east line of said 115.437 acre Estate of H.A. Guettler tract, and in the existing west right-of-way of said FM 2001, bears North 09°59'57" West 946.11 feet;

- 1) THENCE, along the east line of this easement, said 115.437 acre EMG Properties tract, and the existing west right-of-way line of FM 2001, **South 09°59'57" East 1,068.76 feet**, to a 6-inch metal post found at the southeast corner of said 115.437 acre EMG Properties tract, being the northeast corner of that tract described as 27.632 acres conveyed to Kenneth Ray Niemann and Barbara Jean Niemann by Warranty Deed with Vendor's Lien, as recorded in Volume 104, Page 254, Official Public Records of Real Property, Caldwell County, Texas, from which a 5/8-inch iron rod with cap (illegible) found bears South 09°59'57" East 347.45 feet to a calculated point at the southeast corner of said 27.632 acre Niemann tract, and in the existing west right-of-way line of FM 2001, and North 81°28'01" East 0.47 feet;

- 2) THENCE, along the south line of this easement and said 115.437 acre EMG Properties tract, and the north line of said 27.632 acre Niemann tract, **South 81°28'01" West 30.01 feet** to a calculated point;
- 3) THENCE, along the west line of this easement, crossing said 115.437 acre EMG Properties tract, **North 09°59'57" West 1,068.76 feet** to a calculated point in the north line of said 115.437 acre EMG Properties tract, and the south line of said 115.437 acre Estate of H.A. Guettler tract;
- 4) THENCE, along the north line of this easement and said 115.437 acre EMG Properties tract, and the south line of said 115.437 acre Estate of H.A. Guettler tract, **North 81°28'05" East 30.01 feet** to the POINT OF BEGINNING and containing 0.7361 of one acre (32,063 square feet) of land within these metes and bounds.

Bearing Basis Note

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

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

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



03/25/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\NR-09A~0.7361 Ac WLE_KS

Issued 03/25/2024

CCAD ID 128468

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.7361 AC. OR 32,063 SQ. FT. OF LAND OUT OF
THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68
CALDWELL COUNTY, TEXAS

SCALE 1" = 100'



THE ESTATE OF
H.A. GUETTLER
DOC. NO. 2023-005612
O.P.R.C.C.T.
FIRST PARTY
(115.437 ACRES)
EXHIBIT "A"
AUGUST 17, 2023

(N82°43'10"E 4,467.27')

CORNELIUS CRENSHAW SURVEY
ABSTRACT NO. 68

20' TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 0.49 ACRES

NR-09A
WLE
0.7361 AC. OR
32,063 SQ. FT.

EMG PROPERTIES, LLC
DOC. NO. 2023-005612
O.P.R.C.C.T.
SECOND PARTY
(115.437 ACRES)
EXHIBIT "B"
AUGUST 17, 2023

* NOTICE OF LIS PENDENS

* KINDER MORGAN TEXAS
PIPELINE LLC
50' WIDE PERMANENT EASEMENT
AND RIGHT OF WAY
DOC. NO. 2024-000315
O.P.R.C.C.T.
(1.052 ACRES)
EXHIBIT "A"

* KINDER MORGAN
TEXAS PIPELINE LLC
PERMANENT ACCESS
EASEMENT
DOC. NO. 2024-000315
O.P.R.C.C.T.
(100.00 SQ. FT.)
EXHIBIT "A1"

* KINDER MORGAN
TEXAS PIPELINE LLC
PERMANENT ACCESS
EASEMENT
DOC. NO. 2024-000315
O.P.R.C.C.T.
(376.80 SQ. FT.)
EXHIBIT "A2"

MATCHLINE - PAGE 4 OF 4

(S08°41'50"E 947.51')
N09°59'57"W 946.11'
EXISTING R.O.W.

L2

EXISTING R.O.W.

N09°59'57"W 1,068.76'

S09°59'57"E 1,068.76'
(S08°41'50"E 1,068.85')

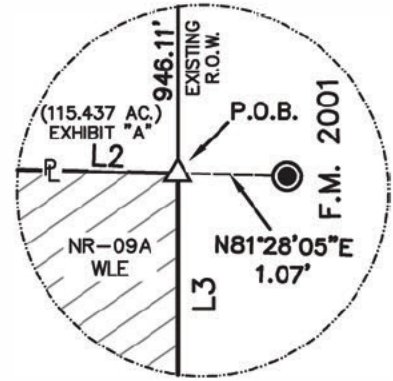
EXISTING R.O.W.

F.M. 2001
(80' R.O.W. WIDTH)

P.O.B.
GRID COORDINATES
N=13,883,806.52
E=2,371,733.17

SEE
DETAIL "A"

POSSIBLE LOCATION OF
ELECTRIC - TELEPHONE EASEMENTS
VOL. 171, PG. 181, D.R.C.C.T.
VOL. 173, PG. 87, D.R.C.C.T.
VOL. 173, PG. 88, D.R.C.C.T.
UNABLE TO PLOT LOCATIONS



DETAIL "A"
NOT TO SCALE

LINE TABLE		
LINE#	BEARING	DISTANCE
L2	N81°28'05"E	30.01'
L3	S09°59'57"E	1,068.76'

CCAD ID 128468

McGRAY & McGRAY
LAND SURVEYORS, INC.

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

SCALE:	1" = 100'	AUSTIN GRID#	---
DATE:	03/25/2024	TECH:	DLL
PROJECT:	22-179	FIELD:	---
FIELD BOOK:	---	SHEET:	3 OF 4

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.7361 AC. OR 32,063 SQ. FT. OF LAND OUT OF
THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68
CALDWELL COUNTY, TEXAS**

MATCHLINE - PAGE 3 OF 4

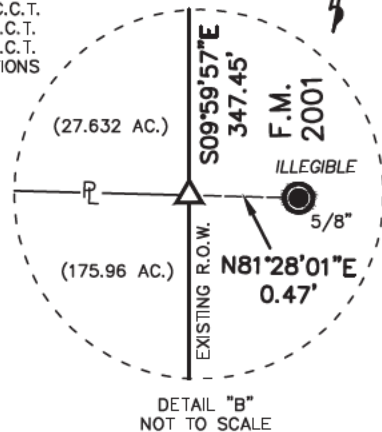
*CORNELIUS CRENSHAW SURVEY
ABSTRACT NO. 68*

SCALE 1" = 100'

EMG PROPERTIES, LLC
DOC. NO. 2023-005612
O.P.R.C.C.T.
SECOND PARTY
(115.437 ACRES)
EXHIBIT "B"
AUGUST 17, 2023

NR-09A
WLE
0.7361 AC. OR
32,063 SQ. FT.

POSSIBLE LOCATION OF
ELECTRIC - TELEPHONE EASEMENTS
VOL. 171, PG. 181, D.R.C.C.T.
VOL. 173, PG. 87, D.R.C.C.T.
VOL. 173, PG. 88, D.R.C.C.T.
UNABLE TO PLOT LOCATIONS



LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S81°28'01"W	30.01'

LEGEND

- 1/2" IRON ROD CAP STAMPED "HINKLE" FOUND (UNLESS NOTED)
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- 6 INCH METAL POST FOUND
- CALCULATED POINT
- O.P.R.R.P.C.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY CALDWELL COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS CALDWELL COUNTY, TEXAS
- R.O.W. RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
- P. PROPERTY LINE
- (.....) RECORD INFORMATION
- DISTANCE NOT TO SCALE
- OWNERSHIP IN COMMON

(S82°43'10"W 3,468.68')

[A]

BARBARA J. NIEMANN
(UNDIVIDED 50% INTEREST)
VOL. 510, PG. 495
O.P.R.R.P.C.C.T.
(175.96 ACRES)
NOVEMBER 7, 2006

KENNETH RAY NIEMANN
AND
BARBARA JEAN NIEMANN
VOL. 104, PG. 254
O.P.R.R.P.C.C.T.
(27.632 ACRES)
DECEMBER 30, 1993

KENNETH NIEMANN
VOL. 401, PG. 557
D.R.C.C.T.
(175.96 ACRES)
NOVEMBER 22, 1978

(S08°44'00"E
(347.51')

S09°59'57"E
347.45'

[A]

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE GUARANTY COMPANY FILE NO. 2247575-BUD, EFFECTIVE DATE FEBRUARY 29, 2024.
3. EXISTING EASEMENTS LISTED IN THE TITLE COMMITMENT SCHEDULE B, ITEM 10 DO NOT AFFECT THE PROPOSED ACQUISITION EXCEPT AS SHOWN HEREON.

POWER POLE
 OVERHEAD UTILITY LINE



Chris Conrad

03/25/2024

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

M:\HDR\22-179~GBRA Texas 130\Dwg\Parcels\NR-09A_EMG Properties WLE.dwg

CCAD ID 128468

ISSUED: 03-25-2024

McGRAY & McGRAY LAND SURVEYORS, INC. 3301 HANCOCK DRIVE #6 AUSTIN, TEXAS 78731 MCGRAY.COM (512) 451-8591 TBPELS SURVEY FIRM #10095500			
SCALE:	1" = 100'	AUSTIN GRID#	---
DATE:	03/25/2024	TECH:	DLL
PROJECT:	22-179	FIELD:	---
FIELD BOOK:	---	SHEET:	4 OF 4

EXHIBIT "E"

Parcel NR-10

0.2547 Acre Waterline Easement
Cornelius Crenshaw Survey, Abstract No. 68
Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-10

DESCRIPTION OF A 0.2547 OF ONE ACRE (11,093 SQUARE FOOT) EASEMENT OUT OF THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68, CALDWELL COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS 9.9818 ACRES CONVEYED TO DEREK EMADI AND KELLY M. JURGENSEN BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 16, 2011, AS RECORDED IN DOCUMENT NO. 120376, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS; SAID 0.2547 OF ONE ACRE (11,093 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8-inch iron rod found at the northeast corner of said 9.9818 acre Emadi tract, being the southeast corner of the remainder of that tract described as 35.00 acres (Tract I) conveyed to Alan Balsler and Pam Balsler by General Warranty Deed, as recorded in Volume 576, Page 467, Official Public Records of Real Property, Caldwell County, Texas, being corrected in Volume 577, Page 5, Official Public Records of Real Property, Caldwell County, Texas, and in the existing west right-of-way line of FM 2001 (varying width right-of-way), said POINT OF BEGINNING having Grid Coordinates of N=13,885,477.15, E=2,371,389.80, from which a 1/2-inch iron rod with "Hinkle" cap found bears North 15°15'51" West 343.81 feet to a calculated point at an exterior ell corner in the east line of the remainder of said 35.00 acre Balsler tract, being southeast corner of that tract described as 1.000 acres conveyed to Thomas E. Hendershot, Jr. by General Warranty Deed, as recorded in Volume 629, Page 462, Official Public Records of Real Property, Caldwell County, Texas, and in the existing west right-of-way line of FM 2001, and from which a 1/2-inch iron rod with "Hinkle" cap found bears North 74°59'16" East 1.47 feet;

THENCE, along the east line of this easement and said 9.9818 acre Emadi tract, and the existing west right-of-way line of FM 2001, the following two (2) courses, numbered 1 and 2:

- 1) **South 15°15'51" East 233.82 feet** to a Texas Department of Transportation (TxDOT) Type I concrete monument found, and

2) with a curve to the right, whose delta angle is **01°22'07"**, radius is **5,689.58 feet**, an arc distance of **135.90 feet**, and the chord of which bears **South 14°51'51" East 135.90 feet** to a 1/2-inch iron rod with "Hinkle" cap found at the southeast corner of said 9.9818 acre Emadi tract, being the northeast corner of that tract described as 115.437 acres conveyed to the Estate of H.A. Guettler by Partition Deed, as recorded in Document No. 2023-005612, Official Public Records, Caldwell County, Texas, from which a TxDOT Type I concrete monument found in the east line of said 115.437 acre Estate of H.A. Guettler tract, and the existing west right-of-way line of FM 2001, bears, with a curve to the right, whose delta angle is 03°56'11", radius is 5,689.58 feet, an arc distance of 390.88 feet, and the chord of which bears South 12°12'42" East 390.81 feet;

3) THENCE, along south line of this easement and said 9.9818 acres Emadi tract, and the north line of said 115.437 acre Estate of H.A. Guettler tract, **South 81°39'10" West 30.16 feet** to a calculated point;

THENCE, along the west line of this easement, crossing said 9.9818 acre Emadi tract, the following two (2) courses, numbered 4 and 5:

4) with a curve to the left, whose delta angle is **01°20'18"**, radius is **5,659.58 feet**, an arc distance of **132.19 feet**, and the chord of which bears **North 14°52'48" West 132.19 feet** to a calculated point, and

5) **North 15°15'51" West 237.52 feet** to a calculated point in the north line of said 9.9818 acre Emadi tract, and the south line of the remainder of said 35.00 acre Balsler tract;

- 6) THENCE, along the north line of this easement and said 9.9818 acre Emadi tract, and the south line of the remainder of said 35.00 acre Balsler tract, **North 81°38'02" East 30.22 feet** to the POINT OF BEGINNING and containing 0.2547 of one acre (11,093 square feet) of land withing these metes and bounds.

Bearing Basis Note

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

SURVEYED BY:

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



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

03/04/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

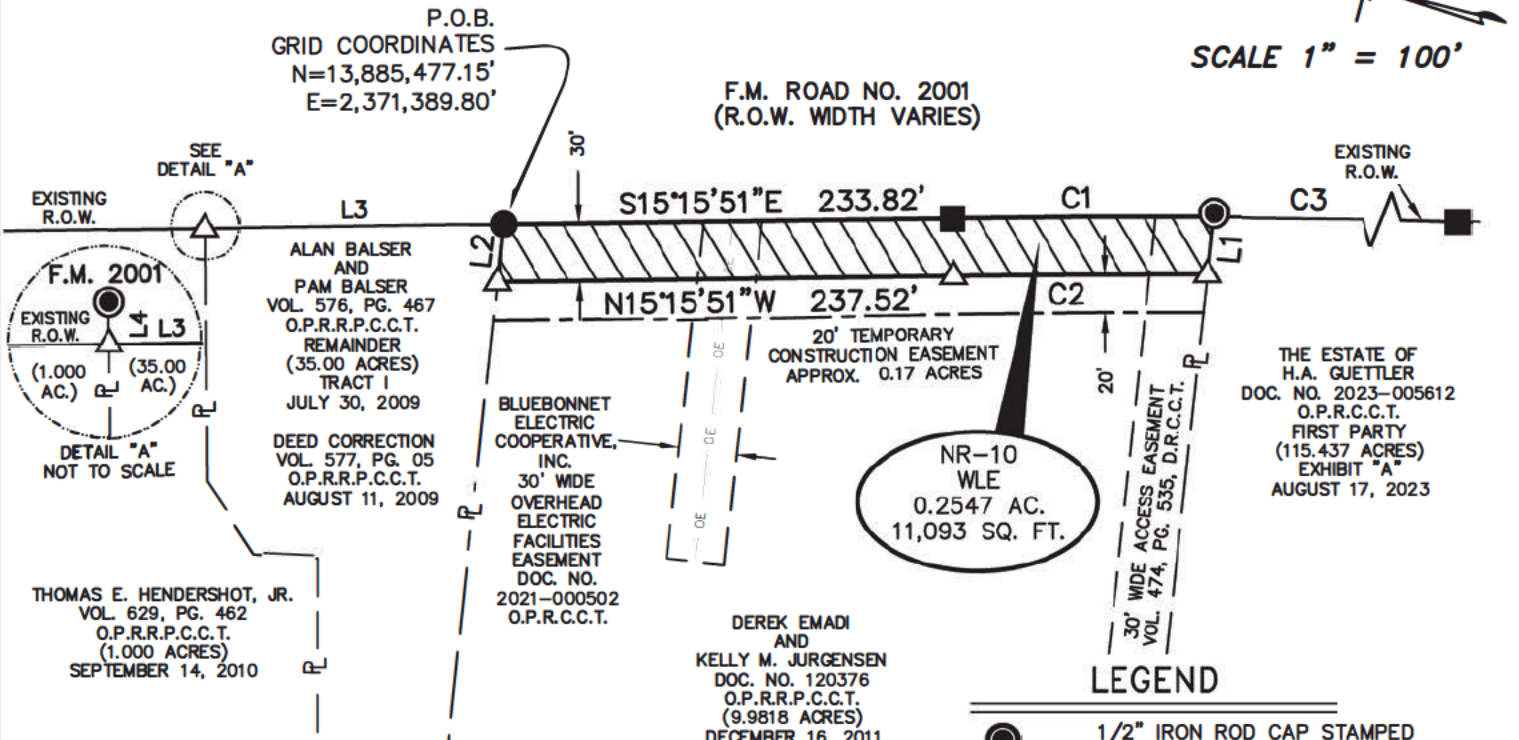
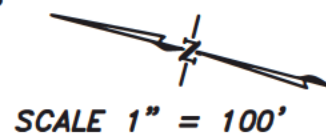
M:\HDR~22-179~GBRA Texas 130\Description\NR-10~0.2547 Ac WLE-R1_KS

Issued 02/23/2024; Revised 03/04/2024

CCAD ID 14685

EXHIBIT "E"

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.2547 AC. OR 11,093 SQ. FT. OF LAND OUT OF
THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68
CALDWELL COUNTY, TEXAS**



LEGEND

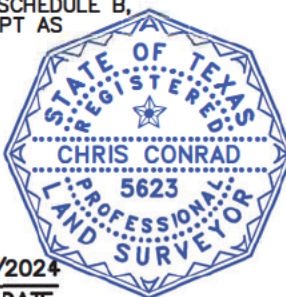
- 1/2" IRON ROD CAP STAMPED "HINKLE" FOUND
- 5/8" IRON ROD FOUND
- CALCULATED POINT
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- P.O.B.** POINT OF BEGINNING
- PROPERTY LINE
- (.....)** RECORD INFORMATION
- O.P.R.R.P.C.C.T.** OFFICIAL PUBLIC RECORDS OF REAL PROPERTY CALDWELL COUNTY, TEXAS
- O.P.R.C.C.T.** OFFICIAL PUBLIC RECORDS CALDWELL COUNTY, TEXAS
- D.R.C.C.T.** DEED RECORDS CALDWELL COUNTY, TEXAS
- VOL/PG** VOLUME/PAGE
- DOC. NO.** DOCUMENT NUMBER
- PROPERTY BREAK LINE
- R.O.W.** RIGHT OF WAY
- OVERHEAD ELECTRIC LINE

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S81°39'10"W	30.16'
L2	N81°38'02"E	30.22'
L3	N15°15'51"W	343.81'
L4	N74°59'16"E	1.47'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	135.90'	5,689.58'	01°22'07"	S14°51'51"E	135.90'
C2	132.19'	5,659.58'	01°20'18"	N14°52'48"W	132.19'
C3	390.88'	5,689.58'	03°56'11"	S12°12'42"E	390.81'

CORNELIUS CRENSHAW
SURVEY
ABSTRACT NO. 68

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE GUARANTY COMPANY FILE NO. 2247564-BUD, EFFECTIVE DATE DECEMBER 28, 2023.
3. EXISTING EASEMENTS LISTED IN THE TITLE COMMITMENT SCHEDULE B, ITEM 10 DO NOT AFFECT THE PROPOSED ACQUISITION EXCEPT AS SHOWN HEREON.



03/04/2024

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

REVISED: 03/04/2024
ISSUED: 02/23/2024

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

SCALE:	1" = 100'	TECH:	BLM
DATE:	03/04/2024	PROJECT:	22-179
FIELD BOOK:	-	FIELD:	-
SHEET:	-	4 OF 4	

EXHIBIT "F"

Parcel NR-11

0.5836 Acre Waterline Easement
Cornelius Crenshaw Survey, Abstract No. 68
Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-11

DESCRIPTION OF A 0.5836 OF ONE ACRE (25,421 SQUARE FOOT) EASEMENT, CONSISTING OF TWO PARTS, OUT OF THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68, CALDWELL COUNTY, TEXAS, BEING A PORTION THE REMAINDER OF THAT TRACT DESCRIBED AS 35.00 ACRES (TRACT I) CONVEYED TO ALAN BALSER AND PAM BALSER BY GENERAL WARRANTY DEED DATED JULY 30, 2009, AS RECORDED IN VOLUME 576, PAGE 467, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS, BEING CORRECTED IN VOLUME 577, PAGE 5, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS; SAID 0.5836 OF ONE ACRE (25,421 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED IN TWO PARTS BY METES AND BOUNDS AS FOLLOWS:

PART 1 0.3480 Ac. (15,159 SQ. FT.)

BEGINNING at a 5/8-inch iron rod found at the northeast corner of the remainder of said 35.00 acre Balser tract, being a the southeast corner of that tract described as 20.69 acres conveyed to Judy Rowe Koehl by Special Warranty Deed, as recorded in Document No. 2019-003661, Official Public Records, Caldwell County, Texas, and in the existing west right-of-way line of FM 2001 (varying width right-of-way), said POINT OF BEGINNING having Grid Coordinates of N=13,886,343.09, E=2,371,153.68, from which a Texas Department of Transportation (TxDOT) Type I concrete monument (leaning) found in the east line of said 20.69 acre Koehl tract, and the existing west right-of-way line of FM 2001, bears North 15°15'51" West 446.16 feet;

- 1) THENCE, along the east line of this easement and the remainder of said 35.00 acres Balser tract, and the existing west right-of-way line of FM 2001, **South 15°15'51" East 503.57 feet** to a 1/2-inch iron rod with "Hinkle" cap found in a south line of said 35.00 acres Balser tract, being the northeast corner of that tract described as 1.000 acres conveyed to Thomas E. Hendershot, Jr. by General Warranty Deed, as recorded in Volume 629, Page 462. Official Public Records of Real Property, Caldwell County, Texas;

- 2) THENCE, along the south line of this easement, a south line of the remainder of said 35.00 acre Balser tract, and the north line of said 1.000 acre Hendershot tract, **South 75°01'59" West 30.00 feet** to a calculated point, from which a 1/2-inch iron rod with "Hinkle" cap found at an exterior ell corner in a south line of the remainder of said 35.00 acre Balser tract, and an interior ell corner in the north line of said 1.000 acre Hendershot tract, bears South 75°01'59" West 82.61 feet;
- 3) THENCE, along the west line of this easement, crossing the remainder of said 35.00 acre Balser tract, **North 15°15'51" West 507.05 feet** to a calculated point in the north line of the remainder of said 35.00 acre Balser tract, and the south line of said 20.69 acre Koehl tract;
- 4) THENCE, along the north line of this easement and the remainder of said 35.00 acre Balser tract, and the south line of said 20.69 acre Koehl tract, **North 81°38'22" East 30.22 feet** to the POINT OF BEGINNING and containing 0.3480 of one acre (15,159 square feet) of land within these metes and bounds.

PART 2 0.2356 Ac. (10,262 SQ. FT.)

