

**WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY
NOTICE OF SPECIAL MEETING**

**TO: THE BOARD OF DIRECTORS OF THE WEST TRAVIS COUNTY PUBLIC
UTILITY AGENCY AND TO ALL OTHER INTERESTED PERSONS:**

Notice is hereby given that the Board of Directors of the West Travis County Public Utility Agency (“WTCPUA”) will hold a special meeting at 1:00 p.m. on Wednesday, January 15, 2025 at Bee Cave City Hall, 4000 Galleria Parkway, Bee Cave, Texas. One or more members of the Board may participate in the meeting by videoconference pursuant to Section 551.127, Texas Government Code, provided that a quorum of the Board will be present at the meeting location.

The following matters will be considered and may be acted upon at the meeting.

Public comments will be accepted only during designated portions of the Board meeting. Citizens wishing to address the Board should complete the Public Comment Form provided at the entrance to the meeting room so they may be recognized to speak. Speakers will be limited to three minutes to facilitate the opportunity to comment by all those so interested and to support the orderly flow of the meeting.

I. CALL TO ORDER

II. ESTABLISH QUORUM

III. PUBLIC COMMENT

IV. NEW BUSINESS

A. Discuss, consider and take action regarding Supplemental Wholesale Service Agreement for Anarene/Double L project in City of Dripping Springs Wholesale Service Area (W. Smith).

(This item may be taken into Executive Session under the consultation with attorney exception).

B. Discuss, consider and take action on Order Approving Amendments to the WTCPUA’s Land Use Assumptions, Capital Improvement Plan and Water Impact Fees (J. Riechers).

(This item may be taken into Executive Session under the consultation with attorney exception).

C. Discuss, consider and take action on Order Approving Amendments to the WTCPUA’s Land Use Assumptions, Capital Improvement Plan and Wastewater Impact Fees (J. Riechers).

(This item may be taken into Executive Session under the consultation with attorney exception).

- D. Discuss, consider and take action regarding updates to WTCPUA policy regarding Impact Fees (S. Roberts).**
(This item may be taken into Executive Session under the consultation with attorney exception).
- E. Discuss, consider and take action on Order Setting Public Hearings on Amendments to the WTCPUA’s Water and Wastewater Land Use Assumptions, Capital Improvement Plans and Impact Fees (L. Kalisek).**
- F. Discuss, consider and take action on legal obligations regarding ownership and use of WTCPUA facilities and property (L. Kalisek).**
(This item may be taken into Executive Session under the consultation with attorney exception).
- G. Discuss, consider, and take action regarding a Resolution of the Board of the West Travis County Public Utility Agency determining the necessity and authorizing the possible use of eminent domain to condemn permanent waterline easement interests in and to approximately 0.0258 acre and 0.0120 acre, and temporary construction easement interests in and to approximately 0.1945 acre and 0.2707 acre located at RM 620 and Bee Cave Parkway owned by the City of Bee Cave Texas and required for construction of the proposed 1175 Waterline Extension project (Parcels 11 & 14). (J. Riechers).**
(This item may be taken into Executive Session under the consultation with attorney exception).

V. ADJOURNMENT

Dated: January 10, 2025



Jennifer Riechers
WTCPUA General Manager

The Board of Directors may go into Executive Session, if necessary, pursuant to the applicable section of Subchapter D, Chapter 551, Texas Government Code, of the Texas Open Meetings Act, on any of the above matters under the following sections: Texas Government Code Ann. 551.071 – Consultation with Attorney; Texas Government Code Ann. 551.072 – Real and Personal Property; Texas Government Code Ann. 551.074 – Personnel Matters. No final action, decision, or vote will be taken on any subject or matter in Executive Session.

The West Travis County Public Utility Agency is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call Jennifer Riechers, General Manager at (512) 263-0100 for information.

VI. NEW BUSINESS

ITEM A

**AMENDED SUPPLEMENT TO WHOLESALE WATER AGREEMENT BETWEEN
WTCPUA & CITY OF DRIPPING SPRINGS**

Project: **Anarene**/Double L Ranch

Project Boundaries: As shown on **Attachment A** (*map of project area and delivery points*), as may be amended

Delivery Point(s): As shown on **Attachment A**, as may be amended

Service Availability Letter: **April 13, 2022** (See **Attachment B**):

Max Day Reservation LUEs: 3,393 as phased in accordance with the Service Availability Letter

Maximum Daily Flow: 2,931,552 gallons per day

Maximum Hourly Rate: 122,148 gallons per hour

Maximum Annual Quantity for combined Delivery Points (Surcharge Applies): 557.3 million gallons per year

Maximum Peak Day Use for combined Delivery Points (Surcharge Applies): 2,931,552 gallons per day

Monthly Base Charge: \$6,512.83 (See also schedule at **Attachment C**)

Volume Charge: \$1.57 per 1,000 gallons

Impact Fees: WTCPUA approved Impact Fee amount in effect at time of payment, as may be amended from time to time.

Legal and Engineering Reimbursement Due: \$5,000 and as may be invoiced by WTCPUA from time to time.

Effective Date: Date of execution by WTCPUA as shown below.

The West Travis County Public Utility Agency (“WTCPUA”) and the City of Dripping Springs enter into this Supplement to Wholesale Water Agreement (“Supplement”) pursuant to that certain Amended and Restated Wholesale Water Services Agreement Between the West Travis County Public Utility Agency and the City of Dripping Springs effective March 28, 2024 (“Wholesale Agreement”), as may be amended, for the above referenced Project in the Wholesale Service Area. Terms as defined in the Wholesale Agreement apply to this Supplement. WTCPUA agrees to provide Wholesale Service to the Project, and the City agrees to compensate WTCPUA for such service in accordance with the terms and conditions of the Wholesale Agreement under the specific conditions as set forth above in this Supplement. WTCPUA and the City agree that commencement of Wholesale Water Services to the Project at the Delivery Point, or any phase thereof, shall be subject to the completion of and WTCPUA’s acceptance of Improvements and completion of WTCPUA Capital Projects as identified in the Service Availability Letter, as modified by this Supplement.

The WTCPUA and the City agree to clarify or modify certain terms of this Supplement and the Service Availability Letter as set forth in **Attachment D**.

To the extent that any term of this Supplement conflicts with the Service Availability Letter, the term of this Supplement shall govern.

WTCPUA may terminate this Supplement upon written notice to City for any of the LUEs for which (i) a Water Impact Fee has not been paid in accordance with the Wholesale Agreement and this Supplement by the fifteenth anniversary of the Effective Date of this Supplement as defined above; (ii) for nonpayment of Reservation Fees in accordance with the Wholesale Agreement; or (iii) for any other reasons as provided in the Wholesale Agreement. Otherwise, the term of this Supplement remains in effect for the same term as the Wholesale Agreement.

WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY

By: _____
Jennifer Riechers, General Manager

Date: _____

CITY OF DRIPPING SPRINGS

By: _____

Printed Name: _____

Title: _____

Date: _____

TERMS ARE UNDERSTOOD AND ACCEPTED:

~~[INSERT SIGNATURE BLOCK FOR DEVELOPER]~~

DOUBLE L DEVELOPMENT, LLC
a Texas limited liability company

By: _____
Robert E. Fondren, Manager

Attachment A

Attachment B

Attachment C

West Travis County Public Utility Agency
 Wholesale Rate Study
 Updated January 27, 2023
 Individual Capital Amortization Schedule

City of Dripping Springs (Anarene)
 Series 2013-2022 Debt Payment
 Schedule

	Effective
	10/1/2022
Effective Interest Rate	3.81%
Capital Cost Allocation	\$ 15,318,052
Plus Reserves	865,940
Plus Issuance Costs (2%)	323,680
Capital Cost Allocation	<u>\$ 16,507,672</u>
Build-out LUEs	3,393
Annual Payment per LUE	\$ 596
Effective Impact Fee Credit	18%

	Interest Rate	Debt		Beginning Balance	Additional Cost Added	Interest Expense	Subtotal	Total Annual Debt Payment	Ending Balance	Annual Minimum Bill Paid to PUA*	Average	Base
		Amortization %**	Projected LUEs								Fee	Chare per LUE
October - December 2022	3.81%			\$ 16,507,672		\$ 629,590	\$ 17,137,263	\$ -	\$ 17,137,263	\$ -	\$ -	
2023	3.81%			\$ 17,137,263		\$ 653,603	\$ 17,790,865	\$ -	\$ 17,790,865	\$ -	\$ -	
2024	3.81%			\$ 17,790,865		\$ 678,530	\$ 18,469,396	\$ 18,176	\$ 18,451,220	\$ 19,538.49	\$ 6,512.83	\$ 53.38
2025	3.81%		122	\$ 18,451,220		\$ 703,716	\$ 19,154,935	\$ 72,704	\$ 19,082,232	\$ 78,153.97	\$ 6,512.83	\$ 53.38
2026	3.81%		243	\$ 19,082,232		\$ 727,782	\$ 19,810,014	\$ 144,812	\$ 19,665,202	\$ 155,667.34	\$ 12,972.28	\$ 53.38
2027	3.81%		546	\$ 19,665,202		\$ 750,016	\$ 20,415,218	\$ 325,380	\$ 20,089,838	\$ 349,771.06	\$ 29,147.59	\$ 53.38
2028	3.81%		901	\$ 20,089,838		\$ 766,212	\$ 20,856,050	\$ 536,937	\$ 20,319,113	\$ 577,186.32	\$ 48,098.86	\$ 53.38
2029	3.81%		1,140	\$ 20,319,113		\$ 774,956	\$ 21,094,069	\$ 679,365	\$ 20,414,704	\$ 730,291.23	\$ 60,857.60	\$ 53.38
2030	3.81%		1,443	\$ 20,414,704		\$ 778,602	\$ 21,193,306	\$ 859,933	\$ 20,333,373	\$ 924,394.96	\$ 77,032.91	\$ 53.38
2031	3.81%		1,643	\$ 20,333,373		\$ 775,500	\$ 21,108,873	\$ 979,120	\$ 20,129,754	\$ 1,052,516.23	\$ 87,709.69	\$ 53.38
2032	3.81%		1,793	\$ 20,129,754		\$ 767,734	\$ 20,897,487	\$ 1,068,510	\$ 19,828,978	\$ 1,148,607.18	\$ 95,717.26	\$ 53.38
2033	3.81%		2,028	\$ 19,828,978		\$ 756,263	\$ 20,585,240	\$ 1,208,554	\$ 19,376,686	\$ 1,299,149.67	\$ 108,262.47	\$ 53.38
2034	3.81%		2,263	\$ 19,376,686		\$ 739,013	\$ 20,115,699	\$ 1,348,599	\$ 18,767,100	\$ 1,449,692.16	\$ 120,807.68	\$ 53.38
2035	3.81%		2,618	\$ 18,767,100		\$ 715,763	\$ 19,482,863	\$ 1,560,155	\$ 17,922,708	\$ 1,677,107.41	\$ 139,758.95	\$ 53.38
2036	3.81%		2,775	\$ 17,922,708		\$ 683,559	\$ 18,606,267	\$ 1,653,717	\$ 16,952,550	\$ 1,777,682.61	\$ 148,140.22	\$ 53.38
2037	3.81%		2,932	\$ 16,952,550		\$ 646,558	\$ 17,599,108	\$ 1,747,279	\$ 15,851,829	\$ 1,878,257.81	\$ 156,521.48	\$ 53.38
2038	3.81%		3,187	\$ 15,851,829		\$ 604,577	\$ 16,456,406	\$ 1,899,242	\$ 14,557,165	\$ 2,041,612.42	\$ 170,134.37	\$ 53.38
2039	3.81%		3,393	\$ 14,557,165		\$ 555,200	\$ 15,112,364	\$ 2,022,004	\$ 13,090,360	\$ 2,173,577.33	\$ 181,131.44	\$ 53.38
2040	3.81%		3,393	\$ 13,090,360		\$ 499,257	\$ 13,589,617	\$ 2,022,004	\$ 11,567,613	\$ 2,173,577.33	\$ 181,131.44	\$ 53.38
2041	3.81%		3,393	\$ 11,567,613		\$ 441,180	\$ 12,008,793	\$ 2,022,004	\$ 9,986,789	\$ 2,173,577.33	\$ 181,131.44	\$ 53.38
2042	3.81%		3,393	\$ 9,986,789		\$ 380,889	\$ 10,367,677	\$ 2,022,004	\$ 8,345,673	\$ 2,173,577.33	\$ 181,131.44	\$ 53.38
2043	3.81%		3,393	\$ 8,345,673		\$ 318,298	\$ 8,663,971	\$ 2,022,004	\$ 6,641,967	\$ 2,173,577.33	\$ 181,131.44	\$ 53.38
2044	3.81%		3,393	\$ 6,641,967		\$ 253,320	\$ 6,895,287	\$ 2,022,004	\$ 4,873,283	\$ 2,173,577.33	\$ 181,131.44	\$ 53.38
2045	3.81%		3,393	\$ 4,873,283		\$ 185,863	\$ 5,059,146	\$ 2,022,004	\$ 3,037,142	\$ 2,173,577.33	\$ 181,131.44	\$ 53.38
2046	3.81%	24.85%	3,393	\$ 3,037,142		\$ 115,834	\$ 3,152,976	\$ 502,543	\$ 2,650,433	\$ 540,214.68	\$ 45,017.89	\$ 13.27
2047	3.81%	24.85%	3,393	\$ 2,650,433		\$ 101,086	\$ 2,751,519	\$ 502,543	\$ 2,248,976	\$ 540,214.68	\$ 45,017.89	\$ 13.27
2048	3.81%	24.85%	3,393	\$ 2,248,976		\$ 85,774	\$ 2,334,750	\$ 502,543	\$ 1,832,207	\$ 540,214.68	\$ 45,017.89	\$ 13.27
2049	3.81%	24.85%	3,393	\$ 1,832,207		\$ 69,879	\$ 1,902,086	\$ 502,543	\$ 1,399,543	\$ 540,214.68	\$ 45,017.89	\$ 13.27
2050	3.81%	24.85%	3,393	\$ 1,399,543		\$ 53,378	\$ 1,452,920	\$ 502,543	\$ 950,377	\$ 540,214.68	\$ 45,017.89	\$ 13.27
2051	3.81%	24.85%	3,393	\$ 950,377		\$ 36,247	\$ 986,624	\$ 502,543	\$ 484,081	\$ 540,214.68	\$ 45,017.89	\$ 13.27
2052	3.81%	24.85%	3,393	\$ 484,081		\$ 18,462	\$ 502,543	\$ 502,543	\$ 0	\$ 540,214.68	\$ 45,017.89	\$ 13.27

*Debt payment recovers capital cost plus interest expense. Annual base fee is calculated by multiplying the annual debt payment times .25 for times coverage, and then subtracts the impact fee credit.

**Applied to debt payment in later years to accommodate for the addition of new debt, which caused the PUA's debt to go through 2052.

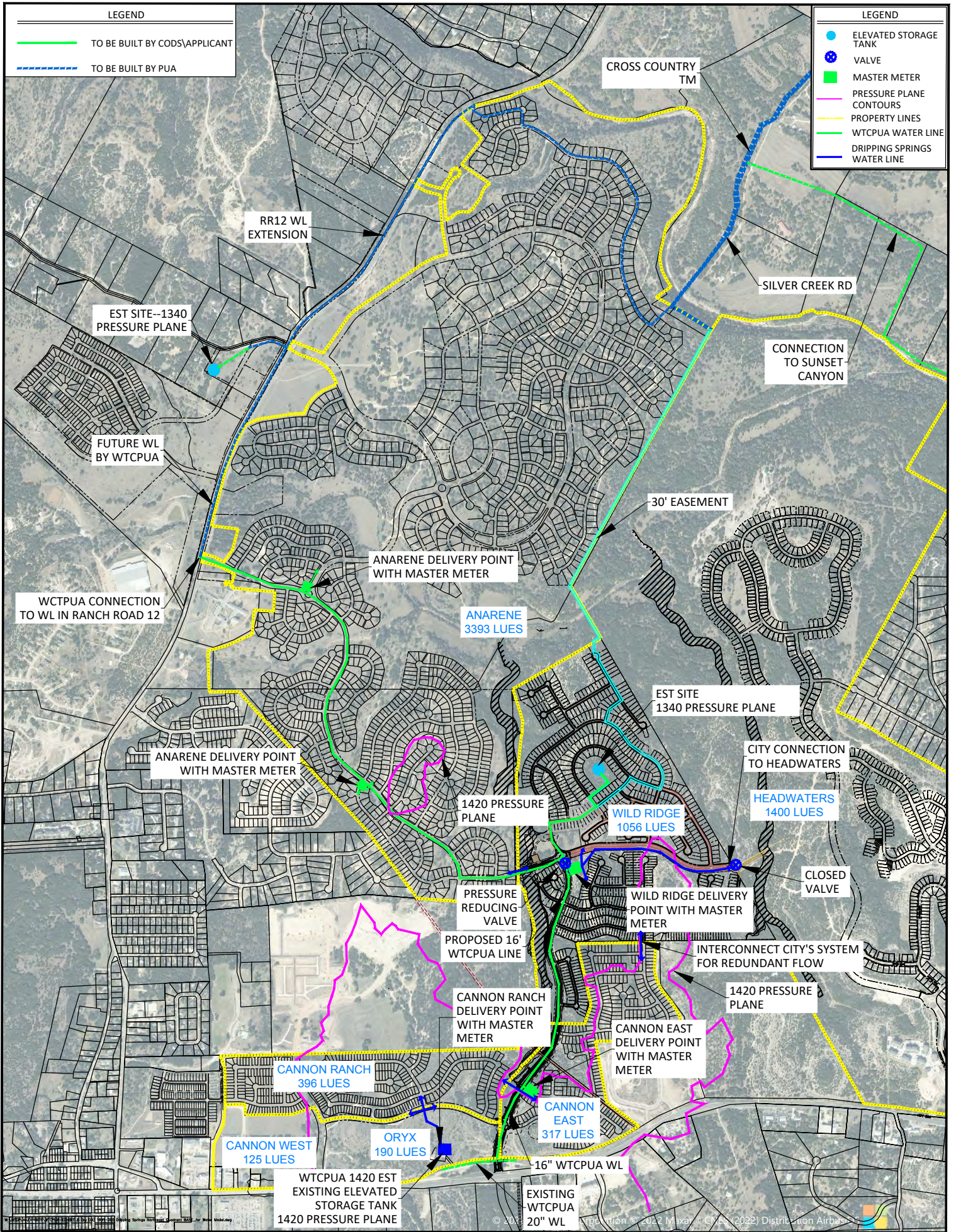
Attachment D

1. Paragraph 2 of the Service Availability Letter is hereby deleted. Owner shall not be required to add the Property to its Certificate of Convenience and Necessity.
2. Paragraph 5 subsection a. of the Service Availability Letter is hereby replaced as follows: A minimum 16” transmission water line for interim service from the 1340 pressure plane infrastructure at Ranch Road 12 and Elizabeth Trace.
3. Paragraph 7 of the Service Availability Letter is hereby replaced as follows: Owner and/or Applicant shall dedicate an elevated storage tank (EST) site, the location of which ~~shall be mutually agreed to~~ is shown generally on Attachment E, for construction of a WTCPUA 1340 EST that is a part of the WTCPUA CIP.
4. Paragraph 9 of the Service Availability Letter is hereby replaced as follows: Service to 244 LUEs that are contained in the Phase I Preliminary Plan provided by the Applicant shall be available from interim service via the 1340 pressure plane at RR 12: upon completion of the RR 12 Extension and completion of the initial phase of the Cross County Transmission Main connection to the Mitchell Tract, as shown generally on Attachment E. Up to 1,000 LUEs of service ~~are~~ will be available to serve Double L Ranch when the connection-1340 Elevated Storage Tank is complete and when the Cross Country TM is complete and the Hamilton Pool improvements are done. However, in lieu of the 1,000 LUEs available to Double L as referenced in the preceding sentence, an additional 1,000 LUEs of service will be available to serve Double L, Wild Ridge and Cannon Ranch in the event Wild Ridge constructs the 16” water line extension from the boundary of Double L Ranch to US 290 to Ranch Road 12 and the EST are complete and the 16” connection to the Wild Ridge Elevated Storage Tank site, as shown on Attachment E, which 1,000 LUEs shall be allocated among Double L, Wild Ridge and Cannon Ranch as follows: 31%, 46% and 23%, respectively. At such time that Wild Ridge dedicates the Wild Ridge Elevated Storage Tank site and grants the easement for the 16” water line extension, as shown on Attachment E, Double L will, within 90 days, or as soon as reasonably practicable thereafter, proceed with the construction of the off site water line extending the 16” water line from the southern boundary of its Phase 1 to its common boundary with Wild Ridge as shown on Attachment E, subject to receipt of all governmental approvals and permits for construction of the 16” water line, offsite water line extension, Phase 1 improvements, and 321 wastewater plant.
5. Paragraph 10 of the Service Availability Letter is hereby replaced as follows: Service ~~beyond 1,000 LUEs (up~~ to the full allocation of 3,393) LUEs, shall be contingent on the WTCPUA 1340 facility improvements, including the HPRTM2, HPRS upgrade, Uplands Water Treatment Plant, US 290 parallel line, Cross Country TM and RR 12 Extension.
6. The initial payment of Reservation Fees shall be payable within twelve (12) months from the Effective Date of this Amended Supplement.

7. The schedule set forth in Attachment C is hereby adjusted by two years so that the first annual minimum bill paid to the PUA will be in the year 2026 and in the amount reflected on Attachment C for the year 2024, and such adjustment shall be made for each subsequent year such that the amount due for 2027 will be the amount shown for 2025, on Attachment C, and so on and so forth.

8. This Amended Supplement supersedes and replaces that Supplement dated effective July 30, 2024.

Attachment E



ITEM B

WHEREAS, Nelisa Heddin Consulting has conducted a water impact fee study, attached hereto as Exhibit “B” and has recommended certain amendments to the Impact Fees for the water impact fee service area; and

WHEREAS, the WTCPUA has received a recommendation from the Impact Fee Advisory Committee to amend the Capital Improvements Plan, Land Use Assumptions and Impact Fees for the water impact fee service area; and

WHEREAS, on November 18, 2024, the Board of Directors adopted an Order scheduling a public hearing regarding the proposed amendments to the Capital Improvements Plan, Land Use Assumptions and Impact Fees for the water impact fee service area; and

WHEREAS, after providing proper notice to the public, the WTCPUA held a public hearing on December 18, 2024, regarding the proposed amendments to the Capital Improvements Plan, Land Use Assumptions and Impact Fees for the water impact fee service area; and

WHEREAS, The Board of Directors has reviewed all public input provided at the public hearing and the comments provided by the Impact Fee Advisory Committee regarding the proposed amendments to the Capital Improvements Plan, Land Use Assumptions and Impact Fees for the water impact fee service area; and

WHEREAS the Board of Directors desires to amend Capital Improvements Plan, Land Use Assumptions and Impact Fees for the water impact fee service area.

NOW THEREFORE, it is ordered by the Board of Directors of West Travis County Public Utility Agency as follows:

Section 1: The above recitals are true and correct and are incorporated into this Order for all purposes.

Section 2: The proposed amendments to the Capital Improvements Plan, Land Use Assumptions and Impact Fees for the water impact fee service area are reasonable and necessary for the WTCPUA to provide water service from its water system to customers of the WTCPUA service area.

Section 3: The WTCPUA hereby adopts the amendments to the Capital Improvements Plan, Land Use Assumptions and Impact Fees for the water impact fee service area provided in the study to be effective as of _____.

Section 4: The WTCPUA’s General Manager, Engineer and General Counsel are authorized to take all actions necessary to carry out the purposes of this Order and otherwise comply with applicable Texas Laws and regulations.

PASSED AND APPROVED this 15th day of January, 2025.

Scott Roberts, President
Board of Directors

ATTEST:

Walt Smith, Secretary
Board of Directors

EXHIBIT A

LAND USE ASSUMPTIONS & CAPITAL IMPROVEMENTS PLAN

for

**WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY
2024 IMPACT FEE STUDY**

October 2024



Prepared for:

West Travis County Public Utility Agency
13215 Bee Cave Parkway
Bldg B, Suite 110
Bee Cave, Texas 78738



Prepared by:

Murfee Engineering Company, Inc.
1101 Capital of Texas Highway, South
Building D, Suite 110
Austin, Texas 78746

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APPENDICES

- Appendix A-1: 2024 Impact Fee Study Overall Water Exhibit
- Appendix A-2: Proposed 2024 Water CIP Exhibit
- Appendix B-1: Existing 2024 Wastewater CIP Exhibit
- Appendix B-2: Proposed 2024 Wastewater CIP Exhibit
- Appendix C: Water LUA Summary Figures
- Appendix D: Wastewater LUA Summary Figure
- Appendix E: CIP Tables
 - E-1 Total Capital Allocated to Growth
 - E-2 Growth Allocation Existing Projects - Water
 - E-3 Growth Allocation Proposed 2024 CIP Projects - Water
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 - E-5 Growth Allocation Proposed 2024 CIP Projects - Wastewater

INTRODUCTION

The purpose of this report is to develop the Land Use Assumptions (LUA) and Capital Improvements Plan (CIP) in support of the West Travis County Public Utility Agency 2024 Impact Fee Study for the 2024-2034 planning period. The process and methodology used will be described and the results summarized in tabular and graphical form for use in the impact fee calculations prepared by Nelisa Heddin Consulting, LLC. This report is prepared in accordance with the applicable provisions of Chapter 395 of the Local Government Code: *Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Other Local Governments*.

BACKGROUND

Water

The West Travis County Public Utility Agency (WTCPUA) regional water system currently serves approximately 23,776 Living Unit Equivalents (LUEs) in western Travis and northern Hays Counties. Raw water is diverted from Lake Austin under Firm Water Contracts with the Lower Colorado River Authority at intake structures and is delivered to both raw water customers as well as to the Uplands Water Treatment Plant located on Bee Cave Road at its intersection with Bee Cave Parkway. Potable water service is provided to retail and wholesale customers throughout the WTCPUA service area by the Uplands Water Treatment Plant. The distribution system is generally divided into the SH71 and US290 Systems, with the demarcation being the Southwest Parkway Pump Station and the facilities that supply it with water for pumping into the US290 System. This demarcation also includes future facilities that will supply the 290 system with water from Hamilton Pool Road south toward Fitzhugh road. Table 1 provides a summary of existing LUEs by system.

Table 1: Summary of Existing Water LUEs

System	Total Existing Water LUEs
SH71	11,598
US290	12,178
TOTAL	23,776

The division of the system into two main service areas is an operational and planning tool that also leads to separate impact fee calculation for each system. As such, the two-system planning and service strategy is carried through the Land Use Assumptions and Capital Improvements Plan to the calculation of impact fees. Table 2 shows the existing and projected water LUEs and Table 3 shows the existing and projected water LUEs by pressure plane. Table 4 depicts the water LUE growth assumptions by year. Appendix A-1: *Water CIP Exhibit* shows the WTCPUA water system, general division between the SH71 and US290 Systems, major system components, and existing CIP facilities. Appendix A-2: *Proposed CIP* depicts the proposed additional CIP facilities to serve the new growth for the next 10 years.

Wastewater

The WTCPUA regional wastewater system currently serves approximately 4,877 LUEs in a 4,800± acre service area generally within the extraterritorial jurisdiction (ETJ) of the City of Bee Cave. The wastewater collection system includes 21 lift stations and approximately 60 miles of pipe, which deliver raw wastewater for treatment to two wastewater treatment plants. Treated effluent is stored in two effluent holding ponds and is used for irrigation under a Texas Land Application Permit (TLAP) as well as an Authorization for Reclaimed Water (210 Authorization). Appendix B-1: *Wastewater CIP Exhibit* shows the wastewater collection system, service area boundary, major system components, and existing CIP facilities. Appendix B-2: *Proposed Wastewater CIP* shows the proposed CIP addition to provide services for full buildout which is expected in the next ten years.

Table 2: Existing and Projected Water LUE Summary 2024-2034

Murfee Engineering Company, Inc.							Date:	9/4/2024
Texas Registered Firm No. F-353		WTCPUA - Existing and Projected Water LUE Summary 2024-2034						
RETAIL CUSTOMERS								
System	Pressure Plane	Description	Demography Planning Unit	2023 Connections	2023 LUEs	2024-2034 Projected Growth	Ultimate 20 yr +/-	
US 290	1240	Echo Bluff, Hills of Texas, Bear Creek	39	275	288	67	355	
		Friendship Ranch, Whispering Oaks, Wildwood, Parten, Skyridge	40	461	667	173	840	
		Rim Rock	45	636	834	0	834	
		Fox Run, Barsana	46.1	5	12	8	20	
		S. of FM1826 Barsana to Bear Creek Pass	47.1	11	13.5	5	18	
		Bear Creek Estates	47.3	26	29	0	29	
		NW of Circle Dr.	116	3	3	5	8	
		US290 South of Circle Dr., Tanglewood W., Hillside	117	195	224	0	224	
		Appaloosa Run, Zyle Rd.	119	150	165	15	179	
		Overlook at Lewis Mountain	120	0	0	2	2	
		Rutherford West	122	170	215	0	215	
		Infill (Nutty Brown)	38	40	46	84	200	
1240 Retail Pressure Plane Total			1972	2496	359	2924		
US 290	1340 N	Heritage Country, Big Country	18.3	118	137	6	143	
		Heritage Oaks, Ledge Stone, Oak Run West, Polo Club	20.2	510	718	41	759	
		Meadow Creek Ranch, Dripping Springs Ranch II	35.2	4	4	9	20	
		Fire Station West of Belterra	37.1	1	1	0	1	
		Signal Hill	38	40	46	71	167	
		Green Hills	44	23	27	6	33	
		N. of Fitzhugh to the County Line	113	18	22	4	26	
		Infill	16	N/A	0	275	550	
		Oak Run, S. of Fitzhugh to Blackstone	114	17	35	31	73	
		1340 N Retail Pressure Plane Total			731	990	443	1772
US 290	1340 S	Fire Station West of Belterra	37.1	1	1	0	1	
		Highpointe	41	1039	1223	0	1223	
		E. of Sawyer Highpointe to Darden Hill	42	44	63	57	133	
		Woodland Estates, Cypress Springs Elementary	43.2	4	13	26	58	
		Infill	34	N/A	0	275	550	
		Onion Creek Ranch, Creek of Driftwood	43.1	92	108	7	114	
		Darden Hill, KW, Penn	42	44	63	1437	3000	
Rimrock Tr., Spring Valley, Ledge Stone Terrace, Derecho	118	248	306	42	347			
1340 S Retail Pressure Plane Total			1471	1775	1844	5426		
US 290	1420 (290)	Sunset Canyon	19.3	391	443	43	486	
		Key Ranch, Saratoga Hills	20.1	157	224	33	257	
		Hays Country Acres & Creek	33.2	8	36	0	36	
		Sunset Canyon S, Sunset Canyon S Infill	35.1	157	183	28	211	
		Sawyer Ranch, US290 to Sunset Canyon Commercial Frontage	36	236	310	12	322	
		1420 (290) Retail Pressure Plane Total			949	1196	116	1312
US 290 System Retail Subtotal				5,123	6,457	2,762	11,433	
HWY 71	1080 (BCR)	Bee Cave West, Travis County, Infill	3D.5	122	222	109	330	
		Lake Pointe	5A	1084	1216	91	1307	
		Irrigation near Senna Hills	102	2	4	0	4	
		Seven Oaks	103	273	475	40	515	
		N. Crystal Creek Drive	104	7	24	4	28	
		S. Crystal Creek Drive	106	3	5	6	12	
	Angelwylde	107	1	1	9	20		
	1080 (BCR) Retail Pressure Plane Total			1492	1946	259	2216	
	1080 (CoBC)	Shops at the Galleria, Paseo, East Village, Infill	3H.1	401	696	180	876	
		Barton Creek Preserve	3H.2	4	5	6	13	
Uplands, HEB		4A.1	204	303	140	442		
The Preserve at Barton Creek		4A.2	46	56	0	56		
Backyard		8F	0	0	205	409		
Pearl, Hill Country Galleria & Surrounding (1080PPP)		5C	52	233	152	385		
1080 (CoBC) Retail Pressure Plane Total			707	1292	683	2181		
1280 (HPR)	Destiny Hills	3D.3	4	6	6	14		
	W. of Crumley HPR to county line, Rocky Creek	3E.1	399	586	238	823		
	Shield Ranch (Now inside conservancy)	3F	1	1.5	0.5	2		
	1280 (HPR) Retail Pressure Plane Total			404	593	245	839	
	1280 (CoBC)	Spanish Oaks	3H.1	201	348	848	1992	
		Homestead, Meadowfox, LTYA	3G.1	189	223	14	237	
Lake Travis Middle School		3K.1	1	50	10	60		
Cielo Apartments		5B	0	0	59	117		
Falconhead, Brisa Townhomes		8A	732	950	38	987		
Ladera, Morningside, Skaggs		8F	396	852	313	1165		
Hill Country Galleria & Surrounding (1175PPP)	5C	26	117	42	158			
1280 (CoBC) Retail Pressure Plane Total			1544	2539	1324	4716		
1420 (HPR)	Reimers Ranch and Peacock Commercial	3A	0	0	50	100		
	Lake Travis Independent School District	2C.1	0	0	50	100		
	N. of Hamilton Pool Madrone Ranch to Creeks Edge, Hatchett/Provence (TC MUD 22), Harris, Preservation Ranch, Huthnance Peacock	3D.2	672	907	1059	2621		
1420 (HPR) Retail Pressure Plane Total			672	907	1159	2821		
HWY 71 System Retail Subtotal				4,819	7,277	3,670	12,773	
RETAIL TOTAL				9,942	13,734	6,432	24,206	

* - Calculation of LUEs is based on meter size.

Table 2: Existing and Projected Water LUE Summary 2024-2034 Continued

WHOLESALE CUSTOMERS								
System	Pressure Plane	Customer	Demography Planning Unit	Sep 2022-Sep 2023 Average Usage (gpd)	2023 Standardized Water LUEs ¹	2024-2034 Projected Growth	Buildout Total LUEs	
US290	1240 (1160)	Reunion Ranch WCID ²	47.2	297,906	662	0	524	
		City of Dripping Springs - Driftwood	43.3 / 121	132,698	295	406	1,000	
	1240 (1160) Wholesale Pressure Plane Total				430,604	957	406	1,524
	1340 N	City of Dripping Springs - N.E.		0	0	2158	4,316	
		1340 N Wholesale Pressure Plane Total				0	0	2,158
	1340 S	Hays 1, Hays 2	74.2	950,973	2113	233	2,346	
		1340 S Wholesale Pressure Plane Total				950,973	2,113	233
	1420 (290)	City of Dripping Springs - N.E.		43.3 / 121	0	0	759	1,518
			City of Dripping Springs - Headwaters	19.2	316,698	704	579	1,425
		Dripping Springs WSC		n/a	876,123	1947	276	2,222
1420 (290) Wholesale Pressure Plane Total				1,192,821	2,651	1,614	5,165	
US 290 System Wholesale Subtotal				2,574,398	5,721	4,411	13,351	
HWY 71	1080 (BCR)	Barton Creek West WSC ²	108	308,687	686	0	427	
		Crystal Mountain	105	58,281	130	0	118	
		Eanes ISD	n/a	18,976	42	16	58	
		Senna Hills	102	212,225	472	14	485	
		1080 (BCR) Wholesale Pressure Plane Total				598,169	1,329	30
	1280 (71)	Lazy Nine MUD 1A - Sweetwater	3K.1	90,483	201	1009	2,420	
		TC MUD 12 - Rough Hollow	2C.2	850,335	1890	256	2,145	
		TC MUD 18 - Bella Colinas / Masonwood	3D.4	214,497	477	167	643	
	1280 (71) Wholesale Pressure Plane Total				1,155,315	2,567	1,432	5,208
	1420 (HPR)	Deer Creek ^{2,3}	n/a	191,253	425	0	310	
1420 (HPR) Wholesale Pressure Plane Total				191,253	425	0	310	
HWY 71 System Wholesale Subtotal				1,944,737	4,322	1,462	6,606	
WHOLESALE TOTAL				4,519,135	10,043	5,873	19,957	
1 - Using 450 gpd/LUE								
2-2020 Wholesale contract a nnuual average consumption exceeds agreement amount								
3- Contract states 310 built out LUEs, max 400 gpm consumption								
					US 290 System Total	12,178	7,173	24,784
					HWY 71 System Total	11,598	5,132	19,379
					GRAND TOTAL	23,776	12,305	44,163

LAND USE ASSUMPTIONS

The Living Unit Equivalent is utilized as the service unit to determine the ultimate system's demand. For this analysis one Service Unit is defined as one LUE. Table 4 shows the ten-year growth for the water service area. The land use assumptions include existing customers, wholesale and retail commitments, assumptions on infill and projects that are known to be in the development pipeline. Notably in the 290 System an additional 7,173 LUEs are in the planning stages and 5,132 LUEs have been committed to by the PUA for service in the Dripping Springs area, US290 corridor, RR 1826 corridor, and Fitzhugh Lane. In addition to these corridors, growth along Nutty Brown Road is also occurring, including a new HEB constructed in 2023. Within the SH 71 System Bee Cave Road is essentially built-out, while the City of Bee Cave has 2900± LUEs in the development pipeline with infill of 760 LUEs expected in the SH71 and Bee Cave Parkway area. Hamilton Pool Road has commitments for service from the PUA for Belvedere, Provence, Preserve, Huthnance and Deer Creek. A minor amount of infill is expected along Hamilton Pool Road. Of note: Table 2 identifies four wholesale customers that are exceeding their contracted amounts based on an average day usage. These wholesale users include Reunion Ranch WCID, Barton Creek West WSC, Crystal Mountain and Deer Creek; it is unknown if this trend is expected to continue. Wholesale LUEs were calculated by sorting the wholesale customer data from September 2022 to September 2023 and summing the billed consumption for each month by customer. After calculating the total billed consumptions an average was taken for the year in gpd usage and this average was used to calculate LUEs using a 450 gpd/LUE assumption.

Table 3: Existing and Projected Water LUE Count by Pressure Plane

Existing and Projected Water LUE Count by Pressure Plane				
System	Pressure Plane	2023 LUES*	2024-2034 Projected Growth	Ultimate 20 yr +/-
US 290	1240	3,453	765	4,448
	1340 N	990	2,601	6,088
	1340 S	3,887	2,077	7,771
	1420 (290)	3,847	1,730	6,477
US 290 Total		12,178	7,173	24,784
HWY 71	1080 (BCR)	3,275	289	3,304
	1080 (CoBC)	1,292	683	2,181
	1280 (HPR)	593	245	839
	1280 (CoBC)	2,539	1,324	4,716
	1280 (71)	2,567	1,432	5,208
	1420 (HPR)	1,332	1,159	3,131
HWY 71 Total		11,598	5,132	19,379
TOTAL		23,776	12,305	44,163

*Calculation of LUE based on meter size

Table 4: Water Land Use Growth Assumption Summary Tabulation

Impact Fee Planning Period Year	TOTAL LUEs		
	US290	SH71	TOTAL
Oct-25	12,890	13,123	26,013
Oct-26	13,478	13,571	27,049
Oct-27	14,100	14,009	28,109
Oct-28	14,759	14,436	29,195
Oct-29	15,447	14,851	30,298
Oct-30	16,168	15,253	31,421
Oct-31	16,920	15,643	32,562
Oct-32	17,704	16,020	33,724
Oct-33	18,514	16,382	34,896
Oct-34	19,351	16,730	36,081

Appendix C: *Water LUE Summary Figures* provide a graphical representation of the water LUA.

Tables 5-7 provide a similar summary tabulation for wastewater to that described and provided for water. Since not all water customers in the Bee Caves/ Hwy 71 system receive wastewater service, the growth and total connections will differ.

Table 5: Existing Wastewater LUEs

Murfee Engineering Company, Inc. Texas Registered Firm No. F-353			6/05/2024	
WTCPUA - April 2024 SH71 System WW LUE Summary				
RETAIL CUSTOMERS				
Rate District	Read Route & Description	Connections	Exist WW LUEs*	
SH 71	311 Seven Oaks	9	39	
	312 Uplands	7	50	
	313 Seven Oaks	1	5	
	314 Falconhead	463	504	
	315 Spanish Oaks & Hwy 71	443	457	
	316 Lake Pointe 1	266	273	
	317 Lake Pointe 2	217	233	
	318 Shops at the Galleria	95	570	
	319 Lake Pointe 3	208	212	
	320 Lake Pointe 4	253	253	
	321 620 & 71	739	1297	
TOTAL		2,701	3,892	
* - Calculation of LUEs is based on meter size. Meters with zero consumption were not counted.				
WHOLESALE CUSTOMERS				
Customer	January-December 2023 Average Usage (gpd)	January-December 2023 Peak Month Usage (gpd)	Exist WW LUEs	
Masonwood	102,547	122,107	570	
WCID 17**	74,816	79,867	416	
TOTAL		177,363	201,974	985
** - Calculation of Wholesale LUEs is based on 180 gpd/LUE				
GRAND TOTAL			4,877	

Table 6: Wastewater Land Use Assumption Tabulation; by Development

Upcoming Development	GROWTH from 2024-2034				TOTAL LUEs
	Retail		Wholesale	Total	
	Residential	Commercial			
Backyard	0	357	0	357	4,877
Ladera Ridge	0	19	0	19	5,234
Masonwood	0	0	80	80	5,333
Pearl (Terraces)	205	0	0	205	5,538
West Village	337.5	337.5	0	675	6,213
Infill/Buildout*	0	225	0	225	6,438
Subtotal	542.5	938.5	80	1,561	6,438
TOTAL	1,481				

*Infill/Buildout assumed to be commercial

Table 7: Wastewater Land Use Assumption Tabulation; by Year

Impact Fee Planning Period Year	GROWTH				TOTAL LUEs
	Retail		Wholesale	Total	
	Residential	Commercial			
2025	95	24	8	127	4,877
2026	112.5	62.5	8	183	5,004
2027	47.5	52.5	8	108	5,187
2028	47.5	103.5	8	159	5,295
2029	47.5	103.5	8	159	5,454
2030	42.5	118.5	8	169	5,613
2031	37.5	118.5	8	164	5,782
2032	37.5	118.5	8	164	5,946
2033	37.5	118.5	8	164	6,110
2034	37.5	118.5	8	164	6,274
Subtotal	542.5	938.5	80	1,561	6,438
TOTAL	1,481				

A graphical representation of the wastewater LUA is presented in Appendix D: *Wastewater LUA Summary Figure*.

SYSTEM PLANNING CRITERIA

In order to step forward to a Capital Improvements Plan from the Land Use Assumptions it is necessary to define the units used in the projections. Therefore the projections are defined in terms of water and wastewater system usage as well as the criteria used to establish the capacities of regional facilities. The capacity of the system's existing and proposed CIP infrastructure are generally sized to serve the projected growth.

Unit Usage

Based on the operational history of the system under the WTCPUA, which now spans approximately twelve years, unit usage in gallons per day per living unit equivalent (gpd/LUE) has been developed for both the water and wastewater systems. Table 8 presents a comparison of the unit usage used in the 2012 Impact Fee Study (IFS) and the revised unit usage used in this report. As can be seen below peak day water usage has dropped to 864 gpd/LUE (the state minimum requirement) from 1,090 gpd/LUE. Similarly the wastewater demand average has decreased to 180 gpd/LUE from 205 gpd/LUE.

Table 8: Water System Unit Usage Comparison

System	2012 IFS Unit Usage (gpd/LUE)	2024 IFS Unit Usage (gpd/LUE)	Description
Water	450	450	Annual average
	1,090	864	Peak day
Wastewater	205	180	30-day average

System Criteria

The primary criteria used to establish the capacity of the existing facilities and allocate for growth in CIP projects are pipe velocities, pumping capacity, and system storage. Transmission main capacity is evaluated using peak day unit usage and a 5 feet per second (fps) limitation on velocity. Pumping capacity is evaluated using the Firm Capacity (the capacity of a pump station when the largest pump

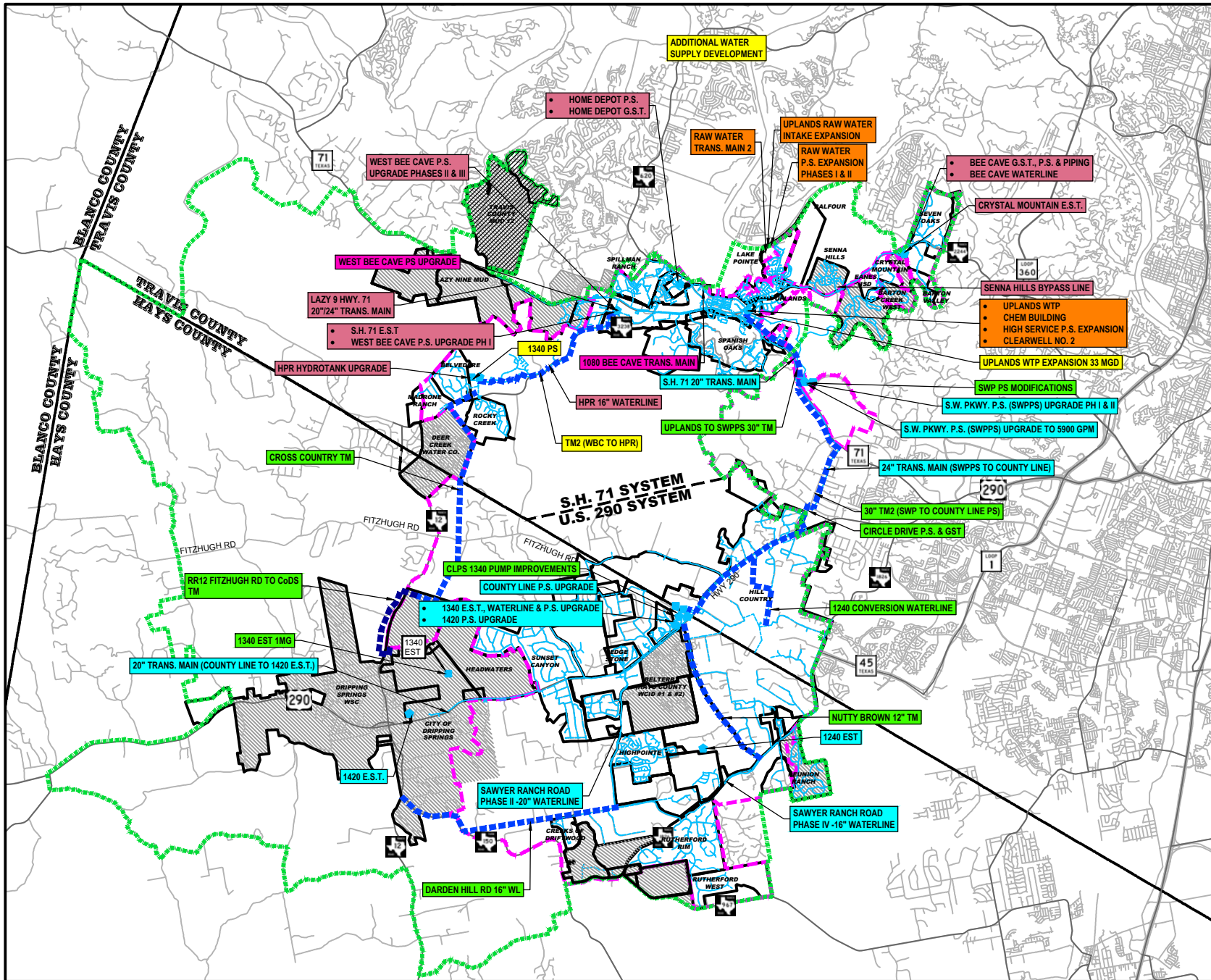
is out of service), which is the methodology required by the Texas Commission on Environmental Quality (TCEQ). A water distribution system model is used to evaluate the system dynamically and assist in sizing the facilities to provide minimum service level benchmarks. Once facilities are evaluated using the water distribution system model, the facilities' service areas are delineated and the preliminary capacity is evaluated in terms of the TCEQ minimum water system capacity requirements described in TAC §290.45. For the WTCPUA water system, the pumping requirements are 2.0 gpm/connection in service sub-areas where 200 gallons/connection of ground and elevated storage are not provided and 0.6 gpm/connection in sub-areas that meet the 200 gallons/connection threshold. Total storage is evaluated using dynamic peak day analyses in the water distribution system model as well as the TCEQ minimum criteria of 200 gallons/connection total storage, 100 gallons/connection elevated storage, 20 gallons/connection hydropneumatic system storage, and a clearwell storage capacity of 5% of the water plant's production capacity.

CAPITAL IMPROVEMENTS PLAN

Using the above-described LUAs and the unit usage and system planning criteria, a Capital Improvements Plan was developed that identifies the projects required to meet the forecasted demands as well as estimated dates that the projects will be needed and forecasted project costs. Appendix E contains tables for water and wastewater project capacity assessments and allocations for existing projects as well as those for the proposed projects. The existing and proposed projects together define the CIP for the purposes of the impact fee calculations.

APPENDIX A-1:

2024 Impact Fee Study Overall Water Exhibit



C.I.P. PROJECTS LEGEND

PROPOSED

LEGEND

- WTCPUA WATER SYSTEM BOUNDARY
- EXISTING CIP FACILITIES
- PROPOSED CIP FACILITIES
- REGIONAL BOUNDARIES
- EXISTING WHOLESALE CUSTOMERS
- SERVICE PRELIM RETAIL

EXISTING C.I.P.

- GROUNDWATER FEASIBILITY STUDY
- RAW WATER LINE & WTP EXPANSION PER
- S.H. 71 WATER SYSTEM MODELING
- U.S. 290 WATER SYSTEM MODELING

PROPOSED C.I.P.

- SYSTEM WIDE
- S.H. 71 WATER SYSTEM MODELING & ANALYSIS
- U.S. 290 WATER SYSTEM MODELING & ANALYSIS

PRELIMINARY DRAWING FOR PLANNING PURPOSES ONLY

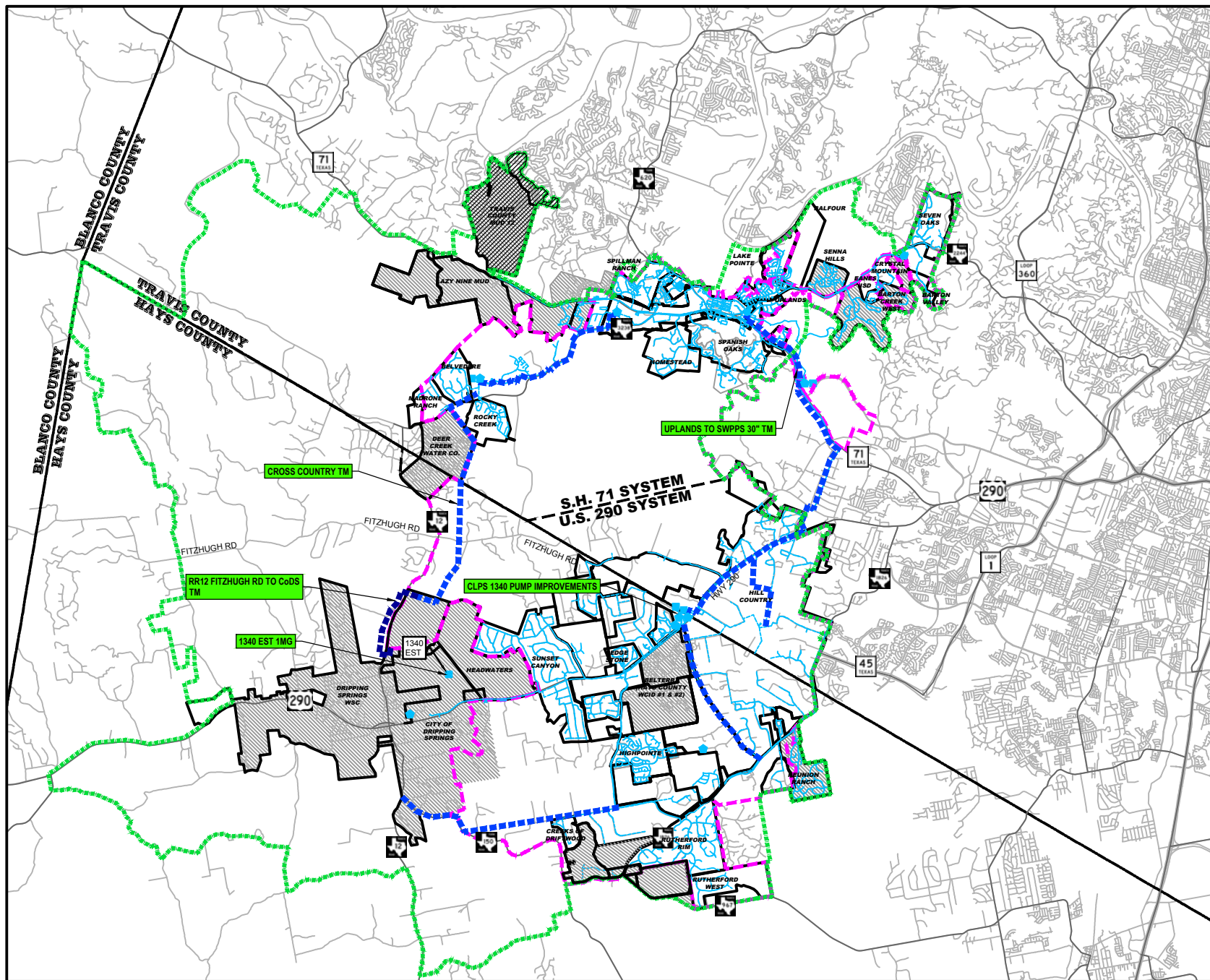
Muir/Free Engineering Company Texas Registered Engineering Firm F-353 1101 Capital of Texas Highway South, Building D, Suite 110, Austin, Texas 78746, (512) 327-9004		
WEST TRAVIS COUNTY P.U.A. IMPACT FEE STUDY 2024		
DATE: 10/1/2024	JOB NO: 11461-184	SCALE: AS NOTED
DESIGNED BY: GMM	DRAWN BY: RLW	CHECKED BY: GMM

PLOT DATE: 2024-10-15
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APPENDIX A-2:
Proposed 2024 Water CIP Exhibit



- LEGEND**
- WTCPLA WATER SYSTEM BOUNDARY
 - EXISTING CIP FACILITIES
 - PROPOSED CIP FACILITIES
 - REGIONAL BOUNDARIES
 - EXISTING WHOLESALE CUSTOMERS
 - SERVICE PRELIM RETAIL



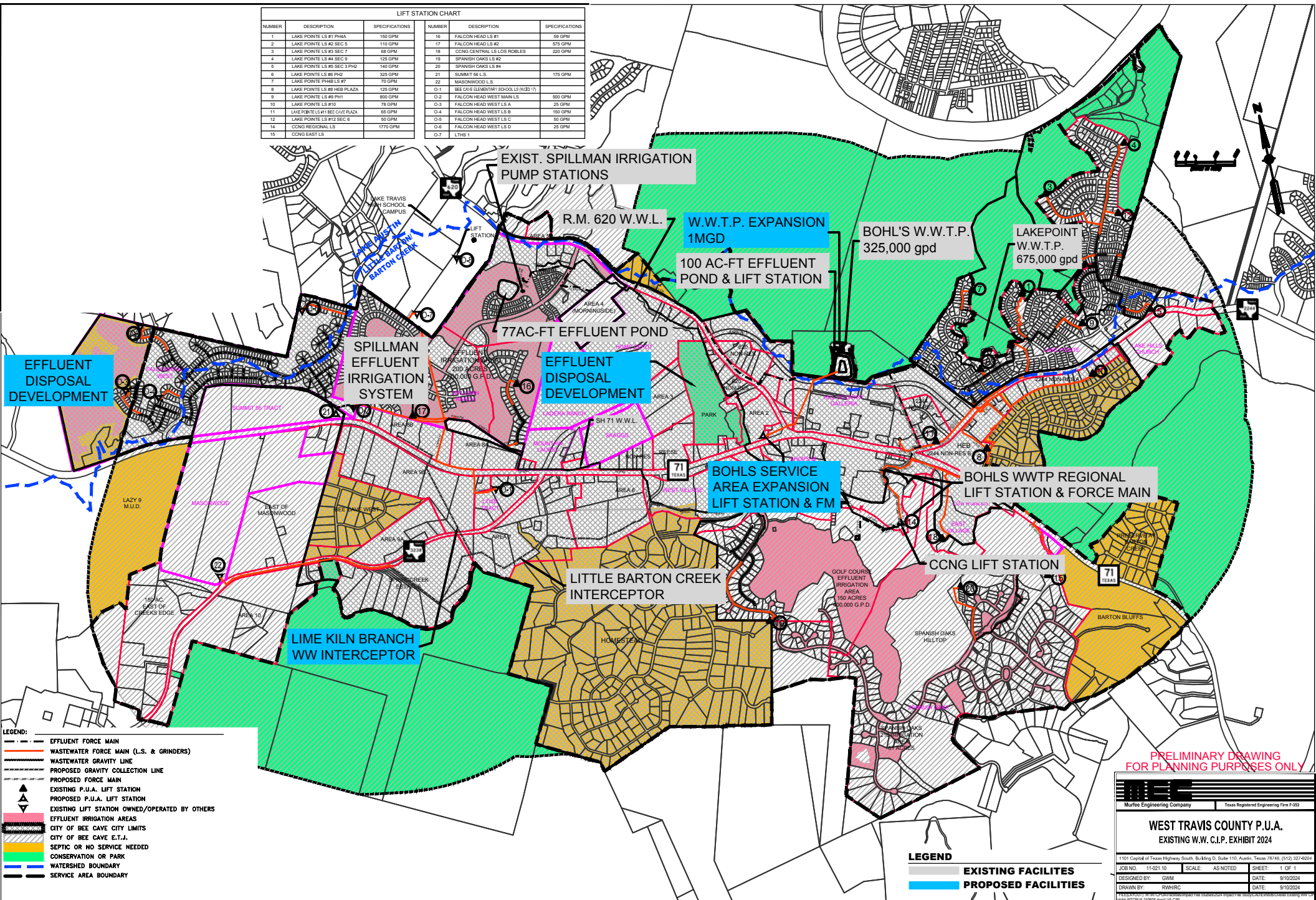
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WEST TRAVIS COUNTY P.U.A. IMPACT FEE STUDY 2024		
DATE: 10/1/2024	JOB NO: 11405-184	SCALE: AS NOTED
DESIGNED BY: GMM	DRAWN BY: RLW	CHECKED BY: GMM

PLOT DATE: 2024.10.15
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APPENDIX B-1:
Existing 2024 Wastewater CIP

LIFT STATION CHART					
NUMBER	DESCRIPTION	SPECIFICATIONS	NUMBER	DESCRIPTION	SPECIFICATIONS
1	LAKE POINTS LS #1 PHA	150 GPM	16	FALCON HEAD LS #1	50 GPM
2	LAKE POINTS LS #2 SEC 5	110 GPM	17	FALCON HEAD LS #2	50 GPM
3	LAKE POINTS LS #3 SEC 7	68 GPM	18	CCNG CENTRAL LS LOS ROBLES	220 GPM
4	LAKE POINTS LS #4 SEC 9	125 GPM	19	SPANISH OAKS LS #2	
5	LAKE POINTS LS #5 SEC 3 PH2	140 GPM	20	SPANISH OAKS LS #4	
6	LAKE POINTS LS #6 PH2	220 GPM	21	SUMMIT DR LS	
7	LAKE POINTS PH4B LS #7	70 GPM	22	MASONWOOD LS	175 GPM
8	LAKE POINTS LS #8 HEB PLAZA	125 GPM	O-1	BEE CAVE ELEMENTARY SCHOOL LS (WCD '1)	
9	LAKE POINTS LS #9 PH1	800 GPM	O-2	FALCON HEAD WEST MAIN LS	500 GPM
10	LAKE POINTS LS #10	70 GPM	O-3	FALCON HEAD WEST LS A	25 GPM
11	LAKE POINTS #11 BEE CAVE PLAZA	65 GPM	O-4	FALCON HEAD WEST LS B	150 GPM
12	LAKE POINTS LS #12 SEC 6	50 GPM	O-5	FALCON HEAD WEST LS C	50 GPM
14	CCNG REGIONAL LS	1770 GPM	O-6	FALCON HEAD WEST LS D	25 GPM
15	CCNG EAST LS		O-7	LTHS '1	



PRELIMINARY DRAWING FOR PLANNING PURPOSES ONLY

Murfee Engineering Company
 Texas Registered Engineering Firm F-333

WEST TRAVIS COUNTY P.U.A.
EXISTING W.W. C.I.P. EXHIBIT 2024

1101 Capitol of Texas Highway, South, Building D, Suite 110, Austin, Texas 78746, (512) 321-6204

JOB NO: 11-021-10	SCALE: AS NOTED	SHEET: 1 OF 1
DESIGNED BY: GWM	DATE: 9/10/2024	
DRAWN BY: RW/RC	DATE: 9/10/2024	

1. PREPARED BY: RW/RC. 2. CHECKED BY: GWM. 3. APPROVED BY: GWM. 4. DATE: 9/10/2024. 5. PROJECT: WEST TRAVIS COUNTY P.U.A. EXISTING W.W. C.I.P. EXHIBIT 2024.