BEGINNING at a calculated point at an exterior ell corner in the east line of the remainder of said 35.00 acre Balser tract, being the southeast corner of said 1.000 acre Hendershot tract, and in the existing west right-of-way line of FM 2001, said POINT OF BEGINNING having Grid Coordinates of N=13,885,808.83, E=2,371,299.29, from which a 1/2-inch iron rod with "Hinkle" cap found bears North 74°59'16" East 1.47 feet;

- 1) THENCE, along the east line of this easement and the remainder of said 35.00 acre Balser tract, and the existing west right-of-way line of FM 2001, **South 15°15'51" East 343.82 feet** to a 5/8-inch iron rod found at the southeast corner of the remainder of said 35.00 acre Balser tract, being the northeast corner of that tract described as 9.9818 acres conveyed to Derek Emadi and Kelly M. Jurgensen by Special Warranty Deed with Vendor's Lien, as recorded in Document No. 120376, Official Public Records of Real Property, Caldwell County, Texas, from which a TxDOT Type I concrete monument found in the east lined of said 9.9818a acre Emadi tract, and the existing west right-of-way line of FM 2001, bears South 15°15'51" East 233.82 feet;
- 2) THENCE, along the south line of this easement and the remainder of said 35.00 acre Balser tract, and the north line of said 9.9818 acre Emadi tract, **South 81°38'02" West 30.22 feet** to a calculated point;

- 3) THENCE, along the west line of this easement, crossing the remainder of said 35.00 acre Balser tract, **North 15°15'51" West 340.30 feet** to a calculated point in a north line of the remainder of said 35.00 acre Balser tract, and the south line of said 1.000 acre Hendershot tract, from which a 1/2-inch iron rod with "Hinkle" cap found at an angle point in a north line of the remainder of said 35.00 acre Balser tract, and the south line of said 1.000 acre Hendershot tract, bears South 74°57'35" West 99.14 feet;
- 4) THENCE, along the north line of this easement, a north line of the remainder of said 35.00 acre Balser tract, and the south line of said 1.000 acre Hendershot tract, **North 74°57'35" East 30.00 feet** to the POINT OF BEGINNING and containing 0.2356 of one acre (10,262 square feet) of land within these metes and bounds.

PART 1 0.3480 Ac. 15,159 Sq. Ft.
PART 2 0.2356 Ac. 10,262 Sq. Ft.
TOTAL 0.5836 Ac. 25,421 Sq. Ft.

Bearing Basis Note

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

SURVEYED BY:

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



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

03/05/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\NR-11~0.5836 Ac WLE-R1_KS

Issued 02/09/2024 ; Revised 03/04/2024; Revised 03/05/2024

CCAD ID 14676

EXHIBIT "F"

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.5836 AC. OR 25,421 SQ. FT. OF LAND OUT OF
THE CORNELIUS CRENSHAW SURVEY ABSTRACT NO. 68
LOCKHART, CALDWELL COUNTY, TEXAS

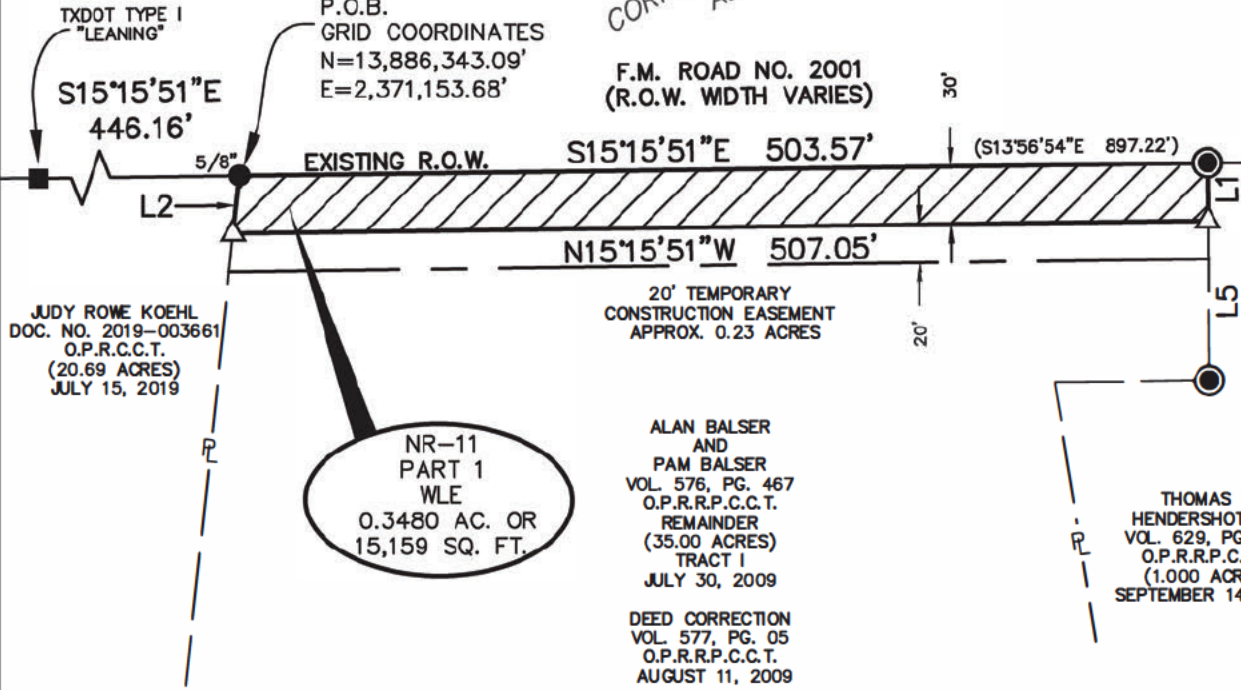


SCALE 1" = 100'

CORNELIUS CRENSHAW SURVEY
ABSTRACT NO. 68

PART 1
P.O.B.
GRID COORDINATES
N=13,886,343.09'
E=2,371,153.68'

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



LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S75°01'59"W	30.00'
L2	N81°38'22"E	30.22'
L5	S75°01'59"W	82.61'

CCAD ID 14676



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

SCALE:	1" = 100'	
DATE:	03/05/24	TECH: BLM
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 4 OF 5

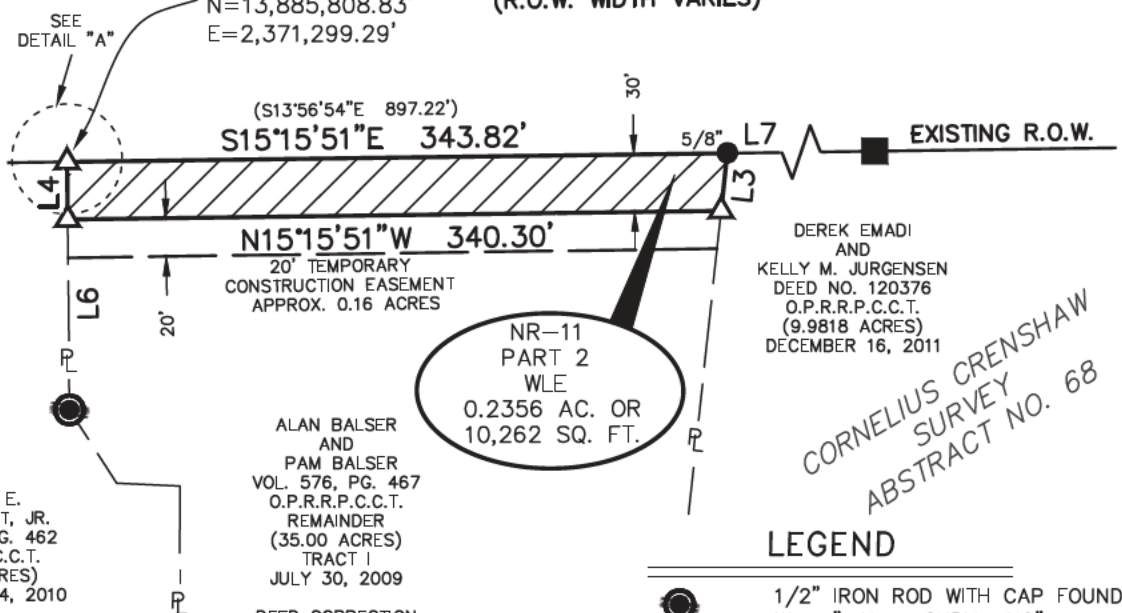
**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.5836 AC. OR 25,421 SQ. FT. OF LAND OUT OF
THE CORNELIUS CRENSHAW SURVEY ABSTRACT NO. 68
CALDWELL COUNTY, TEXAS**



SCALE 1" = 100'

PART 2
P.O.B.
GRID COORDINATES
N=13,885,808.83'
E=2,371,299.29'

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



DEREK EMADI
AND
KELLY M. JURGENSEN
DEED NO. 120376
O.P.R.R.P.C.C.T.
(9.9818 ACRES)
DECEMBER 16, 2011

*CORNELIUS CRENSHAW
SURVEY
ABSTRACT NO. 68*

THOMAS E.
HENDERSHOT, JR.
VOL. 629, PG. 462
O.P.R.R.P.C.C.T.
(1.000 ACRES)
SEPTEMBER 14, 2010

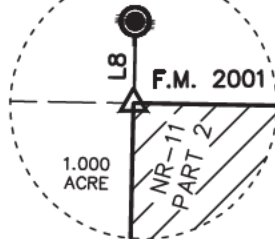
ALAN BALSER
AND
PAM BALSER
VOL. 576, PG. 467
O.P.R.R.P.C.C.T.
REMAINDER
(35.00 ACRES)
TRACT I
JULY 30, 2009

DEED CORRECTION
VOL. 577, PG. 05
O.P.R.R.P.C.C.T.
AUGUST 11, 2009

LEGEND

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

LINE TABLE		
LINE#	BEARING	DISTANCE
L3	S81°38'02"W	30.22'
L4	N74°57'35"E	30.00'
L6	S74°57'35"W	99.14'
L7	S15°15'51"E	233.82'
L8	N74°59'16"E	1.47'



DETAIL "A"
NOT TO SCALE

- NOTES:
- THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
 - THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE GUARANTY COMPANY FILE NO. 2307348-BUD, EFFECTIVE DATE JANUARY 05, 2024.
 - EXISTING EASEMENTS LISTED IN THE TITLE COMMITMENT SCHEDULE B, ITEM 10 DO NOT AFFECT THE PROPOSED ACQUISITION EXCEPT AS SHOWN HEREON.

REVISED: 03/05/24
REVISED: 03/04/24
ISSUED: 02/09/24

CCAD ID 14676



Chris Conrad

03/05/24

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

<p>McGRAY & McGRAY LAND SURVEYORS, INC. 3301 HANCOCK DRIVE #6 AUSTIN, TEXAS 78731 MCGRAY.COM (512) 451-8591 TBPELS SURVEY FIRM #10095500</p>		
SCALE:	1" = 100'	
DATE:	03/05/24	TECH: BLM
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 5 OF 5

EXHIBIT "G"

Parcel NR-14

7.524 Acre Waterline Easement
William Morrison Survey, Abstract No. 200
William Morrison Survey, Abstract No. 187
Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-14

DESCRIPTION OF A 7.524 ACRE (327,764 SQUARE FOOT) EASEMENT CONSISTING OF TWO PARTS OUT OF THE WILLIAM MORRISON SURVEY, ABSTRACT NO. 200, AND THE WILLIAM MORRISON SURVEY, ABSTRACT NO. 187, CALDWELL COUNTY, TEXAS, BEING A PORTION THOSE TRACTS DESCRIBED AS 160.8 ACRES (NINTH TRACT – EXHIBIT "G"), 2.169 ACRES (ELEVENTH TRACT – EXHIBIT "H"), THE REMAINDER OF 153.00 ACRES (FOURTH TRACT – EXHIBIT "E"), 85.5 ACRES (SECOND TRACT – EXHIBIT "C"), 15.00 ACRES (THIRD TRACT – EXHIBIT "D"), AND THE REMAINDER OF 100.00 ACRES (FIRST TRACT – EXHIBIT "A") CONVEYED TO OPEN R. FAMILY PARTNERSHIP, LTD. BY CORRECTION SPECIAL WARRANTY DEED EXECUTED MAY 28, 2008, EFFECTIVE DECEMBER 31, 2007, AS RECORDED IN VOLUME 536, PAGE 157, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS; SAID 7.524 ACRE (327,764 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED IN TWO PARTS BY METES AND BOUNDS AS FOLLOWS:

PART 1 2.300 Acres (100,188 Square Feet)

BEGINNING at a 1/2-inch iron rod with cap (illegible) found at the northeast corner of said 160.8 acre Open R. Family Partnership tract, being at a corner in the east line of that tract described as 576.01 acres conveyed to Uhland High Ground Group, LLC by Warranty Deed with Vendor's Lien, as recorded in Document No. 2021-007504, Official Public Record, Caldwell County, Texas, and being in the existing west right-of-way line of FM 2001 (varying width right-of-way), said POINT OF BEGINNING having Grid Coordinates of N=13,895,833.43, E=2,368,861.50, from which a 1/2-inch iron rod with "RPLS 6478" cap found at a corner in the east line of said 576.01 acre Uhland High Ground Group tract, being the southeast corner of the remainder of that tract described as 711.13 acres conveyed to Jeremy Barnes by Special Warranty Deed, as recorded in Document No. 2015-004019, Official Public Records, Caldwell County, Texas, and in the existing west right-of-way line of FM 2001, bears North 10°19'52" West 30.55 feet;

THENCE, along the east line of this easement, said 160.8 acre, said 2.169 acre and the remainder of said 153.00 acre Open R. Family Partnership tract, the following five (5) courses, numbered 1 through 5:

- 1) **South 10°19'52" East 802.69 feet** to a calculated point,
- 2) with a curve to the left, whose delta angle is **20°30'09"**, radius is **2,904.79 feet**, an arc distance of **1,039.43 feet**, and the chord of which bears, **South 20°34'53" East 1,033.90 feet** to a calculated point,
- 3) **South 30°48'59" East 333.80 feet** to a calculated point,
- 4) with a curve to the right, whose delta angle is **20°44'21"**, radius is **2,810.41 feet**, an arc distance of **1,017.27 feet**, and the chord of which bears **South 20°28'24" East 1,011.73 feet** to a calculated point, and
- 5) **South 10°24'58" East 147.76 feet** to a 1/2-inch iron rod found at a corner in the east line of the remainder of said 153.00 acre Open R. Family Partnership tract, being the northeast corner of that tract described as 3.315 acres conveyed to Dora Cunningham by General Warranty Deed with Vendor's Lien, as recorded in Document No. 140027, Official Public Records of Real Property, Caldwell County, Texas, from which a 1/2-inch iron rod with "Hinkle" cap found at the southeast corner of said 3.315 acre Cunningham tract, being the northeast corner of that tract described as 13.507 acres conveyed to Alison Joyce Moore and Jimmy S. Moore, Jr. by Warranty Deed with Vendor's Lien, as recorded in Document No. 2019-003313, Official Public Records, Caldwell County, Texas, and in the existing west right-of-way line of FM 2001, bears South 10°24'58" East 209.97 feet;
- 6) THENCE, along the south line of this easement, an east line of the remainder of said 153.00 acre Open R. Family Partnership tract, and the north line of said 3.315 acre Cunningham tract, **South 80°06'25" West 30.00 feet** to a calculated point;

THENCE, along the west line of this easement, crossing the remainder of said 153.00 acre, said 2.169 acre and said 160.8 acre Open R. Family Partnership tracts, the following five (5) courses, numbered 7 through 11:

- 7) **North 10°24'58" West 147.57 feet** to a calculated point,

- 8) with a curve to the left, whose delta angle is **20°44'28"**, radius is **2,780.41 feet**, an arc distance of **1,006.51 feet**, and the chord of which bears **North 20°28'22" West 1,001.02 feet** to a calculated point,
- 9) **North 30°48'59" West 333.79 feet** to a calculated point,
- 10) with a curve to the right, whose delta angle is **20°30'09"**, radius is **2,934.79 feet**, an arc distance of **1,050.17 feet**, and the chord of which bears **North 20°34'53" West 1,044.58 feet** to a calculated point, and
- 11) **North 10°19'52" West 800.10 feet** to a calculated point in the north line of said 160.8 acre Open R. Family Partnership tract, and an east line of said 576.01 acre Uhland High Ground Group tract;
- 12) THENCE, along the north line of this easement and said 160.8 acre Open R. Family Partnership tract, and an east line of said 576.01 acre Uhland High Ground Group tract, **North 74°44'22" East 30.11 feet** to the POINT OF BEGINNING and containing 2.300 acres (100,188 square feet) of land within these metes and bounds.

PART 2 5.224 Acres (227,576 Square Feet)

BEGINNING at a 1/2-inch iron rod found at a corner in the east line of the remainder of said 153.00 acre Open R. Family Partnership tract, being the southeast corner of said 13.507 acre Moore tract, and in the existing west right-of-way line of FM 2001 (varying width right-of-way), said POINT OF BEGINNING having Grid Coordinates of N=13,891,449.32, E=2,370,126.27, from which a Texas Department of Transportation (TxDOT) Type I concrete monument (broken) found at an angle point in the east line of said 13.507 acre Moore tract, and the existing west right-of-way line of FM 2001, bears North 10°14'26" West 509.53 feet;

- 1) THENCE, along the east line of this easement and the remainder of said 153.00 acre Open R. Family Partnership tract, and the existing west right-of-way line of FM 2001, **South 10°14'26" East 1,103.19 feet** to a 1/2-inch iron rod with "Urban Design Group" cap found at an angle point in the east line of the remainder of said 153.00 acre Open R. Family Partnership tract, and the existing west right-of-way line of FM 2001;

- 2) THENCE, continuing along the east line of this easement, crossing the remainder of said 153.00 acre Open R. Family Partnership tract, **South 16°14'04" East 193.00 feet** to a calculated point in the east line of the remainder of said 153.00 acre Open R. Family Partnership tract, and the existing west right-of-way line of FM 2001;

THENCE, continuing along the east line of this easement, the east line of the remainder of said 153.00 acre and said 85.5 acre Open R. Family Partnership tracts, the following two (2) courses, numbered 3 and 4:

- 3) **South 10°17'11" East 791.68 feet** to a TxDOT Type I concrete monument (broken and leaning) found, and
- 4) **South 10°47'37" East 2,038.68 feet** to a calculated point, from which a TxDOT Type I concrete monument (broken) found at the southeast corner of said 85.5 acre Open R. Family Partnership tract, being at the intersection of the existing west right-of-way line of FM 2001 and the existing north right-of-way line of Bobwhite Road (CR 232, varying width right-of-way), bears South 10°47'37" East 185.49 feet;

THENCE, continuing along the east line of this easement, crossing said 85.5 acre Open R. Family Partnership tract, the following two (2) courses, numbered 5 and 6:

- 5) **South 34°09'23" West 185.18 feet** to a calculated point, and
- 6) **South 10°50'37" East 55.36 feet** to a calculated point in the south line of said 85.5 acre Open R. Family Partnership tract, and the existing north right-of-way line of Bobwhite Road;
- 7) THENCE, along a south line of this easement, the south line of said 85.5 acre Open R. Family Partnership tract, and the existing north right-of-way line of Bobwhite Road, **South 78°48'12" West 30.00 feet** to a calculated point;
- 8) THENCE, along a west line of this easement, crossing said 85.5 acre Open R. Family Partnership tract, **North 10°50'37" West 31.06 feet** to a calculated point;

THENCE, along the south line of this easement, crossing said 85.5 acre, said 15.00 acre, and the remainder of said 100.00 acre Open R. Family Partnership tracts, the following two (2) courses, numbered 9 and 10:

- 9) **South 80°16'25" West 3,048.77 feet** to a calculated point, and

10) **South 80°10'14" West 162.26 feet** to a calculated point in the west line of the remainder of said 100.00 acre Open R. Family Partnership tract, and the east line of that tract described as 11.000 acres conveyed to Jacob K. Hohertz a/k/a Jacob Kendall Hohertz by General Warranty Deed with Vendor's Lien, as recorded in Document No. 2015-004255, Official Public Records, Caldwell County, Texas, from which a 2-1/2-inch metal fence post found in the west line of the remainder of said 100.00 acre Open R. Family Partnership tract, being at the southeast corner of said 11.000 acre Hohertz tract, also being an angle point in the existing north right-of-way line of Bobwhite Road, bears South 09°47'14" East 14.39 feet, and from which a 3/8-inch iron rod found bears South 06°38'58" West 7.47 feet;

11) THENCE, along the west line of this easement and the remainder of said 100.00 acre Open R. Family Partnership tract, and the east line of said 11.000 acre Hohertz tract, **North 09°47'14" West 30.00 feet** to a calculated point;

THENCE, along a north and west line of this easement, crossing the remainder of said 100.00 acre, said 15.00 acre, said 85.5 acre and the remainder of said 153.00 acre Open R. Family Partnership tracts, the following eight (8) courses, numbered 12 through 20:

12) **North 80°10'14" East 162.27 feet** to a calculated point,

13) **North 80°16'25" East 3,048.21 feet** to a calculated point,

14) **North 10°50'37" West 6.91 feet** to a calculated point,

15) **North 34°09'23" East 185.19 feet** to a calculated point,

16) **North 10°47'37" West 2,026.27 feet** to a calculated point,

17) **North 10°17'11" West 790.38 feet** to a calculated point,

18) **North 16°14'04" West 193.01 feet** to a calculated point, and

19) **North 10°14'26" West 1,120.51 feet** to a calculated point in the east line of the remainder of said 153.00 acre Open R. Family Partnership tract, and the south line of said 13.507 acre Moore tract;

20)THENCE, along the north line of this easement, an east line of the remainder of said 153.00 acre Open R. Family Partnership tract, and the south line of said 13.507 acre Moore tract, **South 72°32'17" East 33.88 feet** to the POINT OF BEGINNING and containing 5.224 acres (227,576 square feet) of land within these metes and bounds.

PART 1 2.300 Ac. 100,188 Sq. Ft.
PART 2 5.224 Ac. 227,576 Sq. Ft.
TOTAL 7.524 Ac. 327,764 Sq. Ft.

Bearing Basis Note

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

SURVEYED BY:

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



03/25/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\NR-14~7.524 Ac WLE-R3_KS
Issued 02/26/2024; Revised 03/07/2024, Revised 03/15/2024, Revised 03/25/2024

CCAD ID 15438 & 34535

EXHIBIT "G"

SKETCH TO ACCOMPANY DESCRIPTION
 OF 7.524 AC. OR 327,764 SQ. FT. OF LAND OUT OF
 THE WILLIAM MORRISON SURVEY, ABSTRACT NO. 200 AND
 THE WILLIAM MORRISON SURVEY, ABSTRACT NO. 187
 CALDWELL COUNTY, TEXAS

SCALE 1" = 100'



JEREMY BARNES
 DOC. NO. 2015-004019
 O.P.R.C.C.T.
 REMAINDER
 (711.13 ACRES)
 MAY 21, 2015

P.O.B. (PART 1)
 GRID COORDINATES
 N= 13,895,833.43
 E= 2,368,861.50

LINE TABLE		
LINE#	BEARING	DISTANCE
L4	N74°44'22"E	30.11'
L5	N10°19'52"W	30.55'

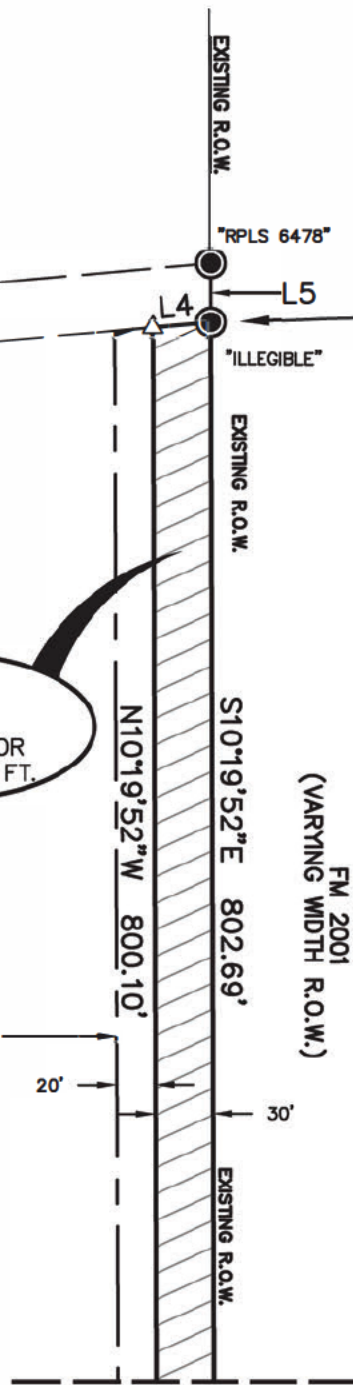
WILLIAM MORRISON
 SURVEY
 ABSTRACT NO. 200

NR-14
 WLE
 PART 1
 2.300 AC. OR
 100,188 SQ. FT.