LEGEND

EXISTING FACILITIES
 PROPOSED FACILITIES

APPENDIX B-2:
Proposed 2024 Wastewater CIP

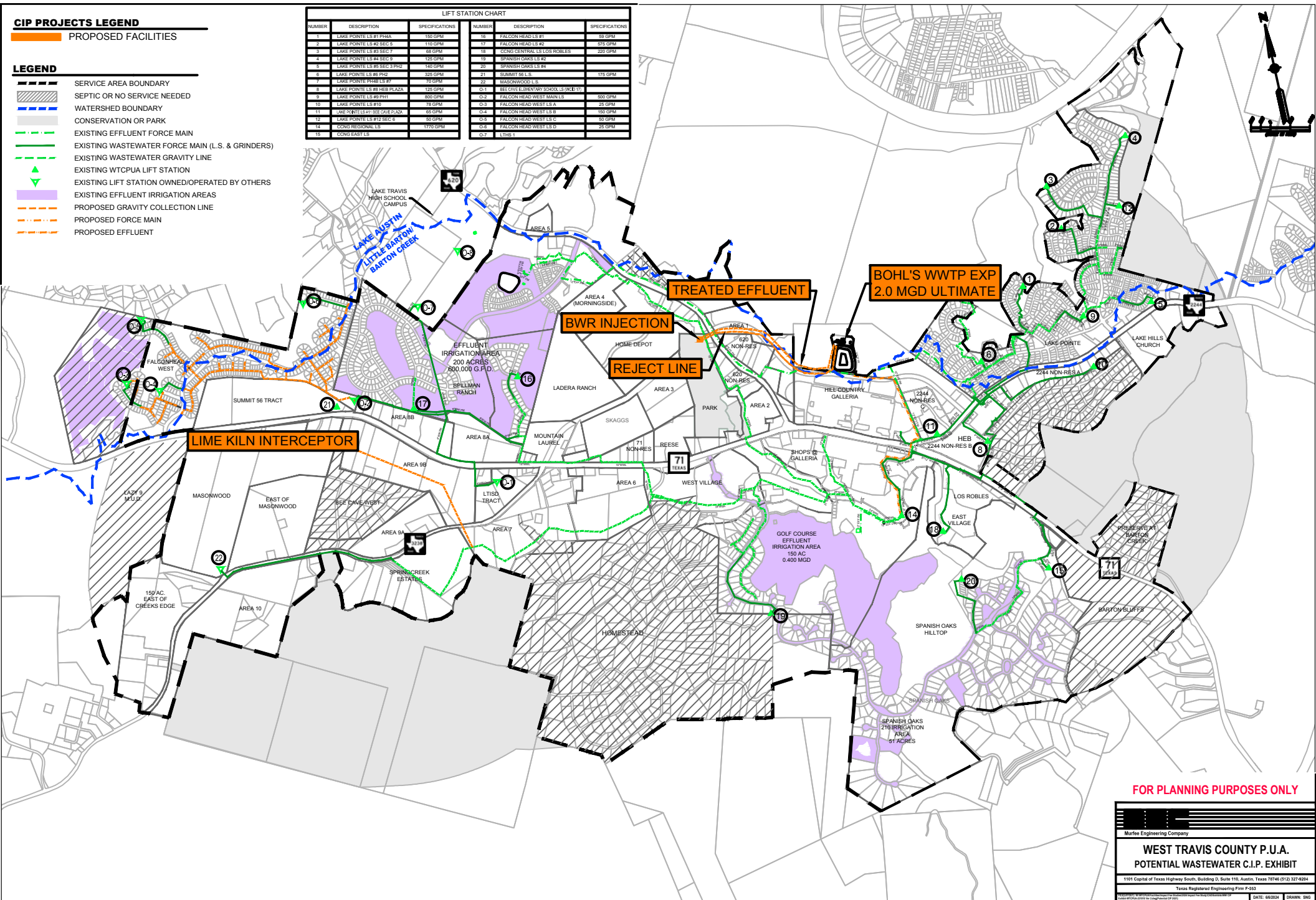
CIP PROJECTS LEGEND

PROPOSED FACILITIES

LEGEND

- SERVICE AREA BOUNDARY
- SEPTIC OR NO SERVICE NEEDED
- WATERSHED BOUNDARY
- CONSERVATION OR PARK
- EXISTING EFFLUENT FORCE MAIN
- EXISTING WASTEWATER FORCE MAIN (L.S. & GRINDERS)
- EXISTING WASTEWATER GRAVITY LINE
- EXISTING WTCPUA LIFT STATION
- EXISTING LIFT STATION OWNED/OPERATED BY OTHERS
- EXISTING EFFLUENT IRRIGATION AREAS
- PROPOSED GRAVITY COLLECTION LINE
- PROPOSED FORCE MAIN
- PROPOSED EFFLUENT

LIFT STATION CHART					
NUMBER	DESCRIPTION	SPECIFICATIONS			
1	LAKE PONTE LS #1 PHA1	150 GPM	16	FALCON HEAD LS #1	50 GPM
2	LAKE PONTE LS #2 SEC 5	110 GPM	17	FALCON HEAD LS #2	230 GPM
3	LAKE PONTE LS #3 SEC 7	85 GPM	18	COING CENTRAL LS LOS ROBLES	220 GPM
4	LAKE PONTE LS #4 SEC 9	125 GPM	19	SPANISH OAKS LS #2	
5	LAKE PONTE LS #5 SEC 3 PH2	140 GPM	20	SPANISH OAKS LS #4	
6	LAKE PONTE LS #6 PFC	325 GPM	21	SUMMIT 56	175 GPM
7	LAKE PONTE PRBLE LS #7	70 GPM	22	MASONWOOD L.S.	
8	LAKE PONTE LS #8 HEB PLAZA	125 GPM	0-1	HEE CAVE ELEMENTARY SCHOOL LS (W/D 17)	
9	LAKE PONTE LS #9 PH1	800 GPM	0-2	FALCON HEAD WEST MAIN LS	500 GPM
10	LAKE PONTE LS #10 PFC	110 GPM	0-3	FALCON HEAD WEST LS A	100 GPM
11	LAKE PONTE LS #11 HEB CAVE PLAZA	65 GPM	0-4	FALCON HEAD WEST LS B	100 GPM
12	LAKE PONTE LS #12 SEC 6	50 GPM	0-5	FALCON HEAD WEST LS C	50 GPM
13	COING REGIONAL LS	1770 GPM	0-6	FALCON HEAD WEST LS D	25 GPM
14	COING EAST LS		0-7	LH# 1	



FOR PLANNING PURPOSES ONLY

Murco Engineering Company

WEST TRAVIS COUNTY P.U.A.
POTENTIAL WASTEWATER C.I.P. EXHIBIT

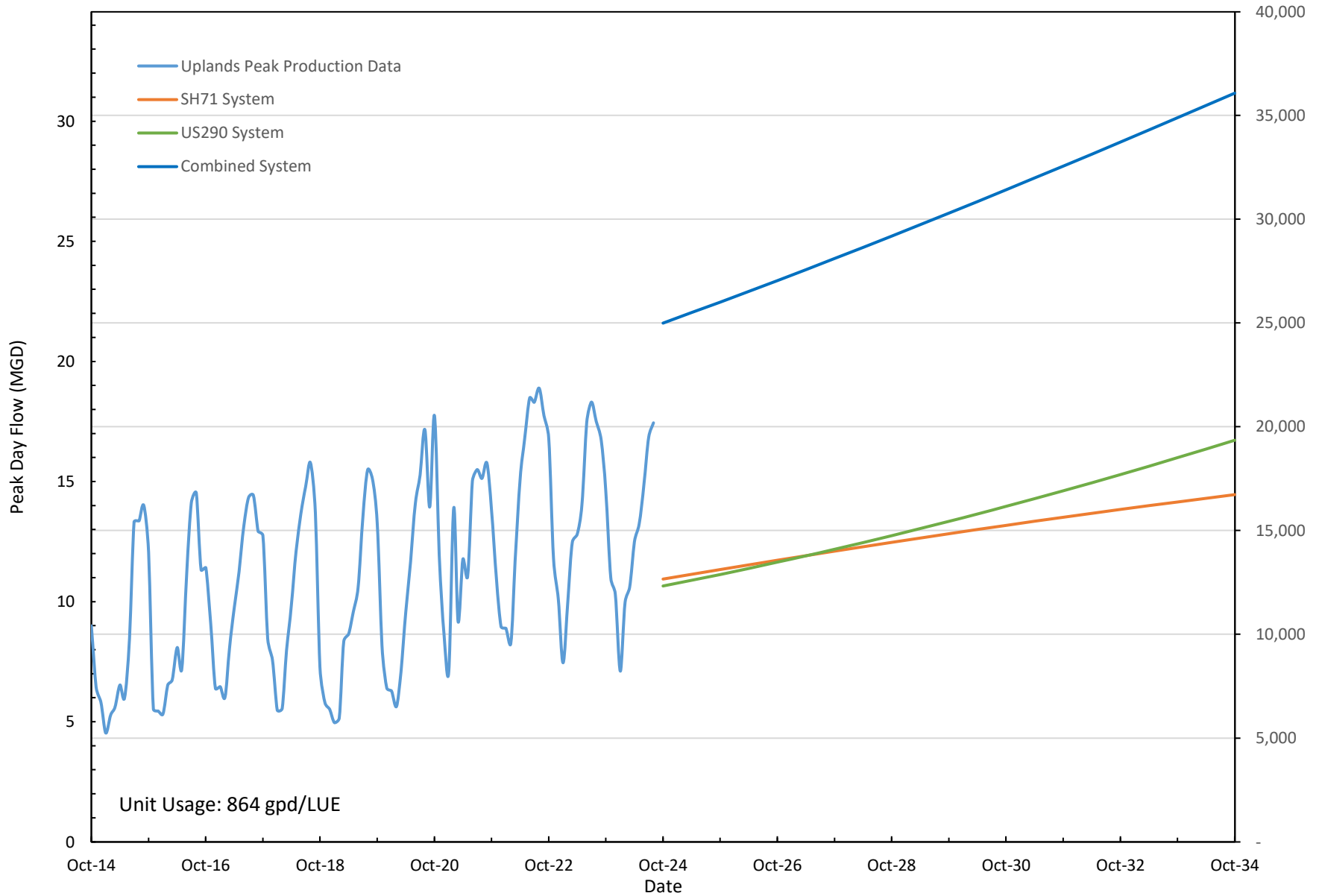
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Texas Registered Engineering Firm F-353

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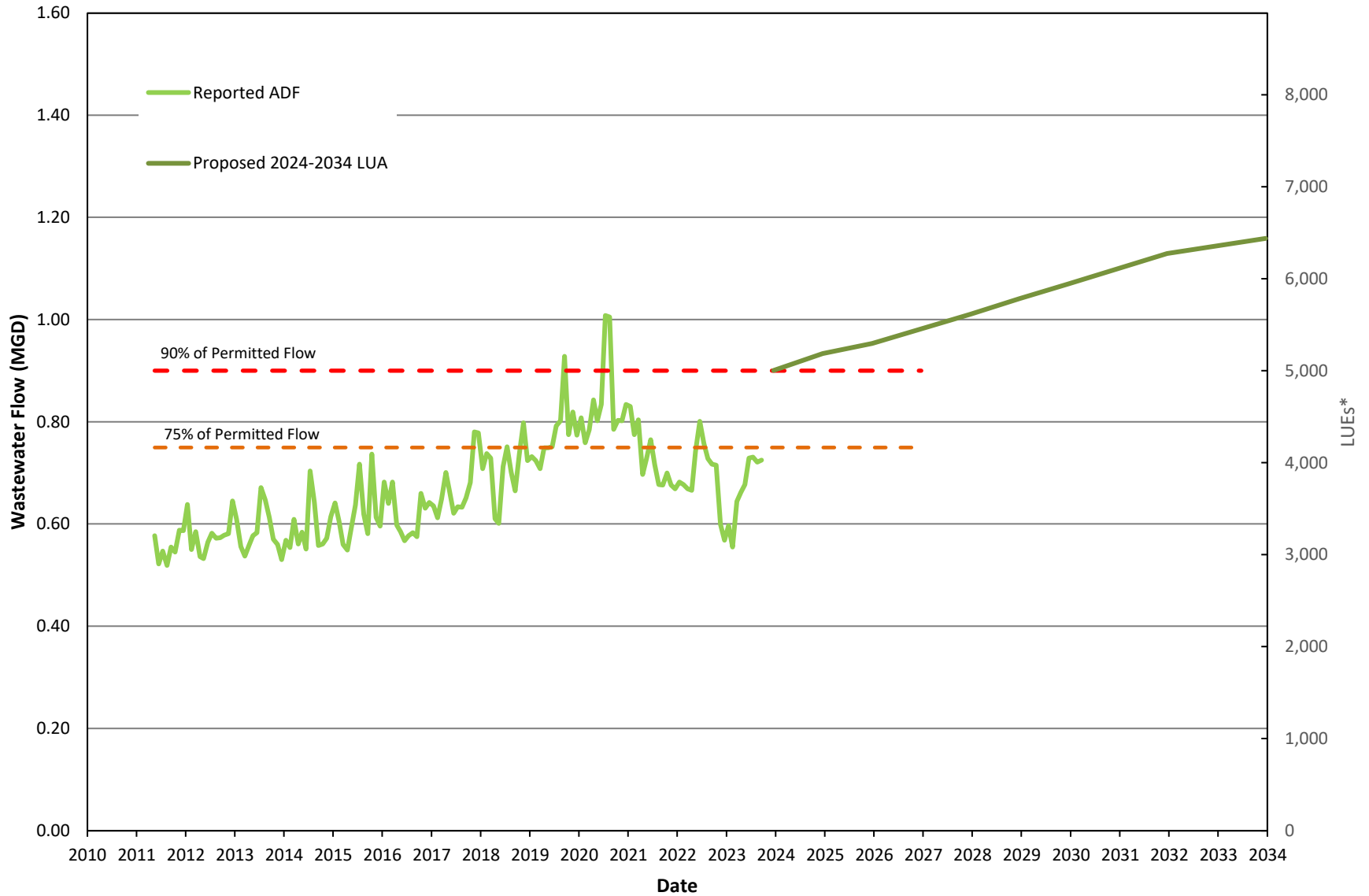
APPENDIX C:
Water LUEs Summary Figures

WTCPUA - Water LUA Summary 2024



APPENDIX D:
Wastewater LUA Summary Figure

WTCPUA - Wastewater LUA Summary 2024



*Note: LUE= 180 gpd/LUE

APPENDIX E:

CIP Tables

E-1 Total Capital Allocated to Growth

E-2 Growth Allocation Existing Projects - Water

E-3 Growth Allocation Proposed 2024 CIP Projects - Water

E-4 Growth Allocation Existing Projects-Wastewater

E-5 Growth Allocation Proposed 2024 CIP Projects - Wastewater

E-1 Total Capital Allocated to Growth

Table E-1 Total Capital Allocated to Growth

WATER

Proposed 2024 CIP Projects

System	Total Capital Allocated to Growth					Unit Cost	Combined*
	2024-2034 LUE Projected Growth	Existing	2024 CIP	Total	Total		
System-Wide	12,305	\$ 8,588,546	\$ 76,958,387	\$ 85,546,933	\$ 6,952.21		
US290	7,173	\$ 10,660,943	\$ 56,766,738	\$ 67,427,682	\$ 9,400.21	\$ 16,352.42	
SH71	3,995	\$ 4,917,377	\$ 8,339,413	\$ 13,256,790	\$ 3,318.35	\$ 10,270.55	

* - unadjusted maximum allowable

WASTEWATER

2024 Impact Fee Study

System	Total Capital Allocated to Growth				Unit Cost
	LUEs	Existing	2024 CIP	Total	
System-Wide	1,561	\$ 8,186,714	\$ 17,420,500	\$ 25,607,214	\$ 16,404.37

* - unadjusted maximum allowable

E-2 Growth Allocation Existing Projects - Water

Table E-2 Growth Allocation Existing Projects - Water

WTCPUA Capital Improvements Program - Water									
Existing CIP Projects									
Project	Project Cost	Capacity (MGD or LUEs)	Current Capacity Used (MGD or LUEs)	Capacity Used 2024-2034 (MGD or LUEs)	Allocation for Current Capacity	Allocation for 2024-2034	Cost Allocation - Current	Cost Allocation - Growth	
System-wide									
System Hydraulic Modelling (2022)	\$ 75,917	N/A	N/A	N/A	10%	90%	\$ 7,592	\$ 68,325	
Uplands WTP Chem Building*	\$ 2,141,458	20	19.5	0.5	98%	2%	\$ 2,087,922	\$ 53,536	
Uplands WTP Ph1 (2012)	\$ 299,650	20	19.5	0.5	98%	2%	\$ 292,159	\$ 7,491	
Uplands WTP*	\$ 40,249,533	20	19.5	0.5	98%	2%	\$ 39,243,295	\$ 1,006,238	
Uplands Raw Water Intake Expansion*	\$ 416,305	20	19.5	0.5	98%	2%	\$ 405,897	\$ 10,408	
High Service Pump Station 8MGD-14MGD*	\$ 4,034,066	20	19.5	0.5	98%	2%	\$ 3,933,214	\$ 100,852	
Uplands Clearwell No. 2*	\$ 997,229	20	19.5	0.5	98%	2%	\$ 972,298.28	\$ 24,931	
Groundwater Feasibility Study	\$ 40,000	N/A	N/A	N/A	84%	16%	\$ 33,600	\$ 6,400	
Raw Water Line & (Uplands) WTP Expansion PER	\$ 173,726	N/A	N/A	N/A	28%	72%	\$ 48,643.28	\$ 125,083	
Raw Water Pump Station Expansion (Phase I) (3MGD)	\$ 1,592,603	3	0.4	2.6	13%	87%	\$ 212,347.07	\$ 1,380,256	
Raw Water Transmission Main No. 2	\$ 6,182,157	16.5	1.4	15.1	8%	92%	\$ 524,546.65	\$ 5,657,610	
Raw Water Transmission Main No. 2 Chlorine Injection Improvements	\$ 161,083	16.5	1.4	15.1	8%	92%	\$ 13,667.65	\$ 147,415	
Subtotal	\$ 56,363,727						\$ 47,775,181	\$ 8,588,546	
SH71 System									
HPR GST2	\$ 1,669,785	5000	200	2000	4%	96%	\$ 66,791	\$ 1,602,994	
West Bee Cave PS Upgrade (Phases III) ¹	\$ 178,073	2500	200	2000	8%	92%	\$ 14,246	\$ 163,827	
Lazy 9 SW 71 (20") Transmission Main*	\$ 3,090,461	20	19.5	0.5	98%	2%	\$ 3,013,199	\$ 77,262	
71 System Modeling	\$ 49,578	N/A	N/A	N/A	84%	16%	\$ 41,645.52	\$ 7,932	
SH71 EST (1.0 Mgal)	\$ 2,169,142	3000	1350	1650	45%	55%	\$ 976,114	\$ 1,193,028	
Misc. Improvements for 1280 Pressure Plane	\$ 177,037	3000	1350	1650	45%	55%	\$ 79,667	\$ 97,370	
West Bee Cave PS Upgrade (Phase I) (Add pump 4)	\$ 67,711	750	650	100	87%	13%	\$ 58,683	\$ 9,028	
West Bee Cave PS Upgrade (Phase II) (GST No2) ²	\$ 1,448,644	5000	50	4950	1%	99%	\$ 14,486	\$ 1,434,158	
Transmission Main from Uplands Plant to Bee Cave Pump Station (1080-16)*	\$ 1,556,779	20	19.5	0.5	98%	2%	\$ 1,517,860	\$ 38,919	
Crystal Mountain EST*	\$ 1,917,518	20	19.5	0.5	98%	2%	\$ 1,869,580	\$ 47,938	
Senna Hills Bypass Line*	\$ 559,677	20	19.5	0.5	98%	2%	\$ 545,685	\$ 13,992	
HPR 1280 Pump Station Water	\$ 330,552	20	19.5	0.5	98%	2%	\$ 322,288	\$ 8,264	
HPR Water Line*	\$ 6,624,510	20	19.5	0.5	98%	2%	\$ 6,458,897	\$ 165,613	
Home Depot Pump Station*	\$ 392,792	20	19.5	0.5	98%	2%	\$ 382,972	\$ 9,820	
Home Depot Pump Station Expansion & Conversion	\$ 31,838	20	19.5	0.5	98%	2%	\$ 31,042	\$ 796	
Home Depot Ground Storage Tank*	\$ 147,043	20	19.5	0.5	98%	2%	\$ 143,367	\$ 3,676	
Bee Cave Ground Storage Tank, Pump Station & Piping (off Cuernevaca)*	\$ 699,851	20	19.5	0.5	98%	2%	\$ 682,355	\$ 17,496	
Bee Cave Waterline to Cuernevaca*	\$ 990,492	20	19.5	0.5	98%	2%	\$ 965,730	\$ 24,762	
HPR Conversion and Upgrade to 1,500 gpm	\$ 530	375	20	355	5%	95%	\$ 28	\$ 502	
Subtotal	\$ 22,102,013						\$ 17,184,636	\$ 4,917,377	
US290 System									
1240 EST	\$ 4,491,000	2250	662	1588 LUEs	29%	71%	\$ 1,321,352	\$ 3,169,648	
1420 Pump Station Upgrade ²	\$ 649,509	3000	150	1100	5%	95%	\$ 32,475	\$ 617,034	
1340 TM (Sawyer Ranch Road Ext)	\$ 1,515,839	4500	2000	2500	44%	56%	\$ 673,706	\$ 842,133	
1340 Pump Station	\$ 1,863,638	2250	2000	250	89%	11%	\$ 1,656,567	\$ 207,071	
SWPPS Upgrade GST2 Phase 2 ³	\$ 1,746,824	9500	500	9000	5%	95%	\$ 91,938	\$ 1,654,886	
County Line Pump Station Upgrade*	\$ 1,684,429	20	19.5	0.5	98%	2%	\$ 1,642,318	\$ 42,111	
290 Pipeline*									
24" SWPPS to County Line	\$ 12,841,593	20	19.5	0.5	98%	2%	\$ 12,520,553	\$ 321,040	
20" County Line to 1420 EST	\$ 3,411,212	20	19.5	0.5	98%	2%	\$ 3,325,932	\$ 85,280	
SH71 20" Transmission Main*	\$ 3,630,945	20	19.5	0.5	98%	2%	\$ 3,540,171	\$ 90,774	
20" Main Uplands to SWPPS Easements*	\$ 506,714	20	19.5	0.5	98%	2%	\$ 494,046	\$ 12,668	
1420 EST*	\$ 2,197,353	20	19.5	0.5	98%	2%	\$ 2,142,419	\$ 54,934	
Sawyer Ranch Road Ph 1 20"*	\$ 1,183,948	20	19.5	0.5	98%	2%	\$ 1,154,349	\$ 29,599	
Sawyer Ranch Road Ph 1 (Darden Hill)*	\$ 1,293,619	20	19.5	0.5	98%	2%	\$ 1,261,279	\$ 32,340	
SWPPS Upgrade to 5,900 gpm & GST1*	\$ 243,213	20	19.5	0.5	98%	2%	\$ 237,133	\$ 6,080	
SWPPS Upgrade Phase 1 GST	\$ 1,960,902	20	19.5	0.5	98%	2%	\$ 1,911,879	\$ 49,023	
1826 Phase IV 16" Water Line*	\$ 1,006,560	20	19.5	0.5	98%	2%	\$ 981,396	\$ 25,164	
1826 Phase IV 16" Water Line	\$ 48,480	20	19.5	0.5	98%	2%	\$ 47,268	\$ 1,212	
US290 System Modeling	\$ 79,955	N/A	N/A	N/A	84%	16%	\$ 67,162	\$ 12,793	
1340 EST	\$ 2,399,334	3000	1000	2000	33%	67%	\$ 799,778	\$ 1,599,556	
1340 Transmission	\$ 2,711,399	3000	1000	2000	33%	67%	\$ 903,800	\$ 1,807,599	
Subtotal	\$ 45,466,466						\$ 34,805,523	\$ 10,660,943	
TOTALS	\$ 123,932,206						\$ 99,765,340	\$ 24,166,866	

*Denotes Projects Constructed by the LCRA, Purchased by WTCPUA

1. WBPS PH II & PH III projects separated. Phase II completed in 2020, consisting of a 0.5MG tank at 1LUE/200 gallons of capacity. Phase III construction started in 2021 & has been completed.

2. Two 900 GPM Pumps Under Construction June 2021

3. GST 2: Second of two 950,000 Gal GST tanks Under Construction, one 750,000 GST Tank Demolished, Increase 1.15 MG (2018 IFA Project Capacity Increase 0.75MG), 200gpm/connection 500,000 gal tank

E-3 Growth Allocation Proposed 2024 CIP Projects - Water

Table E-3 Growth Allocation Proposed Projects CIP - Water

WTCPUA Capital Improvements Program - Water						
Proposed CIP Projects						
Project	Planning Horizon	Project Costs	Completion Year Scheduled	Capacity (increase)	Capacity Allocation - Growth	Cost Allocation - Growth
System-wide						
CIP Projects						
CIP 2024/Impact Fee Study 2024		\$ 150,000	2024	N/A	100%	\$ 150,000
Uplands WTP Expansion to 33MGD (13 MGD) ¹		\$ 80,000,000	2027	13 MGD	93%	\$ 74,400,000
HPR TM No. 2 Upsize (West Bee Cave to HPR) ⁷		\$ 2,000,000	2027	3100 LUEs	2400 LUEs	\$ 1,548,387
Ranch Road 12 16" TM (HPR to Fitzhugh) ⁸		\$ -	2034	5200 LUEs	2100 LUEs	\$ -
Raw Water Pump Station Expansion (Phase II - PER Only) ⁹		\$ -	2033	7 MGD	15%	\$ -
Additional Water Supply Development ⁵		\$ 1,000,000	2033	N/A	86%	\$ 860,000
Subtotal		\$ 83,150,000				\$ 76,958,387
SH71 System						
CIP Projects						
1080 Bee Cave Transmission Main (Seg A+B) ²		\$ 10,247,968	2025	15229 LUEs	9950 LUEs	\$ 6,696,000
West Bee Cave PS Upgrade (Electrical & Pumping)		\$ 1,560,000	2026	4200LUEs	2100 LUEs	\$ 780,000
HPR TM No. 2 (West Bee Cave to HPR)		\$ 1,760,000	2027	1963 LUEs	963 LUEs	\$ 863,413
Subtotal		\$ 13,567,968				\$ 8,339,413
US290 System						
CIP Projects						
Uplands WTP 30" TM to SWPPS Easement Acquisition ⁶		\$ 1,000,000	2027	18350 LUEs	9175 LUEs	\$ 500,000
RR 12 Fitzhugh to CoDS TM		\$ 6,000,000	2027	5200 LUEs	2200 LUEs	\$ 2,538,000
1340 PS (HPR) ¹⁰		\$ 2,822,400	2028	5200 LUEs	2100 LUEs	\$ 1,139,815
1340 EST at CoDS ³		\$ 4,000,000	2025	5200 LUEs	4350 LUEs	\$ 3,346,000
Cross Country 16" TM		\$ 6,800,000	2027	5200 LUEs	2200 LUEs	\$ 2,876,923
CLPS 1340 Pump Improvements		\$ 2,725,000	2027	2500 LUEs	2500 LUEs	\$ 2,725,000
Nutty Brown 12" TM		\$ 5,640,000	2028	2900 LUEs	1000 LUEs	\$ 1,945,000
30" Parallel TM 2 (SWPPS to County Line)		\$ 32,780,000	2027	12000 LUEs	8810 LUEs	\$ 24,066,000
SWP PS Modifications		\$ 4,950,000	2025	12000 LUEs	8810 LUEs	\$ 3,634,000
Darden Hill RD 16" WL		\$ 8,000,000	2034	5200 LUEs	1800 LUEs	\$ 2,769,000
Fitzhugh Road 16" TM (CLPS to Crumley) ⁸		\$ -	2034	5200 LUEs	3800 LUEs	\$ -
Fitzhugh Road 16" TM (Crumley to RR12) ⁸		\$ -	2034	5200 LUEs	2200 LUEs	\$ -
1240 Conversion Water Line		\$ 4,400,000	2027	2700	2250	\$ 3,667,000
RM1826 Phase V 16" ⁴		\$ -	TBD			\$ -
Heritage Oaks Loop Line ⁴		\$ -	TBD			\$ -
Circle Drive Pump Station & GST		\$ 7,560,000	2027	3000	3000	\$ 7,560,000
Subtotal		\$ 86,677,400				\$ 56,766,738
TOTALS		\$ 183,395,368				\$ 142,064,539

1. Building, site improvements, electrical, & controls incorporated into 2024 expansion.
2. Additional Cost from 2018/2021 IFA, due to constraints in alignment, construction cost increase; easement delays and cost required phased construction
3. 1.0 MGD; Support Growth Fitzhugh Road to CoDS
4. Projects unnecessary in 10-year projected LUA growth phase; proposed capacity to be replaced by Nutty Brown and Fitzhugh TMs
5. AWS PER currently underway to study an increase in capacity in future expansions beyond the 10 year planning period
6. 2021 CIP Prop. Hwy 71 Parallel 20" TM2 (Uplands to SWPPS)
7. \$2,000,000 is the cost to oversize the Masonwood Development 16" TM to a 20" TM.
8. Project unnecessary in 10-year projected LUA growth phase; proposed capacity to be replaced by Cross Country 16" TM and CLPS 1340 Improvements.
9. Future expansion in coordination with AWS PER.
10. Moved to US290 system from System Wide as support for delivery of water to the City of Dripping Springs.

E-4 Growth Allocation Existing Projects-Wastewater

Table E-4 Growth Allocation Existing Projects - Wastewater

WTCPUA Capital Improvements Program - Wastewater									
Existing CIP Projects									
Project	Project Cost	Capacity (MGD)	Current Capacity Used (MGD)	Capacity Used 2024-2034 (MGD)	Allocation for Current Capacity	Allocation for 2024-2034	Cost Allocation - Current	Cost Allocation - Growth	
Lake Pointe WWTP*	\$ 15,317,630	0.675	0.590	0.085	87%	13%	\$ 13,388,743	\$ 1,928,887	
Bee Cave Regional System*	\$ 8,499,620	1.0	0.800	0.200	80%	20%	\$ 6,799,696	\$ 1,699,924	
Spillman Effluent Irrigation System*	\$ 530,458	1.0	0.800	0.200	80%	20%	\$ 424,366	\$ 106,092	
CCNG Lift Station*	\$ 141,970	1.0	0.800	0.200	80%	20%	\$ 113,576	\$ 28,394	
RM 620 WW Line*	\$ 1,262,030	1.0	0.800	0.200	80%	20%	\$ 1,009,624	\$ 252,406	
SH71 WW Line*	\$ 998,809	1.0	0.800	0.200	80%	20%	\$ 799,047	\$ 199,762	
Bohls Effluent Pond and Lift Station	\$ 3,784,993	0.325	0.290	0.035	89%	11%	\$ 3,377,378	\$ 407,615	
Bohls WWTP	\$ 5,602,394	0.325	0.290	0.035	89%	11%	\$ 4,999,059	\$ 603,335	
Bohls WWTP Regional Lift Station/FM	\$ 2,100,864	0.325	0.290	0.035	89%	11%	\$ 1,874,617	\$ 226,247	
Little Barton Creek Interceptor*	\$ 2,851,077	0.267	0.038	0.229	14%	86%	\$ 403,021	\$ 2,448,056	
Master Planning & Permitting	\$ 310,867	N/A	N/A	N/A	8%	92%	\$ 24,869	\$ 285,998	
TOTALS	\$ 41,400,712						\$ 33,213,998	\$ 8,186,714	

*Denotes Projects Constructed by the LCRA, Purchased by WTCPUA

1. Wastewater flow had a marginal increase in flow as calculated in Table 5; therefore percent allocations remain the same for the 2021 and 2024 Impact Fee Calculations

E-5 Growth Allocation Proposed 2024 CIP Projects - Wastewater

Table E-5 Growth Allocation Proposed Projects 2024 CIP - Wastewater

WTCPUA Capital Improvements Program - Wastewater						
Proposed 2024 CIP Projects						
Project	Planning Horizon Project Costs	Completion Year Scheduled	Capacity (increase)	Capacity Allocation - Growth	Cost Allocation - Growth	
2024 CIP Projects						
CIP 2024/Impact Fee Study 2024	\$ 35,500	2024	N/A	100%	\$	35,500
Bohls WWTP Expansion. ¹	\$ 15,000,000	2027	1.0 MGD	32%	\$	4,800,000
BWR & Effluent Disposal Injection Well ²	\$ -	2034	0.375 MGD	80%	\$	-
BWR Phase 1 Supply/Reject FMs ²	\$ -	2034	0.5 MGD	60%	\$	-
Lime Kiln Interceptor	\$ 2,870,000	2027	1800 LUEs	50%	\$	1,435,000
TLAP Disposal	\$ 8,000,000	2027	0.232 MGD	100%	\$	8,000,000
Effluent Line Extension	\$ 1,800,000	2027	0.232 MGD	100%	\$	1,800,000
Bohls Service Area Expansion Lift Station & Force Main	\$ 1,800,000	2034	500 LUEs	75%	\$	1,350,000
TOTALS	\$ 29,505,500				\$	17,420,500

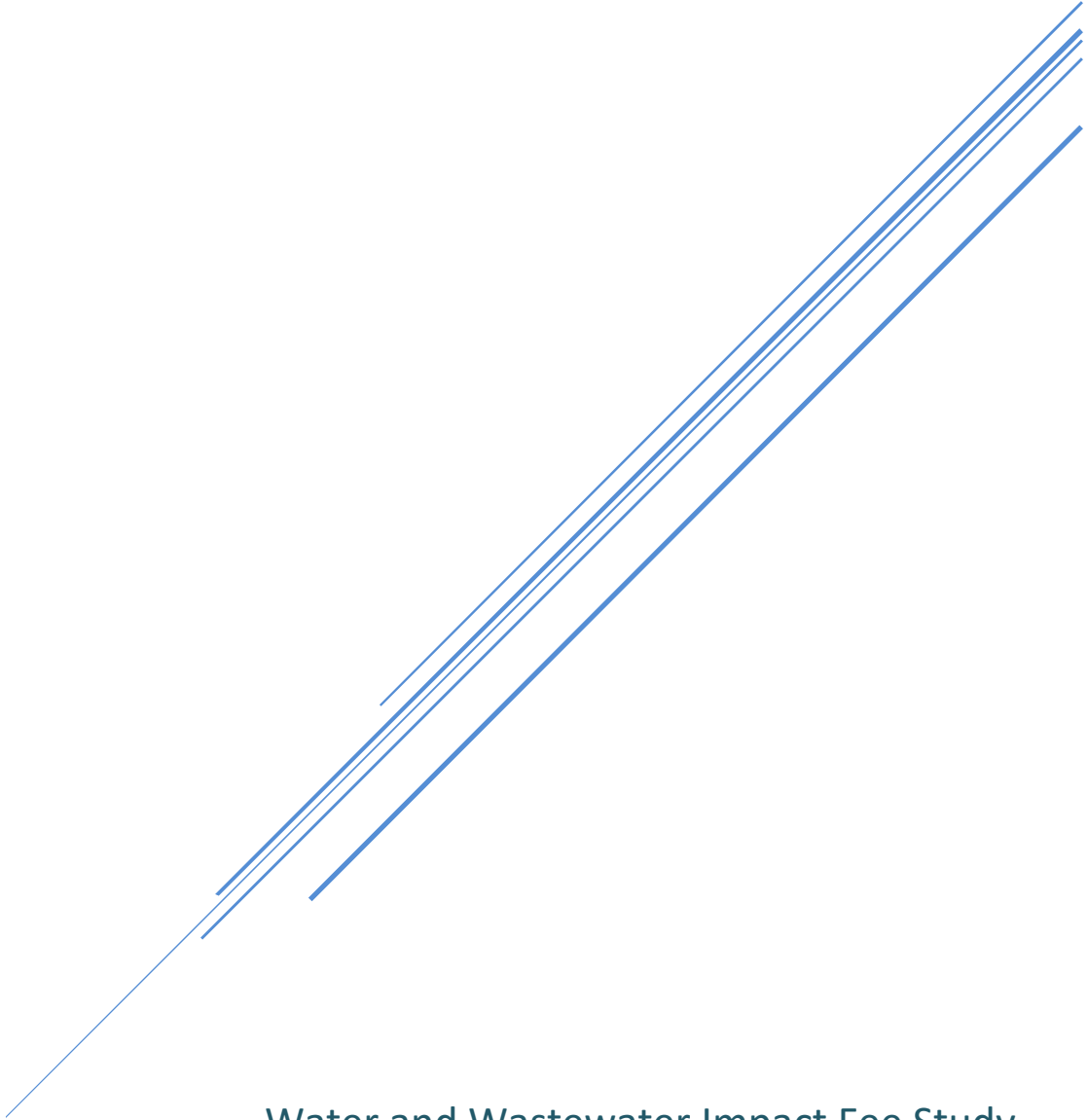
1. Increase in cost due to facility location space constraints, and BWR Phase 1 site relocation. Bohls expansion scope increased from 0.5 MGD to 1.0 MGD. Complete list of CIP Project expansions at Bohls' site, and potential Lake Pointe plant decommissioning, not listed due to no foreseeable allocation to growth.

2. BWR & DPR/Injection well not approved by TCEQ and no support from the board moving forward.

EXHIBIT B

TECHNICAL REPORT

West Travis County PUA



Water and Wastewater Impact Fee Study
November 2024

Nelisa Heddin Consulting
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Executive Summary

The West Travis County Public Utility Agency (PUA) has retained Murfee Engineering Company, Inc. (MEC) and Nelisa Heddin Consulting (NH Consulting) to perform an update to the PUA's impact fee study. This report details the results of that analysis.

Table 1: Summary of Water CIP Projects

Water CIP Projects	System Wide	SH 71	US 290	Total
Existing Improvements	\$ 57,491,002	\$ 22,544,053	\$ 46,375,795	\$ 126,410,851
Previously Approved Future CIP	49,497,555	12,882,421	13,439,736	75,819,712
Newly Identified CIP	43,888,785	1,977,754	92,456,052	138,322,591
Total Improvements	\$ 150,877,342	\$ 37,404,228	\$ 152,271,583	\$ 340,553,153

Table 2: Summary of Wastewater CIP Projects

Wastewater CIP Projects	
Existing Improvements	\$ 42,228,726
Previously Approved Future CIP	28,283,746
Newly Identified CIP	5,274,109
Total Improvements	\$ 75,786,581

Table 3 provides the maximum allowable impact fee, including ad valorem tax credit for each scenario. Table 4 Provides a summary of the fees if assessed at 90%.

Table 3: Summary of Maximum Allowable Impact Fees (Including Ad Valorem Tax Credit)

Hwy 71 Water Impact Fee	\$ 18,068.70
US 290 Water Impact Fee	\$ 28,580.57
Wastewater Impact Fee	\$ 27,596.88



Table 4: 90% of Maximum Allowable Impact Fees

Hwy 71 Water Impact Fee	\$ 16,261.83
US 290 Water Impact Fee	\$ 25,722.52
Wastewater Impact Fee	\$ 24,837.19



Background

West Travis County Public Utility Agency

The PUA provides water and wastewater services to an estimated population of 60,000 people located in Travis and Hays counties. The PUA acquired the systems from the Lower Colorado River Authority (LCRA) in March 2012. Since that time, the PUA has continued to provide continuous and adequate service to the affected population.

The PUA was created in partnership through concurrent ordinances of the City of Bee Cave, Travis County Municipal Utility District #5 (now Lake Pointe Municipal Utility District), and Hays County as a vehicle to finance, own, and operate the West Travis County water and wastewater utility systems as a publicly owned utility. The PUA Board is currently comprised of five members, each appointed by each of the three sponsoring entities.

Installment Purchase Agreement

In order to purchase the systems by a public entity rather than a divestiture to a private for-profit utility, the PUA was required to retire the debt which LCRA had outstanding against the systems. In March 2012, the principal balance of that debt exceeded \$140M, plus interest accrual. However, many of LCRA's bonds were not "callable." As such, immediately retiring the bonds would require the payment of defeasance costs, which would have added significant costs to ratepayers.

In order to avoid payment of additional defeasance costs, the PUA entered into an installment purchase agreement with the LCRA, which outlined specific timing for installment payments through 2019. These installment payments coincided with "call dates" associated with LCRA's bonds. Installment payments consisted of the principal balance on the callable bonds, plus capitalized interest accrued. The PUA made its first installment payment to the LCRA in July 2012. Since that time, the PUA funded subsequent installment payments through the issuance of bonds. The PUA made its final \$15M installment payment to the LCRA in the Spring of 2019. Installment payments to the LCRA included both the principal balance on the bonds as well as accrued interest.

System Debt

Since its inception in 2012, the PUA has issued several series of revenue bonds. These issuances not only funded payments to the LCRA but also funded construction of existing and future capital improvement projects necessary to support regional growth.

In order to be rated for bonds, the PUA presented a financial pro forma which illustrated the PUA's ability to support its bonded indebtedness through rates and fees. In 2012, the PUA received an "A-" bond rating by Standard & Poors. In September, 2017 the PUA had its rating upgraded by Standard & Poors to "A positive" and "A1" by Moody's Investor Service. The PUA's rating was upgraded to "AA-" by Standard & Poors once again in December, 2022. This improved rating is due to increased cash reserves and improved operational and financial management of the utility, including significant cost reductions and revenue enhancements. Standard and Poors states that "the upgrade reflects conservative management that has enabled the system to have consistently very strong financial metrics and a manageable capital improvement program to deal with demand growth."



System Revenues and Expenses

The PUA is a non-taxing entity. Accordingly, the PUA's only available avenues for revenue recovery are through rates and fees charged to current and future customers of the system. To the extent the PUA does not recover the costs of providing future service to customers through impact fees, those costs must be recovered through rates. The PUA is allowed to set impact fees at an amount at or below the maximum allowable fee as determined by the impact fee calculation. So long as the PUA does not go above the maximum allowable fee, the PUA may use policy initiatives to determine the appropriate level of the impact fee. This balance must be considered when setting an appropriate impact fee, realizing that any portion of the costs not recovered by impact fees will need to be recovered through monthly rates charged to customers.

Impact Fee Fund

Impact fees are only collected from new growth in the system. Existing customers are not subject to pay impact fees¹. The PUA maintains impact fees collected in a separate fund. The PUA spends impact fee monies only for authorized purposes in compliance with Chapter 395 of the Texas Local Government Code. The PUA has created a plan for spending those funds in accordance with Chapter 395.

¹ Currently existing customers are not subject to impact fees with the exception of a currently existing customer who increases their level of service.



Purpose of Report

One of the most effective growth management tools available to public utilities is the use of new customer impact fees, which facilitates growth paying for itself vs. existing customers paying for this cost burden in rates. The PUA has adopted a ten-year Land Use Assumptions and Capital Improvements Plan (CIP) to service growth in the system, and the cost of the 10-year CIP is the basis for calculating impact fees. Impact fees are calculated by taking the total cost of the CIP divided by the projected growth in living unit equivalents (LUEs) in the system for water and wastewater. The last step in the process to adopt an impact fee is the determination of the maximum allowable impact fees per the guidelines set forth in Chapter 395 of the Texas Local Government Code.

Chapter 395 of the Texas Local Government Code provides specific requirements that cities, water districts and other political subdivisions in Texas must abide by while determining, assessing, and collecting Impact Fees. The process outlined for implementing or amending fees includes:

1. Development of Land Use Assumptions (LUA);
2. Development of Capital Improvement Plan (CIP) based on LUA;
3. Development of maximum impact fees;
4. Public hearing on LUA, CIP and impact fees;
5. Adoption of or amendment to LUA, CIP and impact fees;

NH Consulting has been retained by the PUA to determine the maximum allowable impact fee per requirements set forth in Chapter 395 of the Texas Local Government Code, based upon the Land Use Assumptions and Capital Improvements Plan adopted by the PUA Board of Directors.

This report is intended to outline the methodology utilized by NH Consulting in determining the maximum allowable impact fee that can be charged by the PUA.



Methodology and Findings

In developing amendments to impact fees charged to the PUA’s customers, it was first necessary to develop a future assumption of system growth. Next, capital improvements which are necessary to meet the needs of that growth are identified. Finally, a maximum allowable impact fee may be determined. Making this determination involves a systematic progression of steps, which are outlined below.

Step 1: Land Use Assumptions

The PUA relied upon MEC to develop Land Use Assumptions, which have been summarized below. The values shown in Tables 5 and 6 are projected new living unit equivalents (LUEs) for each year in the study.

Table 5: Future Land Use Assumptions – Water (New LUEs per Year)

	US 290	SH71	Total
Oct-25	340	342	682
Oct-26	588	448	1,036
Oct-27	622	438	1,060
Oct-28	659	427	1,086
Oct-29	688	415	1,103
Oct-30	721	402	1,123
Oct-31	752	390	1,142
Oct-32	784	377	1,161
Oct-33	810	362	1,172
Oct-34	837	348	1,185
	6,801	3,949	10,750



Table 6: Future Land Use Assumptions – Wastewater (New LUEs per Year)

New LUEs per Year	Residential	Commercial	Wholesale	Total
Oct-24				
Oct-25	95.00	24.00	8.00	127.00
Oct-26	112.50	62.50	8.00	183.00
Oct-27	47.50	52.50	8.00	108.00
Oct-28	47.50	103.50	8.00	159.00
Oct-29	47.50	103.50	8.00	159.00
Oct-30	42.50	118.50	8.00	169.00
Oct-31	37.50	118.50	8.00	164.00
Oct-32	37.50	118.50	8.00	164.00
Oct-33	37.50	118.50	8.00	164.00
Oct-34	<u>37.50</u>	<u>118.50</u>	<u>8.00</u>	<u>164.00</u>
	542.50	938.50	80.00	1,561.00

Step 2: Existing Improvements

Chapter 395 of the Texas Local Government Code regulates impact fees that utilities may charge. Chapter 395 requires that impact fees collected by a utility should be utilized to pay for capital improvements necessitated by growth. Capital improvements utilized in the calculation may include existing improvements that have excess capacity as well as future improvements that will meet growth needs. Such projects were isolated by MEC and are included in the impact fee calculation.

Step 3: Planned Improvements

Planned improvements are improvements projected to be necessary in the future, which are driven by growth. Maintenance repair or replacement projects not driven by future growth may not be included in the impact fee calculation. MEC identified future projects that would be necessary to meet the needs of future growth based on projected timing of that growth.

Step 4: Capacity Analysis

Once projects eligible for inclusion in the impact fee have been determined, the next step is to perform a capacity analysis for each of those improvements. State law stipulates that only costs associated with available capacity projected to meet future growth needs in the ten-year planning period can be included in the fee determination.

Step 5: Determination of Costs to be Included in Fee

State law allows the following costs to be included in the impact fee calculation:



- ❖ Construction contract price;
- ❖ Surveying and engineering fees;
- ❖ Land acquisition costs;
- ❖ Projected interest and finance costs;
- ❖ Fees paid to a qualified engineer or financial consultant, preparing or updating the capital improvements plan.

As MEC estimated construction and engineering costs for each project in the CIP, NH Consulting used those cost estimates and grossed them up for legal and permitting costs as well as bond issuance costs (for bond funded projects) in order to arrive at an estimate of CIP costs in 2024 dollars. Given that many of the projects included in the CIP will be constructed in future years, NH Consulting then grossed up CIP cost estimates in order to account for future inflationary impacts to project costs, as described below.

- ❖ Allowable project design and construction costs, as described above, which were then inflated at 3% annually until projected project construction;
- ❖ Legal and permitting costs estimated at 1.5% of design and construction costs;
- ❖ Bond issuance costs estimated at 2% of design, construction, legal and permitting costs²;
- ❖ Interest Expense (assumed a 30 year bond at 4% interest)³.

The total costs that may be included in the water impact fees are identified on Schedules 1, 2 and 3; the costs that may be included in the wastewater impact fees are identified on Schedules 4, 5 and 6.

Step 6: Determination of Maximum Allowable Fee

NH Consulting determined a maximum allowable impact fee, which collects all revenues to pay for allowable projects, related fees and interest associated with the pro-rata share or projects that are anticipated to be funded through the issuance of debt.

Step 7: Determination of Rate Revenue Credit

In addition to describing the costs that can be included in the maximum impact fee calculation, Chapter 395 of the Texas Local Government Code also specifically states that the fee shall:

“Provide a plan for awarding:

- (a) A credit for the portion of ad valorem tax and utility service revenues generated by new service units during the program period that is used for the payment of improvements, including the payment of debt that is included in the capital improvements plan; or
- (b) In the alternative, a credit equal to 50 percent of the total projected cost of implementing the capital improvements plan.”

² Bond issuance costs were only included for existing projects.

³ Interest expense for existing projects included all accrued interest to-date, plus 10 years of future interest. Interest expense for future projects, if included, was for only 10 years of future interest.



Accordingly, the utility may elect to adopt a fee that is equal to 50% of the calculated amount or develop a plan for awarding a credit for utility service revenues that are generated to pay for debt associated with assets in the capital improvements plan.

NH Consulting has performed the requisite credit calculation that determines the credit needed for both the water and the wastewater utility. In so doing, NH Consulting has identified the annual debt service for PUA issued bonds, which are associated with regional assets to be funded through rates. NH Consulting then determined the estimated LUEs in the system based on the current LUE count and projected growth in the system. Finally, NH Consulting divided the total debt service paid for regional projects through rates by the total LUEs that would pay those rates to determine the total credit which should be applied against the maximum allowable impact fee.

Summary of Maximum Allowable Fees

Maximum Allowable Fees

Table 7 provides the maximum allowable impact fee, including ad valorem tax. Table 8 Provides a summary of the fees if assessed at 90%.

Table 7: Summary of Maximum Allowable Impact Fees (Including Ad Valorem Tax Credit)

Hwy 71 Water Impact Fee	\$ 18,068.70
US 290 Water Impact Fee	\$ 28,580.57
Wastewater Impact Fee	\$ 27,596.88

Table 8: 90% of Maximum Allowable Impact Fees

Hwy 71 Water Impact Fee	\$ 16,261.83
US 290 Water Impact Fee	\$ 25,722.52
Wastewater Impact Fee	\$ 24,837.19

West Travis County Public Utility Agency
2024 Impact Fee Analysis - Water Utility

Schedule 1
Future CIP Projects, Before Interest Expense - Previously Approved Projects (2018 Study)

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Project	Year Scheduled	Design/ Construction Costs (2024 Cost)	Legal/Permitting Costs (1.5%)	Issuance Costs (2% of Debt Funded Portion)	Subtotal (2024 Cost)	Future Cost (1)	Capacity Increase	Capacity Used in 2024-2034	Units	Percent Allocation to 2024- 2034 Growth	Cost Allocated to 2024-2034 Growth
System Wide											
Uplands WTP Expansion (2)	2027	43,076,923	646,154	594,656	44,317,733	48,427,184	13,000	12,090	MGD	93%	45,037,281
Additional Water Supply Development	2026	1,000,000	15,000	13,805	1,028,805	1,091,459				86%	938,654
		\$ 44,076,923	\$ 661,154		\$ 45,346,538	\$ 49,518,642					\$ 45,975,935
US290 System											
1240 Conversion Water Line	2027	4,400,000	66,000	60,740	4,526,740	4,946,491	2700	2250	LUE	83%	4,122,076
Circle Drive Pump Station	2027	7,560,000	113,400	104,362	7,777,762	8,498,971	3000	3000	LUE	100%	8,498,971
		\$ 11,960,000	\$ 179,400		\$ 12,304,502	\$ 13,445,462					\$ 12,621,046
State Highway 71 System											
West Bee Cave PS Upgrade (Electrical & Pumping)	2026	1,560,000	23,400	21,535	1,604,935	1,702,676	4200	2100	LUE	50%	851,338
1080 Bee Cave Transmission Main (Seg A+B)	2025	10,247,968	153,720	141,468	10,543,156	11,185,234	15229	9950	LUE	65%	7,307,970
		\$ 11,807,968	\$ 177,120	\$ 163,003	\$ 12,148,091	\$ 12,887,910					\$ 8,159,308
Total Previously Approved Future CIP		\$ 67,844,891	\$ 1,017,673	\$ 163,003	\$ 69,799,130	\$ 75,852,013					\$ 66,756,290

(1) Assumed 3% annual inflation to scheduled year.

(2) Total expansion planned expansion includes adding 13MGD at a total cost of \$80M, or \$6.15M per MGD. The 2018 study included an expansion of 7 MGD. Costs included on this sheet are for 7 MGD of the total expansion at \$6.15M per MGD. The remaining costs for the expansion are listed on Schedule 2, Future CIP - new projects

West Travis County Public Utility Agency
2024 Impact Fee Analysis - Water Utility

Schedule 2
Future CIP Projects, Before Interest Expense - Newly Identified Projects



Project	Year Scheduled	Design/ Construction Costs (2024 Cost)	Legal/Permitting Costs (1.5%)	Issuance Costs (2%)	Subtotal (2024 Cost)	Future Cost (1)	Capacity Increase	Capacity Used In 2024-2034	Units	Percent Allocation to 2024- 2034 Growth	Cost Allocated to 2024-2034 Growth

System Wide

Impact Fee Update 2024	2024	150,000			150,000	150,000				100%	150,000
Uplands WTP Expansion to 33 MGD	2027	36,923,077	553,846	493,318	37,970,241	41,491,107	13,000	12,090	MGD	93%	38,586,730
HPR TM No. 2 Upsize (West Bee Cave to HPR)	2027	2,000,000	30,000	26,721	2,056,721	2,247,435	3,100	2,400	LUES	77%	1,739,950
		\$ 39,073,077	\$ 583,846	\$ 520,039	\$ 40,176,962	\$ 43,888,542					\$ 40,476,680

US 290 System

Uplands WTP 30" TM to SWPPS Easement Acquisition	2027	1,000,000	15,000	13,361	1,028,361	1,123,717	18,350	9,175	LUES	50%	561,859
RR 12 Fitzhugh to CODSTM	2027	6,000,000	90,000	80,164	6,170,164	6,742,305	5,200	2,200	LUES	42%	2,852,514
1340 PS (HPR)	2028	2,822,400	42,336	37,709	2,902,445	3,266,728	5,200	2,100	LUES	40%	1,319,255
1340 EST at CODS	2025	4,000,000	60,000	53,443	4,113,443	4,236,846	5,200	4,350	LUES	84%	3,544,285
Cross Country 16" TM	2027	12,780,000	191,700	170,750	13,142,450	14,361,110	5,200	2,200	LUES	42%	6,075,854
CLPS 1340 Pump Improvements	2027	2,725,000	40,875	36,408	2,802,283	3,062,130	2,500	2,500	LUES	100%	3,062,130
Nulty Brown 12" TM	2028	5,640,000	84,600	75,354	5,799,954	6,527,900	2,900	1,000	LUES	34%	2,251,000
30" Parallel TM 2 (SWPPS to County Line)	2027	32,780,000	491,700	437,963	33,709,663	36,835,459	12,000	8,810	LUES	73%	27,043,366
SWP PS Modifications	2025	4,950,000	74,250	66,135	5,090,385	5,243,097	12,000	8,810	LUES	73%	3,849,307
Darden Hill Rd 16" WL	2034	8,000,000	120,000	106,886	8,226,886	11,056,246	5,200	1,800	LUES	35%	3,827,162
Fitzhugh Road 16" TM (CLPS to Crumley)	2027	-	-	-	-	-					-
Fitzhugh Road 16" TM (Crumley to RR12)	2027	80,697,400	1,210,461	1,078,173	82,986,034	92,455,538					\$ 54,386,732

SH71 System

HPR TM No. 2 (West Bee Cave to HPR)	2027	1,760,000	26,400	23,515	1,809,915	1,977,743	1,963	963	LUES	49%	970,232
		\$ 1,760,000	\$ 26,400	\$ 23,515	\$ 1,809,915	\$ 1,977,743					\$ 970,232
Total New Proposed		\$ 121,530,477	\$ 1,820,707	\$ 1,621,727	\$ 124,972,911	\$ 138,321,823					\$ 95,833,644

(1) Future cost determined by applying 3% annual inflation to scheduled year.

(2) Total expansion planned expansion includes adding 13MGD at a total cost of \$70M, or \$6.15M per MGD. The 2018 study included an expansion of 7 MGD. Costs included on this sheet are for 6 MGD of the total expansion at \$6.15M per MGD. The remaining costs for the expansion are listed on Schedule 1, Future CIP - previously approved projects

West Travis County Public Utility Agency
2024 Impact Fee Analysis - Water Utility



Schedule 3
Existing Projects, Before Interest Expense

DRAFT

Project	Debt Funded	Actual Project Cost	Debt Issuance Cost	Total Project Cost (MGD or LUES)	Capacity (MGD or LUES)	Current Capacity Used (MGD or LUES)	Capacity Used In 2024-2034 (MGD or LUES)	Capacity Used Beyond 2034 (MGD or LUES)	Percent Allocation Current	Percent Allocation 2034	Percent Allocation Beyond 2034	Costs Allocated to Current	Costs Allocated to 2024-2034 Growth	Costs Allocated Beyond 2027	Debt Funded Portion of Impact Fee Eligible Cost
Systemwide															
System Hydraulic Modeling (2022)	Yes	75,917	1,518	77,435					10.0%	90.0%	0.0%	7,744	69,692		69,692
Uplands WTP Chem Building*	Yes	2,141,458	42,829	2,184,288	20.00	19.50	0.50	-	97.5%	2.5%	0.0%	2,129,680	54,607		54,607
Uplands Ph 1 (2012)	Yes	299,650	5,993	305,643	20.00	19.50	0.50	-	97.5%	2.5%	0.0%	298,002	7,641		7,641
Uplands WTP Plant*	Yes	40,249,533	804,991	41,054,524	20.00	19.50	0.50	-	97.5%	2.5%	0.0%	40,028,161	1,026,363		1,026,363
Uplands Raw Water Intake Expansion*	Yes	416,305	8,326	424,631	20.00	19.50	0.50	-	97.5%	2.5%	0.0%	414,015	10,616		10,616
High Service Pump Station 8MGD to 14 MGD*	Yes	4,034,066	80,681	4,114,747	20.00	19.50	0.50	-	97.5%	2.5%	0.0%	4,011,879	102,869		102,869
Uplands Clearwell #2*	Yes	997,229	19,945	1,017,174	20.00	19.50	0.50	-	97.5%	2.5%	0.0%	991,744	25,429		25,429
Groundwater Feasibility Study	Yes	40,000	800	40,800					84.0%	16.0%	0.0%	34,272	6,528		6,528
Raw Water Line & Uplands WTP Expansion PER	Yes	173,726	3,475	177,201					28.0%	72.0%	0.0%	49,616	127,584		127,584
Raw Water Line & WTP Expansion (Phase 1)	Yes	1,592,603	31,852	1,624,455	3.00	0.40	2.60	-	13.3%	86.7%	0.0%	216,594	1,407,861		1,407,861
Raw Water Transmission Main No. 2	Yes	6,182,157	123,643	6,305,800	16.50	1.40	15.10	-	8.5%	91.5%	0.0%	535,038	5,770,763		5,770,763
Raw Water Transmission Main No. 2 Chlorine Injection Improvements	Yes	161,083	3,222	164,305	16.50	1.40	15.10	-	8.5%	91.5%	0.0%	13,941	150,364		150,364
		\$ 56,368,727	\$ 1,127,275	\$ 57,496,002								\$ 48,730,685	\$ 8,760,317		\$ 8,760,317
5172 System															
HRR GST2	Yes	1,669,785	33,396	1,703,181	5,000	200	2,000	2,800	4.0%	40.0%	56.0%	68,127	681,272	953,781	681,272
WEST BEE CAVE PS UPGRADE (PHASE III)	Yes	178,073	3,561	181,634	2,500	200	2,000	300	8.0%	80.0%	12.0%	14,531	145,308	21,796	145,308
Lazy 9 SW 71 Transmission Main*	Yes	3,090,461	61,809	3,152,270	20.00	19.50	0.50	-	97.5%	2.5%	0.0%	3,073,463	78,807		78,807
71 System Modeling	Yes	49,578	992	50,570					84.0%	16.0%	0.0%	42,478	8,091		8,091
5H71 EST (1.0 Mgal)	Yes	2,169,142	43,383	2,212,525	3,000	1,350	1,650	-	45.0%	55.0%	0.0%	995,636	1,216,889		1,216,889
Misc Improvements for 1280 Pressure Plane	Yes	177,037	3,541	180,578	3,000	1,350	1,650	-	45.0%	55.0%	0.0%	81,260	99,318		99,318
WEST BEE CAVE PS UPGRADE (PHASE I)	Yes	67,711	1,354	69,065	750	650	100	-	86.7%	13.3%	0.0%	59,857	9,209		9,209
West Bee Cave PS Upgrade Phase II (GST no 2)	Yes	1,448,644	28,973	1,477,617	5,000	50	4,950	-	1.0%	99.0%	0.0%	14,776	1,462,841		1,462,841
Transmission Main from Uplands Plant to Bee Cave Pump Station*	Yes	1,556,779	31,136	1,587,915	20	19.50	0.50	-	97.5%	2.5%	0.0%	1,548,217	39,698		39,698
Crystal Mountain EST*	Yes	1,917,518	38,350	1,955,868	20	19.50	0.50	-	97.5%	2.5%	0.0%	1,906,972	48,897		48,897
Senna Hills Bypass Line*	Yes	559,677	11,194	570,871	20	19.50	0.50	-	97.5%	2.5%	0.0%	556,599	14,272		14,272
Hanilton Pool Road 1280 Pump Station Water Line*	Yes	330,552	6,611	337,163	20	19.50	0.50	-	97.5%	2.5%	0.0%	328,734	8,429		8,429
Hanilton Pool Road Water Line*	Yes	6,624,510	132,490	6,757,000	20	19.50	0.50	-	97.5%	2.5%	0.0%	6,588,075	168,925		168,925
Home Depot Pump Station*	Yes	392,792	7,856	400,648	20	19.50	0.50	-	97.5%	2.5%	0.0%	390,632	10,016		10,016
Home Depot Pump Station Expansion & Conversion	Yes	31,838	637	32,475	20	19.50	0.50	-	97.5%	2.5%	0.0%	31,663	812		812
Home Depot Ground Storage Tank*	Yes	147,043	2,941	149,984	20	19.50	0.50	-	97.5%	2.5%	0.0%	146,234	3,750		3,750
Bee Cave Ground Storage Tank Pump Station, Piping (off Chemaral)*	Yes	699,851	13,997	713,848	20	19.50	0.50	-	97.5%	2.5%	0.0%	696,002	17,846		17,846
Bee Cave Water Line to Chemaral*	Yes	990,492	19,810	1,010,302	20	19.50	0.50	-	97.5%	2.5%	0.0%	985,044	25,258		25,258
HRR Conversion and Upgrade to 1500 gpm	Yes	530	11	541	375	20	355	-	5.3%	94.7%	0.0%	512	512		512
		\$ 22,102,013	\$ 442,040	\$ 22,544,053								\$ 17,528,329	\$ 4,040,147		\$ 4,040,147
US290 System															
1240 EST	Yes	4,491,000	89,820	4,580,820	2,250	662	1,100	488	29.4%	48.9%	21.7%	1,347,779	2,239,512	993,529	2,239,512
1420 Pump Station Upgrade	Yes	649,509	12,990	662,499	3,000	150	1,100	1,750	5.0%	36.7%	58.3%	33,125	242,916	386,458	242,916
1340 TM (Lawyer Ranch Road Ext)	Yes	1,515,839	30,317	1,546,156	4,500	2,000	2,500	-	44.4%	55.6%	0.0%	687,180	858,975		858,975

West Travis County Public Utility Agency
2024 Impact Fee Analysis - Water Utility



Schedule 3
Existing Projects, Before Interest Expense

DRAFT

Project	Debt Funded	Actual Project Cost	Debt Issuance Cost	Total Project Cost (MGD or LUES)	Capacity (MGD or LUES)	Current Capacity Used (MGD or LUES)	Capacity Used In 2024-2034 (MGD or LUES)	Capacity Used Beyond 2034 (MGD or LUES)	Percent Allocation Current	Percent Allocation 2034	Percent Allocation Beyond 2034	Costs Allocated to Current	Costs Allocated to 2024-2034 Growth	Costs Allocated Beyond 2027	Debt Funded Portion of Impact Fee Eligible Cost
1340 Pump Station	Yes	1,663,638	37,273	1,900,911	2,250	2,000	250	-	88.9%	11.1%	0.0%	1,689,698	211,212	-	211,212
SWPPS Upgrade GS12 Phase 2	Yes	1,746,824	34,936	1,781,760	9,500	500	9,000	-	5.3%	94.7%	0.0%	93,777	1,687,984	-	1,687,984
Countyline Pump Station Upgrade	Yes	1,684,429	33,689	1,718,118	20	19.50	0.50	-	97.5%	2.5%	0.0%	1,675,165	42,953	-	42,953
290 Pipeline															
a) 24" SWPPS to County Line*	Yes	12,841,593	256,832	13,098,425	20	19.50	0.50	-	97.5%	2.5%	0.0%	12,770,964	327,461	-	327,461
b) 20" Countyline to 1420 HGL EST*	Yes	3,411,212	68,224	3,479,436	20	19.50	0.50	-	97.5%	2.5%	0.0%	3,392,450	86,986	-	86,986
SH71 20" Transmission Main	Yes	3,630,945	72,619	3,703,564	20	19.50	0.50	-	97.5%	2.5%	0.0%	3,610,975	92,589	-	92,589
20" Main Uplands to SW Parkway (Easements)*	Yes	506,714	10,134	516,848	20	19.50	0.50	-	97.5%	2.5%	0.0%	503,927	12,921	-	12,921
1420 Elevated Storage*	Yes	2,197,353	43,947	2,241,300	20	19.50	0.50	-	97.5%	2.5%	0.0%	2,185,268	56,033	-	56,033
Sawyer Ranch Road Ph. 1 20"*	Yes	1,183,948	23,679	1,207,627	20	19.50	0.50	-	97.5%	2.5%	0.0%	1,177,436	30,191	-	30,191
Sawyer RR Ph. 1 (Barden Hill)*	Yes	1,293,619	25,872	1,319,491	20	19.50	0.50	-	97.5%	2.5%	0.0%	1,286,504	32,987	-	32,987
SWPPS Upgrade to 5,900 GPM*	Yes	243,213	4,864	248,077	20	19.50	0.50	-	97.5%	2.5%	0.0%	241,975	6,202	-	6,202
SWPPS Upgrade Phase 1 GS1	Yes	1,960,902	39,218	2,000,120	20	19.50	0.50	-	97.5%	2.5%	0.0%	1,950,117	50,003	-	50,003
1826 Phase IV 16" Water Line*	Yes	1,006,560	20,131	1,026,691	20	19.50	0.50	-	97.5%	2.5%	0.0%	1,001,024	25,667	-	25,667
1826 Phase IV 16" Water Line*	Yes	48,480	970	49,450	20	19.50	0.50	-	84.0%	16.0%	0.0%	48,213	1,236	-	1,236
US290 System Modeling	Yes	79,955	1,599	81,554	3,000	1,000	2,000	-	33.3%	66.7%	0.0%	68,505	13,049	-	13,049
1340 EST	Yes	2,399,334	47,987	2,447,321	3,000	1,000	2,000	-	33.3%	66.7%	0.0%	815,774	1,631,547	-	1,631,547
1340 Transmission	Yes	2,711,399	54,228	2,765,627	3,000	1,000	2,000	-	33.3%	66.7%	0.0%	921,876	1,843,751	-	1,843,751

Total \$ 123,932,206 \$ 2,478,644 \$ 126,410,851

*LCRA Constructed Projects

\$ 101,760,647 \$ 22,294,639 \$ 2,355,564 \$ 22,294,639
TRUIE \$ 126,410,851

West Travis County Public Utility Agency
 2024 Impact Fee Analysis - Wastewater Utility

Schedule 4
 Future CIP Projects, Before Interest Expense - Previously Approved Projects (2018 Study)

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Project	Year Scheduled	Design/ Construction Costs (2024 Cost)	Legal/Permitting Costs (1.5%)	Issuance Costs (2% of Debt Funded Portion)	Subtotal (2024 Cost)	Future Cost (1)	Capacity Increase	Capacity Used in 2024-2034	Units	Percent Allocation to 2024- 2034 Growth	Cost Allocated to 2024-2034 Growth
Bohls WWTP Expansion	2027	15,000,000	225,000	173,509	15,398,509	\$ 16,826,367	1,000	0,320	MGD	32%	5,384,437
TLAP Disposal	2027	8,000,000	120,000	92,538	8,212,538	8,974,062	0.232	0,232	MGD	100%	8,974,062
Bohls Service Area Expansion Lift Station & Force Mai	2034	1,800,000	27,000	20,821	1,847,821	2,483,317	500,000	375,000	LUES	75%	1,862,488
		\$ 24,800,000	\$ 372,000	\$ -	\$ 25,458,869	\$ 28,283,746					\$ 16,220,988
Total Previously Approved Future CIP		\$ 24,800,000	\$ 372,000	\$ -	\$ 25,458,869	\$ 28,283,746					\$ 16,220,988

(1) Assumed 3% annual inflation to scheduled year.