OPEN R. FAMILY PARTNERSHIP, LTD.
 VOL. 536, PG. 157
 O.P.R.R.P.C.C.T.
 NINTH TRACT
 EXHIBIT "G"
 (160.8 ACRES)
 MAY 28, 2008

20' TEMPORARY
 CONSTRUCTION EASEMENT
 APPROX. 1.5 ACRES

[A]
 UHLAND HIGH GROUND GROUP, LLC
 DOC. NO. 2021-007504
 O.P.R.C.C.T.
 (576.01 ACRES)
 MAY 7, 2021



SHEET 8 OF 22

CCAD ID 15438 & 34535

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

SCALE:	1" = 100'		-
DATE:	03/25/2024	TECH:	MM
PROJECT:	22-179	FIELD:	-
FIELD BOOK:	-	SHEET:	7 OF 22

**SKETCH TO ACCOMPANY DESCRIPTION
OF 7.524 AC. OR 327,764 SQ. FT. OF LAND OUT OF
THE WILLIAM MORRISON SURVEY, ABSTRACT NO. 200 AND
THE WILLIAM MORRISON SURVEY, ABSTRACT NO. 187
CALDWELL COUNTY, TEXAS**



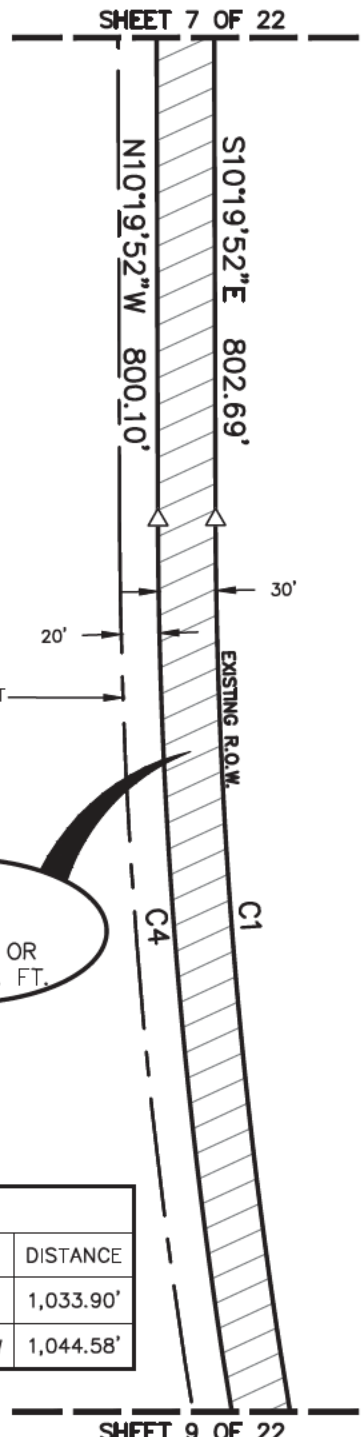
SCALE 1" = 100'

WILLIAM MORRISON
SURVEY
ABSTRACT NO. 200

OPEN R. FAMILY PARTNERSHIP, LTD.
VOL. 536, PG. 157
O.P.R.R.P.C.C.T.
NINTH TRACT
EXHIBIT "G"
(160.8 ACRES)
MAY 28, 2008

20' TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 1.5 ACRES

NR-14
WLE
PART 1
2.300 AC. OR
100,188 SQ. FT.



FM 2001
(VARYING WIDTH R.O.W.)

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	1,039.43'	2,904.79'	20°30'09"	S20°34'53"E	1,033.90'
C4	1,050.17'	2,934.79'	20°30'09"	N20°34'53"W	1,044.58'

NO EASEMENT OF RECORD
FOUND FOR THESE
OVERHEAD UTILITY LINES

CCAD ID 15438 & 34535

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

SCALE:	1" = 100'		-
DATE:	03/25/2024	TECH:	MM
PROJECT:	22-179	FIELD:	-
FIELD BOOK:	-	SHEET:	8 OF 22

**SKETCH TO ACCOMPANY DESCRIPTION
OF 7.524 AC. OR 327,764 SQ. FT. OF LAND OUT OF
THE WILLIAM MORRISON SURVEY, ABSTRACT NO. 200 AND
THE WILLIAM MORRISON SURVEY, ABSTRACT NO. 187
CALDWELL COUNTY, TEXAS**



SCALE 1" = 100'

WILLIAM MORRISON SURVEY
ABSTRACT NO. 200

SHEET 8 OF 22

20' TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 1.5 ACRES

NR-14
WLE
PART 1
2.300 AC. OR
100,188 SQ. FT.

OPEN R. FAMILY PARTNERSHIP, LTD.
VOL. 536, PG. 157
O.P.R.R.P.C.C.T.
NINTH TRACT
EXHIBIT "G"
(160.8 ACRES)
MAY 28, 2008

NO EASEMENT OF RECORD
FOUND FOR THESE
OVERHEAD UTILITY LINES

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	1,039.43'	2,904.79'	20°30'09"	S20°34'53"E	1,033.90'
C4	1,050.17'	2,934.79'	20°30'09"	N20°34'53"W	1,044.58'

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S30°48'59"E	333.80'
L3	N30°48'59"W	333.79'


[B]

OPEN R. FAMILY PARTNERSHIP, LT
VOL. 536, PG. 157
O.P.R.R.P.C.C.T.
ELEVENTH TRACT
EXHIBIT "H"
(2.169 ACRES)
MAY 28, 2008

[B]

SHEET 10 OF 22

CCAD ID 15438 & 34535

 <p>McGRAY & McGRAY LAND SURVEYORS, INC. 3301 HANCOCK DRIVE #6 AUSTIN, TEXAS 78731 MCGRAY.COM (512) 451-8591 TBPELS SURVEY FIRM #10095500</p>			
SCALE:	1" = 100'		
DATE:	03/25/2024	TECH:	MM
PROJECT:	22-179	FIELD:	-
FIELD BOOK:	-	SHEET:	9 OF 22

**SKETCH TO ACCOMPANY DESCRIPTION
OF 7.524 AC. OR 327,764 SQ. FT. OF LAND OUT OF
THE WILLIAM MORRISON SURVEY, ABSTRACT NO. 200 AND
THE WILLIAM MORRISON SURVEY, ABSTRACT NO. 187
CALDWELL COUNTY, TEXAS**



SCALE 1" = 100'

SHEET 9 OF 22

WILLIAM MORRISON
SURVEY
ABSTRACT NO. 200

OPEN R. FAMILY
PARTNERSHIP, LTD.
VOL. 536, PG. 157
O.P.R.R.P.C.C.T.
ELEVENTH TRACT
EXHIBIT "H"
(2.169 ACRES)
MAY 28, 2008

[C]

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C2	1,017.27'	2,810.41'	20°44'21"	S20°28'24"E	1,011.73'
C3	1,006.51'	2,780.41'	20°44'28"	N20°28'22"W	1,001.02'

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S30°48'59"E	333.80'
L3	N30°48'59"W	333.79'

WILLIAM MORRISON
SURVEY
ABSTRACT NO. 187

OPEN R. FAMILY PARTNERSHIP, LTD.
VOL. 536, PG. 157
O.P.R.R.P.C.C.T.
FOURTH TRACT
EXHIBIT "E"
REMAINDER
(153.00 ACRES)
MAY 28, 2008

APPROXIMATE
SURVEY LINE

A-200
A-187

APPROXIMATE
SURVEY LINE

A-117
A-187

[C]

OPEN R. FAMILY PARTNERSHIP, LT
VOL. 536, PG. 157
O.P.R.R.P.C.C.T.
NINTH TRACT
EXHIBIT "G"
(160.8 ACRES)
MAY 28, 2008

20' TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 1.5 ACRES

20'

30'


(VARYING
WIDTH R.O.W.)

EXISTING R.O.W.

NR-14
WLE
PART 1
2.300 AC. OR
100,188 SQ. FT.

SHEET 11 OF 22

CCAD ID 15438 & 34535

 <p>McGRAY & McGRAY LAND SURVEYORS, INC. 3301 HANCOCK DRIVE #6 AUSTIN, TEXAS 78731 MCGRAY.COM (512) 451-8591 TBPELS SURVEY FIRM #10095500</p>			
SCALE:	1" = 100'		
DATE:	03/25/2024	TECH:	MM
PROJECT:	22-179	FIELD:	-
FIELD BOOK:	-	SHEET:	10 OF 22

**SKETCH TO ACCOMPANY DESCRIPTION
OF 7.524 AC. OR 327,764 SQ. FT. OF LAND OUT OF
THE WILLIAM MORRISON SURVEY, ABSTRACT NO. 200 AND
THE WILLIAM MORRISON SURVEY, ABSTRACT NO. 187
CALDWELL COUNTY, TEXAS**

SHEET 10 OF 22

SCALE 1" = 100'



WILLIAM MORRISON
SURVEY
ABSTRACT NO. 187

NR-14
WLE
PART 1
2.300 AC. OR
100,188 SQ. FT.

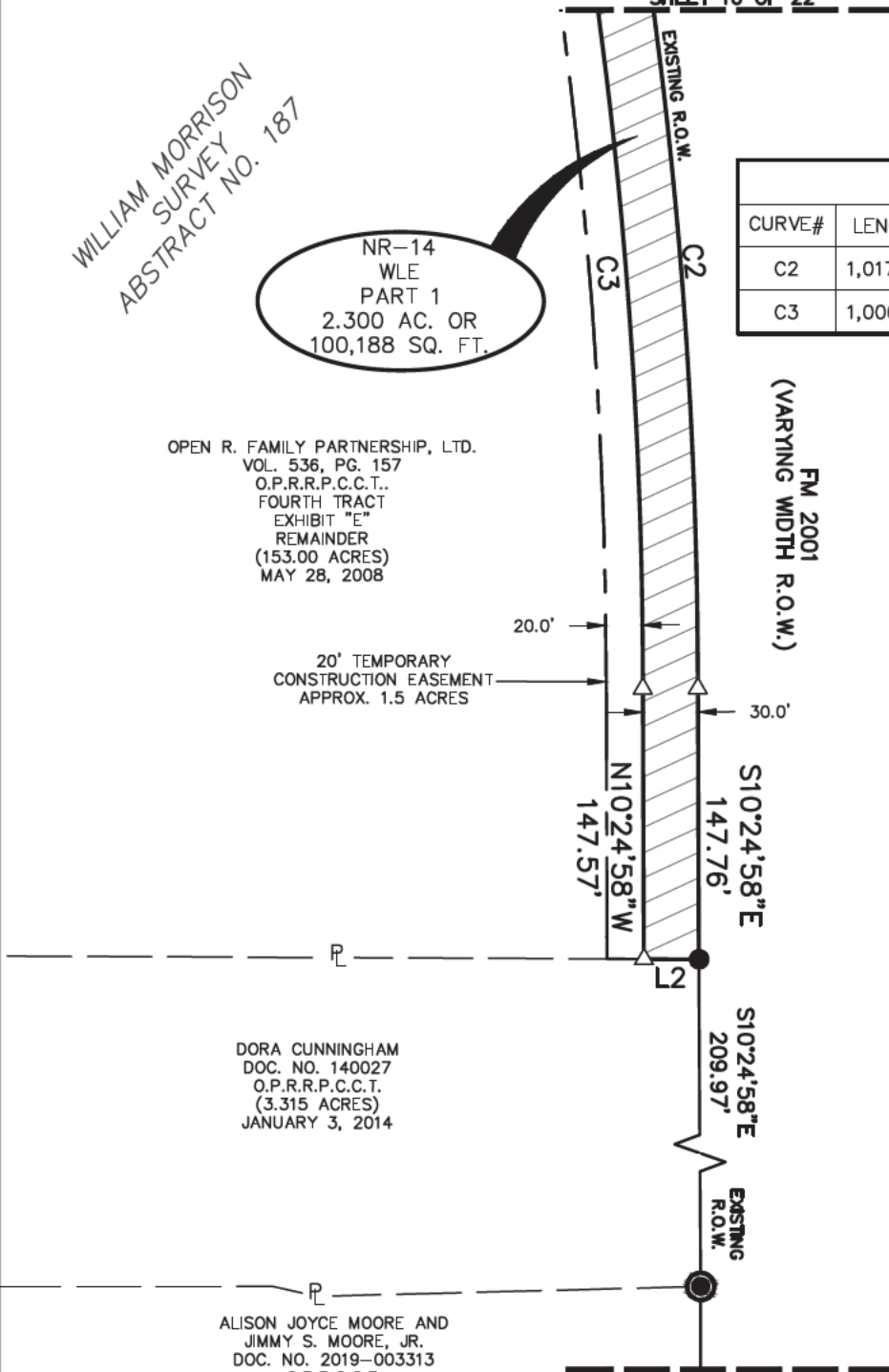
CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C2	1,017.27'	2,810.41'	20°44'21"	S20°28'24"E	1,011.73'
C3	1,006.51'	2,780.41'	20°44'28"	N20°28'22"W	1,001.02'

OPEN R. FAMILY PARTNERSHIP, LTD.
VOL. 536, PG. 157
O.P.R.R.P.C.C.T.,
FOURTH TRACT
EXHIBIT "E"
REMAINDER
(153.00 ACRES)
MAY 28, 2008

LINE TABLE		
LINE#	BEARING	DISTANCE
L2	S80°06'25"W	30.00'

FM 2001
(VARYING WIDTH R.O.W.)

20' TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 1.5 ACRES




DORA CUNNINGHAM
DOC. NO. 140027
O.P.R.R.P.C.C.T.,
(3.315 ACRES)
JANUARY 3, 2014

ALISON JOYCE MOORE AND
JIMMY S. MOORE, JR.
DOC. NO. 2019-003313
O.P.R.C.C.T.
(13.507 ACRES)
JUNE 28, 2019

SHEET 12 OF 22

CCAD ID 15438 & 34535

 McGRAY & McGRAY LAND SURVEYORS, INC. 3301 HANCOCK DRIVE #6 AUSTIN, TEXAS 78731 MCGRAY.COM (512) 451-8591 TBPELS SURVEY FIRM #10095500			
SCALE:	1" = 100'		
DATE:	03/25/2024	TECH:	MM
PROJECT:	22-179	FIELD:	-
FIELD BOOK:	-	SHEET:	11 OF 22

**SKETCH TO ACCOMPANY DESCRIPTION
OF 7.524 AC. OR 327,764 SQ. FT. OF LAND OUT OF
THE WILLIAM MORRISON SURVEY, ABSTRACT NO. 200 AND
THE WILLIAM MORRISON SURVEY, ABSTRACT NO. 187
CALDWELL COUNTY, TEXAS**

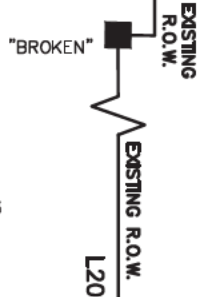
SHEET 11 OF 22



SCALE 1" = 100'

WILLIAM MORRISON
SURVEY
ABSTRACT NO. 187

ALISON JOYCE MOORE
AND
JIMMY S. MOORE, JR.
DOC. NO. 2019-003313
O.P.R.C.C.T.
(13.507 ACRES)
JUNE 28, 2019



L20

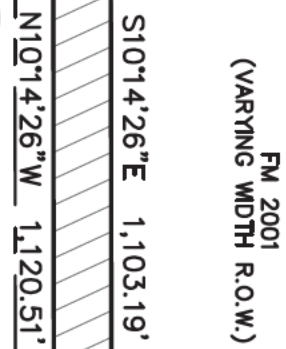
L19

P.O.B. NR-14 (PART 2)
GRID COORDINATES
N= 13,891,449.32
E= 2,370,126.27

NR-14
WLE
PART 2
5.224 AC. OR
227,576 SQ. FT.

LINE TABLE		
LINE#	BEARING	DISTANCE
L19	S72°32'17"E	33.88'
L20	N10°14'26"W	509.53'

OPEN R. FAMILY PARTNERSHIP, LTD.
VOL. 536, PG. 157
O.P.R.P.C.C.T.
FOURTH TRACT
EXHIBIT "E"
REMAINDER
(153.00 AC.)
MAY 28, 2008



20' TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 3.5 ACRES

SHEET 13 OF 22

CCAD ID 15438 & 34535

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

SCALE:	1" = 100'		-
DATE:	03/25/2024	TECH:	MM
PROJECT:	22-179	FIELD:	-
FIELD BOOK:	-	SHEET:	12 OF 22

**SKETCH TO ACCOMPANY DESCRIPTION
OF 7.524 AC. OR 327,764 SQ. FT. OF LAND OUT OF
THE WILLIAM MORRISON SURVEY, ABSTRACT NO. 200 AND
THE WILLIAM MORRISON SURVEY, ABSTRACT NO. 187
CALDWELL COUNTY, TEXAS**

SHEET 12 OF 22

SCALE 1" = 100'



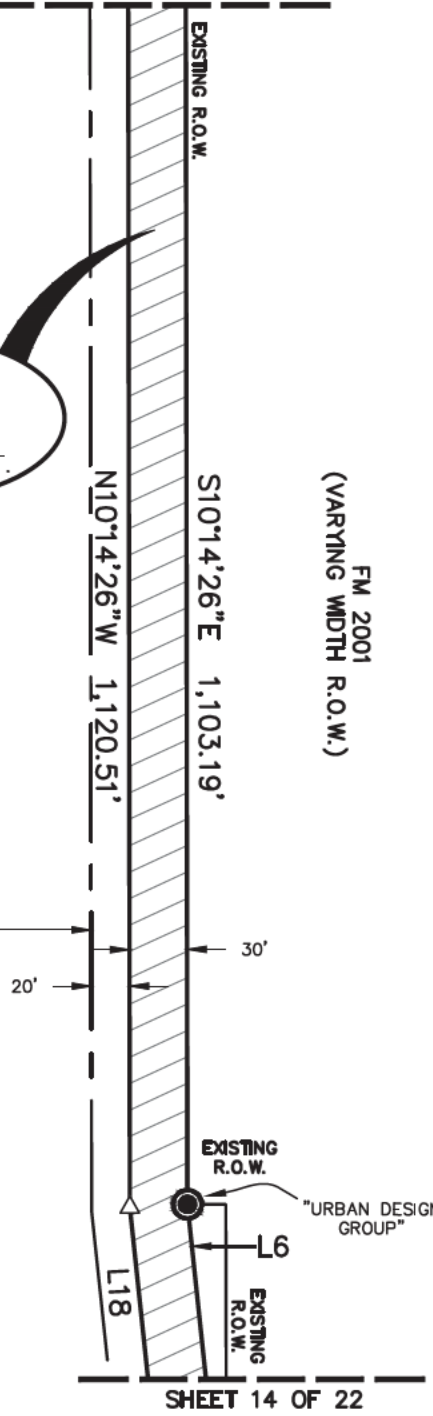
WILLIAM MORRISON
SURVEY
ABSTRACT NO. 187

NR-14
WLE
PART 2
5.224 AC. OR
227,576 SQ. FT.

LINE TABLE		
LINE#	BEARING	DISTANCE
L6	S16°14'04"E	193.00'
L18	N16°14'04"W	193.01'

OPEN R. FAMILY PARTNERSHIP, LTD.
VOL. 536, PG. 157
D.R.C.C.T.
FOURTH TRACT
EXHIBIT "E"
(153.00 AC.)
MAY 28, 2008

20' TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 3.5 ACRES



SHEET 14 OF 22

CCAD ID 15438 & 34535

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

SCALE:	1" = 100'		-
DATE:	03/25/2024	TECH:	MM
PROJECT:	22-179	FIELD:	-
FIELD BOOK:	-	SHEET:	13 OF 22

**SKETCH TO ACCOMPANY DESCRIPTION
OF 7.524 AC. OR 327,764 SQ. FT. OF LAND OUT OF
THE WILLIAM MORRISON SURVEY, ABSTRACT NO. 200 AND
THE WILLIAM MORRISON SURVEY, ABSTRACT NO. 187
CALDWELL COUNTY, TEXAS**

SHEET 13 OF 22

SCALE 1" = 100'

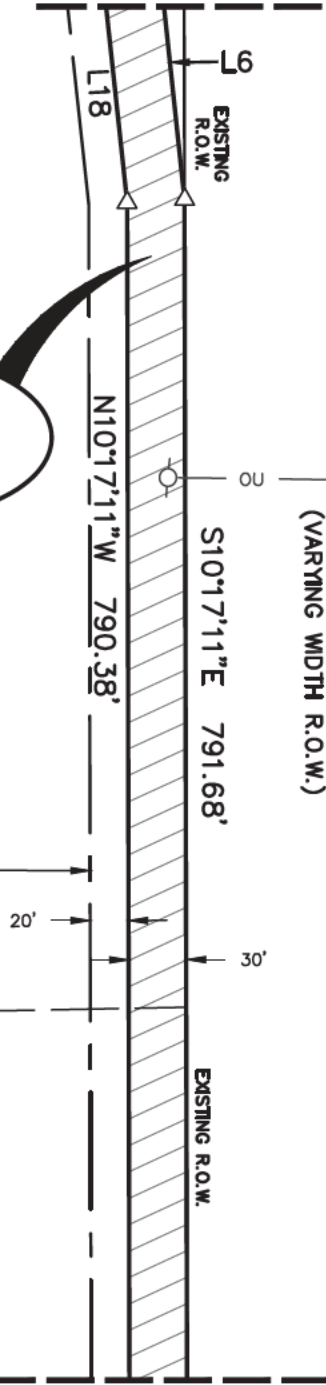


WILLIAM MORRISON
SURVEY
ABSTRACT NO. 187

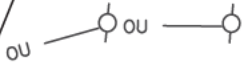
NR-14
WLE
PART 2
5.224 AC. OR
227,576 SQ. FT.

OPEN R. FAMILY PARTNERSHIP, LTD.
VOL. 536, PG. 157
O.P.R.R.P.C.C.T.
FOURTH TRACT
EXHIBIT "E"
REMAINDER
(153.00 AC.)
MAY 28, 2008

20' TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 3.5 ACRES



NO EASEMENT OF RECORD
FOUND FOR THESE
OVERHEAD UTILITY LINES



FM 2001
(VARYING WIDTH R.O.W.)