West Travis County Public Utility Agency
 2024 Impact Fee Analysis - Wastewater Utility

Schedule 5
 Future CIP Projects, Before Interest Expense - Newly Identified Projects



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Project	Year Scheduled	Design/ Construction Costs (2024 Cost)	Legal/Permitting Costs (1.5%)	Newly Proposed Projects		Future Cost (1)	Capacity Increase In 2024-2034	Capacity Used In 2024-2034	Units	Percent Allocation to 2024- 2034 Growth	Cost Allocated to 2024-2034 Growth
				Issuance Costs (2%)	Subtotal (2024 Cost)						
2024 Impact Fee Study	2024	35,500	-	-	-	35,500				100%	35,500
BWR & Effluent Disposal Injection Well	2034	-	-	-	-	-					-
BWR Phase 1 Supply/Reject RMs	2027	2,870,000	43,050	33,198	2,946,248	3,219,445	1800	900	LUES	50%	1,609,722
Lime/Kin Interceptor	2027	1,800,000	27,000	20,821	1,847,821	2,019,164	0.232	0.232	M/GD	100%	2,019,164
Effluent Line Extension	2027	4,705,500	70,050	54,019	4,829,569	5,274,109					3,664,386
Total New Proposed		\$ 4,705,500	\$ 70,050	\$ 54,019	\$ 4,829,569	\$ 5,274,109					\$ 3,664,386

(1) Future cost determined by applying 3% annual inflation to scheduled year.

West Travis County Public Utility Agency
 2024 Impact Fee Analysis - Wastewater Utility



Schedule 6
 Existing Projects, Before Interest Expense

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Project	Debt Funded	Actual Project Cost	Debt Issuance Cost	Total Project Cost	Capacity (MGD or LUS)	Current Capacity Used (MGD or LUS)		Capacity Used Beyond 2034 (MGD or LUS)	Percent Allocation Current	Percent Allocation Beyond 2034		Costs Allocated to Current	Costs Allocated to 2024-2034 Growth	Costs Allocated Beyond 2027	Debt Funded Portion of Impact Fee Eligible Cost
						2024	In 2024-2034			2034	Beyond 2034				
Lakepointe WWTP	Yes	\$ 15,317,630	\$ 306,353	\$ 15,623,983	0.675	0.590	0.085	0.200	87%	13%	0%	\$ 13,656,518	\$ 1,967,464	\$ -	\$ 1,967,464
Bee Cave Regional System	Yes	8,499,620	169,992	8,669,612	1,000	0.800	0.200	-	80%	20%	0%	6,935,600	1,733,922	-	1,733,922
Spillman Effluent Irrigation System	Yes	530,458	10,609	541,067	1,000	0.800	0.200	-	80%	20%	0%	432,854	108,213	-	108,213
CONG Lift Station	Yes	141,970	2,839	144,809	1,000	0.800	0.200	-	80%	20%	0%	115,948	28,962	-	28,962
RM 620 WW Line	Yes	1,262,030	25,241	1,287,271	1,000	0.800	0.200	-	80%	20%	0%	1,029,816	257,454	-	257,454
SHT1 WW Line	Yes	998,809	19,976	1,018,785	1,000	0.800	0.200	-	80%	20%	0%	815,028	203,757	-	203,757
Bohls Effluent Pond and Lift Station	Yes	3,784,993	75,700	3,860,693	0.325	0.290	0.035	-	89%	11%	0%	3,444,926	415,767	-	415,767
Bohls WWTP	Yes	5,602,394	112,048	5,714,442	0.325	0.290	0.035	-	89%	11%	0%	5,099,040	615,401	-	615,401
Bohls Regional Lift Station/FM	Yes	2,100,864	42,017	2,142,881	0.325	0.290	0.035	-	89%	11%	0%	1,912,109	230,772	-	230,772
Little Barton Creek Interceptor	Yes	2,851,077	57,022	2,908,099	0.267	0.238	0.029	-	14%	86%	0%	413,887	2,494,212	-	2,494,212
Master Planning & Permitting	Yes	310,867	6,217	317,084	-	0.038	0.229	-	8%	92%	0%	25,367	291,718	-	291,718
		\$ 41,400,712	\$ 828,014	\$ 42,228,726								\$ 33,881,083	\$ 8,347,643	\$ -	\$ 8,347,643
Total		\$ 41,400,712	\$ 828,014	\$ 42,228,726								\$ 33,881,083	\$ 8,347,643	\$ -	\$ 8,347,643

*LCRA Constructed Projects

TRUE

ITEM C

“A” and has recommended certain amendments to the Land Use Assumptions and Capital Improvements for the wastewater impact fee service area; and

WHEREAS, Nelisa Heddin Consulting has conducted a wastewater impact fee study, attached hereto as Exhibit “B” and has recommended certain amendments to the Impact Fees for the wastewater impact fee service area; and

WHEREAS, the WTCPUA has received a recommendation from the Impact Fee Advisory Committee to amend the Capital Improvements Plan, Land Use Assumptions and Wastewater Impact Fees for the wastewater impact fee service areas; and

WHEREAS, on November 18, 2024, the Board of Directors adopted an Order scheduling a public hearing regarding the proposed amendments to the Capital Improvements Plan, Land Use Assumptions and Wastewater Impact Fees for the wastewater impact fee service area; and

WHEREAS, after providing proper notice to the public, the WTCPUA held a public hearing on December 18, 2024, regarding the proposed amendments to the Capital Improvements Plan, Land Use Assumptions and Wastewater Impact Fees for the wastewater impact fee service area; and

WHEREAS, The Board of Directors has reviewed all public input provided at the public hearing and the comments provided by the Impact Fee Advisory Committee regarding the proposed amendments to the Capital Improvements Plan, Land Use Assumptions and Wastewater Impact Fees for the wastewater impact fee service area; and

WHEREAS the Board of Directors desires to amend the Capital Improvements Plan, Land Use Assumptions and Wastewater Impact Fees for the wastewater impact fee service area.

NOW THEREFORE, it is ordered by the Board of Directors of West Travis County Public Utility Agency as follows:

Section 1: The above recitals are true and correct and are incorporated into this Order for all purposes.

Section 2: The proposed amendments to the Capital Improvements Plan, Land Use Assumptions and Wastewater Impact Fees for the wastewater impact fee service area are reasonable and necessary for the WTCPUA to provide wastewater service from its wastewater system to customers of the WTCPUA service area.

Section 3: The WTCPUA hereby adopts the amendments to the Capital Improvements Plan, Land Use Assumptions and Wastewater Impact Fees for the wastewater impact fee service area provided in the study to be effective as of _____.

Section 4: The WTCPUA’s General Manager, Engineer and General Counsel are authorized to take all actions necessary to carry out the purposes of this Order and otherwise comply with applicable Texas Laws and regulations.

PASSED AND APPROVED this 15th day of January, 2025.

Scott Roberts, President
Board of Directors

ATTEST:

Walt Smith, Secretary
Board of Directors

ITEM F

UTILITY PIPELINE AND RIGHT-OF-WAY EASEMENT

STATE OF TEXAS
COUNTY OF TRAVIS

DATE: April 17, 2024

GRANTOR: City of Bee Cave Texas

GRANTOR'S ADDRESS: 4000 Galleria Pkwy, Bee Cave, Texas, 78738-6370

GRANTEE: West Travis County Public Utility Agency (WTCPUA), a publicly owned Water and Wastewater utility and a political subdivision in the State of Texas

GRANTEE'S ADDRESS: 13215 Bee Cave Pkwy, Building B, Ste 110
Bee Cave, Travis County, Texas 78738

EASEMENT PROPERTY: A tract of land consisting of 0.0258 acres, more or less, situated in Travis County, Texas, and described in the attached **Exhibit A**, which is incorporated in and made a part of this instrument for all purposes.

GRANTOR, for Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, sell and convey to GRANTEE, its successors and assigns, a perpetual, non-exclusive utility and right-of-way easement upon, within, over, under and across that portion of the Easement Property bounded and described on Exhibit A, attached hereto and incorporated herein (the "Easement.")

The Easement Property may be used by GRANTEE for the purposes of constructing, installing, operating, repairing, maintaining, replacing, inspecting, upgrading and activities related thereto underground water lines and related facilities and equipment, including connections therewith (the "Utility Facilities") upon, over, under and across the Easement Property, together with the right of ingress and egress over, along and across the Easement Property and further including the right to cut and trim trees and shrubbery and to remove obstructions that may encroach on the Easement Property.

GRANTOR may not place, erect or maintain in or on the Easement Property (a) any permanent structures including but not limited to habitable structures such as homes or offices, or barns and sheds (b) any structure of any kind in such proximity to the Facilities as would constitute a violation of the National Electric Safety Code in effect at the time the structure is erected, nor, (c) without GRANTEE's prior written consent, any structure, including, but not limited to drainage, filtration or detention ponds, or make changes in

grade, elevation or contour of the land which would impair GRANTEE's access to its Utility Facilities in or on the Easement Property for the purposes stated above. GRANTOR agrees not to grant a temporary or permanent easement in all or any portion of the Easement Property to any third party without the prior written consent of GRANTEE. All oil, gas and other mineral rights remain with GRANTOR, including but not limited to gas strata, uranium and other fissionable materials in, on and under the Easement Property; provided, however, GRANTOR shall not be permitted to drill or operate equipment for the production of minerals on the Easement Property, but they will be permitted to extract the oil, gas, and other minerals from and under the Easement Property by directional drilling and other means, so long as GRANTEE's use of the Easement Property is not disturbed.

Upon completion of initial construction or any subsequent work of the Utility Facilities in or on the Easement Property, GRANTEE shall repair any material damage to the Easement Property including filling trenches, removing rock, construction spoils and debris, repairing or replacing fencing, and pedestrian path improvements, so as to restore same to substantially the same condition it was in prior to commencement of the work, but GRANTEE shall not be required to replace any trees, shrubbery or obstructions which GRANTEE removed due to interference with its use of the Easement Property

GRANTOR shall be responsible for payment of any ad valorem taxes due on the Easement Property.

TO HAVE AND HOLD the same perpetually unto GRANTEE and to its successors and assigns, together with the right and privilege at any reasonable time or times to enter upon and cross the Easement Property to the extent necessary for the foregoing purposes.

GRANTOR, does hereby covenant and bind itself, its heirs, successors, assigns and legal representatives to warrant and forever defend the title to the Easement Property unto GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim the Easement Property or any part thereof when the claim is by, through, or under GRANTOR, but not otherwise. Such rights and Easement shall be covenants running with the land and shall be binding upon the GRANTOR, its personal representatives, heirs, executors, administrators, successors, and assigns.

Where the context requires, singular terms include the plural.

IN WITNESS WHEREOF, the undersigned has executed this instrument as of the date first above stated.

[Signatures and acknowledgements on following page]

Executed this _____ day of _____, 20__.

Signature of Grantor

Printed name, title

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ___ day of _____, 20__.

Notary Public, State of Texas

(SPACE RESERVED FOR RECORDING INFORMATION)

AFTER RECORDING RETURN TO:

WTCPUA
13215 Bee Cave Pkwy, Building B, Ste 110
Bee Cave, Travis County, Texas 78738

EXHIBIT A
DESCRIPTION OF THE
EASEMENT AREA

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

FIELDNOTE DESCRIPTION, of a tract or parcel of land containing 0.0258 acre situated in the John Hobson Survey No. 527, Abstract No. 386, Travis County, Texas, being a portion of Lot 6, Block B, Amended Final Plat Hill Country Galleria, Lots 1-8 and 10-26, Block A, Lots 1-3 and 5-8, Block B and Lot 1, Block C, a subdivision recorded in Document No. 200700378, Official Public Records of Travis County, Texas, the said 0.0258 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a ½” iron rod, with plastic cap marked “Capital Surveying Co. Inc.”, found for the common southwest corner of the aforesaid Lot 6, Block B, same being the northwest corner of Lot 1, Bee Cave Commercial Subdivision No. 1, a subdivision recorded in Volume 99, Page 182 of the Plat Records of Travis County, Texas, said corner being on the easterly right-of-way line of State Highway R.M. 620 (right-of-way varies) and the most westerly southwest corner of that 0.3061 acre Possession and Use Agreement conveyed to the Texas Department of Transportation as conveyed in Document No. 2021268822 of the said Official Public Records;

THENCE, S76°55’34”E, with the common southerly line of aforesaid Lot 6 and northerly line of said Lot 1, a distance of 12.93 feet to a ½” iron rod with TxDOT aluminum cap on the easterly line of the aforesaid 0.3081 acre Agreement;

THENCE, N18°29’03”W, leaving the northerly line of said Lot 1, across said Lot 6, with the easterly line of the said 0.3081 acre Agreement, a distance of 19.02 feet to the calculated southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, continuing across said Lot 6, with the easterly line of aforesaid 0.3081 acre Agreement, for the following two (2) courses:

- 1) N18°29’03”W, a distance of 15.81 feet to an iron rod with TxDOT aluminum cap found for corner:
- 2) N15°19’13”W, a distance of 4.19 feet to an iron rod, with TxDOT aluminum cap found for corner, being the northwest corner of the herein described tract:

THENCE, leaving the easterly line of said 0.3081 acre tract and continuing across aforesaid Lot 6, Block B, for the following three (3) courses:

- 1) N73°35’15”E, a distance of 4.55 feet to a calculated point for corner:
- 2) N29°23’10”E, a distance of 34.86 feet to a calculated point for corner:

- 3) N15°36'50"W, a distance of 0.74 to the calculated northwest corner of the herein described tract, same being on the southerly line of aforesaid 0.3081 acre Agreement, from which a TxDOT brass disc found in concrete on the 0.3081 acre Agreement, bears S76°02'42"W, 3.90 feet;

THENCE, N76°02'42"E, continuing across said Lot 6, being along the southerly line of the aforesaid 0.3081 acre Agreement, a distance of 20.01 feet to the calculated northeast corner of the herein described tract, from which a TxDOT brass disc found in concrete on the 0.3081 acre Agreement, bears N76°02'42"E, 12.01 feet;

THENCE, leaving the southerly line of 0.3081 acre Agreement and continuing across aforesaid Lot 6, for the following three (3) courses:

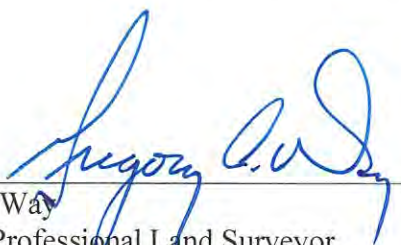
- 1) S15°36'50"E, a distance of 8.45 feet to a calculated point for corner;
- 2) S29°23'10"W, a distance of 51.49 feet to a calculated point for corner;
- 3) S74°23'10"W, a distance of 12.02 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 0.0258 acre of land area.

The Bearings shown hereon are grid bearings base on the Texas State Plane Coordinate System, Central Zone, NAD83, derived by GPS observation.

I, Gregory A. Way, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 13th day of October, 2023.

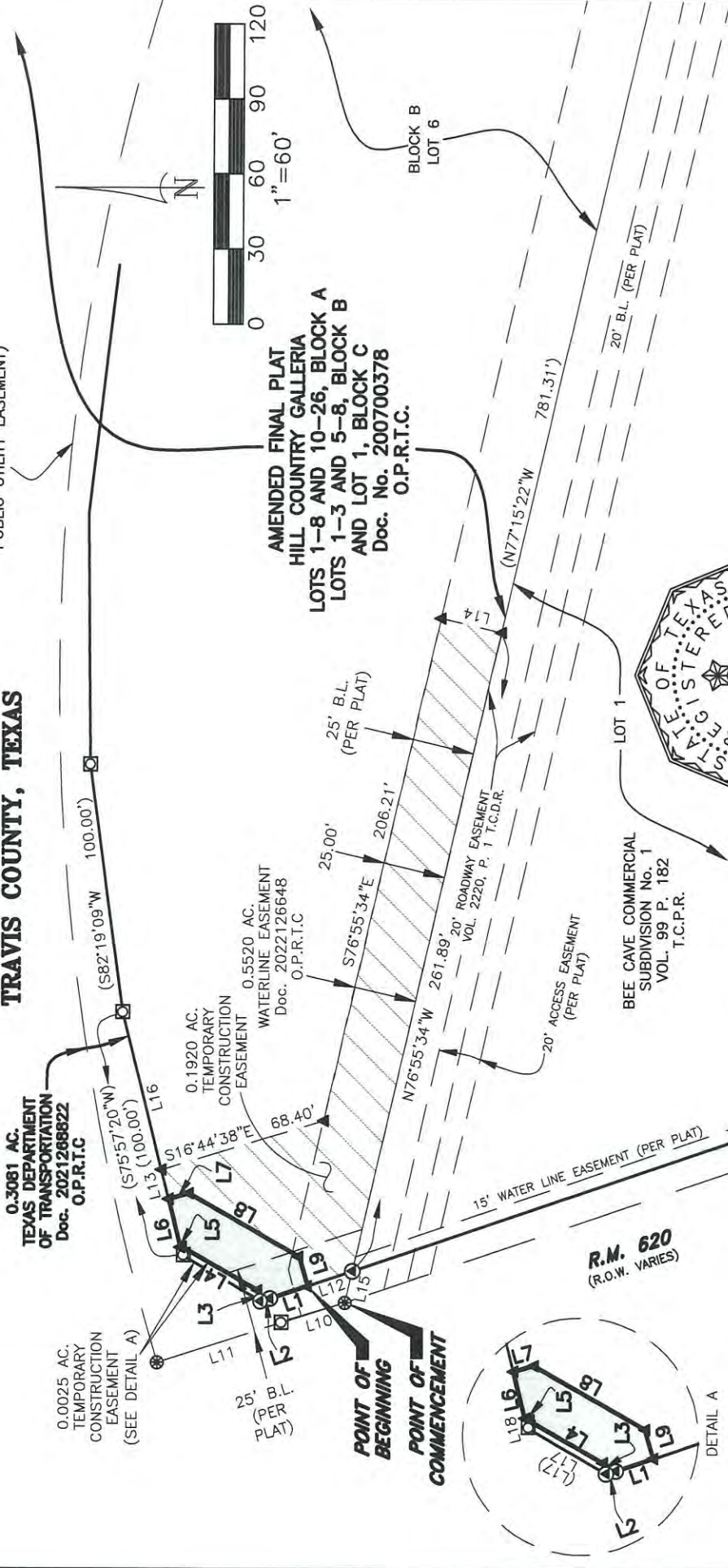




Gregory A. Way
Registered Professional Land Surveyor
No. 4567 - State of Texas

SURVEY OF A 0.0258 ACRE WATERLINE EASEMENT OUT OF THE

JOHN HOBSON SURVEY No. 527 ABSTRACT No. 386 TRAVIS COUNTY, TEXAS



I, Gregory A. Way, a Registered Professional Land Surveyor do hereby certify that the above map or plat is true and correct to the best of my knowledge and that the property shown hereon was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 13th day of October 2023, A.D.

Gregory A. Way
 Gregory A. Way
 Registered Professional Land Surveyor
 No. 4567 - State of Texas

- NOTES:
- 1) BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
 - 2) UNLESS OTHERWISE SHOWN, RECORD INFORMATION IS THE SAME AS FOUND.
 - 3) LEGEND, LINE AND CURVE TABLE ON SHEET 4 OF 4.

Dwg. # 18530E49 CRD # 18530 SHEET 3 OF 4

ES&I
 CAPITAL SURVEYING COMPANY INCORPORATED
 925 Capital of Texas Highway South
 Building B, Suite 115
 Austin, Texas 78746
 FIRM REGISTRATION No. 101267-0
 (512) 327-4006

**SURVEY OF A 0.0258 ACRE
WATERLINE EASEMENT
OUT OF THE**

**JOHN HOBSON, SURVEY No. 527
ABSTRACT No. 386
TRAVIS COUNTY, TEXAS**

LINE TABLE		
LINE	BEARING	LENGTH
L1	N18°29'04"W	15.81'
L2	N15°19'13"W	4.19'
L3	N73°35'15"E	4.55'
L4	N29°23'10"E	34.86'
L5	N15°36'50"W	0.74'
L6	N76°02'42"E	20.01'
L7	S15°36'51"E	8.45'
L8	S29°23'10"W	51.49'
L9	S74°23'10"W	12.02'
L10	N17°13'26"W	26.78'
L11	N17°13'26"W	52.78'
L12	N18°29'03"W	19.02'
L13	N76°02'42"E	12.01'
L14	S13°11'53"W	25.00'
L15	S76°55'34"E	12.93'
L16	N76°02'42"E	68.70'
L17	N29°54'39"E	36.46'
(L17)	(S29°47'18"W)	(36.46')
L18	S76°02'42"W	3.90'

LEGEND

- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- T.C.D.R. TRAVIS COUNTY DEED RECORD
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- B.L. BUILDING SETBACK LINE
- () RECORD INFORMATION
- ⊕ 1/2" IRON ROD WITH PLASTIC CAP MARKED
- ⊙ "CAPITAL SURVEYING COMPANY INC." FOUND
- ⊗ 1/2" IRON ROD WITH TxDOT ALUMINUM CAP
- ⊠ TxDOT BRASS DISK FOUND IN CONCRETE
- ▲ CALCULATED POINT

Dwg. # 18530E49 CRD # 18530 SHEET 4 OF 4



925 Capital of Texas Highway South
Building B, Suite 115
Austin, Texas 78746
(512) 327-4008

**CAPITAL
SURVEYING
COMPANY
INCORPORATED**

PRM REGISTRATION
No. 101287-0

UTILITY PIPELINE AND RIGHT-OF-WAY EASEMENT

STATE OF TEXAS
COUNTY OF TRAVIS

DATE: April 17, 2024

GRANTOR: City of Bee Cave Texas

GRANTOR'S ADDRESS: 4000 Galleria Pkwy, Bee Cave, Texas, 78738-6370

GRANTEE: West Travis County Public Utility Agency (WTCPUA), a publicly owned Water and Wastewater utility and a political subdivision in the State of Texas

GRANTEE'S ADDRESS: 13215 Bee Cave Pkwy, Building B, Ste 110
Bee Cave, Travis County, Texas 78738

EASEMENT PROPERTY: A tract of land consisting of 0.0120 acres, more or less, situated in Travis County, Texas, and described in the attached **Exhibit A**, which is incorporated in and made a part of this instrument for all purposes.

GRANTOR, for Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, sell and convey to GRANTEE, its successors and assigns, a perpetual, non-exclusive utility and right-of-way easement upon, within, over, under and across that portion of the Easement Property bounded and described on Exhibit A, attached hereto and incorporated herein (the "Easement.")

The Easement Property may be used by GRANTEE for the purposes of constructing, installing, operating, repairing, maintaining, replacing, inspecting, upgrading and activities related thereto underground water lines and related facilities and equipment, including connections therewith (the "Utility Facilities") upon, over, under and across the Easement Property, together with the right of ingress and egress over, along and across the Easement Property and further including the right to cut and trim trees and shrubbery and to remove obstructions that may encroach on the Easement Property.

GRANTOR may not place, erect or maintain in or on the Easement Property (a) any permanent structures including but not limited to habitable structures such as homes or offices, or barns and sheds (b) any structure of any kind in such proximity to the Facilities as would constitute a violation of the National Electric Safety Code in effect at the time the structure is erected, nor, (c) without GRANTEE's prior written consent, any structure, including, but not limited to drainage, filtration or detention ponds, or make changes in

grade, elevation or contour of the land which would impair GRANTEE's access to its Utility Facilities in or on the Easement Property for the purposes stated above. GRANTOR agrees not to grant a temporary or permanent easement in all or any portion of the Easement Property to any third party without the prior written consent of GRANTEE. All oil, gas and other mineral rights remain with GRANTOR, including but not limited to gas strata, uranium and other fissionable materials in, on and under the Easement Property; provided, however, GRANTOR shall not be permitted to drill or operate equipment for the production of minerals on the Easement Property, but they will be permitted to extract the oil, gas, and other minerals from and under the Easement Property by directional drilling and other means, so long as GRANTEE's use of the Easement Property is not disturbed.

Upon completion of initial construction or any subsequent work of the Utility Facilities in or on the Easement Property, GRANTEE shall repair any material damage to the Easement Property including filling trenches, removing rock, construction spoils and debris, repairing or replacing fencing, and pedestrian path improvements, so as to restore same to substantially the same condition it was in prior to commencement of the work, but GRANTEE shall not be required to replace any trees, shrubbery or obstructions which GRANTEE removed due to interference with its use of the Easement Property

GRANTOR shall be responsible for payment of any ad valorem taxes due on the Easement Property.

TO HAVE AND HOLD the same perpetually unto GRANTEE and to its successors and assigns, together with the right and privilege at any reasonable time or times to enter upon and cross the Easement Property to the extent necessary for the foregoing purposes.

GRANTOR, does hereby covenant and bind itself, its heirs, successors, assigns and legal representatives to warrant and forever defend the title to the Easement Property unto GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim the Easement Property or any part thereof when the claim is by, through, or under GRANTOR, but not otherwise. Such rights and Easement shall be covenants running with the land and shall be binding upon the GRANTOR, its personal representatives, heirs, executors, administrators, successors, and assigns.

Where the context requires, singular terms include the plural.

IN WITNESS WHEREOF, the undersigned has executed this instrument as of the date first above stated.

[Signatures and acknowledgements on following page]

Executed this _____ day of _____, 20__.

Signature of Grantor

Printed name, title

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ___ day of _____, 20__.

Notary Public, State of Texas

(SPACE RESERVED FOR RECORDING INFORMATION)

AFTER RECORDING RETURN TO:

WTCPUA
13215 Bee Cave Pkwy, Building B, Ste 110
Bee Cave, Travis County, Texas 78738

EXHIBIT A
DESCRIPTION OF THE
EASEMENT AREA

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

FIELDNOTE DESCRIPTION, of a tract or parcel of land containing 0.0120 acre situated in the John Hobson Survey No. 527, Abstract No. 386, Travis County, Texas, being a portion of that 0.766 acre tract conveyed to the City of Bee Cave by deed recorded in Document No. 2006241886 of the Official Public Records of Travis County, Texas, the said 0.0120 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a iron rod, without cap, found on the southerly line of the said 0.766 acre tract, same being the northeast corner of that 0.138 acre tract conveyed to the City of Bee Cave by deed recorded in Document No. 2006241889 of the said Official Public Records, and an angle point on the westerly line of that 0.2646 acre tract conveyed to the Texas Transportation Commission by deed recorded in Document No. 2022164279 of the said Official Public Records, from which a ½” iron rod, without cap, found for the original southeast corner of the aforesaid 0.766 acre tract, being on the westerly right-of-way line of R.M. 620 (R.O.W. varies), bears S85°21’56”E, a chord distance of 26.76 feet;

THENCE, N85°21’56”W, with the common northerly line of said 0.2646 acre tract and southerly line of aforesaid 0.766 acre tract, being along the westerly line of the said 0.2646 acre tract, a distance of 5.97 feet to a calculated point for corner:

THENCE, N19°34’41”W, leaving the northerly line of said 0.138 acre tract, across the said 0.766 acre tract, with the westerly line of the aforesaid 0.2646 acre tract, a distance of 183.38 feet to the calculated southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, leaving the westerly line of the said 0.2646 acre tract, continuing across the aforesaid 0.766 acre tract, for the following two (2) courses:

- 1) N85°04’54”W, along the northerly line of that 0.0652 acre waterline easement as recorded in Document No. 2022126646 of the said Official Public Records, for a distance of 11.32 feet to a calculated point for the southwest corner of the herein described tract;
- 2) N15°18’30”W, leaving the northerly line of the said 0.0652 acre waterline easement, at a distance of 42.68 feet pass the “as used” southerly right-of-way line of Bee Cave Parkway (150’ R.O.W.) and continuing for a total distance of 63.07 feet to the calculated northwest corner of the herein described tract, being on the northerly line of the aforesaid 0.766 acre tract, and southerly line of that 0.071 acre tract conveyed to the City of Bee Cave by deed recorded in Document No. 2006241888 of the said Official Public Records, from which the calculated northwest corner of said 0.766 acre tract, being the southwest corner of the 0.071 acre tract, bears S75°06’08”W, a distance of 80.84 feet;

THENCE, N75°06'08"E, across the "as used" right-of-way of Bee Cave Parkway, with the common northerly line of said 0.766 acre tract and southerly line of the said 0.071 acre tract, a distance of 5.63 feet to the calculated northeast corner of the herein described tract, from which the calculated northeast corner of the aforesaid 0.766 acre tract, bears N75°06'08"E, a distance of 37.61 feet;

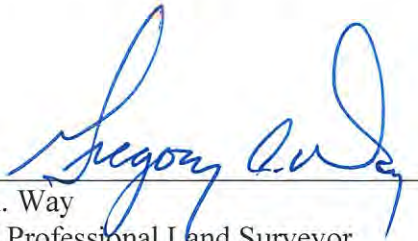
THENCE, S19°34'41"E, leaving the southerly line of the said 0.071 acre tract and crossing through the aforesaid 0.766 acre tract, a distance of 67.13 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 0.0120 acre of land area.