LINE TABLE		
LINE#	BEARING	DISTANCE
L6	S16°14'04"E	193.00'
L18	N16°14'04"W	193.01'

OPEN R. FAMILY PARTNERSHIP, LTD.
VOL. 536, PG. 157
O.P.R.R.P.C.C.T.
SECOND TRACT
EXHIBIT "C"
(85.5 ACRES)
MAY 28, 2008

SHEET 15 OF 22

CCAD ID 15438 & 34535

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

SCALE:	1" = 100'		-
DATE:	03/25/2024	TECH:	MM
PROJECT:	22-179	FIELD:	-
FIELD BOOK:	-	SHEET:	14 OF 22

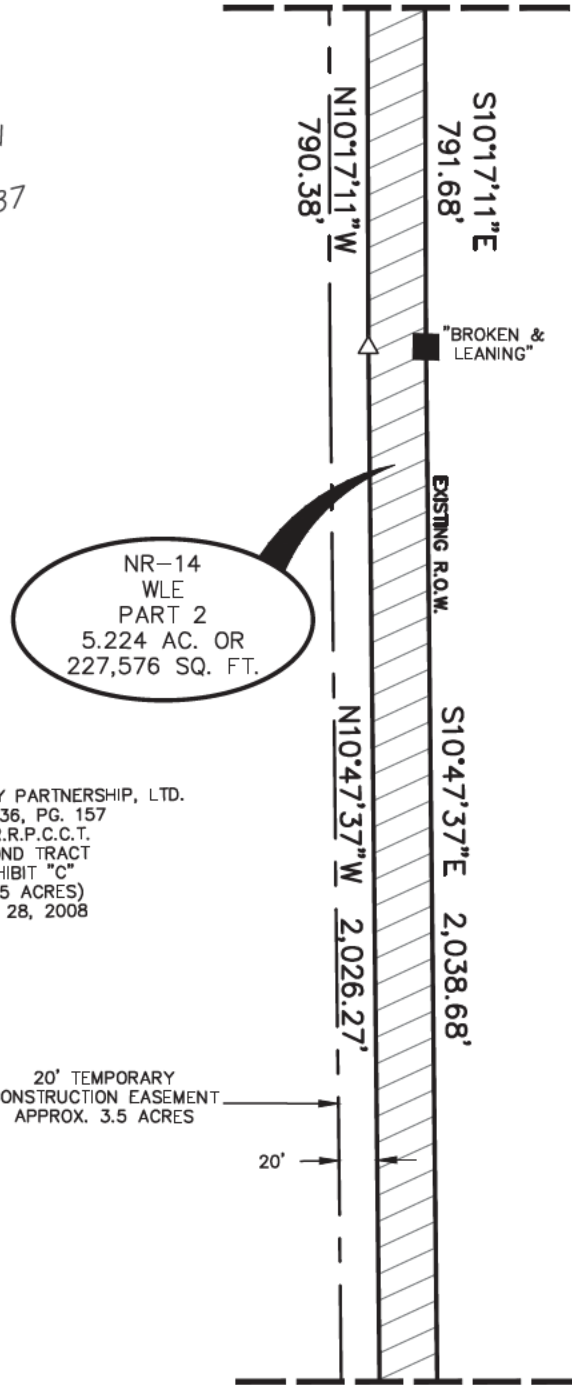
SKETCH TO ACCOMPANY DESCRIPTION
 OF 7.524 AC. OR 327,764 SQ. FT. OF LAND OUT OF
 THE WILLIAM MORRISON SURVEY, ABSTRACT NO. 200 AND
 THE WILLIAM MORRISON SURVEY, ABSTRACT NO. 187
 CALDWELL COUNTY, TEXAS



SCALE 1" = 100'

WILLIAM MORRISON
 SURVEY
 ABSTRACT NO. 187

SHEET 14 OF 22



NR-14
 WLE
 PART 2
 5.224 AC. OR
 227,576 SQ. FT.

OPEN R. FAMILY PARTNERSHIP, LTD.
 VOL. 536, PG. 157
 O.P.R.P.C.C.T.
 SECOND TRACT
 EXHIBIT "C"
 (85.5 ACRES)
 MAY 28, 2008

20' TEMPORARY
 CONSTRUCTION EASEMENT
 APPROX. 3.5 ACRES

FM 2001
 (VARYING WIDTH R.O.W.)

SHEET 16 OF 22

CCAD ID 15438 & 34535

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

SCALE:	1" = 100'		-
DATE:	03/25/2024	TECH:	MM
PROJECT:	22-179	FIELD:	-
FIELD BOOK:	-	SHEET:	15 OF 22

SKETCH TO ACCOMPANY DESCRIPTION
 OF 7.524 AC. OR 327,764 SQ. FT. OF LAND OUT OF
 THE WILLIAM MORRISON SURVEY, ABSTRACT NO. 200 AND
 THE WILLIAM MORRISON SURVEY, ABSTRACT NO. 187
 CALDWELL COUNTY, TEXAS



SCALE 1" = 100'

SHEET 15 OF 22

WILLIAM MORRISON
 SURVEY
 ABSTRACT NO. 187

NR-14
 WLE
 PART 2
 5.224 AC. OR
 227,576 SQ. FT.

OPEN R. FAMILY PARTNERSHIP, LTD.
 VOL. 536, PG. 157
 O.P.R.R.P.C.C.T.
 SECOND TRACT
 EXHIBIT "C"
 (85.5 ACRES)
 MAY 28, 2008

20' TEMPORARY
 CONSTRUCTION EASEMENT
 APPROX. 3.5 ACRES

20'

EXISTING R.O.W.

N10°47'37"W 2,026.27'

S10°47'37"E 2,038.68'

FM 2001
 (VARYING WIDTH R.O.W.)

EXISTING R.O.W.

30'

SHEET 17 OF 22

CCAD ID 15438 & 34535

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

SCALE:	1" = 100'		-
DATE:	03/25/2024	TECH:	MM
PROJECT:	22-179	FIELD:	-
FIELD BOOK:	-	SHEET:	16 OF 22

**SKETCH TO ACCOMPANY DESCRIPTION
OF 7.524 AC. OR 327,764 SQ. FT. OF LAND OUT OF
THE WILLIAM MORRISON SURVEY, ABSTRACT NO. 200 AND
THE WILLIAM MORRISON SURVEY, ABSTRACT NO. 187
CALDWELL COUNTY, TEXAS**



WILLIAM MORRISON
SURVEY
ABSTRACT NO. 187

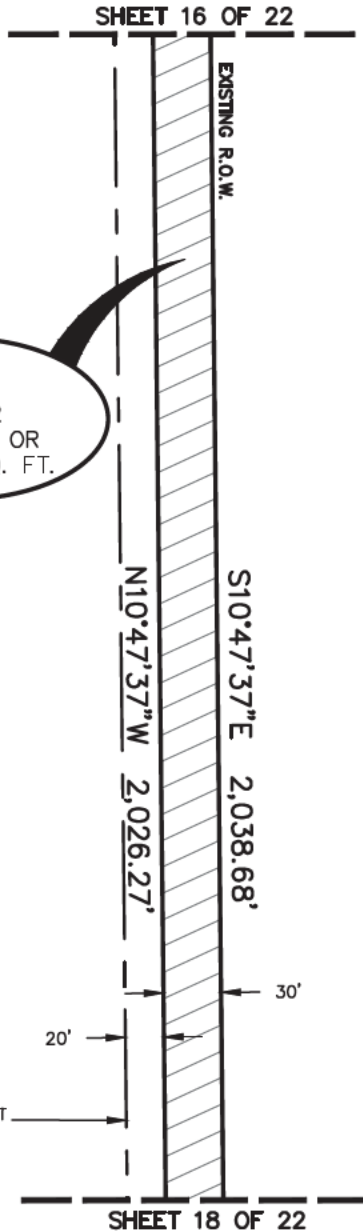
SHEET 16 OF 22

SCALE 1" = 100'

NR-14
WLE
PART 2
5.224 AC. OR
227,576 SQ. FT.


OPEN R. FAMILY PARTNERSHIP, LTD.
VOL. 536, PG. 157
O.P.R.P.C.C.T.
SECOND TRACT
EXHIBIT "C"
(85.5 ACRES)
MAY 28, 2008

20' TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 3.5 ACRES



FM 2001
(VARYING WIDTH R.O.W.)

CCAD ID 15438 & 34535

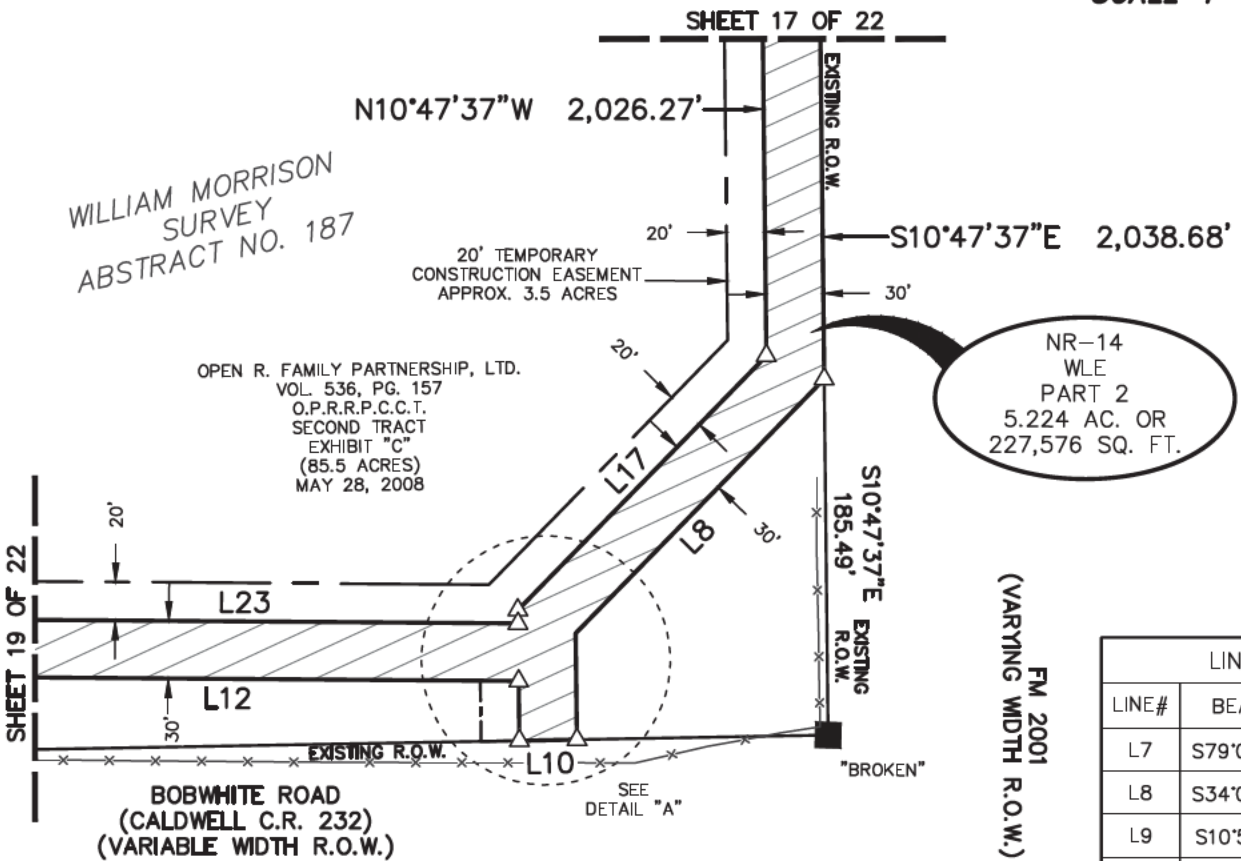
	McGRAY & McGRAY LAND SURVEYORS, INC.	
	3301 HANCOCK DRIVE #6 AUSTIN, TEXAS 78731 MCGRAY.COM (512) 451-8591 TBPELS SURVEY FIRM #10095500	

SCALE:	1" = 100'		-
DATE:	03/25/2024	TECH:	MM
PROJECT:	22-179	FIELD:	-
FIELD BOOK:	-	SHEET:	17 OF 22

**SKETCH TO ACCOMPANY DESCRIPTION
OF 7.524 AC. OR 327,764 SQ. FT. OF LAND OUT OF
THE WILLIAM MORRISON SURVEY, ABSTRACT NO. 200 AND
THE WILLIAM MORRISON SURVEY, ABSTRACT NO. 187
CALDWELL COUNTY, TEXAS**



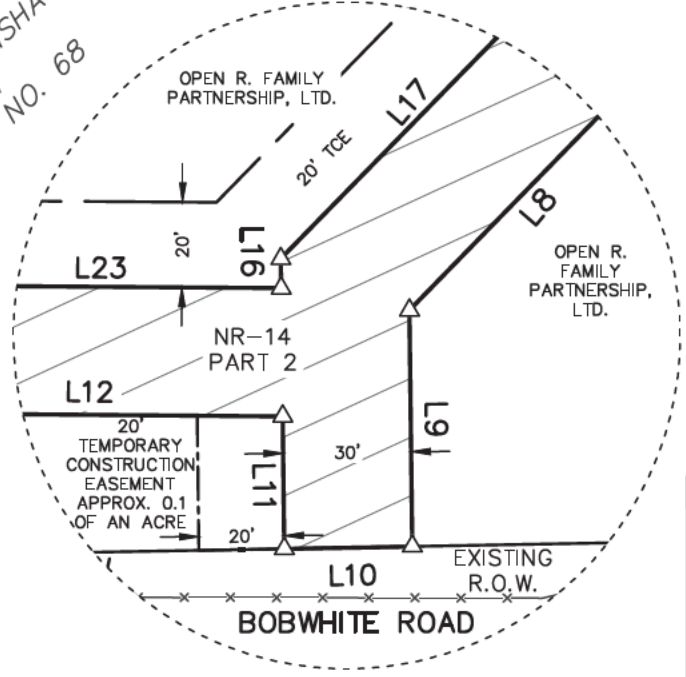
SCALE 1" = 100'



NR-14
WLE
PART 2
5.224 AC. OR
227,576 SQ. FT.

LINE TABLE		
LINE#	BEARING	DISTANCE
L7	S79°09'23"W	25.87'
L8	S34°09'23"W	185.18'
L9	S10°50'37"E	55.36'
L10	S78°48'12"W	30.00'
L11	N10°50'37"W	31.06'
L12	S80°16'25"W	3,048.77'
L16	N10°50'37"W	6.91'
L17	N34°09'23"E	185.19'
L23	N80°16'25"E	3,048.21'

CORNELIUS CRENSHAW
SURVEY
ABSTRACT NO. 68



CCAD ID 15438 & 34535

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

SCALE:	1" = 100'	-
DATE:	03/25/2024	TECH: MM
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 18 OF 22

**SKETCH TO ACCOMPANY DESCRIPTION
OF 7.524 AC. OR 327,764 SQ. FT. OF LAND OUT OF
THE WILLIAM MORRISON SURVEY, ABSTRACT NO. 200 AND
THE WILLIAM MORRISON SURVEY, ABSTRACT NO. 187
CALDWELL COUNTY, TEXAS**

SCALE 1" = 100'



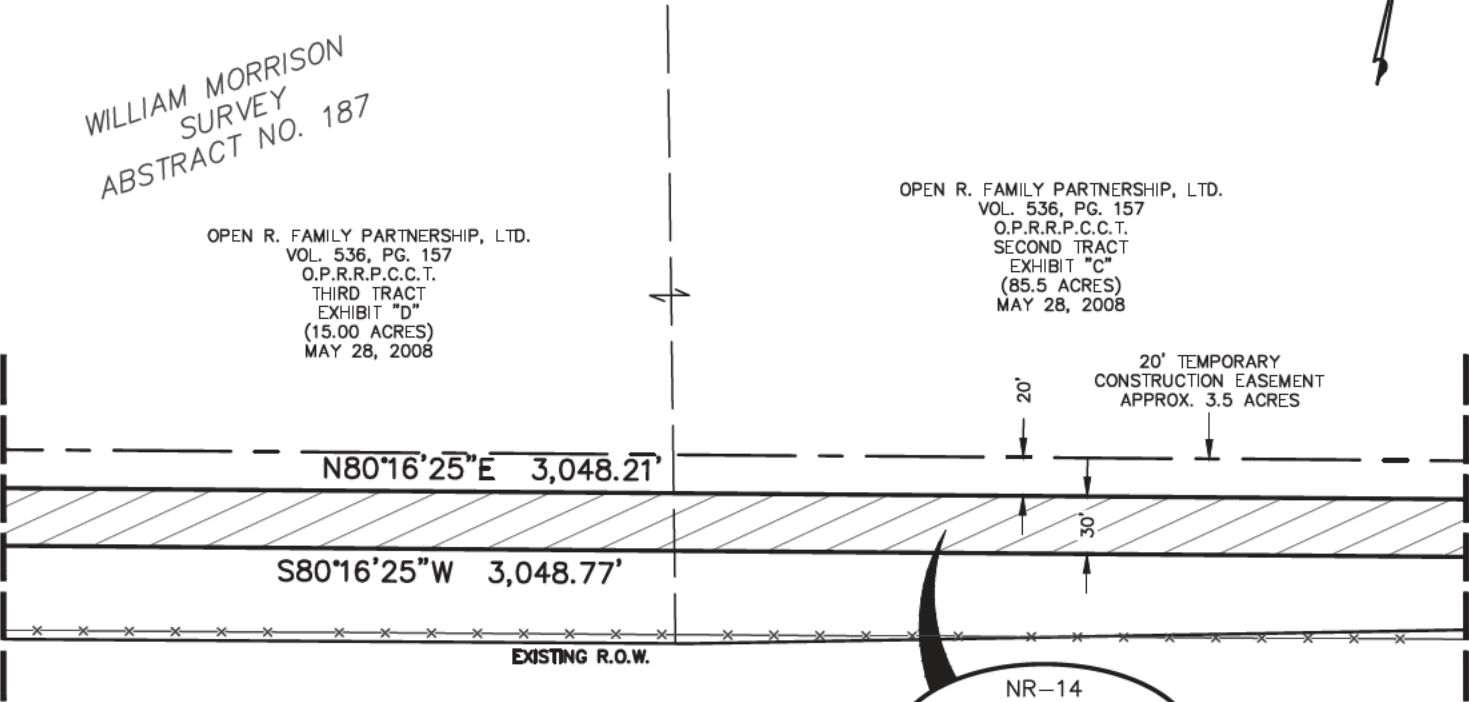
WILLIAM MORRISON
SURVEY
ABSTRACT NO. 187

OPEN R. FAMILY PARTNERSHIP, LTD.
VOL. 536, PG. 157
O.P.R.R.P.C.C.T.
THIRD TRACT
EXHIBIT "D"
(15.00 ACRES)
MAY 28, 2008

OPEN R. FAMILY PARTNERSHIP, LTD.
VOL. 536, PG. 157
O.P.R.R.P.C.C.T.
SECOND TRACT
EXHIBIT "C"
(85.5 ACRES)
MAY 28, 2008

SHEET 20 OF 22

SHEET 18 OF 22



EXISTING R.O.W.


BOBWHITE ROAD
(CALDWELL C.R. 232)
(VARIABLE WIDTH R.O.W.)

NR-14
WLE
PART 2
5.224 AC. OR
227,576 SQ. FT.

20' TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 3.5 ACRES

CORNELIUS CRENSHAW SURVEY
ABSTRACT NO. 68

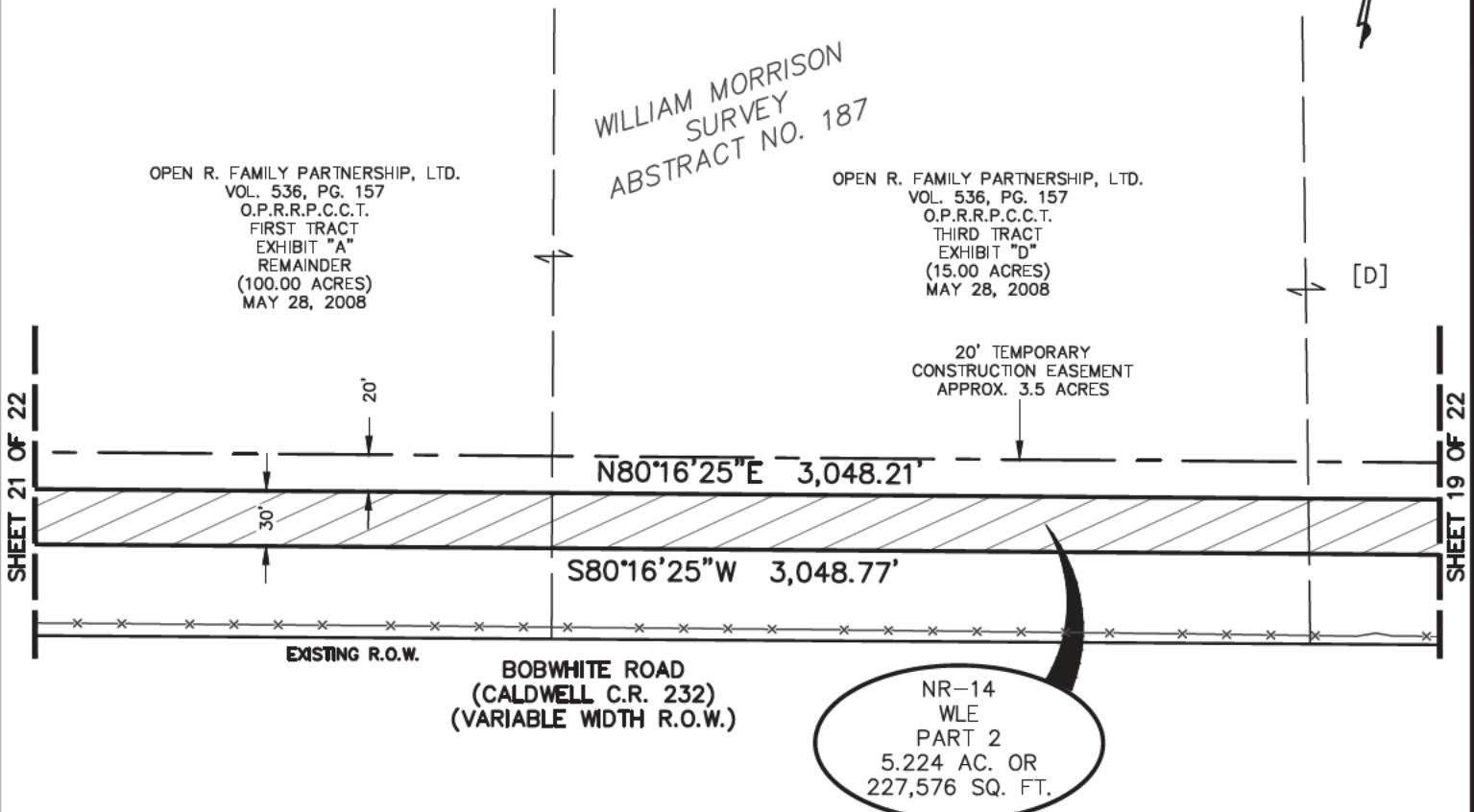
CCAD ID 15438 & 34535

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

SCALE:	1" = 100'		-
DATE:	03/25/2024	TECH:	MM
PROJECT:	22-179	FIELD:	-
FIELD BOOK:	-	SHEET:	19 OF 22

**SKETCH TO ACCOMPANY DESCRIPTION
OF 7.524 AC. OR 327,764 SQ. FT. OF LAND OUT OF
THE WILLIAM MORRISON SURVEY, ABSTRACT NO. 200 AND
THE WILLIAM MORRISON SURVEY, ABSTRACT NO. 187
CALDWELL COUNTY, TEXAS**

SCALE 1" = 100'



OPEN R. FAMILY PARTNERSHIP, LTD.
VOL. 536, PG. 157
O.P.R.R.P.C.C.T.
FIRST TRACT
EXHIBIT "A"
REMAINDER
(100.00 ACRES)
MAY 28, 2008

OPEN R. FAMILY PARTNERSHIP, LTD.
VOL. 536, PG. 157
O.P.R.R.P.C.C.T.
THIRD TRACT
EXHIBIT "D"
(15.00 ACRES)
MAY 28, 2008

20' TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 3.5 ACRES

N80°16'25"E 3,048.21'

S80°16'25"W 3,048.77'

EXISTING R.O.W.


BOBWHITE ROAD
(CALDWELL C.R. 232)
(VARIABLE WIDTH R.O.W.)

NR-14
WLE
PART 2
5.224 AC. OR
227,576 SQ. FT.