The Bearings shown hereon are grid bearings base on the Texas State Plane Coordinate System, Central Zone, NAD83, derived by GPS observation.

I, Gregory A. Way, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

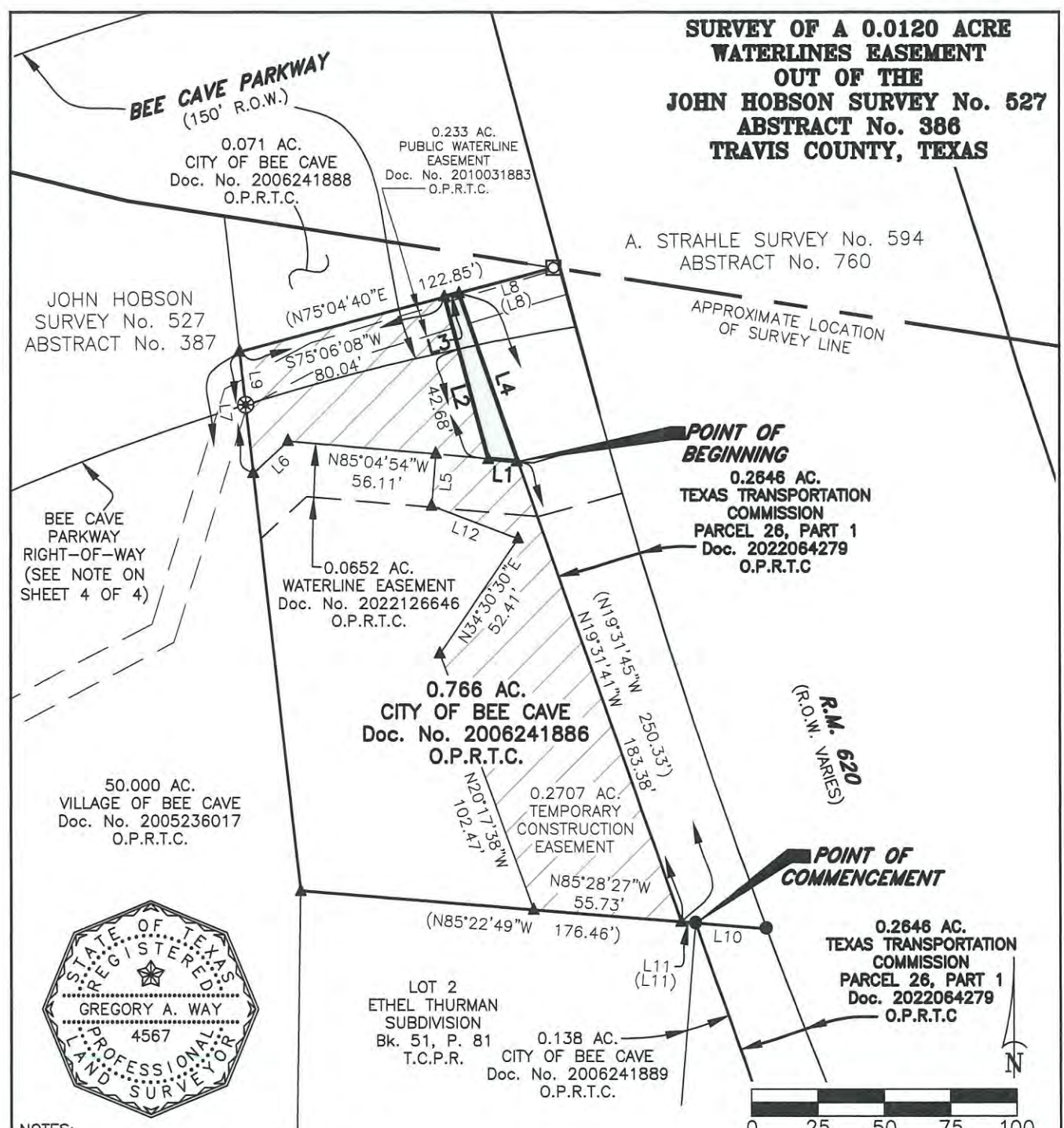
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 13th day of October, 2023.





Gregory A. Way
Registered Professional Land Surveyor
No. 4567 - State of Texas

**SURVEY OF A 0.0120 ACRE
WATERLINES EASEMENT
OUT OF THE
JOHN HOBSON SURVEY No. 527
ABSTRACT No. 386
TRAVIS COUNTY, TEXAS**



NOTES:
 1) BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
 2) UNLESS OTHERWISE SHOWN, RECORD INFORMATION IS THE SAME AS FOUND.
 3) TITLE COMMITMENT, LEGEND, LINE AND CURVE TABLE ON SHEET 4 OF 4.
 Dwg. # 18530E50 CRD # 18530 SHEET 3 OF 4

CSCI	CAPITAL SURVEYING COMPANY INCORPORATED
	FIRM REGISTRATION No. 101267-0
	925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006

I, Gregory A. Way, a Registered Professional Land Surveyor do hereby certify that the above map or plat is true and correct to the best of my knowledge and that the property shown hereon was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 13th day of October 2023, A.D.

Gregory A. Way
 Gregory A. Way Registered Professional Land Surveyor No. 4567 - State of Texas

**SURVEY OF A 0.0120 ACRE
WATERLINES EASEMENT
OUT OF THE
JOHN HOBSON SURVEY No. 527
ABSTRACT No. 386
TRAVIS COUNTY, TEXAS**

TITLE COMMITMENT NOTE

THIS SURVEY WAS PREPARED USING THE INFORMATION CONTAINED IN THE TITLE COMMITMENT ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY, GF No. 42630 DATED MARCH 3, 2021. THIS SURVEY SHOWS THE TITLE INFORMATION CONTAINED THEREIN WITH THE FOLLOWING CLARIFICATIONS AND EXCEPTIONS.

- 10a) A utility easement granted to the City of Austin by instrument recorded in Volume 2268, Page 490, of the Deed Records of Travis County, Texas. {Does not affect}
- 10b) Terms, conditions and stipulations contained in that certain Ordinance recorded in/under Document No. 2007170931, of the Official Public Records of Travis County, Texas.
- 10c) A public water line easement granted to The Public by instrument recorded under Document No. 2010031883, of the Official Public Records of Travis County, Texas. {Does not affect}

LINE TABLE		
LINE	BEARING	LENGTH
L1	N85°04'54"W	11.32'
L2	N15°18'30"W	63.07'
L3	N75°06'08"E	5.63'
L4	S19°34'41"E	67.13'
L5	N04°55'06"E	19.51'
L6	S47°36'54"W	17.80'
L7	N06°28'53"W	46.04'
L8	N75°06'08"E	37.61'
(L8)	(N75°04'47"E)	(37.61')
L9	S06°28'53"E	20.15'
L10	S85°21'20"E	26.76'
L11	N85°21'20"W	5.97'
(L11)	(N85°20'09"W)	(6.11')
L12	N69°23'43"W	34.99'

NOTE: THE BEE CAVE PARKWAY RIGHT-OF-WAY WAS CALCULATED USING THE RECORD SURVEY INFORMATION PROVIDED BY BRITAIN AND CRAWFORD LAND SURVEYING. THE 0.071 ACRE PARCEL SHOWN HEREON APPEARS TO HAVE BEEN CREATED BY BRYAN TECHNICAL SERVICES, INC. PRIOR TO FINALIZING THE RIGHT-OF-WAY. NO DEDICATION INFORMATION WAS FOUND FOR THE EXISTING BEE CAVE PARKWAY RIGHT-OF-WAY ACROSS THE CITY OF BEE CAVE PROPERTIES.

LEGEND

- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- T.C.P.R. TRAVIS COUNTY PLAT RECORD
- R.O.W. RIGHT-OF-WAY
- () RECORD INFORMATION
- 1/2" IRON ROD SET WITH PLASTIC CAP
STAMPED "CAPITAL SURVEYING CO., INC."
- 1/2" IRON ROD, WITHOUT CAP, FOUND
- ⊗ TxDOT BRONZE DISK IN CONCRETE FOUND
- ▲ CALCULATED POINT
- |— BREAK IN SCALE

Dwg. # 18530E50 CRD # 18530 SHEET 4 OF 4

CSCI	CAPITAL SURVEYING COMPANY INCORPORATED
925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006	FIRM REGISTRATION No. 101267-0



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**Temporary Construction Easement
West Travis County Public Utility Agency**

Date: July 14, 2022

Grantor: City of Bee Cave Texas

Grantor's Address: 4000 Galleria Pkwy, Bee Cave, Texas, 78738-6370

Grantee: West Travis County Public Utility Agency (WTCPUA), a publicly owned Water and Wastewater Utility Company and a political subdivision in the State of Texas

Grantee's Address: 13215 Bee Cave Pkwy, Building B, Ste 110, Bee Cave, Travis County, Texas 78738

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Temporary Construction Easement Property: A tract of land consisting of 0.61 acres more or less, situated in Travis County, Texas, and described in the attached **Exhibit A**, which is incorporated in and made a part of this instrument for all purposes ("Property").

Term: The term of this agreement and easement ("Temporary Construction Easement" or "Easement") shall be from the date of execution by both parties through December 31, 2024. This Temporary Easement automatically terminates on the expiration date and becomes null and void. No written release by WTCPUA is required or necessary.

Grant of Easement: Grantor, for the Consideration, grants, conveys and warrants the temporary construction easement(s) and/or workspace(s) herein conveyed to Grantee, and to Grantee's successors and assigns, the exclusive right, privilege and easement to utilize the Property, for the purpose of temporary work space during the construction of the work as described in the Utility Pipeline and Right-of-Way Easement executed simultaneously with this Temporary Construction Easement, on, under, above, across, within and through properties adjacent to the Property ("Utility Facilities").

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, for the purposes set forth herein. As further consideration for the payment made by Grantee hereunder, Grantor and Grantee further agree with respect to the Easement that:

- (a) **EXHIBIT A** describes the Easement, including any extra temporary construction easement(s) or workspace(s). **EXHIBIT A** is attached hereto and by this reference is made a part hereof for all purposes.
- (b) Deleted.
- (c) Grantor does hereby fully warrant the title to the Easement and will defend the same



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER’S LICENSE NUMBER.

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Grantee: West Travis County Public Utility Agency (WTCPUA), a publicly owned Water and Wastewater Utility Company and a political subdivision in the State of Texas

Grantee’s Address: 13215 Bee Cave Pkwy, Building B, Ste 110, Bee Cave, Travis County, Texas 78738

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Temporary Construction Easement Property: A tract of land consisting of 0.99 acres more or less, situated in Travis County, Texas, and described in the attached **Exhibit A**, which is incorporated in and made a part of this instrument for all purposes (“Property”).

Term: The term of this agreement and easement (“Temporary Construction Easement” or “Easement”) shall be from the date of execution by both parties through December 31, 2022. This Temporary Easement automatically terminates on the expiration date and becomes null and void. No written release by WTCPUA is required or necessary.

Grant of Easement: Grantor, for the Consideration, grants, conveys and warrants the temporary construction easement(s) and/or workspace(s) herein conveyed to Grantee, and to Grantee’s successors and assigns, the exclusive right, privilege and easement to utilize the Property, for the purpose of temporary work space during the construction of the work as described in the Utility Pipeline and Right-of-Way Easement executed simultaneously with this Temporary Construction Easement, on, under, above, across, within and through properties adjacent to the Property (“Utility Facilities”).

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, for the purposes set forth herein. As further consideration for the payment made by Grantee hereunder, Grantor and Grantee further agree with respect to the Easement that:

- (a) **EXHIBIT A** describes the Easement, including any extra temporary construction easement(s) or workspace(s). **EXHIBIT A** is attached hereto and by this reference is made a part hereof for all purposes.
- (b) Deleted.
- (c) Grantor does hereby fully warrant the title to the Easement and will defend the same

against the lawful claims and demands of all persons whomsoever, including, without limitation, tenants on the Property, whether identified herein or not. Grantor shall receive payment hereunder in such proportion as the interest of Grantor bears to the full fee simple title to the Property encumbered by the Easement.

- (d) The rights herein granted are the temporary right, privilege and easement for use and access to the Utility Pipeline and Right-of-Way Easement as work space for movement, storage and staging of personnel, materials, supplies and equipment, and ingress and egress, to construct, install, inspect, and test Grantee's Utility Facilities. However, those portions of the Easement, if any, designated as temporary access road(s) shall be limited solely to ingress and egress for movement of personnel, materials, supplies and equipment for the purposes enumerated herein.
- (e) Grantee shall have the right of ingress to and egress from the Easement by means of adjacent public or private roadways, easements or rights-of-way owned, held or lawfully available to Grantee, including any other property over which Grantee has access rights.
- (f) The rights of Grantee with respect to the Easement shall commence upon Grantee's Notice of Start of Construction (which Grantee will send to Grantor) (the "Notice") commencing with the start of the initial construction of the Utility Facilities, to conduct such activities within the Easement as may be reasonably necessary, in Grantee's judgment, for the installation, laying, construction, inspection and testing of the Utility Facilities to be located within the Utility Pipeline and Right-of-Way Easement, and shall terminate upon the completion of Grantee's construction of the Utility Facilities or the date specified in the Terms paragraph on Page 1 of this Temporary Construction Easement. Any such activities that fall within a drainage way or swale shall be done in conformance with the City's ordinances, including any required permits or inspections, and any state or federal laws relating to environmental protections.
- (f) Grantor retains the right and may continue to use the Easement for any lawful purposes that do not directly interfere with Grantee's rights acquired hereunder; provided, however, that Grantor shall neither create nor maintain any reservoir or water impoundment, construct nor permit to be constructed any building, permanent or temporary structure, fixtures, excavation or other improvement or obstruction, on, over, under, above, across, within or through the Easement (for as long as it shall exist) which would directly interfere with the exercise by Grantee of the rights hereby conveyed and the safe and efficient conduct of Grantee's activities relating to the Utility Facilities. Grantee agrees to provide Grantor, either upon Grantor's request or at Grantee's option, a prior written determination that any particular exercise of the right to use the Easement by Grantor does not directly interfere with the safe and efficient exercise of Grantee's rights, which determination shall not be arbitrarily or unreasonably withheld or conditioned.
- (g) Subject to, and to the extent not inconsistent with, Grantee's rights under this Easement, after construction of the Utility Facilities, Grantee shall, to the extent practicable, relocate or replace with the same, like or better quality and at their

original locations or as near thereto as is reasonably practicable, all fences, roads, driveways, sidewalks, parking areas, irrigation systems, wells, septic tanks and septic drain fields, trees, landscaping, grasses, shrubbery, crops, improvements and Grantor's other used and useful property items which are compensable according to applicable Texas law, that Grantee damaged or caused to be removed, relocated or replaced from the Easement before or during construction of the Utility Facilities, and Grantee shall plant grass seed on all other land surfaces disturbed by the construction activities.

- (h) Subject to Grantee's rights hereunder and to the extent not inconsistent therewith, Grantee will restore the surface of all disturbed areas within the boundaries of the Easement to original contour and condition, as near as is reasonably practicable, to the extent the damage or disturbance of results from construction of the Utility Facilities. Grantee will also restore the surface of all disturbed areas of any existing or new access roads to its original contour and condition, as near as is reasonably practicable, to the extent utilized by Grantee or its agents and the damage or disturbance to which results from use by Grantee or its agents.
- (i) Grantee may assign its rights acquired under the provisions of this Easement in whole or in part.
- (j) This Easement incorporates and describes all of the grants, undertakings, conditions and consideration of the parties. Grantor, in executing and delivering this Easement, represents that Grantor has not relied upon any promises, inducements or representations of Grantee or its agents or employees, except as are expressly set forth herein.
- (k) Nothing contained herein shall be deemed or construed to be a merger, release, waiver, modification or amendment of any rights Grantee presently owns or holds, as reflected in the official records of the county where the Property is located.
- (l) This Easement may be executed in counterparts, all of which together shall constitute a single document.
- (m) The rights, benefits, burdens and obligations acquired or assumed under the provisions of this Easement shall inure to, benefit, bind and oblige Grantor, Grantee and their respective successors and assigns.

[Signature and acknowledgement on following page]

Executed this 14th day of July, 20 22

Kara King
Signature of Grantor

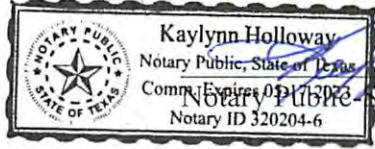
Kara King, Mayor
Printed name, title

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared Kara King, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 14th day of July, 20 22

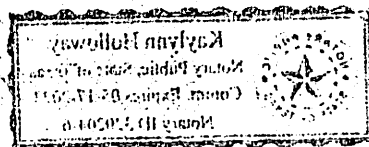


Kaylynn Holloway
Notary Public - State of Texas

After recording, please return to:

Lloyd Gosselink Rochelle & Townsend, PC
816 Congress Avenue, Suite 1900
Austin, Texas 78701
Attn: Lauren Kalisek

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EXHIBIT A

**DESCRIPTION OF THE
TEMPORARY CONSTRUCTION EASEMENT**

Attached to and made a part of that certain TEMPORARY CONSTRUCTION
EASEMENT dated July 14, 20 22, by and
between CITY OF BEE CAVE, TEXAS as Grantor, and WEST TRAVIS COUNTY
PUBLIC UTILITY AGENCY, as Grantee.

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

FIELDNOTE DESCRIPTION, of a tract or parcel of land containing 0.0652 acre situated in the John Hobson Survey No. 527, Abstract No. 386, Travis County, Texas, being a portion of that 0.766 acre tract conveyed to the City of Bee Cave by deed recorded in Document No. 2006241886 of the Official Public Records of Travis County, Texas, the said 0.0652 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a ½" iron rod, without cap, found on the westerly right-of-way line of State Highway R.M. 620 (right-of-way varies), for the southeast corner of said 0.766 acre tract, same being the northeast corner of that 0.138 acre tract conveyed to the City of Bee Cave by deed recorded in Document No. 2006241889 of the said Official Public Records, from which the calculated southwest corner of the said 0.766 acre tract, bears N85°21'56"W, 176.51 feet;

THENCE, leaving the northerly line of said 0.138 acre tract, along the common easterly line of aforesaid 0.766 acre tract and westerly right-of-way line of R.M. 620, with a curve to the right having a central angle of 04°11'56", a radius of 2356.83 feet, a chord distance of 172.34 feet (chord bears N18°23'04"W), for an arc distance of 172.38 feet to the calculated southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, leaving the westerly right-of-way line of F.M. 620, across aforesaid 0.766 acre tract, for the following three (3) courses:

- 1) S74°23'10"W, a distance of 32.67 feet to a calculated point for corner;
- 2) N85°04'54"W, a distance of 88.09 feet to a calculated point for corner;
- 3) S47°36'53"W, a distance of 23.52 feet to the calculated southwest corner of the herein described tract, same being the easterly line of that 50.000 acre tract conveyed to the City of Bee Cave by deed recorded in Document No. 2005236017 of the said Official Public Records, from which the calculated southwest corner of the aforesaid 0.766 acre tract, bears S06°28'53"E, 133.04 feet;

THENCE, N06°28'53"W, along the common westerly line of aforesaid 0.766 acre tract and easterly line of the said 50.000 acre tract, 24.69 feet to the calculated northwest corner of the herein described tract, from which a ½" iron rod, with cap marked "Capital Surveying Co. Inc.", set for the common north corner of the said 50.000 acre tract and the 0.766 acre tract, being on the apparent southerly right-of-way line of Bee Cave Parkway (See Note below), bears N06°28'53"W, 25.89 feet;

THENCE, leaving the easterly line of said 50.000 acre tract, across the aforesaid 0.766 acre tract, for the following three (3) courses:

- 1) N47°36'54"E, a distance of 17.80 feet to a calculated point for corner;
- 2) S85°04'54"E, a distance of 93.22 feet to a calculated point for corner;
- 3) N74°23'09"E, a distance of 28.90 feet to the calculated northeast corner of the herein described tract, same being on the common easterly line of the aforesaid 0.766 acre tract and westerly right-of-way line of R.M. 620;

THENCE, along the common easterly line of the said 0.766 acre tract and westerly right-of-way line of R.M. 620, with a curve to the left having a central angle of 00°29'10", a radius of 2356.83 feet, a chord distance of 20.00 feet (chord bears S16°02'45"E), for an arc distance of 20.00 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 0.0652 acre of land area.

Note: No recording information or strip maps were found for the dedication of Bee Cave Parkway along this tract. Right-of-way was calculated using information provided by others.

The Bearings shown hereon are grid bearings base on the Texas State Plane Coordinate System, Central Zone, NAD83, derived by GPS observation.

I, Gregory A. Way, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

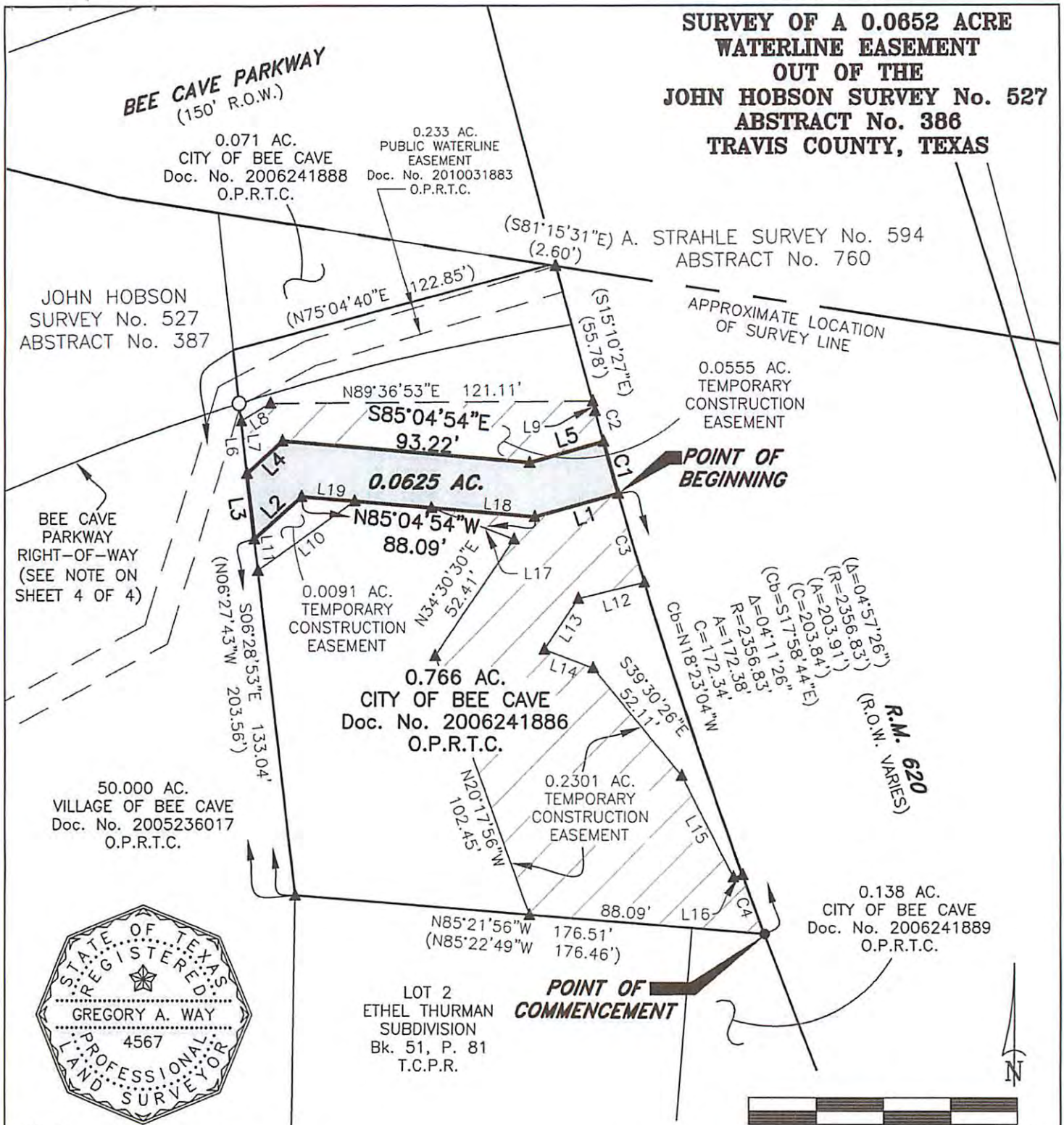
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 18th day of November, 2021.





Gregory A. Way
Registered Professional Land Surveyor
No. 4567 - State of Texas

**SURVEY OF A 0.0652 ACRE
WATERLINE EASEMENT
OUT OF THE
JOHN HOBSON SURVEY No. 527
ABSTRACT No. 386
TRAVIS COUNTY, TEXAS**



NOTES:
 1) BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
 2) UNLESS OTHERWISE SHOWN, RECORD INFORMATION IS THE SAME AS FOUND.
 3) TITLE COMMITMENT, LEGEND, LINE AND CURVE TABLE ON SHEET 4 OF 4.
 Dwg. # 18530E9 CRD # 18530 SHEET 3 OF 4

I, Gregory A. Way, a Registered Professional Land Surveyor do hereby certify that the above map or plat is true and correct to the best of my knowledge and that the property shown hereon was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 18th day of November 2021, A.D.

Gregory A. Way
 Gregory A. Way Registered Professional Land Surveyor No. 4567 - State of Texas

CSCI	CAPITAL
	SURVEYING
	COMPANY
	INCORPORATED
925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006	
FIRM REGISTRATION No. 101267-0	

**SURVEY OF A 0.0652 ACRE
WATERLINE EASEMENT
OUT OF THE
JOHN HOBSON SURVEY No. 527
ABSTRACT No. 386
TRAVIS COUNTY, TEXAS**

TITLE COMMITMENT NOTE

THIS SURVEY WAS PREPARED USING THE INFORMATION CONTAINED IN THE TITLE COMMITMENT ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY, GF No. 42630 DATED MARCH 3, 2021. THIS SURVEY SHOWS THE TITLE INFORMATION CONTAINED THEREIN WITH THE FOLLOWING CLARIFICATIONS AND EXCEPTIONS.

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- 10b) Terms, conditions and stipulations contained in that certain Ordinance recorded in/under Document No. 2007170931, of the Official Public Records of Travis County, Texas.
- 10c) A public water line easement granted to The Public by instrument recorded under Document No. 2010031883, of the Official Public Records of Travis County, Texas. {Does not affect}

LINE TABLE		
LINE	BEARING	LENGTH
L1	S74°23'10"W	32.67'
L2	S47°36'53"W	23.52'
L3	N06°28'53"W	24.69'
L4	N47°36'54"E	17.80'
L5	N74°23'09"E	28.90'
L6	N06°28'53"W	25.89'
L7	N06°28'53"W	19.33'
L8	N59°09'36"E	12.62'
L9	S15°13'57"E	3.62'
L10	S54°23'42"W	44.18'

LINE TABLE		
LINE	BEARING	LENGTH
L11	N06°28'53"W	11.65'
L12	S76°25'47"W	25.58'
L13	S34°37'26"W	22.68'
L14	S69°35'43"E	19.69'
L15	S26°58'15"E	42.00'
L16	N75°16'58"E	3.52'
L17	N69°23'43"W	33.19'
L18	S85°04'54"E	39.00'
L19	S85°04'54"E	19.94'

C1	C2	C3	C4
Δ=00°29'10"	Δ=00°16'59"	Δ=00°50'31"	Δ=00°34'20"
R=2356.83'	R=2356.83'	R=2356.83'	R=2356.83'
A=20.00'	A=11.64'	A=34.63'	A=23.53'
C=20.00'	C=11.64'	C=34.63'	C=23.53'
Cb=S16°02'45"E	Cb=N15°39'40"W	Cb=S16°43'27"E	Cb=S20°12'27"E

NOTE: THE BEE CAVE PARKWAY RIGHT-OF-WAY WAS CALCULATED USING THE RECORD SURVEY INFORMATION PROVIDED BY BRITAIN AND CRAWFORD LAND SURVEYING. THE 0.071 ACRE PARCEL SHOWN HEREON APPEARS TO HAVE BEEN CREATED BY BRYAN TECHNICAL SERVICES, INC. PRIOR TO FINALIZING THE RIGHT-OF-WAY. NO DEDICATION INFORMATION WAS FOUND FOR THE EXISTING BEE CAVE PARKWAY RIGHT-OF-WAY ACROSS THE CITY OF BEE CAVE PROPERTIES.

LEGEND

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- T.C.P.R. TRAVIS COUNTY PLAT RECORD
- R.O.W. RIGHT-OF-WAY
- () RECORD INFORMATION
- 1/2" IRON ROD SET WITH PLASTIC CAP
STAMPED "CAPITAL SURVEYING CO., INC."
- 1/2" IRON ROD, WITHOUT CAP, FOUND
- ▲ CALCULATED POINT

Dwg. # 18530E9 CRD # 18530 SHEET 4 OF 4

ESCI	CAPITAL SURVEYING COMPANY INCORPORATED
925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006	FIRM REGISTRATION No. 101267-0

After recording, please return to:

Lloyd Gosselink Rochelle & Townsend, PC
816 Congress Avenue, Suite 1900
Austin, Texas 78701
Attn: Lauren Kalisek



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Rebecca Guerrero

**Rebecca Guerrero, County Clerk
Travis County, Texas**

2022126646

Jul 22, 2022 04:14 PM

Fee: \$62.00

LOPEZS

Recorders Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

against the lawful claims and demands of all persons whomsoever, including, without limitation, tenants on the Property, whether identified herein or not. Grantor shall receive payment hereunder in such proportion as the interest of Grantor bears to the full fee simple title to the Property encumbered by the Easement.