CORNELIUS CRENSHAW SURVEY
ABSTRACT NO. 68

[D]
OPEN R. FAMILY PARTNERSHIP, LTD.
VOL. 536, PG. 157
O.P.R.R.P.C.C.T.
SECOND TRACT
EXHIBIT "C"
(85.5 ACRES)
MAY 28, 2008

CCAD ID 15438 & 34535

 <p>McGRAY & McGRAY LAND SURVEYORS, INC. 3301 HANCOCK DRIVE #6 AUSTIN, TEXAS 78731 MCGRAY.COM (512) 451-8591 TBPELS SURVEY FIRM #10095500</p>		
SCALE:	1" = 100'	-
DATE:	03/25/2024	TECH: MM
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 20 OF 22

**SKETCH TO ACCOMPANY DESCRIPTION
OF 7.524 AC. OR 327,764 SQ. FT. OF LAND OUT OF
THE WILLIAM MORRISON SURVEY, ABSTRACT NO. 200 AND
THE WILLIAM MORRISON SURVEY, ABSTRACT NO. 187
CALDWELL COUNTY, TEXAS**



SCALE 1" = 100'

WILLIAM MORRISON SURVEY
ABSTRACT NO. 187

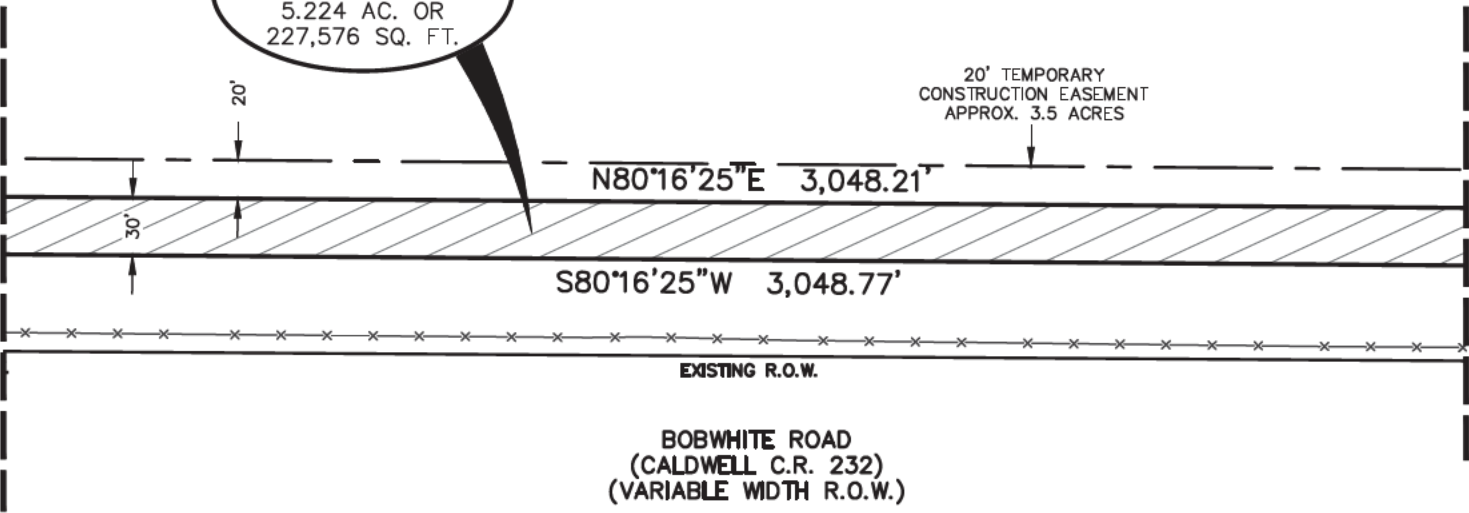
OPEN R. FAMILY PARTNERSHIP, LTD.
VOL. 536, PG. 157
O.P.R.R.P.C.C.T.
FIRST TRACT
EXHIBIT "A"
REMAINDER
(100.00 ACRES)
MAY 28, 2008

NR-14
WLE
PART 2
5.224 AC. OR
227,576 SQ. FT.

20' TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 3.5 ACRES


SHEET 22 OF 22

SHEET 20 OF 22



CORNELIUS CRENSHAW SURVEY
ABSTRACT NO. 68

CCAD ID 15438 & 34535

 <p align="center">McGRAY & McGRAY LAND SURVEYORS, INC. 3301 HANCOCK DRIVE #6 AUSTIN, TEXAS 78731 MCGRAY.COM (512) 451-8591 TBPELS SURVEY FIRM #10095500</p>	
DATE: 03/25/2024	TECH: MM
PROJECT: 22-179	FIELD: -
FIELD BOOK: -	SHEET: 21 OF 22

**SKETCH TO ACCOMPANY DESCRIPTION
OF 7.524 AC. OR 327,764 SQ. FT. OF LAND OUT OF
THE WILLIAM MORRISON SURVEY, ABSTRACT NO. 200 AND
THE WILLIAM MORRISON SURVEY, ABSTRACT NO. 187
CALDWELL COUNTY, TEXAS**

SCALE 1" = 100'



WILLIAM MORRISON
SURVEY
ABSTRACT NO. 187

JACOB K. HOHERTZ A/K/A
JACOB KENDALL HOHERTZ
DOC. NO. 2015-004255
O.P.R.C.C.T.
(11.000 ACRES)
MAY 27, 2015

MICHAEL M. REYNOLDS
RIGHT-OF-WAY EASEMENT
VOL. 130, PG. 887, O.P.R.R.P.C.C.T.
(50' X 1272.48')

OPEN R. FAMILY PARTNERSHIP, LTD.
VOL. 536, PG. 157
O.P.R.R.P.C.C.T.
FIRST TRACT
EXHIBIT "A"
REMAINDER
(100.00 ACRES)
MAY 28, 2008

NR-14
WLE
PART 2
5.224 AC. OR
227,576 SQ. FT.

20' TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 3.5 ACRES

NO EASEMENT OF RECORD
FOUND FOR THESE
OVERHEAD UTILITY LINES

SEE
DETAIL "B"

EXISTING R.O.W.

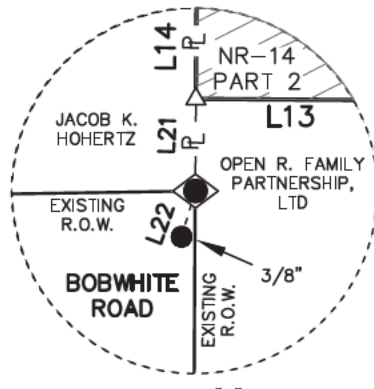
BOBWHITE ROAD
(CALDWELL C.R. 232)
(VARIABLE WIDTH R.O.W.)

EXISTING R.O.W.

LEGEND

- 1/2" IRON ROD CAP STAMPED "HINKLE" FOUND (UNLESS NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 2-1/2" METAL FENCE POST FOUND
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- CALCULATED POINT
- O.P.R.R.P.C.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY CALDWELL COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS
- D.R.C.C.T. DEED RECORDS OF CALDWELL COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- PL PROPERTY LINE
- CONTIGUOUS OWNERSHIP

LINE TABLE		
LINE#	BEARING	DISTANCE
L13	S80°10'14"W	162.26'
L14	N09°47'14"W	30.00'
L15	N80°10'14"E	162.27'
L21	S09°47'14"E	14.39'
L22	S06°38'58"W	7.47'



DETAIL "B"
NOT TO SCALE

- POWER POLE
- OVERHEAD UTILITY LINE
- WIRE PANEL FENCE

NOTES:

- THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE GUARANTEE COMPANY, FILE NO. 2248186-BUD, EFFECTIVE DATE JANUARY 5, 2024.
- EXISTING EASEMENTS LISTED IN THE TITLE COMMITMENT SCHEDULE B, ITEM 10 DO NOT AFFECT THE PROPOSED ACQUISITION EXCEPT AS SHOWN HEREON.

03/25/2024



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

CCAD ID 15438 & 34535

REVISED: 03/25/2024
REVISED: 03/15/2024
REVISED: 03/07/2024
ISSUED: 02/26/2024

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

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

SCALE:	1" = 100'	-
DATE:	03/25/2024	TECH: MM
PROJECT:	22-179	FIELD: -
FIELD BOOK:	-	SHEET: 22 OF 22

EXHIBIT "H"

Parcel NR-18

0.3183 Acre Waterline Easement
Samuel B. Carson Survey, Abstract No. 86
Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-18

DESCRIPTION OF A 0.3183 OF ONE ACRE (13,865 SQUARE FOOT) EASEMENT OUT OF THE SAMUEL B. CARSON SURVEY, ABSTRACT NO. 86, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 11.00 ACRES CONVEYED TO JUAN REYES YESCAS AND ROSARIO YESCAS BY WARRANTY DEED WITH VENDOR'S LIEN DATED MAY 29, 2019, AS RECORDED IN DOCUMENT NO. 2019-002816, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS; SAID 0.3183 OF ONE ACRE (13,865 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the northeast corner of this easement, being in the north line of said 11.00 acre Yescas tract, and the south line of that tract described as 11.00 acres conveyed to Luis O. Mancia a/k/a Luis Orlando Mancia and Ana D. Ramirez Mancia by Special Warranty Deed with Vendor's Lien, as recorded in Document No. 2019-005385, Official Public Records, Caldwell County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=13,899,967.74, E=2,366,737.43, from which a 1/2-inch iron rod with "Geomatics RPLS 5516" cap found at the northeast corner of said 11.00 acre Yescas tract, being the southeast corner of said 11.00 acre Mancia tract, and in the existing west right-of-way line of FM 2001 (varying width right-of-way), bears North 79°50'47" East 574.06 feet;

- 1) THENCE, along the east line of this easement, crossing said 11.00 acre Yescas tract, **South 10°11'55" East 462.18 feet** to a calculated point at the southeast corner of this easement, being in the south line of said 11.00 acre Yescas tract, and in the existing north right-of-way line of Rocky Road (CR 227, varying width right-of-way), from which a 1/2-inch iron rod with "Chaparral Boundary" cap found bears North 79°55'44" East 57.55 feet, and from which a 1/2-inch iron rod with "Geomatics RPLS 5516" cap found in the south line of said 11.00 acre Yescas tract, and the existing north right-of-way line of Rocky Road, bears North 80°10'37" East 201.34 feet;
- 2) THENCE, along the south line of this easement and said 11.00 acre Yescas tract, and the existing north right-of-way line of Rocky Road, **South 79°55'44" West 30.00 feet** to a calculated point at the southwest corner of this easement;

- 3) THENCE, along the west line of this easement, crossing said 11.00 acre Yescas tract, **North 10°11'55" West 462.13 feet** to a calculated point at the northwest corner of this easement, being in the north line of said 11.00 acre Yescas tract, and the south line of said 11.00 acre Mancía tract;
- 4) THENCE, along the north line of this easement and said 11.00 acre Yescas tract, and the north line of said 11.00 acre Mancía tract, **North 79°50'47" East 30.00 feet** to the POINT OF BEGINNING and containing 0.3183 of one acre (13,865 square feet) of land within these metes and bounds.

Bearing Basis Note

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

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

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



02/09/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

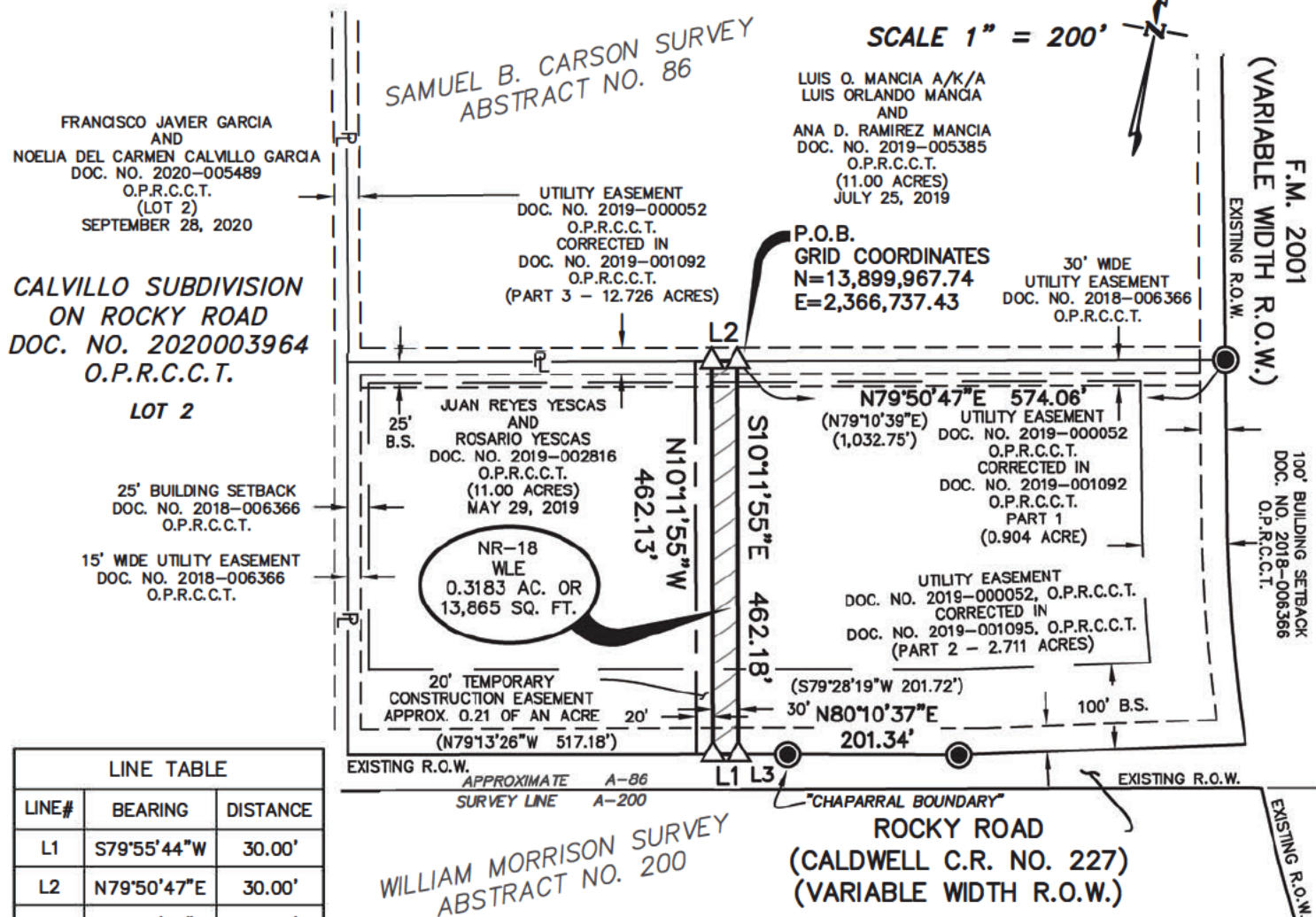
M:\HDR~22-179~GBRA Texas 130\Description\NR-18~0.3183 Ac WLE_KS

Issued 02/06/2024; Revised 02/09/2024

CCAD ID 117084

EXHIBIT "H"

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.3183 AC. OR 13,865 SQ. FT. OF LAND OUT OF
THE SAMUEL B. CARSON SURVEY, ABSTRACT NO. 86
CALDWELL COUNTY, TEXAS



SCALE 1" = 200'

F.M. 2001
(VARIABLE WIDTH R.O.W.)
100' BUILDING SETBACK
DOC. NO. 2018-006366
O.P.R.C.C.T.

FRANCISCO JAMER GARCIA
AND
NOELIA DEL CARMEN CALVILLO GARCIA
DOC. NO. 2020-005489
O.P.R.C.C.T.
(LOT 2)
SEPTEMBER 28, 2020

CALVILLO SUBDIVISION
ON ROCKY ROAD
DOC. NO. 2020003964
O.P.R.C.C.T.

LOT 2

25' BUILDING SETBACK
DOC. NO. 2018-006366
O.P.R.C.C.T.

15' WIDE UTILITY EASEMENT
DOC. NO. 2018-006366
O.P.R.C.C.T.

LUIS O. MANCIA A/K/A
LUIS ORLANDO MANCIA
AND
ANA D. RAMIREZ MANCIA
DOC. NO. 2019-005385
O.P.R.C.C.T.
(11.00 ACRES)
JULY 25, 2019

P.O.B.
GRID COORDINATES
N=13,899,967.74
E=2,366,737.43

30' WIDE
UTILITY EASEMENT
DOC. NO. 2018-006366
O.P.R.C.C.T.

JUAN REYES YESCAS
AND
ROSARIO YESCAS
DOC. NO. 2019-002816
O.P.R.C.C.T.
(11.00 ACRES)
MAY 29, 2019

NR-18
WLE
0.3183 AC. OR
13,865 SQ. FT.

N79°50'47"E 574.06'
(N79°10'39"E) (1,032.75')
UTILITY EASEMENT
DOC. NO. 2019-000052
O.P.R.C.C.T.
CORRECTED IN
DOC. NO. 2019-001092
O.P.R.C.C.T.
PART 1
(0.904 ACRE)

UTILITY EASEMENT
DOC. NO. 2019-000052, O.P.R.C.C.T.
CORRECTED IN
DOC. NO. 2019-001095, O.P.R.C.C.T.
(PART 2 - 2.711 ACRES)

20' TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 0.21 OF AN ACRE

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S79°55'44"W	30.00'
L2	N79°50'47"E	30.00'
L3	N79°55'44"E	57.55'

EXISTING R.O.W. APPROXIMATE SURVEY LINE A-86 A-200

WILLIAM MORRISON SURVEY
ABSTRACT NO. 200

ROCKY ROAD
(CALDWELL C.R. NO. 227)
(VARIABLE WIDTH R.O.W.)

EXISTING R.O.W.

- LEGEND**
- 1/2" IRON ROD WITH CAP FOUND "GEOMATICS RPLS 5516" (UNLESS NOTED)
 - △ CALCULATED POINT
 - O.P.R.R.P.C.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY CALDWELL COUNTY, TEXAS
 - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS CALDWELL COUNTY, TEXAS
 - P.O.B. POINT OF BEGINNING
 - ℞ PROPERTY LINE
 - B.S. BUILDING SETBACK
 - (.....) RECORD INFORMATION

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE GUARANTY COMPANY FILE NO. 2248083-BUD, EFFECTIVE DATE JANUARY 5, 2024.
3. EXISTING EASEMENTS LISTED IN THE TITLE COMMITMENT SCHEDULE B, ITEM 10 DO NOT AFFECT THE PROPOSED ACQUISITION EXCEPT AS SHOWN HEREON AND THE BLANKET EASEMENTS BELOW:
DOC. NO. 2020-003442 AND DOC. NO. 2023-003945 BLUEBONNET ELECTRIC COOPERATIVE, INC.



Chris Conrad

02/09/2024

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

REVISED: 02-09-2024
CCAD ID 117084 ISSUED: 02-06-2024
SURVEYED BY: PAGE 3 OF 3

McGRAY & McGRAY
LAND SURVEYORS, INC.

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

EXHIBIT "I"

Parcel NR-19

0.3182 Acre Waterline Easement
Samuel B. Carson Survey, Abstract No. 86
Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-19

DESCRIPTION OF A 0.3182 OF ONE ACRE (13,860 SQUARE FOOT) EASEMENT OUT OF THE SAMUEL B. CARSON SURVEY, ABSTRACT NO. 86, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 11.00 ACRES CONVEYED TO LUIS O. MANCIA A/K/A LUIS ORLANDO MANCIA AND ANA D. RAMIREZ MANCIA BY WARRANTY DEED WITH VENDOR'S LIEN DATED JULY 25, 2019, AS RECORDED IN DOCUMENT NO. 2019-005385, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS; SAID 0.3182 OF ONE ACRE (13,860 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the northeast corner of this easement, being in the north line of said 11.00 acre Mancía tract, and the south line of that tract described as 10.10 acres conveyed to Jose Fernando Corral by Special Warranty Deed with Vendor's Lien, as recorded in Document No. 2019-002828, Official Public Records, Caldwell County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=13,900,423.01, E=2,366,655.53, from which a 1/2-inch iron rod with "Geomatics RPLS 5516" cap found at the northeast corner of said 11.00 acre Corral tract, being the southeast corner of said 10.10 acre Corral tract, and in the existing west right-of-way line of FM 2001 (varying width right-of-way), bears North 77°37'36" East 570.78 feet and from which a Texas Department of Transportation Type I concrete monument (leaning) found at an angle point in the east line of said 10.10 acre Corral tract, being in the existing west right-of-way line of FM 2001, bears North 10°38'06" West 9.58 feet;

1) THENCE, along the east line of this easement, crossing said 11.00 acre Mancía tract, **South 10°11'55" East 462.58 feet** to a calculated point at the southeast corner of this easement, being in the south line of said 11.00 acre Mancía tract, and in the north line of that tract described as 11.00 acres conveyed to Juan Reyes Yescas and Rosario Yescas by Warranty Deed with Vendor's Lien, as recorded in Document No. 2019-002816, Official Public Records, Caldwell County, Texas, from which a 1/2-inch iron rod with "Geomatics RPLS 5516" cap found at the southeast corner of said 11.00 acre Mancía tract, being the northeast corner of said 11.00 acre Yescas tract, and in the existing west right-of-way line of FM 2001, bears North 79°50'47" East 574.06 feet;

- 2) THENCE, along the south line of this easement and said 11.00 acre Mancía tract, and the north line of said 11.00 acre Yescas tract **South 79°50'47" West 30.00 feet** to a calculated point at the southwest corner of this easement;
- 3) THENCE, along the west line of this easement, crossing said 11.00 acre Mancía tract, **North 10°11'55" West 461.42 feet** to a calculated point at the northwest corner of this easement, being in the north line of said 11.00 acre Mancía tract, and the south line of said 10.10 acre Corral tract, from which a 1/2-inch iron rod with "Geomatics RPLS 5516" cap found at the northwest corner of said 11.00 acre Mancía tract, being in the south line of said 10.10 acre Corral tract, bears South 77°37'36" West 431.11 feet;
- 4) THENCE, along the north line of this easement and said 11.00 acre Mancía tract, and the south line of said 10.10 acre Corral tract, **North 77°37'36" East 30.02 feet** to the POINT OF BEGINNING and containing 0.3182 of one acre (13,860 square feet) of land within these metes and bounds.