- (d) The rights herein granted are the temporary right, privilege and easement for use and access to the Utility Pipeline and Right-of-Way Easement as work space for movement, storage and staging of personnel, materials, supplies and equipment, and ingress and egress, to construct, install, inspect, and test Grantee's Utility Facilities. However, those portions of the Easement, if any, designated as temporary access road(s) shall be limited solely to ingress and egress for movement of personnel, materials, supplies and equipment for the purposes enumerated herein.
- (e) Grantee shall have the right of ingress to and egress from the Easement by means of adjacent public or private roadways, easements or rights-of-way owned, held or lawfully available to Grantee, including any other property over which Grantee has access rights.
- (f) The rights of Grantee with respect to the Easement shall commence upon Grantee's Notice of Start of Construction (which Grantee will send to Grantor) (the "Notice") commencing with the start of the initial construction of the Utility Facilities, to conduct such activities within the Easement as may be reasonably necessary, in Grantee's judgment, for the installation, laying, construction, inspection and testing of the Utility Facilities to be located within the Utility Pipeline and Right-of-Way Easement, and shall terminate upon the completion of Grantee's construction of the Utility Facilities or the date specified in the Terms paragraph on Page 1 of this Temporary Construction Easement. Any such activities that fall within a drainage way or swale shall be done in conformance with the City's ordinances, including any required permits or inspections, and any state or federal laws relating to environmental protections.
- (f) Grantor retains the right and may continue to use the Easement for any lawful purposes that do not directly interfere with Grantee's rights acquired hereunder; provided, however, that Grantor shall neither create nor maintain any reservoir or water impoundment, construct nor permit to be constructed any building, permanent or temporary structure, fixtures, excavation or other improvement or obstruction, on, over, under, above, across, within or through the Easement (for as long as it shall exist) which would directly interfere with the exercise by Grantee of the rights hereby conveyed and the safe and efficient conduct of Grantee's activities relating to the Utility Facilities. Grantee agrees to provide Grantor, either upon Grantor's request or at Grantee's option, a prior written determination that any particular exercise of the right to use the Easement by Grantor does not directly interfere with the safe and efficient exercise of Grantee's rights, which determination shall not be arbitrarily or unreasonably withheld or conditioned.
- (g) Subject to, and to the extent not inconsistent with, Grantee's rights under this Easement, after construction of the Utility Facilities, Grantee shall, to the extent practicable, relocate or replace with the same, like or better quality and at their

original locations or as near thereto as is reasonably practicable, all fences, roads, driveways, sidewalks, parking areas, irrigation systems, wells, septic tanks and septic drain fields, trees, landscaping, grasses, shrubbery, crops, improvements and Grantor's other used and useful property items which are compensable according to applicable Texas law, that Grantee damaged or caused to be removed, relocated or replaced from the Easement before or during construction of the Utility Facilities, and Grantee shall plant grass seed on all other land surfaces disturbed by the construction activities.

- (h) Subject to Grantee's rights hereunder and to the extent not inconsistent therewith, Grantee will restore the surface of all disturbed areas within the boundaries of the Easement to original contour and condition, as near as is reasonably practicable, to the extent the damage or disturbance of results from construction of the Utility Facilities. Grantee will also restore the surface of all disturbed areas of any existing or new access roads to its original contour and condition, as near as is reasonably practicable, to the extent utilized by Grantee or its agents and the damage or disturbance to which results from use by Grantee or its agents.
- (i) Grantee may assign its rights acquired under the provisions of this Easement in whole or in part.
- (j) This Easement incorporates and describes all of the grants, undertakings, conditions and consideration of the parties. Grantor, in executing and delivering this Easement, represents that Grantor has not relied upon any promises, inducements or representations of Grantee or its agents or employees, except as are expressly set forth herein.
- (k) Nothing contained herein shall be deemed or construed to be a merger, release, waiver, modification or amendment of any rights Grantee presently owns or holds, as reflected in the official records of the county where the Property is located.
- (l) This Easement may be executed in counterparts, all of which together shall constitute a single document.
- (m) The rights, benefits, burdens and obligations acquired or assumed under the provisions of this Easement shall inure to, benefit, bind and oblige Grantor, Grantee and their respective successors and assigns.

[Signature and acknowledgement on following page]

Executed this 14th day of July, 2022

Kara King
Signature of Grantor

Kara King, Mayor
Printed name, title

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared Kara King, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 14th day of July, 2022



Kaylynn Holloway
Notary Public, State of Texas

After recording, please return to:

Lloyd Gosselink Rochelle & Townsend, PC
816 Congress Avenue, Suite 1900
Austin, Texas 78701
Attn: Lauren Kalisek

EXHIBIT A

**DESCRIPTION OF THE
TEMPORARY CONSTRUCTION EASEMENT**

Attached to and made a part of that certain TEMPORARY CONSTRUCTION
EASEMENT dated July 14, 2022, by and
between CITY OF BEE CAVE, TEXAS as Grantor, and WEST TRAVIS COUNTY
PUBLIC UTILITY AGENCY, as Grantee.

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

FIELDNOTE DESCRIPTION, of a tract or parcel of land containing 0.5520 acre situated in the John Hobson Survey No. 527, Abstract No. 386, Travis County, Texas, being a portion of Lot 6, Block B, Amended Final Plat Hill Country Galleria, Lots 1-8 and 10-26, Block A, Lots 1-3 and 5-8, Block B and Lot 1, Block C, a subdivision recorded in Document No. 200700378, Official Public Records of Travis County, Texas, the said 0.5520 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod, with an unreadable cap, found for the southwest corner of the aforesaid Lot 6, Block B, being the northwest corner of Lot 1, Bee Cave Commercial Subdivision No. 1, a subdivision recorded in Volume 99, Page 182 of the Plat Records of Travis County, Texas, same being on the easterly right-of-way line of F.M. 620;

THENCE, N17°13'26"W, with the common westerly line of said Lot 6, Block B and easterly right-of-way line of F.M. 620, a distance of 18.31 feet to the calculated northwest corner of the herein described tract, from which TxDOT brass disk found in concrete, on the common line between F.M. 620 and said Lot 6, Block B, bears N17°13'26"W, 8.47 feet;

THENCE, leaving the easterly right-of-way line of F.M. 620, across said Lot 6, Block B, for the following five (5) courses:

- 1) N74°23'10"E, a distance of 19.15 feet to a calculated point for corner;
- 2) S76°55'34"E, a distance of 776.49 feet to a calculated point for corner;
- 3) S75°48'00"E, a distance of 99.39 feet to a calculated point for corner;
- 4) S77°07'00"E, a distance of 30.74 feet to a calculated point for corner;
- 5) N44°21'40"E, a distance of 30.67 feet to the calculated point of curvature of a non-tangent curve to the right on the common northeast line of said Lot 6, Block B and southwesterly right-of-way line of Bee Cave Parkway (Lot 1, Block C of said Amended Final Plat Hill Country Galleria, Lots 1-8 and 10-26, Block A, Lots 1-3 and 5-8, Block B and Lot 1, Block C, subdivision);

THENCE, along the common northeast line of said Lot 6, Block B and southwesterly right-of-way line of Bee Cave Parkway, with the said non-tangent curve to the right, having a central angle of 01°30'55", a radius of 945.00 feet, a chord distance of 24.99 feet (chord bears S44°08'01"E), for an arc distance of 24.99 feet to a calculated point of non-tangency, being the most easterly corner of the herein described tract, from which the calculated southeast corner of aforesaid Lot 6, Block B, same being the northeast corner of Lot 5, Block B, of said Amended Final Plat Hill Country Galleria, Lots 1-8 and 10-26, Block A, Lots 1-3 and 5-8, Block B and Lot 1, Block C, subdivision, bears S41°25'27"E a chord distance of 64.37 feet;

THENCE, S44°21'40"W, leaving the southwesterly right-of-way line of Bee Cave Parkway, across said Lot 6, a distance of 44.03 feet to the calculated southeast corner of the herein described tract, being on the common southerly line of said Lot 6, Block B and northerly line of aforesaid Lot 5, Block B;

THENCE, with the common southerly line of said Lot 6 and northerly line of and Lots 1 and 5, Block B, for the following two (2) courses:

- 1) N77°07'00"W, a distance of 45.02 feet to a ½" iron rod, without cap, found for the common north corner of aforesaid Lot 1 and 5, Block B;
- 2) N75°48'00"W, a distance of 99.35 feet to a ½" iron rod, without cap, found for the northwest corner of said Lot 1, Block B, same being the northeast corner of Lot 2, of aforesaid Bee Cave Commercial Subdivision No. 1, subdivision;

THENCE, N76°55'34"W, leaving the northwest corner of said Lot 1, Block B, along the common southerly line of said Lot 6, Block B and the northerly line of Lots 1 and 2, Bee Cave Commercial Subdivision No. 1, subdivision a distance of 783.88 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 0.5520 acre of land area.

The Bearings shown hereon are grid bearings base on the Texas State Plane Coordinate System, Central Zone, NAD83, derived by GPS observation.

I, Gregory A. Way, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 12th day of November, 2021.





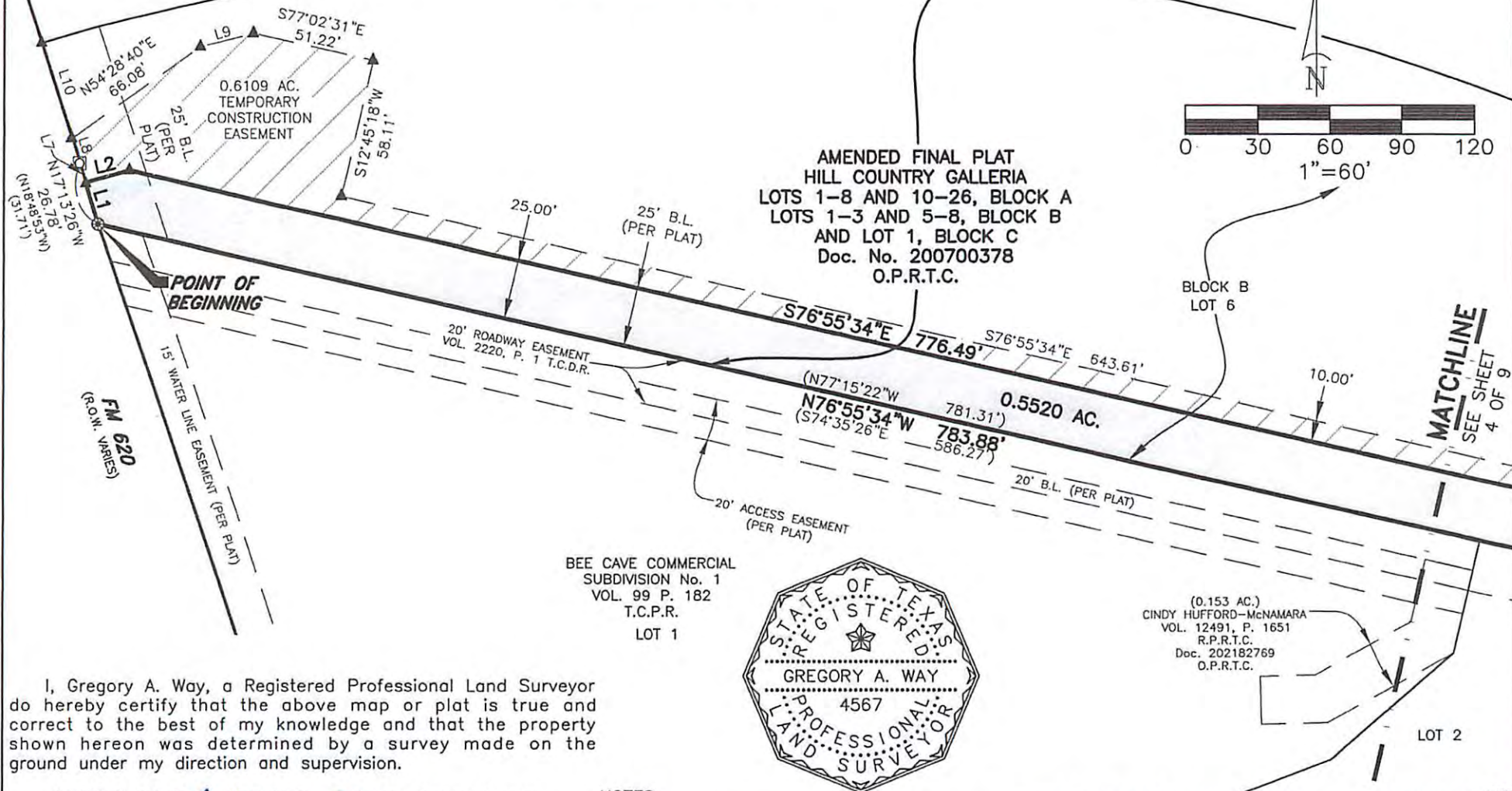
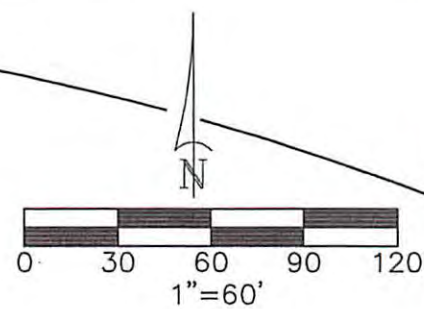
Gregory A. Way
Registered Professional Land Surveyor
No. 4567 - State of Texas

**SURVEY OF A 0.5520 ACRE
WATERLINE EASEMENT
OUT OF THE
JOHN HOBSON SURVEY No. 527
ABSTRACT No. 386
TRAVIS COUNTY, TEXAS**

BEE CAVE PARKWAY
(110' R.O.W. AND
PUBLIC UTILITY EASEMENT)

BLOCK C
LOT 1

AMENDED FINAL PLAT
HILL COUNTRY GALLERIA
LOTS 1-8 AND 10-26, BLOCK A
LOTS 1-3 AND 5-8, BLOCK B
AND LOT 1, BLOCK C
Doc. No. 200700378
O.P.R.T.C.



FM 620
(R.O.W. VARIES)

**POINT OF
BEGINNING**

MATCHLINE
SEE SHEET
4 OF 9

BEE CAVE COMMERCIAL
SUBDIVISION No. 1
VOL. 99 P. 182
T.C.P.R.
LOT 1



(0.153 AC.)
CINDY HUFFORD-McNAMARA
VOL. 12491, P. 1651
R.P.R.T.C.
Doc. 202182769
O.P.R.T.C.

I, Gregory A. Way, a Registered Professional Land Surveyor do hereby certify that the above map or plat is true and correct to the best of my knowledge and that the property shown hereon was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 12th day of November 2021, A.D.

Gregory A. Way
Gregory A. Way
Registered Professional Land Surveyor
No. 4567 - State of Texas

- NOTES:
- 1) BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
 - 2) UNLESS OTHERWISE SHOWN, RECORD INFORMATION IS THE SAME AS FOUND.
 - 3) LEGEND, LINE AND CURVE TABLE ON SHEET 4 OF 9.

Dwg. # 18530E1 CRD # 18530 SHEET 3 OF 9

ESCI	CAPITAL SURVEYING COMPANY
	INCORPORATED
925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006	FIRM REGISTRATION No. 101267-0

**SURVEY OF A 0.5520 ACRE
WATERLINE EASEMENT
OUT OF THE
JOHN HOBSON SURVEY No. 527
ABSTRACT No. 386
TRAVIS COUNTY, TEXAS**

SEE SHEET 3 OF 9
MATCHLINE

BEE CAVE PARKWAY
(110' R.O.W. AND
PUBLIC UTILITY EASEMENT)

BLOCK B
LOT 8

BLOCK C
LOT 1

LOT 2
BLOCK "B"

LOT 3

BLOCK B
LOT 1

BLOCK B
LOT 5

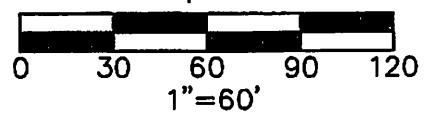
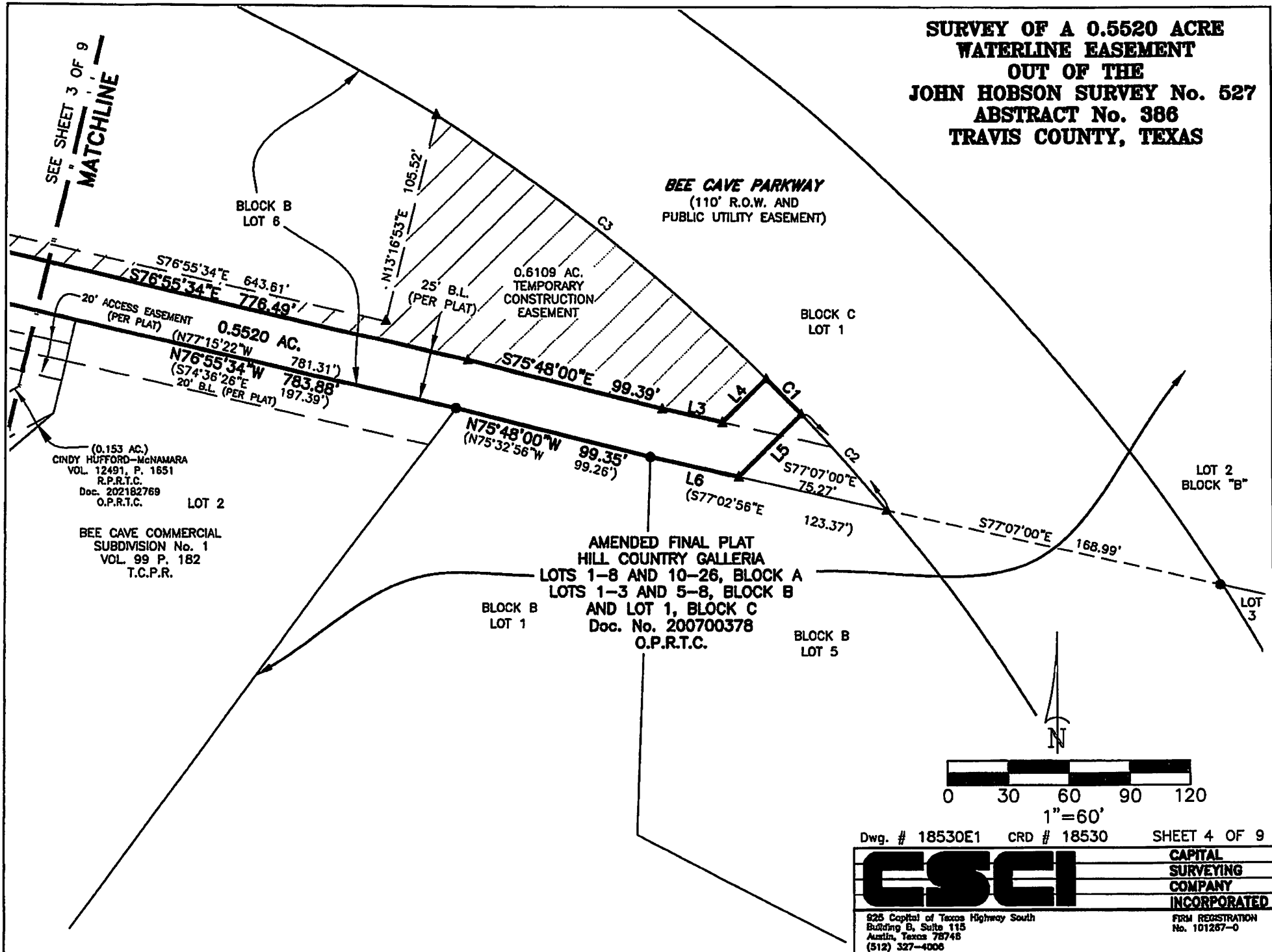
**AMENDED FINAL PLAT
HILL COUNTRY GALLERIA
LOTS 1-8 AND 10-26, BLOCK A
LOTS 1-3 AND 5-8, BLOCK B
AND LOT 1, BLOCK C**
Doc. No. 200700378
O.P.R.T.C.

0.6109 AC.
TEMPORARY
CONSTRUCTION
EASEMENT

0.5520 AC.

(0.153 AC.)
CINDY HUFFORD-McNAMARA
VOL. 12491, P. 1851
R.P.R.T.C.
Doc. 202182769
O.P.R.T.C. LOT 2

BEE CAVE COMMERCIAL
SUBDIVISION No. 1
VOL. 99 P. 182
T.C.P.R.



Dwg. # 18530E1 CRD # 18530 SHEET 4 OF 9

CSCI CAPITAL SURVEYING COMPANY INCORPORATED

925 Capital of Texas Highway South
Building B, Suite 115
Austin, Texas 78748
(512) 327-4006

FIRM REGISTRATION
No. 101267-0

**SURVEY OF A 0.5520 ACRE
WATERLINE EASEMENT
OUT OF THE
JOHN HOBSON, SURVEY No. 527
ABSTRACT No. 386
TRAVIS COUNTY, TEXAS**

LINE TABLE

LINE	BEARING	LENGTH
L1	N17°13'26"W	18.31'
L2	N74°23'10"E	19.15'
L3	S77°07'00"E	30.74'
L4	N44°21'40"E	30.67'
L5	S44°21'40"W	44.03'
L6	N77°07'00"W	45.02'
L7	N17°13'26"W	8.47'
L8	N17°13'26"W	10.89'
L9	N75°29'04"E	23.12'
L10	N17°13'26"W	41.94'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	01°30'55"	945.00'	24.99'	24.99'	S44°08'01"E
C2	03°54'12"	945.00'	64.38'	64.37'	S41°25'27"E
C3	12°45'46"	945.00'	210.50'	210.07'	S51°16'21"E

LEGEND

- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS TRAVIS COUNTY
- T.C.D.R. TRAVIS COUNTY DEED RECORD
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- B.L. BUILDING SETBACK LINE
- () RECORD INFORMATION
- ⊗ 1/2" IRON ROD WITH UNREADABLE CAP
- ⊠ TxDOT BRASS FOUND IN CONCRETE
- ▼ CALCULATED POINT

Dwg. # 18530E1 CRD # 18530 SHEET 5 OF 9



825 Capital of Texas Highway South
Austin, Texas 78748
Building B, Suite 118
No. 101267-0
P.M. REGISTRATION
(512) 327-4008

TITLE COMMITMENT NOTE (SHEETS 6 THROUGH 9)

THIS SURVEY WAS PREPARED USING THE INFORMATION CONTAINED IN THE TITLE COMMITMENT ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY, GF No. 42629, DATED MARCH 2, 2021. THIS SURVEY SHOWS THE TITLE INFORMATION CONTAINED THEREIN WITH THE FOLLOWING CLARIFICATIONS AND EXCEPTIONS.

**SURVEY OF A 0.5520 ACRE
WATERLINE EASEMENT
OUT OF THE
JOHN HOBSON SURVEY No. 527
ABSTRACT No. 386
TRAVIS COUNTY, TEXAS**

1. The following restrictive covenants of record itemized below:

Those filed of record in Volume 8064, Page 578 of the Deed Records of Travis County, Texas, Those filed of record in Volume 12396, Page 1151 of the Real Property Records of Travis County, Texas, and those filed of record in Document No. 2000168593, Document No. 2007153996, Document No. 2007153998, Document No. 2008030863, of the Official Public Records, Travis County, Texas.

- 10a) Easement granted to the City of Austin for electric and telephone lines and systems as set forth in instrument recorded in Volume 1916, Page 74, of the Deed Records of Travis County, Texas. (Unable to locate)
- 10b) Easement granted to the City of Austin for electric and telephone lines and systems as set forth in instrument recorded in Volume 2146, Page 462, of the Deed Records of Travis County, Texas. (Does not affect)
- 10c) Easement granted to the City of Austin for electric and telephone lines and systems as set forth in instrument recorded in Volume 2268, Page 434, of the Deed Records of Travis County, Texas. (Unable to locate)
- 10d) Easement granted to the City of Austin for electric and telephone lines and systems as set forth in instrument recorded in Volume 2879, Page 332, of the Deed Records of Travis County, Texas. (Unable to locate)
- 10e) Easement granted to the City of Austin for electric and telephone lines and systems as set forth in instrument recorded in Volume 2879, Page 334, of the Deed Records of Travis County, Texas. (Unable to locate)
- 10f) Easement granted to the City of Austin for electric and telephone lines and systems as set forth in instrument recorded in Volume 3192, Page 1021, of the Deed Records of Travis County, Texas. (Unable to locate)
- 10g) Easement granted to Elvin Willis Glass and wife, Austin Frances Glass for pipeline as set forth in Deed recorded in Volume 4090, Page 1626, of the Deed Records of Travis County, Texas. (Unable to locate)
- 10h) Easement granted to Billy W. Rogers and wife, Sandra Kay Rogers for waterline as set forth in Deed recorded in Volume 5254, Page 2085, of the Deed Records of Travis County, Texas. (Does not affect - same as 10g)
- 10i) Easement granted to the City of Austin for electric and telephone lines and systems as set forth in instrument recorded in Volume 7796, Page 347, of the Deed Records of Travis County, Texas. (Does not affect)
- 10j) Easement granted to the City of Austin for electric as set forth in instrument recorded in Volume 8958, Page 914, of the Deed Records of Travis County, Texas. (Does not affect)
- 10k) A utility easement granted to the City of Austin by instrument recorded in Volume 10508, Page 752, of the Real Property Records of Travis County, Texas.
- 10l) Easement granted to the City of Austin for electric and telephone lines and systems as set forth in instrument recorded in Volume 10731, Page 892, of the Real Property Records of Travis County, Texas. (Does not affect)
- 10m) Easement granted to the City of Austin for electric and telephone lines and systems as set forth in instrument recorded in Volume 10731, Page 889, of the Real Property Records of Travis County, Texas. (Does not affect)
- 10n) Certificate of Adjudication RE: The Adjudication of Water Rights in the Lower Colorado River Segment of the Colorado River Basin as set forth in Volume 10775, Page 260, of the Real Property Records of Travis County, Texas.

Dwg. # 18530E1 CRD # 18530 SHEET 6 OF 9

CSCI	CAPITAL
	SURVEYING
	COMPANY
	INCORPORATED
528 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78748 (512) 327-4006	FIRM REGISTRATION No. 101267-0

TITLE COMMITMENT NOTE CONTINUED (SHEETS 6 THROUGH 9)

**SURVEY OF A 0.5520 ACRE
WATERLINE EASEMENT
OUT OF THE
JOHN HOBSON SURVEY No. 527
ABSTRACT No. 386
TRAVIS COUNTY, TEXAS**

- 10o) Easement granted to the City of Austin for electric and telephone lines and systems as set forth in instrument recorded in Volume 11441, Page 414, of the Real Property Records of Travis County, Texas. (Does not affect)
- 10p) Easement Agreement by and between Bee Cave 466, Ltd. a Texas limited partnership and West Travis County Municipal Utility District No. 6, dated March 15, 1995, recorded in Volume 12396, Page 1195, of the Real Property Records of Travis County, Texas. (Does not affect)
- 10q) Easement Agreement by and between Robert B. Baldwin, Baldwin Investment Co., a Texas corporation and The Estate of Dorothy Geiselman Baldwin, Deceased and West Travis County Municipal Utility No. 5, dated March 27, 1995, recorded in Volume 12431, Page 148, of the Real Property Records of Travis County, Texas, and assigned to Lower Colorado River Authority as set forth in Document No. 2000110525 of the Official Public Records of Travis County, Texas. (Does not affect)
- 10r) Easement Agreement by and between Robert B. Baldwin, Baldwin Investment Co., a Texas corporation and West Travis County Municipal Utility No. 5, dated June 16, 1995, recorded in Volume 12463, Page 83, of the Real Property Records of Travis County, Texas, and assigned to Lower Colorado River Authority as set forth in Document No. 2000110525 of the Official Public Records of Travis County, Texas. (Does not affect)
- 10s) Easement granted to Lower Colorado River Authority for water utility, access and construction as set forth in instrument recorded in Volume 12629, Page 291, of the Real Property Records of Travis County, Texas. (Does not affect)
- 10t) Easement granted to Lower Colorado River Authority for water utility, access and construction as set forth in instrument recorded in Volume 13040, Page 372, of the Real Property Records of Travis County, Texas. (Does not affect)
- 10u) Easement granted to Lower Colorado River Authority for water utility, access and construction as set forth in instrument recorded in Volume 13040, Page 380, of the Real Property Records of Travis County, Texas. (Does not affect)
- 10v) Easement granted to JED Interest, Inc., a Texas corporation for sanitary sewer and water as set forth in instrument recorded in Volume 13194, Page 336, of the Real Property Records of Travis County, Texas and assigned to Lower Colorado River Authority as set forth in Document No. 2000096021 of the Official Public Records of Travis County, Texas. (Does not affect)
- 10w) Easement granted to Lower Colorado River Authority for water utility, access and construction as set forth in instrument recorded in Document No. 2000096022 of the Official Public Records of Travis County, Texas. (Does not affect)
- 10x) Easement granted to Lower Colorado River Authority for water utility, access and construction as set forth in instrument recorded in Document No. 2000096023 of the Official Public Records of Travis County, Texas. (Does not affect)
- 10y) Easement Agreement by and between The Estate of Dorothy Geiselman Baldwin, Deceased and McDonald's Corporation, a Delaware corporation, dated October 3, 2000, recorded in Document No. 2000166792 of the Official Public Records of Travis County, Texas. (Does not affect)
- 10z) Non-Exclusive Ingress and Egress Easement and Lease as evidenced by Memorandum of Lease, dated October 1, 2000, recorded in Document No. 2000168592 of the Official Public Records of Travis County, Texas. (Does not affect)
- 10aa) Easement granted to Lower Colorado River Authority for water utility, access and construction as set forth in instrument recorded in Document No. 2003056526 of the Official Public Records of Travis County, Texas. (Does not affect)
- 10bb Joint Use Access Agreement by and between Hill Country Galleria, L.P., a Delaware limited partnership and William J. Maddux and Peggy A. Maddux, husband and wife, dated October 17, 2005, recorded in Document No. 2005195589 of the Official Public Records of Travis County, Texas. (Does not affect)

Dwg. # 18530E1 CRD # 18530 SHEET 7 OF 9

CSCI	CAPITAL SURVEYING COMPANY INCORPORATED
925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78748 (512) 327-4008	FIRM REGISTRATION No. 101287-0

TITLE COMMITMENT NOTE CONTINUED (SHEETS 6 THROUGH 9)

**SURVEY OF A 0.5520 ACRE
WATERLINE EASEMENT
OUT OF THE
JOHN HOBSON SURVEY No. 527
ABSTRACT No. 386
TRAVIS COUNTY, TEXAS**