Bearing Basis Note

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

SURVEYED BY:

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



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

02/05/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

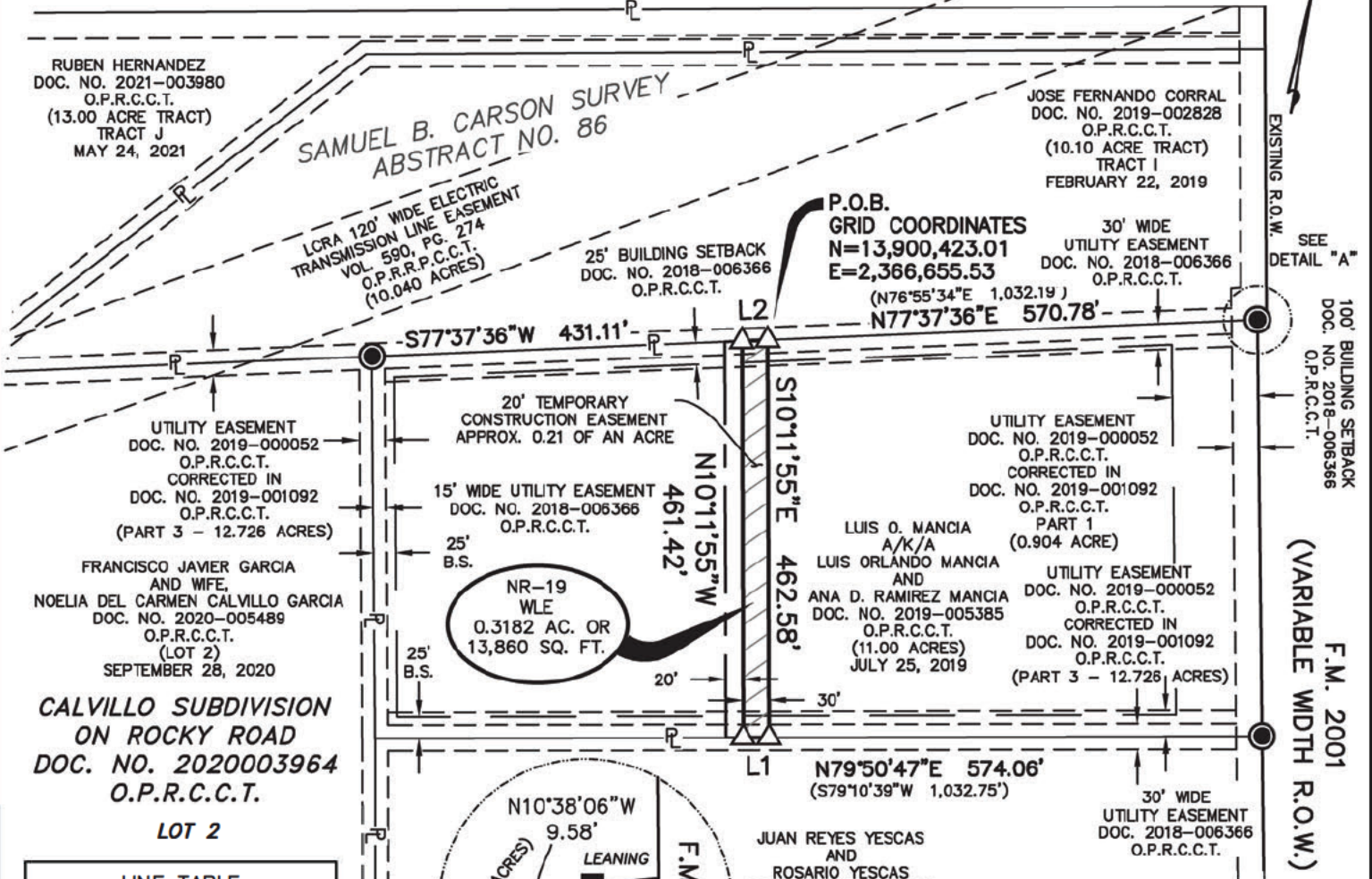
M:\HDR~22-179~GBRA Texas 130\Description\NR-19~0.3182 Ac WLE_KS

Issued 02/05/2024

CCAD ID 117085

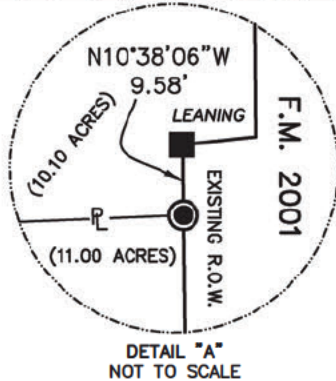
SKETCH TO ACCOMPANY DESCRIPTION
OF 0.3182 AC. OR 13,860 SQ. FT. OF LAND OUT OF
THE SAMUEL B. CARSON SURVEY, ABSTRACT NO. 86
CALDWELL COUNTY, TEXAS

SCALE 1" = 200'



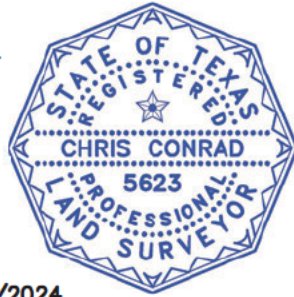
LINE TABLE

LINE#	BEARING	DISTANCE
L1	S79°50'47"W	30.00'
L2	N77°37'36"E	30.02'



- LEGEND
- 1/2" IRON ROD WITH CAP FOUND "GEOMATICS RPLS 5516" (UNLESS NOTED)
 - TXDOT TYPE I CONCRETE MONUMENT FOUND
 - △ CALCULATED POINT
 - O.P.R.R.P.C.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY CALDWELL COUNTY, TEXAS
 - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS CALDWELL COUNTY, TEXAS
 - P.O.B. POINT OF BEGINNING
 - ℙ PROPERTY LINE
 - B.S. BUILDING SETBACK
 - (.....) RECORD INFORMATION

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE GUARANTY COMPANY FILE NO. 2248158-BUD, EFFECTIVE DATE JANUARY 04, 2024.
3. EXISTING EASEMENTS LISTED IN THE TITLE COMMITMENT SCHEDULE B, ITEM 10 DO NOT AFFECT THE PROPOSED ACQUISITION EXCEPT AS SHOWN HEREON.



Chris Conrad

02/05/2024

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

CCAD ID 117085 ISSUED: 02-05-2024
SURVEYED BY: PAGE 3 OF 3

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

EXHIBIT "J"

Parcel NR-22

1.289 Acre Waterline Easement
Samuel B. Carson Survey, Abstract No. 86
Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-22

DESCRIPTION OF A 1.289 ACRE (56,145 SQUARE FOOT) EASEMENT OUT OF THE SAMUEL B. CARSON SURVEY, ABSTRACT NO. 86, CALDWELL COUNTY, TEXAS, BEING A PORTION THAT TRACT DESCRIBED AS 118.51 ACRES CONVEYED TO VICTOR SALAZ AND MARIA D. MARTINEZ DE SALAS BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN DATED MAY 19, 2016, AS RECORDED IN DOCUMENT NO. 2016-002547, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS; SAID 1.289 ACRE (56,145 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the most northerly northeast corner of this easement in the east line of said 118.51 acre Salaz tract, and the existing west right-of-way line of FM 2001 (varying width right-of-way) said POINT OF BEGINNING having Grid Coordinates of N=13,902,181.70, E=2,366,924.45, from which a 1/2-inch iron rod found at the northeast corner of said 118.51 acre Salaz tract, being the southeast corner of the remainder that tract described as 125.24 acres conveyed to Dennis Heideman and Kim Heideman by Warranty Deed with Vendor's Lien, as recorded in Volume 374, Page 546, Official Public Records of Real Property, Caldwell County, Texas, and in the existing west right-of-way line of FM 2001, bears North 10°22'20" West 15.00 feet, and from which a 1/2-inch iron rod with "RPLS 5209" cap found at the northwest corner of said 118.51 acre Salaz tract, being the southwest corner of the remainder of said 125.24 acre Heideman tract, bears South 79°30'00" West 3,950.86 feet;

- 1) THENCE, along the east line of this easement and said 118.51 acre Salaz tract, and the existing west right-of-way line of FM 2001, **South 10°22'20" East 30.00 feet** to a calculated point;
- 2) THENCE, along a south line of this easement, crossing said 118.51 acre Salaz tract, **South 79°29'58" West 576.17 feet** to a calculated point;

- 3) THENCE, along an east line of this easement, crossing said 118.51 acre Salaz tract, **South 10°11'55" East 1,265.41 feet** to a calculated point in the south line of said 118.51 acre Salaz tract, and the north line of that tract described as 13.00 acres conveyed to Ruben Hernandez by Special Warranty Deed with Vendor's Lien, as recorded in Document No. 2021-003980, Official Public Records, Caldwell County, Texas, from which a 1/2-inch iron rod with "Chaparral Boundary" cap found at the southeast corner of said 118.51 acre Salaz tract, being the northeast corner of said 13.00 acre Hernandez tract, and in the existing west right-of-way line of FM 2001, bears North 79°40'27" East 580.00 feet;
- 4) THENCE, along the south line of this easement and said 118.51 acre Salaz tract, and the north line of said 13.00 acre Hernandez tract, **South 79°40'27" West 30.00 feet** to a calculated point, from which a 1/2-inch iron rod with "Geomatics RPLS 5516" cap found in the south line of said 118.51 acre Salaz tract, being at the northwest corner of said 13.00 acre Hernandez tract, bears South 79°40'27" West 1,889.75 feet;
- 5) THENCE, along the west line of this easement, crossing said 118.51 acre Salaz tract, **North 10°11'55" West 1,295.32 feet** to a calculated point;
- 6) THENCE, along the north line of this easement crossing said 118.51 acre Salaz tract, **North 79°29'58" East 606.08 feet** to the POINT OF BEGINNING and containing 1.289 acres (56,145 square feet) of land within these metes and bounds.

Bearing Basis Note

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

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500



02/09/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\NR-22~1.289 Ac WLE_KS

Issued 02/09/2024

CCAD ID 14820

SKETCH TO ACCOMPANY DESCRIPTION
OF 1.289 AC. OR 56,145 SQ. FT. OF LAND OUT OF
THE SAMUEL B. CARSON SURVEY, ABSTRACT NO. 86
CALDWELL COUNTY, TEXAS

SCALE 1" = 200'

LESS AND EXCEPT
RIGHT OF WAY DEED
VOL. 275, PG. 240
D.R.C.C.T.
(1.19 ACRES)
AUGUST 6, 1957

DENNIS HEIDEMAN AND KIM HEIDEMAN
VOL. 374, PG. 546
O.P.R.R.P.C.C.T.
REMAINDER
(125.24 ACRES)
MARCH 24, 2004

P.O.B.
GRID COORDINATES
N=13,902,181.70
E=2,366,924.45

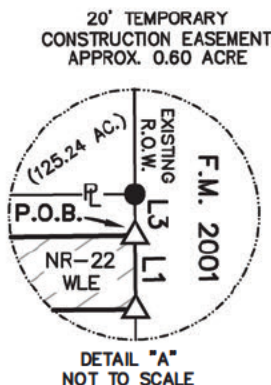
SEE
DETAIL
"A"

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH CAP FOUND "GEOMATICS RPLS 5516" (UNLESS NOTED)
- △ CALCULATED POINT
- O.P.R.R.P.C.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY CALDWELL COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS CALDWELL COUNTY, TEXAS
- D.R.C.C.T. DEED RECORDS CALDWELL COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- ℙ PROPERTY LINE
- (.....) RECORD INFORMATION
- DISTANCE NOT TO SCALE

- NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
 2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE GUARANTY COMPANY FILE NO. 2248388-BUD, EFFECTIVE DATE DECEMBER 28, 2023.
 3. EXISTING EASEMENTS LISTED IN THE TITLE COMMITMENT SCHEDULE B, ITEM 10 DO NOT AFFECT THE PROPOSED ACQUISITION EXCEPT AS SHOWN HEREON.

SAMUEL B. CARSON
SURVEY
ABSTRACT NO. 86



02/09/2024

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

(S80°59'20"W 3,951.06')
S79°40'27"W 1,889.75'
(N78°57'33"E 2,500.13')

RUBEN HERNANDEZ
DOC. NO. 2021-003980
O.P.R.C.C.T.
(13.00 ACRE TRACT)
TRACT J
MAY 24, 2021

LCRA 120' WIDE ELECTRIC
TRANSMISSION LINE EASEMENT
VOL. 590, PG. 274
O.P.R.R.P.C.C.T.
(10.040 ACRES)

JOSE FERNANDO CORRAL
DOC. NO. 2019-002828
O.P.R.C.C.T.
(10.10 ACRE TRACT)
TRACT I
FEBRUARY 22, 2019

CCAD ID 14820
SURVEYED BY:

ISSUED: 02-09-2024
PAGE 3 OF 3

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

EXHIBIT "K"

Parcel NR-25

4.238 Acre Waterline Easement
Prosper Hope Survey, Abstract No. 135
Samuel B. Carson Survey, Abstract No. 86
Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-25

DESCRIPTION OF A 4.238 ACRE (184,601 SQUARE FOOT) EASEMENT OUT OF THE PROSPER HOPE SURVEY, ABSTRACT NO. 135, AND THE SAMUEL B. CARSON SURVEY, ABSTRACT NO. 86, CALDWELL COUNTY, TEXAS, BEING A PORTION OF LOTS 113, 132 AND 134, C.M. ROGERS SUBDIVISION, A SUBDIVISION OF RECORD IN CABINET A, SLIDE 98, PLAT RECORDS, CALDWELL COUNTY, TEXAS, BEING DESCRIBED AS 219.46 ACRES CONVEYED TO SCHMIDT CATTLE, L.P. BY SPECIAL WARRANTY DEED DATED JULY 16, 2009, AS RECORDED IN VOLUME 577, PAGE 632, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS; SAID 4.238 ACRE (184,601 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at an angle point in the north line of this easement and said 219.46 acre Schmidt Cattle tract, being the southeast corner of that tract described as 78.06 acres conveyed to Charles A. Bisson and Dinah K. Bisson by Warranty Deed with Vendor's Lien, as recorded in Volume 110, Page 344, Official Public Records of Real Property, Caldwell County, Texas, and the southwest corner of that tract described as 175.03 acres conveyed to Schmidt Cattle, LP by General Warranty Deed, as recorded in Volume 556, Page 454, Official Public Records of Real Property, Caldwell County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=13,909,727.89, E=2,367,852.43, from which a 1/2-inch iron rod with "Holt Carson, Inc." cap found at the northwest corner of said 175.03 acre Schmidt Cattle tract, being in the east line of said 78.06 acre Bisson tract, bears North 10°29'16" West 1,980.29 feet;

- 1) THENCE, along the north line of this easement and said 219.46 acre Schmidt Cattle tract, and the south line of said 175.03 acre Schmidt Cattle tract, **North 79°36'19" East 30.00 feet** to a calculated point at the northeast corner of this easement;
- 2) THENCE, along an east line of this easement, crossing said 219.46 acre Schmidt Cattle tract, **South 10°29'16" East 30.05 feet** to a calculated point at a corner in a south line of this easement;

THENCE, along a south line of this easement, crossing said 219.46 acre Schmidt Cattle tract, the following two (2) courses, numbered 3 and 4:

- 3) **South 79°42'06" West 1,480.15 feet** to a calculated point, and
- 4) **South 79°25'33" West 359.82 feet** to a calculated point at a corner in an east line of this easement;

THENCE, along an east line of this easement, crossing said 219.46 acre Schmidt Cattle tract, the following two (2) courses, numbered 5 and 6:

- 5) **South 10°10'07" East 271.80 feet** to a calculated point, and
- 6) **South 10°08'02" East 279.57 feet** to a calculated point at a corner in a south line of this easement;
- 7) THENCE, along a south line of this easement, crossing said 219.46 acre Schmidt Cattle tract, **South 79°30'07" West 349.53 feet** to a calculated point at a corner in an east line of this easement;
- 8) THENCE, along an east line of this easement, crossing said 219.46 acre Schmidt Cattle tract, **South 10°22'13" East 3,382.71 feet** to a calculated point at the southeast corner of this easement, being in the south line of said 219.46 acre Schmidt tract, being in the north line of that tract described as 300 acres (Tract One – 100 acres, Tract Two – 100 acres, and Tract Three – 100 acres) conveyed to Julie W. Moore, Anne Whitworth Messer and H. Philip Whitworth, Jr. (1/3 undivided interests each) by Warranty Deed, as recorded in Volume 135, Page 681, Official Public Records of Real Property, Caldwell County, Texas, and being corrected as 297.784 acres (Tract One – 100 acres, Tract Two - 100 acres, and Tract Three – 97.784 acres) by Correction Warranty Deed, as recorded in Volume 210, Page 293, Official Public Records of Real Property, Caldwell County, Texas;
- 9) THENCE, along the south line of this easement and said 219.46 acre Schmidt Cattle tract, and the north line of said 297.784 acre Julie W. Moore et al. tract, **South 79°29'47" West 30.00 feet** to a calculated point at the southwest corner of this easement and said 219.46 acre Schmidt Cattle tract, being the northwest corner of said 297.784 acre Julie W. Moore et al. tract, and in the existing east right-of-way line of FM 2001 (varying width right-of-way), from which a Texas Department of Transportation (TxDOT) Type I concrete monument (leaning) found in the west line of said 297.784 acre Julie W. Moore et al. tract, and the existing east right-of-way line of FM 2001, bears South 10°22'13" East 1,893.00 feet;

- 10) THENCE, along the west line of this easement and said 219.46 acre Schmidt Cattle tract, **North 10°22'13" West 3,412.71 feet** to a 1/2-inch iron rod found at a corner in a north line of this easement and the most westerly northwest corner of said 219.46 acre Schmidt tract, being at the southwest corner of that tract described as 2.007 acres conveyed to Pete R. Moreno, Jr, by General Warranty Deed, as recorded in Volume 570, Page 39, Official Public Records of Real Property, Caldwell County, Texas;
- 11) THENCE, along a north line of this easement and said 219.46 acre Schmidt Cattle tract, and the south line of said 2.007 acre Moreno tract, **North 79°30'07" East 349.65 feet** to a calculated point at a corner in a west line of this easement and said 219.46 acre Schmidt tract, being the southeast corner of said 2.007 acre Moreno tract;
- 12) THENCE, along a west line of this easement and said 219.46 acre Schmidt Cattle tract, and the east line of said 2.007 acre Moreno tract, **North 10°08'02" West 249.75 feet** to a calculated point at the northeast corner of said 2.007 acre Moreno tract, being the southeast corner of that tract described as 1.207 acres conveyed to Sonya Marie Sepeda by General Warranty Gift Deed, as recorded in Document No. 2021-004870, Official Public Records, Caldwell County, Texas;
- 13) THENCE, continuing along a west line of this easement and said 219.46 acre Schmidt Cattle tract, the east line of said 1.207 acre Sepeda tract, and the east line of the remainder of that tract described as 2.416 acres conveyed to Louisa Arebalo by General Warranty Deed, as recorded in Volume 248, Page 477, Official Public Records of Real Property, Caldwell County, Texas, **North 10°10'07" West 301.58 feet** to a calculated point at the most northerly northwest corner of this easement and said 219.46 acre Schmidt Cattle tract, being the northeast corner of the remainder of said 2.416 acre Arebalo tract, and in the south line of the remainder of that tract described as 5 acres (Tract Two – Exhibit "B") conveyed to L. Cody Smith by Warranty Deed with Vendor's Lien, as recorded in Volume 381, Page 580, Official Public Records of Real Property, Caldwell County, Texas, from which a 1/2-inch iron rod found bears South 24°50'09" East 1.50 feet, also from which a 1/2-inch iron rod found at the northwest corner of the remainder of said 2.416 acre Arebalo tract, being the southwest corner of the remainder of said 5 acre Smith tract, and in the existing east right-of-way line of FM 2001, bears South 79°25'33" West 351.00 feet;

14)THENCE, along the north line of this easement and said 219.46 acre Schmidt Cattle tract, and the south line of the remainder of said 5 acre Smith tract, **North 79°25'33" East 389.68 feet** to a 13-inch mesquite post found at the southeast corner of the remainder of said 5 acre Smith tract, being the southwest corner of the remainder of that tract described as 3.265 acres (Tract One – Exhibit “A”) conveyed to L. Cody Smith by said Warranty Deed with Vendor’s Lien, as recorded in said Volume 381, Page 580;

15)THENCE, continuing along the north line of this easement and said 219.46 acre Schmidt Cattle tract, the south line of the remainder of said 3.265 acre Smith tract, and the south line of said 78.06 acre Bisson tract, **North 79°42'06" East 1,450.12 feet** to the POINT OF BEGINNING and containing 4.238 acres (184,601 square feet) of land within these metes and bounds.

Bearing Basis Note

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

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

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



02/09/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\NR-25~4.238 Ac WLE_KS

Issued 02/09/2024

CCAD ID 15165

EXHIBIT "K"

SKETCH TO ACCOMPANY DESCRIPTION
OF 4.238 AC. OR 184,601 SQ. FT. OF LAND OUT OF
THE PROSPER HOPE SURVEY, ABSTRACT NO. 135 AND
THE SAMUEL B. CARSON SURVEY, ABSTRACT NO. 86
CALDWELL COUNTY, TEXAS

PROSPER HOPE SURVEY
ABSTRACT NO. 135

SCALE 1" = 200'



LOT 138

CHARLES A. BISSON
AND
DINAH K. BISSON
VOL. 156, PG. 913
O.P.R.R.P.C.C.T.
(23.498 ACRES)
DECEMBER 17, 1996

LOT 109

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

CHARLES A. BISSON
AND
DINAH K. BISSON
VOL. 110, PG. 344
O.P.R.R.P.C.C.T.
(78.06 ACRES)
MAY 3, 1994

LOT 136

OUT OF LOT 136 AND 138
C.M. ROGERS SUBDIVISION
CABINET A, SLIDE 98
P.R.C.C.T.
OCTOBER 12, 1898

LOT 111

SCHMIDT CATTLE, LP
VOL. 556, PG. 454
O.P.R.R.P.C.C.T.
(175.03 ACRES)
DECEMBER 17, 2008

OIL AND GAS LEASE
VOL. 270, PG. 519
D.R.C.C.T.
SECOND TRACT
(100 ACRES)

LOT NO. 111
C.M. ROGERS SUBDIVISION
CABINET A, SLIDE 98
P.R.C.C.T.

ALL OF LOT 111
AND A PORTION OF
LOT 113
C.M. ROGERS SUBDIVISION
CABINET A, SLIDE 98
P.R.C.C.T.
OCTOBER 12, 1898

NR-25
WLE
4.238 AC. OR
184,601 SQ. FT.

P.O.B.
GRID COORDINATES
N=13,909,727.89
E=2,367,852.43

MATCHLINE - PAGE 6 OF 8

(S80°07'31"W 977.95')
N79°42'06"E 1,450.12'

S79°42'06"W 1,480.15'

20' TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 2.83 ACRES

OIL AND GAS LEASE
VOL. 272, PG. 150
D.R.C.C.T.
(124.97 ACRES)

PART OF
LOT NO.(S) 134 & 113
C.M. ROGERS SUBDIVISION
CABINET A, SLIDE 98
P.R.C.C.T.
OCTOBER 12, 1898

LOT 134

SCHMIDT CATTLE, L.P.
VOL. 577, PG. 632
O.P.R.R.P.C.C.T.
(219.46 ACRES)
JULY 16, 2009

PART OF
LOTS 113, 132 AND 134
C.M. ROGERS SUBDIVISION
CABINET A, SLIDE 98
P.R.C.C.T.
OCTOBER 12, 1898

CCAD ID 15165

SURVEYED BY:

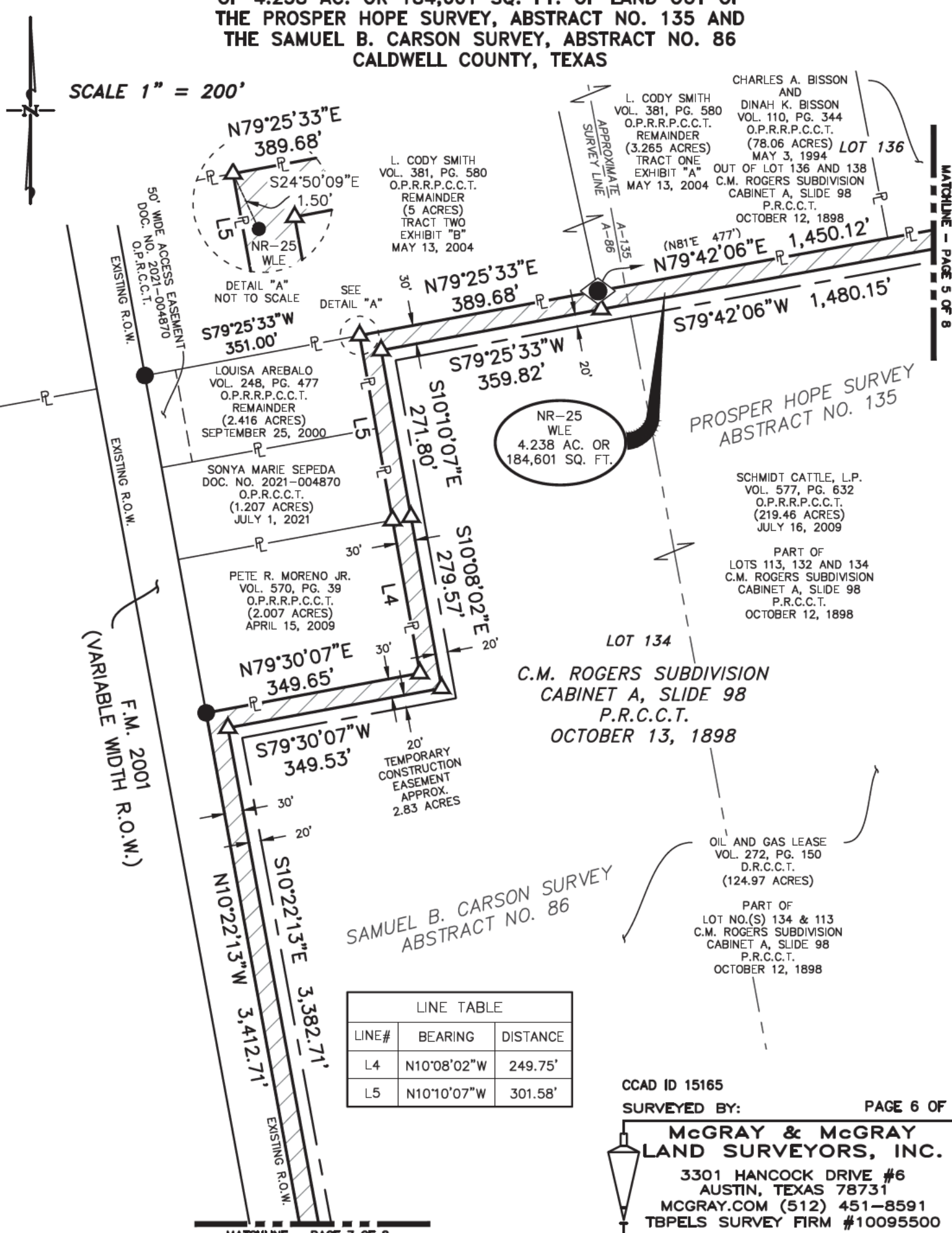
PAGE 5 OF 8

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N79°36'19"E	30.00'
L2	S10°29'16"E	30.05'

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

**SKETCH TO ACCOMPANY DESCRIPTION
OF 4.238 AC. OR 184,601 SQ. FT. OF LAND OUT OF
THE PROSPER HOPE SURVEY, ABSTRACT NO. 135 AND
THE SAMUEL B. CARSON SURVEY, ABSTRACT NO. 86
CALDWELL COUNTY, TEXAS**

SCALE 1" = 200'



MATCHLINE - PAGE 5 OF 8

F.M. 2001
(VARIABLE WIDTH R.O.W.)



DETAIL "A"
NOT TO SCALE

SEE
DETAIL "A"

LINE TABLE		
LINE#	BEARING	DISTANCE
L4	N10°08'02"W	249.75'
L5	N10°10'07"W	301.58'

MATCHLINE - PAGE 7 OF 8

CHARLES A. BISSON
AND
DINAH K. BISSON
VOL. 110, PG. 344
O.P.R.R.P.C.C.T.
REMAINDER
(78.06 ACRES) LOT 136
MAY 3, 1994
OUT OF LOT 136 AND 138
EXHIBIT "A"
C.M. ROGERS SUBDIVISION
CABINET A, SLIDE 98
P.R.C.C.T.
OCTOBER 12, 1898

L. CODY SMITH
VOL. 381, PG. 580
O.P.R.R.P.C.C.T.
REMAINDER
(5 ACRES)
TRACT TWO
EXHIBIT "B"
MAY 13, 2004

LOUISA AREBALO
VOL. 248, PG. 477
O.P.R.R.P.C.C.T.
REMAINDER
(2.416 ACRES)
SEPTEMBER 25, 2000

SONYA MARIE SEPEDA
DOC. NO. 2021-004870
O.P.R.C.C.T.
(1.207 ACRES)
JULY 1, 2021

PETE R. MORENO JR.
VOL. 570, PG. 39
O.P.R.R.P.C.C.T.
(2.007 ACRES)
APRIL 15, 2009

NR-25
WLE
4.238 AC. OR
184,601 SQ. FT.

PROSPER HOPE SURVEY
ABSTRACT NO. 135

SCHMIDT CATTLE, L.P.
VOL. 577, PG. 632
O.P.R.R.P.C.C.T.
(219.46 ACRES)
JULY 16, 2009

PART OF
LOTS 113, 132 AND 134
C.M. ROGERS SUBDIVISION
CABINET A, SLIDE 98
P.R.C.C.T.
OCTOBER 12, 1898

LOT 134
C.M. ROGERS SUBDIVISION
CABINET A, SLIDE 98
P.R.C.C.T.
OCTOBER 13, 1898

OIL AND GAS LEASE
VOL. 272, PG. 150
D.R.C.C.T.
(124.97 ACRES)

PART OF
LOT NO.(S) 134 & 113
C.M. ROGERS SUBDIVISION
CABINET A, SLIDE 98
P.R.C.C.T.
OCTOBER 12, 1898

CCAD ID 15165

SURVEYED BY:

PAGE 6 OF 8

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

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

**SKETCH TO ACCOMPANY DESCRIPTION
OF 4.238 AC. OR 184,601 SQ. FT. OF LAND OUT OF
THE PROSPER HOPE SURVEY, ABSTRACT NO. 135 AND
THE SAMUEL B. CARSON SURVEY, ABSTRACT NO. 86
CALDWELL COUNTY, TEXAS**

MATCHLINE - PAGE 6 OF 8

SCALE 1" = 200'



SAMUEL B. CARSON SURVEY
ABSTRACT NO. 86

LOT 134

OIL AND GAS LEASE
VOL. 272, PG. 150
D.R.C.C.T.
(124.97 ACRES)

PART OF
LOT NO.(S) 134 & 113
C.M. ROGERS SUBDIVISION
CABINET A, SLIDE 98
P.R.C.C.T.
OCTOBER 12, 1898

PROSPER HOPE SURVEY
ABSTRACT NO. 135

EXISTING R.O.W.

N10°22'13"W 3,412.71'

S10°22'13"E 3,382.71'

NR-25
WLE
4.238 AC. OR
184,601 SQ. FT.

SCHMIDT CATTLE, L.P.
VOL. 577, PG. 632
O.P.R.R.P.C.C.T.
(219.46 ACRES)
JULY 16, 2009

PART OF
LOTS 113, 132 AND 134
C.M. ROGERS SUBDIVISION
CABINET A, SLIDE 98
P.R.C.C.T.
OCTOBER 12, 1898

LOT 132

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

APPROXIMATE
SURVEY LINE
A-135
A-86

F.M. 2001
(VARIABLE WIDTH R.O.W.)

20' TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 2.83 ACRES

EXISTING R.O.W.

CCAD ID 15165

SURVEYED BY:

PAGE 7 OF 8

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

3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731

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

MATCHLINE - PAGE 8 OF 8

**SKETCH TO ACCOMPANY DESCRIPTION
OF 4.238 AC. OR 184,601 SQ. FT. OF LAND OUT OF
THE PROSPER HOPE SURVEY, ABSTRACT NO. 135 AND
THE SAMUEL B. CARSON SURVEY, ABSTRACT NO. 86
CALDWELL COUNTY, TEXAS**

MATCHLINE - PAGE 7 OF 8

LINE TABLE		
LINE#	BEARING	DISTANCE
L3	S79°29'47"W	30.00'

LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON ROD WITH CAP FOUND
"HOLT CARSON, INC"
(UNLESS NOTED)
- TXDOT TYPE I CONCRETE
MONUMENT FOUND
- ◆ 13" MESQUITE POST
- △ CALCULATED POINT
- O.P.R.R.P.C.C.T. OFFICIAL PUBLIC RECORDS OF REAL
PROPERTY CALDWELL COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS
CALDWELL COUNTY, TEXAS
- D.R.C.C.T. DEED RECORDS
CALDWELL COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS
CALDWELL COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- ℙ PROPERTY LINE
- (.....) RECORD INFORMATION
- ⚡ OWNERSHIP IN COMMON
- ⚡ DISTANCE NOT TO SCALE

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND
COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM,
SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM
OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN
HEREON ARE GRID COORDINATES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF
A TITLE COMMITMENT PREPARED BY FIRST AMERICAN
TITLE GUARANTY COMPANY FILE NO. 2247241-BUD,
EFFECTIVE DATE SEPTEMBER 28, 2022.
3. EXISTING EASEMENTS LISTED IN THE TITLE
COMMITMENT SCHEDULE B, ITEM 10
DO NOT AFFECT THE PROPOSED
ACQUISITION EXCEPT AS
SHOWN HEREON.



Chris Conrad

02/09/2024

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

M:\HDR~22-179~GBRA Texas 130\Dwg\Parcels\NR-25_Schmidt Cattle LP WLE.dwg

SAMUEL B. CARSON SURVEY
ABSTRACT NO. 86

SCALE 1" = 200'

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

LOT 132

NR-25
WLE
4.238 AC. OR
184,601 SQ. FT.

SCHMIDT CATTLE, L.P.
VOL. 577, PG. 632
O.P.R.R.P.C.C.T.
(219.46 ACRES)
JULY 16, 2009

PART OF
LOTS 113, 132 AND 134
C.M. ROGERS SUBDIVISION
CABINET A, SLIDE 98
P.R.C.C.T.
OCTOBER 12, 1898

20' TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 2.83 ACRES

JULIE W. MOORE, UNDIVIDED (1/3RD) INTEREST,
ANN WHITWORTH MESSER, UNDIVIDED (1/3RD) INTEREST,
AND
H. PHILIP WHITWORTH, JR., UNDIVIDED (1/3RD) INTEREST
VOL. 135, PG. 681
O.P.R.R.P.C.C.T.
EXHIBIT "A"
TRACT ONE: (100 ACRES)
TRACT TWO: (100 ACRES)
TRACT THREE: (100 ACRES)
OCTOBER 20, 1995

LOT 130

CORRECTION WARRANTY DEED
JULIE W. MOORE, UNDIVIDED (1/3RD) INTEREST,
ANN WHITWORTH MESSER, UNDIVIDED (1/3RD) INTEREST,
AND
H. PHILIP WHITWORTH, JR., UNDIVIDED (1/3RD) INTEREST
VOL. 210, PG. 293
(297.784 ACRES)
CORRECTION EXHIBIT "A"
TRACT ONE: (100 ACRES)
TRACT TWO: (100 ACRES)
TRACT THREE: (97.784 ACRES)
O.P.R.R.P.C.C.T.
APRIL 28, 1999

RANCH ROAD
(CALDWELL C.R. NO. 223)
(VARIABLE WIDTH R.O.W.)

CCAD ID 15165 ISSUED: 02-09-2024
SURVEYED BY: PAGE 8 OF 8

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

JOB NO.: 22-179

EXHIBIT "L"

Parcel NR-30

4.185 Acre Waterline Easement
John V. Morton Survey, Abstract No. 196
Elizabeth Brown Survey, Abstract No. 368
Caldwell County, Texas

DESCRIPTION FOR PARCEL NR-30

DESCRIPTION OF A 4.185 ACRE (182,291 SQUARE FOOT) EASEMENT OUT OF THE JOHN V. MORTON SURVEY, ABSTRACT NO. 196, AND THE ELIZABETH BROWN SURVEY, ABSTRACT NO. 368, CALDWELL COUNTY, TEXAS, BEING A PORTION OF LOTS 106 AND 108, C.M. ROGERS SUBDIVISION, A SUBDIVISION OF RECORD IN CABINET A, SLIDE 98, PLAT RECORDS, CALDWELL COUNTY, TEXAS, BEING THE REMAINDER OF THAT TRACT DESCRIBED AS 83 ACRES (SECOND TRACT), AND THE REMAINDER OF THAT TRACT DESCRIBED AS 100 ACRES (FIRST TRACT) CONVEYED TO GLORIA HOPPE MATEJOWSKY BY DEED DATED OCTOBER 26, 1965, AS RECORDED IN VOLUME 311, PAGE 445, DEED RECORDS, CALDWELL COUNTY, TEXAS; SAID 4.185 ACRE (182,291 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at a corner in a north line of this easement, being in the west line of the remainder of said 100 acre Matejowsky tract, and in the existing east right-of-way line of Holz Road (CR 224, variable width right-of-way), said POINT OF BEGINNING having Grid Coordinates of N=13,913,072.88, E=2,369,515.75, from which a 1/2-inch iron rod with "Property Corner" cap found at the northwest corner of the remainder of said 100 acre Matejowsky tract, being the southwest corner of that tract described as 14.619 acres conveyed to John S. Yi and Sun Hee Yi by Warranty Deed with Vendor's Lien, as recorded in Volume 303, Page 193, Official Public Records of Real Property, Caldwell County, Texas, and in the existing east right-of-way line of Holz Road, bears North 10°00'40" West 1,292.19 feet;

- 1) THENCE, along a north line of this easement, crossing the remainder of said 100 acre Matejowsky tract, **North 79°23'45" East 2,667.02 feet** to a calculated point at a corner in a west line of this easement;
- 2) THENCE, along a west line of this easement, crossing the remainder of said 100 acre Matejowsky tract, **North 10°28'41" West 1,544.62 feet** to a calculated point in the north line of the remainder of said 100 acre Matejowsky tract, and the south line of the remainder of said 83 acre Matejowsky tract;

THENCE, continuing along a west line of this easement, crossing the remainder of said 83 acre Matejowsky tract, the following two (2) courses, numbered 3 and 4:

- 3) **North 10°21'26" West 625.48 feet** to a calculated point, and
- 4) **North 44°32'22" West 1,191.66 feet** to a calculated point at the northwest corner of this easement, being in the north line of the remainder of said 83 acre Matejowsky tract, and in the existing south right-of-way line of SH 21 (Camino Real, varying width right-of-way), from which a 1/2-inch iron rod found at the northwest corner of that tract described as 0.419 of one acre conveyed to Pedro Vasquez by Warranty Deed with Vendor's Lien, as recorded in Document No. 2021-004462, Official Public Records, Caldwell County, Texas, and in the existing south right-of-way line of SH 21, bears South 50°05'49" West 335.90 feet;
- 5) THENCE, along the north line of this easement and the remainder of said 83 acre Matejowsky tract, and the existing south right-of-way line of SH 21, **North 50°05'49" East 30.10 feet** to a calculated point at the northeast corner of this easement, from which a 1/2-inch iron rod with "Chaparral" cap found at the northeast corner of that tract described as 0.489 of one acre conveyed to Gonzalo Angel-Candia by Warranty Deed with Vendor's Lien, as recorded in Document No. 2022-005747, Official Public Records, Caldwell County, Texas, and in the existing south right-of-way line of SH 21, bears North 50°05'49" East 373.99 feet;
- 6) THENCE, along the east line of this easement, crossing the remainder of said 83 acre Matejowsky tract, **South 44°32'22" East 1,198.45 feet** to a calculated point in the east line of the remainder of said 83 acre Matejowsky tract, being in the west line of that tract described as 103.419 acres conveyed to Schmidt Cattle, L.P. by Special Warranty Deed, as recorded in Volume 577, Page 638, Official Public Records of Real Property, Caldwell County, Texas, from which a 2-inch metal post found at the northwest corner of said 103.419 acre Schmidt Cattle tract, being in the east line of the remainder of said 83 acre Matejowsky tract, bears North 10°21'26" West 768.31 feet;

- 7) THENCE, continuing along the east line of this easement, along the east line of the remainder of said 83 acre Matejowsky tract, and the west line of said 103.419 acre Schmidt Cattle tract, **South 10°21'26" East 634.70 feet** to a 2-inch metal post found at the southeast corner of the remainder of said 83 acre Matejowsky tract, the northeast corner of the remainder of said 100 acre Matejowsky tract, the southwest corner of said 103.419 acre Schmidt Cattle tract, and the northwest corner of that tract described as 133.17 acres conveyed to Schmidt Ranch, LLC by General Warranty Deed, as recorded in Document No. 2018-001171, Official Public Records, Caldwell County, Texas;
- 8) THENCE, continuing along the east line of this easement, along the east line of the remainder of said 100 acre Matejowsky tract, and the west line of said 133.17 acre Schmidt Ranch tract, **South 10°28'41" East 1,574.49 feet** to a calculated point at the southeast corner of this easement, from which a 2-inch metal post found at the southeast corner of the remainder of said 100 acre Matejowsky tract, and the northeast corner of that tract described as 19.67 acres conveyed to KSRV Estates LLC by General Warranty Deed, as recorded in Document No. 2022-000073, Official Public Records, Caldwell County, Texas, being described in Volume 499, Page 871, Official Public Records of Real Property, Caldwell County, Texas, bears S10°28'41"E 10.00 feet;

THENCE, along the south line of this easement, crossing the remainder of said 100 acre Matejowsky tract, the following two (2) courses, numbered 9 and 10:

- 9) Parallel with and 10.00 feet offset from the south line of the remainder of said 100 acre Matejowsky tract and the north line of said 19.67 acre KSRV Estates tract, **South 79°23'45" West 2,667.26 feet** to a calculated point, and
- 10) **South 10°00'40" East 10.00 feet** to a calculated point at the easterly southwest corner of this easement, being in the south line of the remainder of said 100 acre Matejowsky tract, and the north line of said 19.67 acre KSRV Estates tract;
- 11) THENCE, continuing along the south line of this easement, along the south line of the remainder of said 100 acre Matejowsky tract, and the north line of said 19.67 acre KSRV Estates tract, **South 79°23'45" West 30.01 feet** to a 1/2-inch iron rod with "Chaparral" cap found at the southwest corner of this easement and the remainder of said 100 acre Matejowsky tract, being the northwest corner of said 19.67 acre KSRV Estates tract, and in the existing east right-of-way line of Holz Road;

12)THENCE, along the west line of this easement and the remainder of said 100 acre Matejowsky tract, and the existing east right-of-way line of Holz Road, **North 10°00'40" West 40.00 feet** to the POINT OF BEGINNING and containing 4.185 acres (182,291 square feet) of land within these metes and bounds.

Bearing Basis Note

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

SURVEYED BY:

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



03/29/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\HDR~22-179~GBRA Texas 130\Description\NR-30~4.185 Ac WLE-R3_KS

Issued 01/12/2024; Revised 01/19/2024; 01/31/2024; 03/15/2024; 03/29/2024

CCAD ID 15716 & 45425

SKETCH TO ACCOMPANY DESCRIPTION
 OF 4.185 AC. OR 182,291 SQ. FT. OF LAND OUT OF
 THE JOHN V. MORTON SURVEY, ABSTRACT NO. 196 AND
 THE ELIZABETH BROWN SURVEY, ABSTRACT NO. 368
 CALDWELL COUNTY, TEXAS

JOHN S. YI,
 AND WIFE, SUN HEE YI
 VOL. 303, PG. 193
 O.P.R.R.P.C.C.T.
 (14.619 ACRES)
 MAY 29, 2002

SCALE 1" = 200'

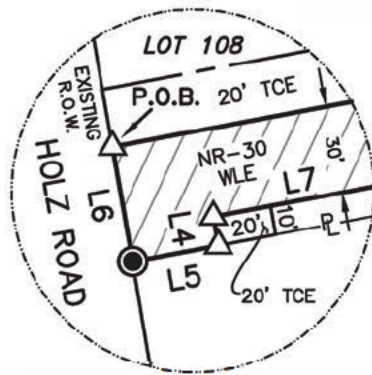


JOHN V. MORTON SURVEY
 ABSTRACT NO. 196

C.M. ROGERS SUBDIVISION
 CABINET A, SLIDE 98
 P.R.C.C.T.
 OCTOBER 13, 1898
 LOT 108

LINE TABLE		
LINE#	BEARING	DISTANCE
L4	S10°00'40"E	10.00'
L5	S79°23'45"W	30.01'
L6	N10°00'40"W	40.00'
L7	S79°23'45"W	2,667.26'

GLORIA HOPPE MATEJOWSKY
 VOL. 311, PG. 445
 D.R.C.C.T.
 FIRST TRACT
 REMAINDER
 LOT NO. 108
 (100 ACRES)
 OCTOBER 26, 1965
 C.M. ROGERS SUBDIVISION
 CABINET A, SLIDE 98
 P.R.C.C.T.
 OCTOBER 13, 1898



DETAIL "A"
 NOT TO SCALE

(N09°W 571-2/3 VARAS) - 1,586.78'
 N10°00'40"W 1,292.19'

HOLZ ROAD
 CALDWELL C.R. NO. 224
 (VARIABLE WIDTH R.O.W.)

P.O.B.
 GRID COORDINATES
 N=13,913,072.88
 E=2,369,515.75

20' TEMPORARY
 CONSTRUCTION EASEMENT
 APPROX. 2.76 ACRES

NR-30
 WLE
 4.185 AC. OR
 182,291 SQ. FT.

N79°23'45"E 2,667.02'
 S79°23'45"W 2,667.26'
 (S81°W 987 VARAS) - 2,741.67'

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

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

20' TEMPORARY
 CONSTRUCTION EASEMENT
 APPROX. 0.0046 OF AN ACRE

CCAD ID 15716
 CCAD ID 45425

SURVEYED BY:

PAGE 5 OF 8

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

**SKETCH TO ACCOMPANY DESCRIPTION
OF 4.185 AC. OR 182,291 SQ. FT. OF LAND OUT OF
THE JOHN V. MORTON SURVEY, ABSTRACT NO. 196 AND
THE ELIZABETH BROWN SURVEY, ABSTRACT NO. 368
CALDWELL COUNTY, TEXAS**



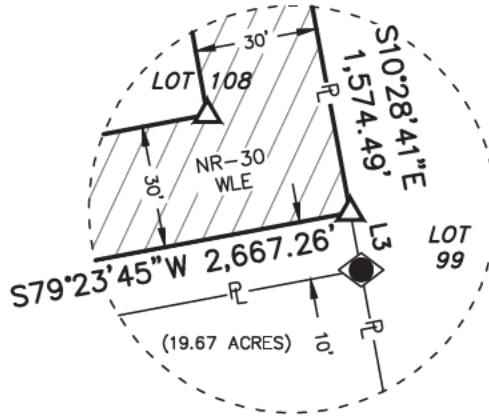
SCALE 1" = 200'

JOHN V. MORTON SURVEY
ABSTRACT NO. 196

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

LOT 108

GLORIA HOPPE MATEJOWSKY
VOL. 311, PG. 445
D.R.C.C.T.
FIRST TRACT
REMAINDER
LOT NO. 108
(100 ACRES)
OCTOBER 26, 1965
C.M. ROGERS SUBDIVISION
CABINET A, SLIDE 98
P.R.C.C.T.
OCTOBER 13, 1898



DETAIL "B"
NOT TO SCALE

MATCHLINE - PAGE 7 OF 8

20' TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 2.76 ACRES

NR-30
WLE
4.185 AC. OR
182,291 SQ. FT.

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

LOT 99
(100 AC.)

S10°28'41"E 1,574.49'
N10°28'41"W 1,544.62'
(S09°E 571'-2/3 VARAS) - 1,586.78'

20' TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 2.76 ACRES

N79°23'45"E 2,667.02'

S79°23'45"W 2,667.26'
(S81°W 987 VARAS) - 2,741.67'

LINE TABLE		
LINE#	BEARING	DISTANCE
L3	S10°28'41"E	10.00'

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

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

CCAD ID 15716
CCAD ID 45425

SURVEYED BY:

PAGE 6 OF 8

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

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

MATCHLINE - PAGE 5 OF 8

**SKETCH TO ACCOMPANY DESCRIPTION
OF 4.185 AC. OR 182,291 SQ. FT. OF LAND OUT OF
THE JOHN V. MORTON SURVEY, ABSTRACT NO. 196 AND
THE ELIZABETH BROWN SURVEY, ABSTRACT NO. 368
CALDWELL COUNTY, TEXAS**

SCALE 1" = 200'

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

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

LOT 100
(100 AC.)

ELIZABETH BROWN SURVEY
ABSTRACT NO. 368

APPROXIMATE SURVEY LINE
A-368
A-196

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

LOT 99
(100 AC.)

JOHN V. MORTON SURVEY
ABSTRACT NO. 196

NR-30
WLE
4.185 AC. OR
182,291 SQ. FT.

MATCHLINE PAGE 8 OF 8

20' TEMPORARY
CONSTRUCTION
EASEMENT
APPROX.
2.76 ACRES

120' WIDE
TEXAS POWER & LIGHT COMPANY
ELECTRIC TRANSMISSION
LINE EASEMENT
VOL. 619, PG. 51
O.P.R.R.P.C.C.T.

GLORIA HOPPE MATEJOWSKY
VOL. 311, PG. 445
D.R.C.C.T.
SECOND TRACT
REMAINDER
LOT NO. 106
(83 ACRES)
OCTOBER 26, 1965
C.M. ROGERS SUBDIVISION
CABINET A, SLIDE 98
P.R.C.C.T.
OCTOBER 13, 1898

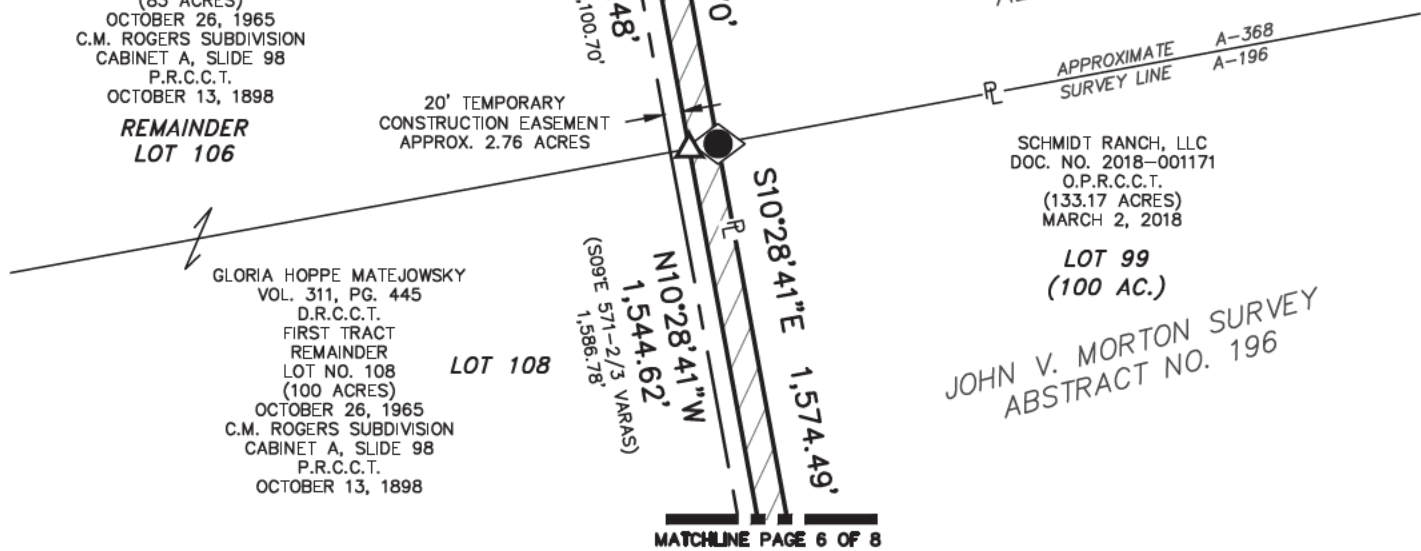
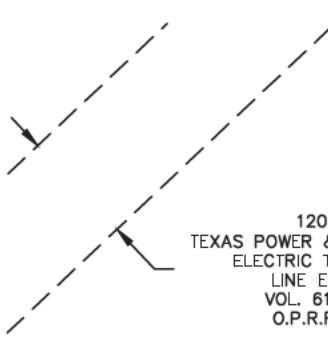
**REMAINDER
LOT 106**

20' TEMPORARY
CONSTRUCTION EASEMENT
APPROX. 2.76 ACRES

GLORIA HOPPE MATEJOWSKY
VOL. 311, PG. 445
D.R.C.C.T.
FIRST TRACT
REMAINDER
LOT NO. 108
(100 ACRES)
OCTOBER 26, 1965
C.M. ROGERS SUBDIVISION
CABINET A, SLIDE 98
P.R.C.C.T.
OCTOBER 13, 1898

LOT 108

MATCHLINE PAGE 6 OF 8



CCAD ID 15716
CCAD ID 45425

SURVEYED BY:

PAGE 7 OF 8

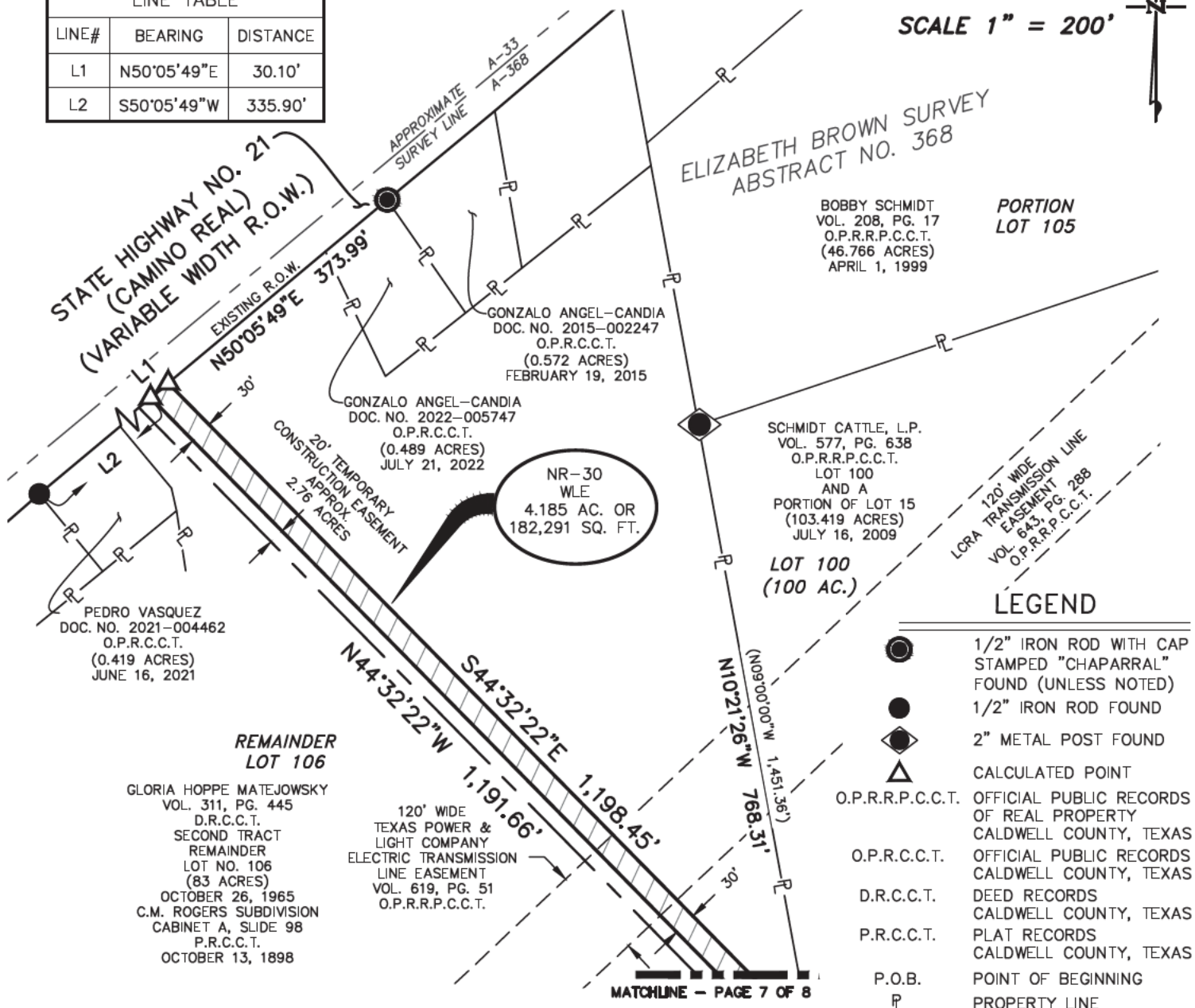
**McGRAY & McGRAY
LAND SURVEYORS, INC.**

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

**SKETCH TO ACCOMPANY DESCRIPTION
OF 4.185 AC. OR 182,291 SQ. FT. OF LAND OUT OF
THE JOHN V. MORTON SURVEY, ABSTRACT NO. 196 AND
THE ELIZABETH BROWN SURVEY, ABSTRACT NO. 368
CALDWELL COUNTY, TEXAS**

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N50°05'49"E	30.10'
L2	S50°05'49"W	335.90'

SCALE 1" = 200'



LEGEND

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

NOTES:
 1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
 2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE GUARANTY COMPANY FILE NO. 2247856-BUD, EFFECTIVE DATE DECEMBER 15, 2023.
 3. EXISTING EASEMENTS LISTED IN THE TITLE COMMITMENT SCHEDULE B, ITEM 10 DO NOT AFFECT THE PROPOSED ACQUISITION EXCEPT AS SHOWN HEREON.



Chris Conrad

03/29/2024

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

CCAD ID 15716
 CCAD ID 45425
 SURVEYED BY:

REVISED: 03-29-2024
 REVISED: 03-15-2024
 REVISED: 01-31-2024
 REVISED: 01-19-2024
 ISSUED: 01-12-2024
 PAGE 8 OF 8

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

ACTION ITEM

10. Consideration of and possible action approving an amendment to the GBRA Fiscal Year 2024 Work Plan and Budget to adopt rates for the Carrizo Groundwater System and Carrizo Water Treatment Plant. **(Randy Staats)**
Attachment



Your Trusted
Water Resource

Guadalupe-Blanco River Authority

Board Meeting – June 20, 2024

Agenda Item 10

Action

Action Requested: Consideration of and possible action approving an amendment to the GBRA Fiscal Year 2024 Work Plan and Budget to adopt rates for the Carrizo Groundwater System.

Staff: Randy Staats, Executive Manager of Finance/CFO

Background: The Carrizo Groundwater System is expected to be operational in the near future and able to deliver treated groundwater to GBRA’s original three customers (New Braunfels Utilities, City of Lockhart, and Goforth Special Utility District).

Alliance Regional Water Authority (Alliance Water) has adopted fixed and variable rates for the treatment and transmission component of the system. Alliance Water will issue invoices to GBRA based on these rates and GBRA will in turn issue invoices for its customers. These are the initial rates for delivery of treated water and Alliance Water will make rate adjustments this Fall when actual costs can be used to develop the rate structure.

In addition, GBRA will incur costs associated with maintenance of GBRA’s wellfield and other facilities related to this project. Costs will be recovered through a wellfield production & GBRA facilities operations & maintenance (O&M) rate. Proposed rates for the Carrizo Groundwater System and the two components for which rates are being established as Treatment and Transmission, and Production and Delivery, are presented in the following table:

Carrizo Water Treatment Plant		
Treatment & Transmission O&M (Alliance Water)		
Fixed Costs	\$45.95	per year for Acre-Foot of contracted water

Variable Costs	\$3.89	per 1,000 gallons of water delivered
Carrizo Groundwater System		
Wellfield Production & GBRA Facilities O&M	\$0.745	per 1,000 gallons of water delivered

Item: Authorization of an Amendment to the Fiscal Year 2024 GBRA Work Plan and Budget.

ACTION ITEM

11. Consideration of and possible action authorizing Guadalupe-Blanco River Authority staff to open an investment account for management of proceeds for the Carrizo Groundwater Supply Expansion Project. **(Randy Staats)**

Attachment



Your Trusted
Water Resource

Guadalupe-Blanco River Authority

Board Meeting – June 20, 2024

Agenda Item 11

Action

Action Requested: Consideration of and possible action authorizing Guadalupe-Blanco River Authority staff to open an investment account for management of proceeds for the Carrizo Groundwater Supply Expansion Project.

Staff: Randy Staats, Executive Manager of Finance/CFO

Background: Construction on the expansion of the Carrizo Groundwater Supply Expansion Project is continuing with expected completion in 2027. One participant of the project, Camino Real, a private entity, is making cash contributions for their portion of the project.

In order to ensure that funds are segregated from bond proceeds issued through the Texas Water Development Board for the construction project, a Texpool investment account is requested.

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

Item: Authorization of GBRA staff to open investment account.

ACTION ITEM

12. Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a contract with the highest ranked bidder based on a Competitive Sealed Proposal process, which provides the best value for the Guadalupe-Blanco River Authority, for selection of a general contractor for the Regional SCADA Tower Project.
(Daniel Worley)

Attachment



Your Trusted
Water Resource

Guadalupe-Blanco River Authority

Board Meeting – June 20, 2024

Agenda Item 12

Action

Action Requested: Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a contract with the highest ranked bidder based on a Competitive Sealed Proposal process, which provides the best value for the Guadalupe-Blanco River Authority, for selection of a general contractor for the Regional SCADA Tower Project.

Staff: Daniel Worley, Project Engineer

Background: As part of the Carrizo Groundwater Supply Expansion Project, GBRA has included a regional SCADA tower to create system redundancy for communications. The tower, located off Branch Road in Guadalupe County, will increase the communications reliability and operational readiness for all project components in the original Carrizo Groundwater Supply Project and the Carrizo Groundwater Supply Expansion Project. The SCADA tower project will include a 95' lattice tower and 8' x 10' electrical building secured on a one-acre parcel.

GBRA is currently in the process of finalizing design and submitting the project to the Texas Water Development Board (TWDB) for approval.

Item: Authorization of the General Manager/CEO to negotiate and execute a contract with the highest ranked bidder based on a Competitive Sealed Proposal process for selection of a general contractor for the Regional SCADA Tower Project.

ACTION ITEM

13. Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a contract with the highest ranked bidder based on a Competitive Sealed Proposal process, which provides the best value for the Guadalupe-Blanco River Authority, for selection of a general contractor for the Canyon Hydro Switch Replacement Project. **(Daniel Worley)**

Attachment



Your Trusted
Water Resource

Guadalupe-Blanco River Authority

Board Meeting – June 20, 2024

Agenda Item 13

Action

Action Requested: Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a contract with the highest ranked bidder based on a Competitive Sealed Proposal process, which provides the best value for the Guadalupe-Blanco River Authority, for selection of a general contractor for the Canyon Hydro Switch Replacement Project.

Staff: Daniel Worley, Project Engineer

Background: The existing Canyon Hydroelectric Plant 138kV primary switch has surpassed the end of its useful life and is due for replacement. GBRA is prioritizing this replacement during the current drought period while the Canyon Hydroelectric Plant is out of operation.

Item: Authorization of the General Manager/CEO to negotiate and execute a contract with the highest ranked bidder based on a Competitive Sealed Proposal process for selection of a general contractor for the Canyon Hydro Switch Replacement Project.

ACTION ITEM

14. Consideration of and possible action approving the salary, compensation and benefits for the General Manager/CEO of the Guadalupe-Blanco River Authority.

DISCUSSION ITEM

15. Discussion and presentation of the Fiscal Year 2025 proposed Guadalupe-Blanco River Authority Work Plan and Budget. **(Randy Staats)**
Attachment

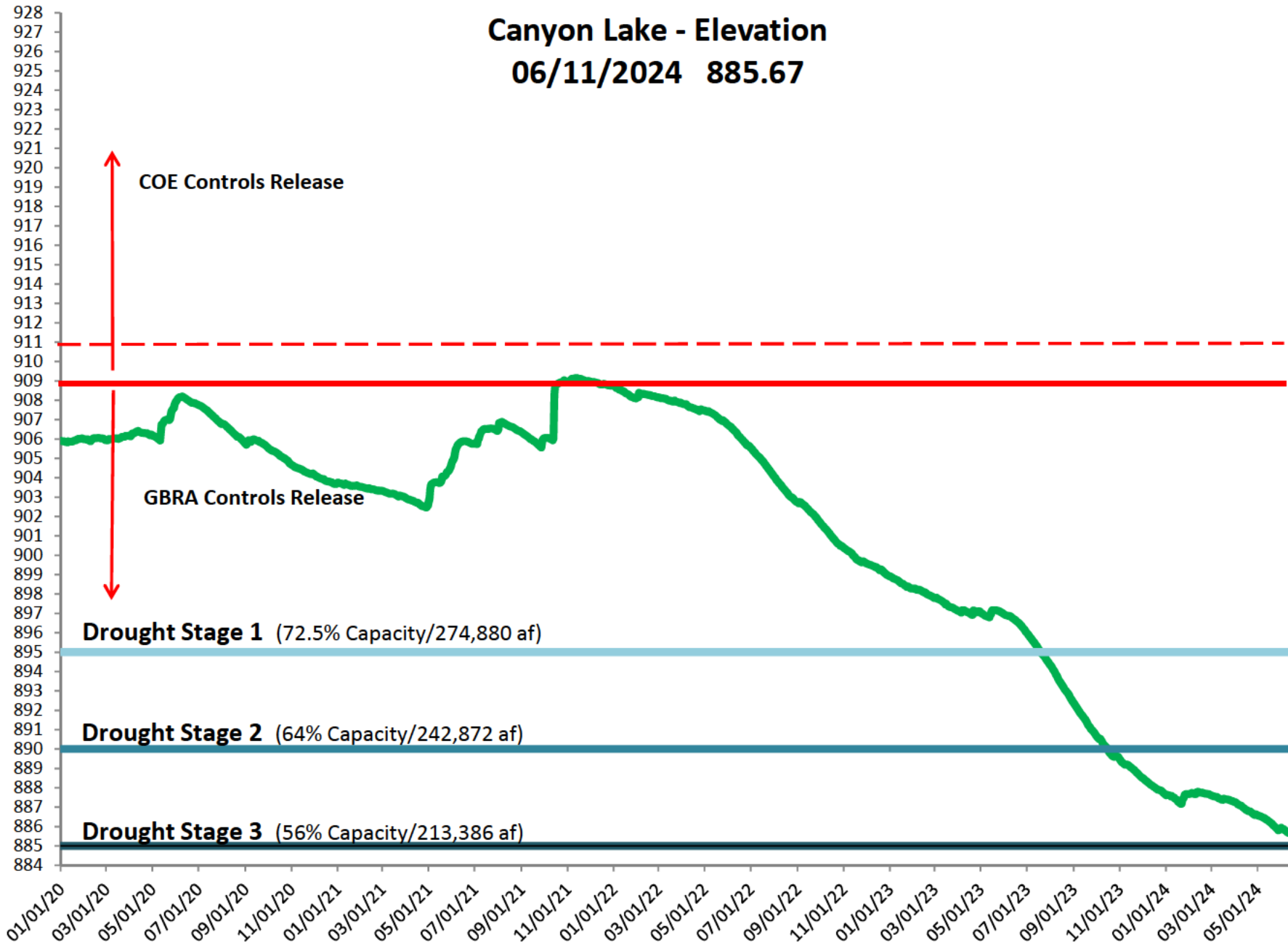
DISCUSSION ITEM

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

Attachment

Canyon Lake - Elevation

06/11/2024 885.67



SUMMARY OF WATERSHED CONDITIONS IN THE GUADALUPE RIVER BASIN TUESDAY, JUNE 11, 2024

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

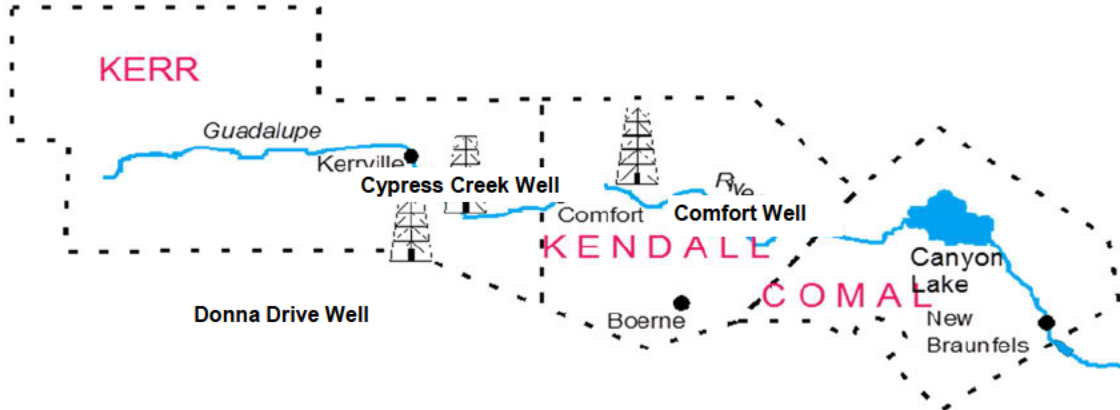


	Flow (cfs)	% of Daily Median
A. Guadalupe River @ Comfort	91	86%
B. Canyon Reservoir		
Inflow	4	2%
Release	73	34%
Full Res. Elev. - msl (Conservation pool)	909	
Reservoir Elev. Today - msl	885.67	
Capacity (Conservation pool)	57%	
C. Blanco River @ Wimberley	32	40%
D. Comal Springs	110	36%
E. San Marcos Springs	120	62%
F. Guadalupe River @ Gonzales	208	27%
G. Guadalupe River @ Victoria	289	23%
H. San Antonio River @ Goliad	134	37%
I. Guadalupe River @ Tivoli	583	40%
Bay & Estuary Inflow	396	



GUADALUPE RIVER BASIN INFORMATION

June 12, 2024



Donna Drive Well (Read April 2024)

Surface Elev. 1755' msl
 Current Elev. 1389.45' msl
 Historical High 1495' msl
 Historical Low 1356.8' msl

Cypress Creek Well (Read April 2024)

Surface Elev. 1562' msl
 Current Elev. 1408.80' msl
 Historical High 1513' msl
 Historical Low 1292.5' msl

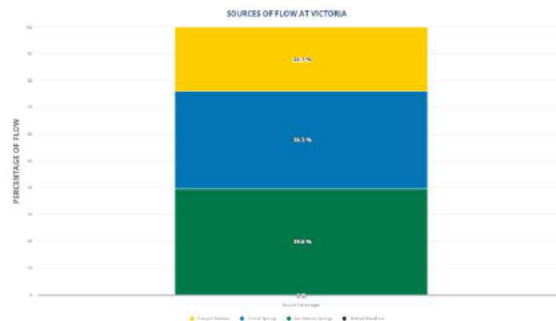
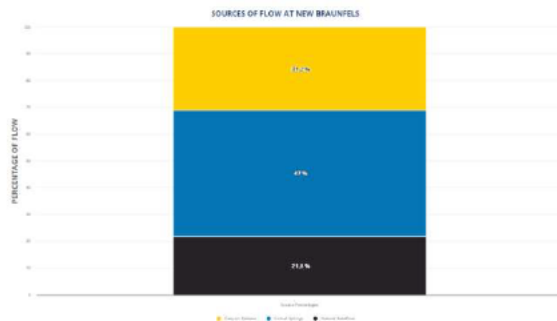
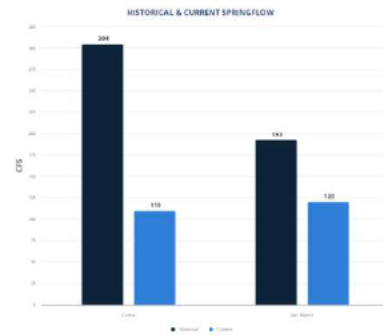
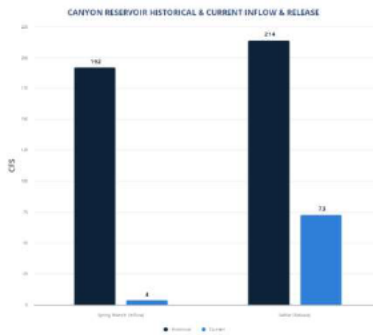
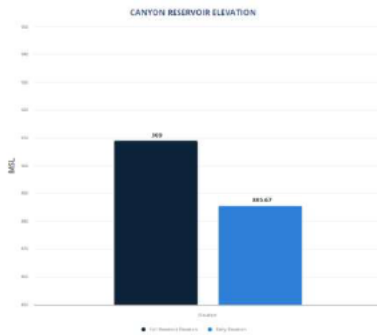
Comfort Well (Read Daily)**

Surface Elev. 1407' msl
 Current Elev. 1231.14' msl
 Historical High 1326.75' msl
 Historical Low 1226.92' msl

*Provided by Headwaters Groundwater Conservation District

**Provided by TWDB

WATERSHED CHARTS



ITEMS FOR EXECUTIVE SESSION

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

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

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

ADJOURN