- 10cc) Water Well Easement and License Agreement by and between Hill Country Galleria, L.P., a Delaware limited partnership and William J. Maddux and Peggy A. Maddux, husband and wife, dated October 17, 2005, recorded in Document No. 2005195590 of the Official Public Records of Travis County, Texas. (Does not affect)
- 10dd) Easement granted to the City of Austin for electric utility as set forth in instrument recorded in Document No. 2006118220 and as amended in Document No. 2008191181, Document No. 2008202769, Document No. 2008153471, Document No. 2008191182, Document No. 2008191183, Document No. 2008191184, Document No. 2008191185, Document No. 2008191186, Document No. 2008191187, Document No. 2008191188, Document No. 2008191189, Document No. 2008191190, Document No. 2009024642, Document No. 2009024645, and Document No. 2009024646, of the Official Public Records of Travis County, Texas. (Does not affect)
- 10ee) Easement granted to Southwestern Bell Telephone, L.P., a Texas limited partnership, d/b/a/ AT&T Texas for telecommunication facilities as set forth in Document No. 2006191531 of the Official Public Records of Travis County, Texas. (Blanket Easement)
- 10ff) Declaration of Drainage and Wet Utility Easement by Hill Country Galleria, L.P., a Delaware limited partnership, dated October 2, 2006, recorded in Document No. 2006193284 of the Official Public Records of Travis County, Texas. Affected by Designation of Replacement of Drainage and Wet Utility Easements recorded in Document No. 2008061231 of the Official Public Records of Travis County, Texas. (All original "Final Plat Hill Country Galleria" subdivision Drainage and Wet Utility Easements are replaced with the easements shown on the recorded plat of "Amended Final Plat Hill Country Galleria, Lots 1-8 and 10-26, Block A, Lots 1-3 and 5-8, Block B and Lot 1, Block C, recorded in Document No. 200700378, Official Public Records of Travis County.)
- 10gg) Separate Maintenance Agreement by and between Hill Country Galleria, L.P., a Delaware limited partnership and the City of Bee Cave, Texas, formally known as the Village of Bee Cave, Texas, dated November 22, 2006, recorded in Document No. 2006228128 of the Official Public Records of Travis County, Texas. (Does not affect)
- 10hh) Easement Agreement and Restrictions (Hill Country Galleria) by and between Hill Country Galleria, L.P., a Delaware limited partnership, and the City of Bee Cave, Texas, formally known as the Village of Bee Cave, Texas, a municipal corporation, dated November 22, 2006, recorded in Document No. 2006228129 of the Official Public Records of Travis County, Texas. (Does not affect)
- 10ii) Road District Operations Agreement by and between Travis County Bee Cave Road District No. 1 and Hill Country Galleria, L.P., a Delaware limited partnership dated October 31, 2006, recorded in Document No. 2007036566 of the Official Public Records of Travis County, Texas.
- 10jj) Sign Easement Agreement by and between Hill Country Galleria, L.P., a Delaware limited partnership, and Baldwin Properties, Ltd., a Texas limited partnership, dated March 22, 2007, recorded in Document No. 2007060528 of the Official Public Records of Travis County, Texas. (Does not affect)
- 10kk) Drainage Easement Agreement by and between Hill Country Galleria, L.P., a Delaware limited partnership, and Baldwin Properties, Ltd., a Texas limited partnership, dated March 22, 2007, recorded in Document No. 2007060529 of the Official Public Records of Travis County, Texas. (Does not affect)
- 10ll) Electric Utility Easement Agreement by and between Hill Country Galleria, L.P., a Delaware limited partnership, and Baldwin Properties, Ltd., a Texas limited partnership, dated March 22, 2007, recorded in Document No. 2007060530 of the Official Public Records of Travis County, Texas. (Does not affect)
- 10mm) Easement granted to Baldwin Properties, Ltd., a Texas limited partnership, for temporary wastewater line as set forth in instrument, recorded in Document No. 2007060531 of the Official Public Records of Travis County, Texas. (Does not affect)

Dwg. # 18530E1 CRD # 18530 SHEET 8 OF 9


CSCI	CAPITAL
	SURVEYING
	COMPANY
	INCORPORATED
925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78748 (512) 327-4000	FIRM REGISTRATION No. 101267-0

TITLE COMMITMENT NOTE CONTINUED (SHEETS 6 THROUGH 9)

**SURVEY OF A 0.5520 ACRE
WATERLINE EASEMENT
OUT OF THE
JOHN HOBSON SURVEY No. 527
ABSTRACT No. 386
TRAVIS COUNTY, TEXAS**

- 10nn) Easement granted to Baldwin Properties, Ltd., a Texas limited partnership, for temporary water line as set forth in instrument, recorded in Document No. 2007060532 of the Official Public Records of Travis County, Texas. (Does not affect)
- 10oo) Easement granted to SSC Evergreen, LLC, a Delaware limited liability company for temporary construction and installation of water line as forth in instrument recorded in Document No. 2007198732 of the Official Public Records of Travis County, Texas. (Does not affect)
- 10pp) Declaration of Reciprocal Easements, Covenants, Conditions and Restrictions as set forth in Document No. 2007153996 and as amended in Document No. 2008033953 of the Official Public Records of Travis County, Texas.
- 10qq) Easement Agreement by and between Hill Country Galleria, L.P., a Delaware limited partnership, and RS Backwoods Holdings Austin, LLC a Kansas limited liability company, dated February 25, 2008, recorded in Document No. 2008030862 of the Official Public Records of Travis County, Texas. (Does not affect)
- 10rr) Restriction Agreement by and between Hill Country Galleria, L.P., a Delaware limited partnership, and RS Backwoods Holdings Austin, LLC a Kansas limited liability company, dated February 25, 2008, recorded in Document No. 2008030863 of the Official Public Records of Travis County, Texas. (Does not affect)
- 10ss) Common Wall Agreement by and between Hill Country Galleria, L.P., a Delaware limited partnership, and RS Backwoods Holdings Austin, LLC a Kansas limited liability company, dated February 25, 2008, recorded in Document No. 2008030864 of the Official Public Records of Travis County, Texas. (Does not affect)
- 10tt) Telecommunications License Agreement by and between Hill Country Galleria, L.P., a Delaware limited partnership and Dallas MTA, L.P. d/b/a Verizon Wireless, dated August 18, 2008, as evidenced by Memorandum of Telecommunications License Agreement recorded in Document No. 2008143190 of the Official Public Records of Travis County, Texas.
- 10uu) Easement Agreement (Billboard) by and between Hill Country Galleria, L.P., a Delaware limited partnership, and TLC Properties, Inc. a Louisiana corporation, dated September 12, 2008, recorded in Document No. 2008154235 of the Official Public Records of Travis County, Texas. (Does not affect)
- 10vv) Access Easement Agreement by and between Hill Country Galleria, L.P., a Delaware limited partnership and Baldwin Holdings, Ltd., a Texas limited partnership, dated March 17, 2008, recorded in Document No. 2008164798 and as amended in Document No. 2009020505 of the Official Public Records of Travis County, Texas. (Does not affect)
- 10ww) Easement granted to Lower Colorado River Authority, a Texas corporation and reclamation district for water meters and associated waterlines as set forth in instrument recorded in Document No. 2009032588 of the Official Public Records of Travis County, Texas. (Does not affect)
- 10xx) Reciprocal Access Easement by and between Hill Country Galleria, L.P., a Delaware limited partnership and Robert B. Baldwin, III, dated April 20, 2009, recorded in Document No. 2009062827 of the Official Public Records of Travis County, Texas. Said easement being assigned to International Bank of Commerce, Laredo, Texas in Document No. 2009089221 of the Official Public Records of Travis County, Texas. (Does not affect)

Dwg. # 18530E1 CRD # 18530 SHEET 9 OF 9

	CAPITAL SURVEYING COMPANY
	INCORPORATED
925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78748 (512) 327-4006	FIRM REGISTRATION No. 101267-0

After recording, please return to:

Lloyd Gosselink Rochelle & Townsend, PC
816 Congress Avenue, Suite 1900
Austin, Texas 78701
Attn: Lauren Kalisek



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Ra

**Rebecca Guerrero, County Clerk
Travis County, Texas**

2022126648

Jul 22, 2022 04:14 PM

Fee: \$82.00

LOPEZS

Recorders Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

ITEM G

**RESOLUTION DECLARING THE PUBLIC NECESSITY AND
AUTHORIZATION FOR PROCEDURES TO ACQUIRE CERTAIN
DESCRIBED REAL PROPERTY INTERESTS FOR PURPOSES OF THE 1175
WATERLINE EXTENSION PROJECT, AND AUTHORIZING LEGAL
PROCEEDINGS TO SECURE RIGHT OF ENTRY**

**THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §**

WHEREAS, West Travis County Public Utility Agency (the “WTCPUA”), a public utility agency created by concurrent ordinance of Hays County (the “County”), the City of Bee Cave (the “City”), and Lake Pointe Municipal Utility District¹ (the “District”) and governed by Chapter 572 of the Texas Local Government Code, has determined that in order to promote public health, safety, and welfare, public necessity requires acquisition of the necessary easements for the 1175 Waterline Extension Project (the “Project”) pursuant to the WTCPUA’s Capital Improvements Plan; and,

WHEREAS, the WTCPUA and the owners of the property required for the Project have not been able to agree or shall attempt to complete agreement on a fair market value of the real property interest sought by the WTCPUA for voluntary purchase, in compliance with all prerequisites of the laws of the State of Texas and the requirements of Texas Property Code Chapter 21 in order to acquire a permanent and/or temporary easement interest as described below.

WHEREAS, if voluntary agreement to acquire the required property interests for the Project cannot be completed as required by the Texas Property Code, the WTCPUA desires to proceed with condemnation proceedings using its power of eminent domain to obtain the permanent and/or temporary easement interest that is necessary to promote public health, safety, welfare, and public necessity.

NOW THEREFORE, it is resolved by the Board of Directors of the West Travis County Public Utility Agency as follows:

1. That in order to promote the public health, safety, welfare, and public necessity requires the acquisition of permanent waterline utility and/or temporary construction easement(s) for the transportation and delivery of water and other facilities and uses incidental thereto or in connection therewith for the WTCPUA’s water treatment and delivery system, including but not limited to, construction, reconstruction, operation, maintenance, inspection and repair of transmission mains and other distribution or service line facilities or improvements and appurtenances, in and to 0.0258 acres of land (Parcel 11) and 0.1945 acre of land (Parcel 11TCE); 0.0120 acre of land (Parcel 14) and 0.2707 acre of land (Parcel 14TCE) described more particularly by metes and bounds and as shown on the parcel sketches in the attached Exhibits “A & B” and owned by the **CITY OF BEE CAVE TEXAS** (the “Property”); and that if necessary, public necessity and convenience require the use of WTCPUA’s power of eminent domain for the condemnation of this Property in order to acquire it for such purpose.

¹Lake Pointe Municipal Utility District is a successor in interest to West Travis County Municipal Utility District No. 5

If the legal representatives of the WTCPUA are unable to voluntarily agree on the value of the Property pursuant to the statutory prerequisites of the Texas Property Code, then they are hereby authorized and directed to initiate and file condemnation proceedings against the owners and any other interested parties of the Property at issue pursuant to the WTCPUA's eminent domain authority to acquire the necessary permanent and/or temporary easement rights required for the Project, and to perform or undertake all other proceedings necessary to complete the acquisition and use of the Property.

3. That all previous acts and proceedings done or initiated by the WTCPUA's agents, representatives, or employees for establishment of the Project, including the negotiation for and/or acquisition of any necessary property rights for this easement are hereby authorized, ratified, approved, confirmed, and validated. The findings of fact, recitations of provisions set in the preamble of this Resolution are adopted and made a part of the body of this Resolution, as fully as if the same were set forth herein. This resolution shall take effect immediately from and after its passage.

4. It is the express intent of the Board of Directors that this resolution authorizes all processes and procedures for the acquisition, or the condemnation of all property and property interests required to complete the Project and to perform associated public purposes. If it is later determined that there are any errors in the descriptions or interests contained herein or if later surveys or design contain more accurate revised descriptions or property interest requirements, the WTCPUA's attorney is authorized to have such errors corrected or revisions or additions made without the necessity of obtaining a new resolution from the Board of Directors authorizing the condemnation of the corrected or revised Property.

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

PASSED AND APPROVED this _____ day of _____, 2025.

Scott Roberts
President Board of Directors

ATTEST:

Walt Smith, Secretary
Board of Directors

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

FIELDNOTE DESCRIPTION, of a tract or parcel of land containing 0.0258 acre situated in the John Hobson Survey No. 527, Abstract No. 386, Travis County, Texas, being a portion of Lot 6, Block B, Amended Final Plat Hill Country Galleria, Lots 1-8 and 10-26, Block A, Lots 1-3 and 5-8, Block B and Lot 1, Block C, a subdivision recorded in Document No. 200700378, Official Public Records of Travis County, Texas, the said 0.0258 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a ½” iron rod, with plastic cap marked “Capital Surveying Co. Inc.”, found for the common southwest corner of the aforesaid Lot 6, Block B, same being the northwest corner of Lot 1, Bee Cave Commercial Subdivision No. 1, a subdivision recorded in Volume 99, Page 182 of the Plat Records of Travis County, Texas, said corner being on the easterly right-of-way line of State Highway R.M. 620 (right-of-way varies) and the most westerly southwest corner of that 0.3061 acre Possession and Use Agreement conveyed to the Texas Department of Transportation as conveyed in Document No. 2021268822 of the said Official Public Records;

THENCE, S76°55’34”E, with the common southerly line of aforesaid Lot 6 and northerly line of said Lot 1, a distance of 12.93 feet to a ½” iron rod with TxDOT aluminum cap on the easterly line of the aforesaid 0.3081 acre Agreement;

THENCE, N18°29’03”W, leaving the northerly line of said Lot 1, across said Lot 6, with the easterly line of the said 0.3081 acre Agreement, a distance of 19.02 feet to the calculated southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, continuing across said Lot 6, with the easterly line of aforesaid 0.3081 acre Agreement, for the following two (2) courses:

- 1) N18°29’03”W, a distance of 15.81 feet to an iron rod with TxDOT aluminum cap found for corner:
- 2) N15°19’13”W, a distance of 4.19 feet to an iron rod, with TxDOT aluminum cap found for corner, being the northwest corner of the herein described tract:

THENCE, leaving the easterly line of said 0.3081 acre tract and continuing across aforesaid Lot 6, Block B, for the following three (3) courses:

- 1) N73°35’15”E, a distance of 4.55 feet to a calculated point for corner:
- 2) N29°23’10”E, a distance of 34.86 feet to a calculated point for corner:

- 3) N15°36'50"W, a distance of 0.74 to the calculated northwest corner of the herein described tract, same being on the southerly line of aforesaid 0.3081 acre Agreement, from which a TxDOT brass disc found in concrete on the 0.3081 acre Agreement, bears S76°02'42"W, 3.90 feet;

THENCE, N76°02'42"E, continuing across said Lot 6, being along the southerly line of the aforesaid 0.3081 acre Agreement, a distance of 20.01 feet to the calculated northeast corner of the herein described tract, from which a TxDOT brass disc found in concrete on the 0.3081 acre Agreement, bears N76°02'42"E, 12.01 feet;

THENCE, leaving the southerly line of 0.3081 acre Agreement and continuing across aforesaid Lot 6, for the following three (3) courses:

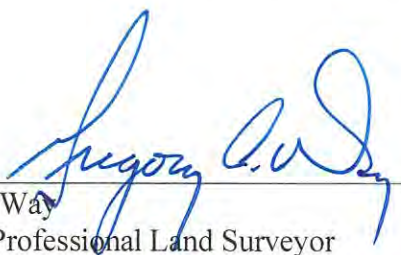
- 1) S15°36'50"E, a distance of 8.45 feet to a calculated point for corner;
- 2) S29°23'10"W, a distance of 51.49 feet to a calculated point for corner;
- 3) S74°23'10"W, a distance of 12.02 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 0.0258 acre of land area.

The Bearings shown hereon are grid bearings base on the Texas State Plane Coordinate System, Central Zone, NAD83, derived by GPS observation.

I, Gregory A. Way, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

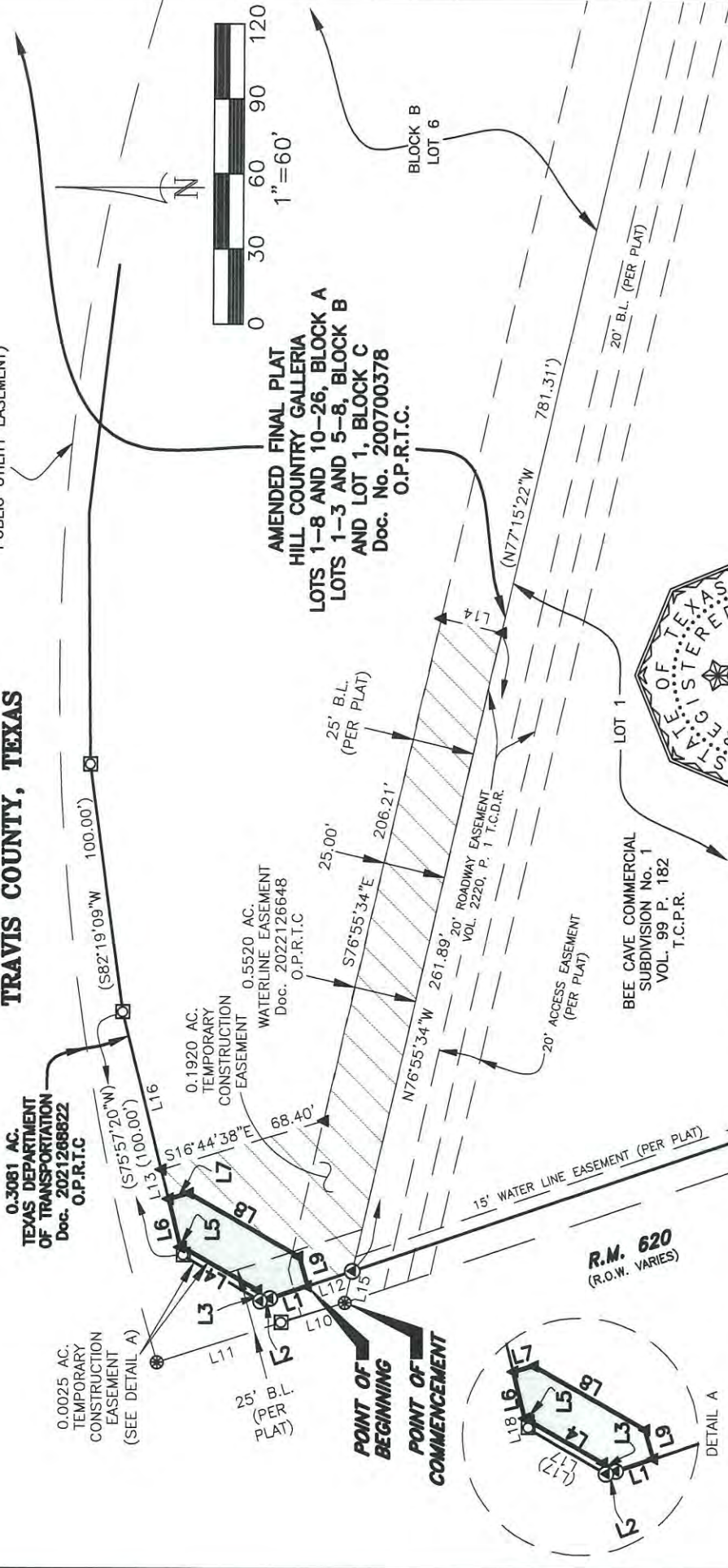
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 13th day of October, 2023.




Gregory A. Way
Registered Professional Land Surveyor
No. 4567 - State of Texas

SURVEY OF A 0.0258 ACRE WATERLINE EASEMENT OUT OF THE

JOHN HOBSON SURVEY No. 527 ABSTRACT No. 386 TRAVIS COUNTY, TEXAS



I, Gregory A. Way, a Registered Professional Land Surveyor do hereby certify that the above map or plat is true and correct to the best of my knowledge and that the property shown hereon was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 13th day of October 2023, A.D.

Gregory A. Way
 Gregory A. Way
 Registered Professional Land Surveyor
 No. 4567 - State of Texas

- NOTES:
- 1) BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
 - 2) UNLESS OTHERWISE SHOWN, RECORD INFORMATION IS THE SAME AS FOUND.
 - 3) LEGEND, LINE AND CURVE TABLE ON SHEET 4 OF 4.

Dwg. # 18530E49 CRD # 18530 SHEET 3 OF 4

ES&I
 CAPITAL SURVEYING COMPANY INCORPORATED
 925 Capital of Texas Highway South
 Building B, Suite 115
 Austin, Texas 78746
 FIRM REGISTRATION No. 101267-0
 (512) 327-4006

**SURVEY OF A 0.0258 ACRE
WATERLINE EASEMENT
OUT OF THE**

**JOHN HOBSON, SURVEY No. 527
ABSTRACT No. 386
TRAVIS COUNTY, TEXAS**

LINE TABLE		
LINE	BEARING	LENGTH
L1	N18°29'04"W	15.81'
L2	N15°19'13"W	4.19'
L3	N73°35'15"E	4.55'
L4	N29°23'10"E	34.86'
L5	N15°36'50"W	0.74'
L6	N76°02'42"E	20.01'
L7	S15°36'51"E	8.45'
L8	S29°23'10"W	51.49'
L9	S74°23'10"W	12.02'
L10	N17°13'26"W	26.78'
L11	N17°13'26"W	52.78'
L12	N18°29'03"W	19.02'
L13	N76°02'42"E	12.01'
L14	S13°11'53"W	25.00'
L15	S76°55'34"E	12.93'
L16	N76°02'42"E	68.70'
L17	N29°54'39"E	36.46'
(L17)	(S29°47'18"W)	(36.46')
L18	S76°02'42"W	3.90'

LEGEND

- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- T.C.D.R. TRAVIS COUNTY DEED RECORD
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- B.L. BUILDING SETBACK LINE
- () RECORD INFORMATION
- ⊕ 1/2" IRON ROD WITH PLASTIC CAP MARKED
- ⊙ "CAPITAL SURVEYING COMPANY INC." FOUND
- ⊗ 1/2" IRON ROD WITH TxDOT ALUMINUM CAP
- ⊠ TxDOT BRASS DISK FOUND IN CONCRETE
- ▲ CALCULATED POINT

Dwg. # 18530E49 CRD # 18530 SHEET 4 OF 4



925 Capital of Texas Highway South
Building B, Suite 115
Austin, Texas 78746
(512) 327-4008

**CAPITAL
SURVEYING
COMPANY
INCORPORATED**

PRM REGISTRATION
No. 101287-0

Exhibit "B"

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

FIELDNOTE DESCRIPTION, of a tract or parcel of land containing 0.0120 acre situated in the John Hobson Survey No. 527, Abstract No. 386, Travis County, Texas, being a portion of that 0.766 acre tract conveyed to the City of Bee Cave by deed recorded in Document No. 2006241886 of the Official Public Records of Travis County, Texas, the said 0.0120 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a iron rod, without cap, found on the southerly line of the said 0.766 acre tract, same being the northeast corner of that 0.138 acre tract conveyed to the City of Bee Cave by deed recorded in Document No. 2006241889 of the said Official Public Records, and an angle point on the westerly line of that 0.2646 acre tract conveyed to the Texas Transportation Commission by deed recorded in Document No. 2022164279 of the said Official Public Records, from which a ½” iron rod, without cap, found for the original southeast corner of the aforesaid 0.766 acre tract, being on the westerly right-of-way line of R.M. 620 (R.O.W. varies), bears S85°21’56”E, a chord distance of 26.76 feet;

THENCE, N85°21’56”W, with the common northerly line of said 0.2646 acre tract and southerly line of aforesaid 0.766 acre tract, being along the westerly line of the said 0.2646 acre tract, a distance of 5.97 feet to a calculated point for corner:

THENCE, N19°34’41”W, leaving the northerly line of said 0.138 acre tract, across the said 0.766 acre tract, with the westerly line of the aforesaid 0.2646 acre tract, a distance of 183.38 feet to the calculated southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, leaving the westerly line of the said 0.2646 acre tract, continuing across the aforesaid 0.766 acre tract, for the following two (2) courses:

- 1) N85°04’54”W, along the northerly line of that 0.0652 acre waterline easement as recorded in Document No. 2022126646 of the said Official Public Records, for a distance of 11.32 feet to a calculated point for the southwest corner of the herein described tract;
- 2) N15°18’30”W, leaving the northerly line of the said 0.0652 acre waterline easement, at a distance of 42.68 feet pass the “as used” southerly right-of-way line of Bee Cave Parkway (150’ R.O.W.) and continuing for a total distance of 63.07 feet to the calculated northwest corner of the herein described tract, being on the northerly line of the aforesaid 0.766 acre tract, and southerly line of that 0.071 acre tract conveyed to the City of Bee Cave by deed recorded in Document No. 2006241888 of the said Official Public Records, from which the calculated northwest corner of said 0.766 acre tract, being the southwest corner of the 0.071 acre tract, bears S75°06’08”W, a distance of 80.84 feet;

THENCE, N75°06'08"E, across the "as used" right-of-way of Bee Cave Parkway, with the common northerly line of said 0.766 acre tract and southerly line of the said 0.071 acre tract, a distance of 5.63 feet to the calculated northeast corner of the herein described tract, from which the calculated northeast corner of the aforesaid 0.766 acre tract, bears N75°06'08"E, a distance of 37.61 feet;

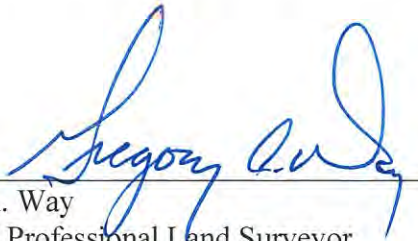
THENCE, S19°34'41"E, leaving the southerly line of the said 0.071 acre tract and crossing through the aforesaid 0.766 acre tract, a distance of 67.13 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 0.0120 acre of land area.

The Bearings shown hereon are grid bearings base on the Texas State Plane Coordinate System, Central Zone, NAD83, derived by GPS observation.

I, Gregory A. Way, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

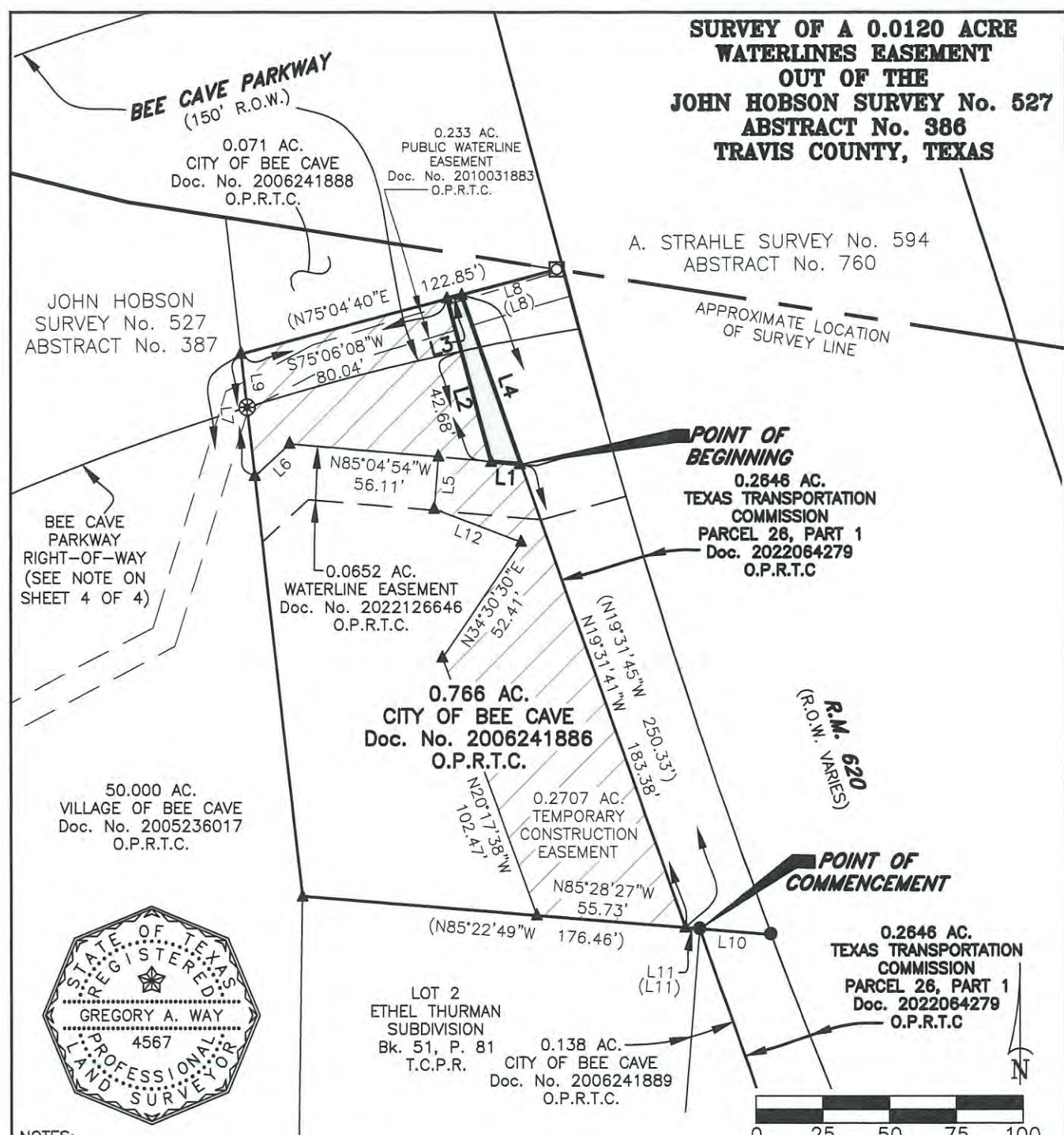
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 13th day of October, 2023.





Gregory A. Way
Registered Professional Land Surveyor
No. 4567 - State of Texas

**SURVEY OF A 0.0120 ACRE
WATERLINES EASEMENT
OUT OF THE
JOHN HOBSON SURVEY No. 527
ABSTRACT No. 386
TRAVIS COUNTY, TEXAS**



NOTES:

- 1) BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
- 2) UNLESS OTHERWISE SHOWN, RECORD INFORMATION IS THE SAME AS FOUND.
- 3) TITLE COMMITMENT, LEGEND, LINE AND CURVE TABLE ON SHEET 4 OF 4.

Dwg. # 18530E50 CRD # 18530 SHEET 3 OF 4

CSCI	CAPITAL
	SURVEYING
	COMPANY
	INCORPORATED
FIRM REGISTRATION No. 101267-0	
925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006	

I, Gregory A. Way, a Registered Professional Land Surveyor do hereby certify that the above map or plat is true and correct to the best of my knowledge and that the property shown hereon was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 13th day of October 2023, A.D.

Gregory A. Way Registered Professional Land Surveyor
No. 4567 - State of Texas

**SURVEY OF A 0.0120 ACRE
WATERLINES EASEMENT
OUT OF THE
JOHN HOBSON SURVEY No. 527
ABSTRACT No. 386
TRAVIS COUNTY, TEXAS**

TITLE COMMITMENT NOTE

THIS SURVEY WAS PREPARED USING THE INFORMATION CONTAINED IN THE TITLE COMMITMENT ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY, GF No. 42630 DATED MARCH 3, 2021. THIS SURVEY SHOWS THE TITLE INFORMATION CONTAINED THEREIN WITH THE FOLLOWING CLARIFICATIONS AND EXCEPTIONS.

- 10a) A utility easement granted to the City of Austin by instrument recorded in Volume 2268, Page 490, of the Deed Records of Travis County, Texas. {Does not affect}
- 10b) Terms, conditions and stipulations contained in that certain Ordinance recorded in/under Document No. 2007170931, of the Official Public Records of Travis County, Texas.
- 10c) A public water line easement granted to The Public by instrument recorded under Document No. 2010031883, of the Official Public Records of Travis County, Texas. {Does not affect}

LINE TABLE		
LINE	BEARING	LENGTH
L1	N85°04'54"W	11.32'
L2	N15°18'30"W	63.07'
L3	N75°06'08"E	5.63'
L4	S19°34'41"E	67.13'
L5	N04°55'06"E	19.51'
L6	S47°36'54"W	17.80'
L7	N06°28'53"W	46.04'
L8	N75°06'08"E	37.61'
(L8)	(N75°04'47"E)	(37.61')
L9	S06°28'53"E	20.15'
L10	S85°21'20"E	26.76'
L11	N85°21'20"W	5.97'
(L11)	(N85°20'09"W)	(6.11')
L12	N69°23'43"W	34.99'

NOTE: THE BEE CAVE PARKWAY RIGHT-OF-WAY WAS CALCULATED USING THE RECORD SURVEY INFORMATION PROVIDED BY BRITAIN AND CRAWFORD LAND SURVEYING. THE 0.071 ACRE PARCEL SHOWN HEREON APPEARS TO HAVE BEEN CREATED BY BRYAN TECHNICAL SERVICES, INC. PRIOR TO FINALIZING THE RIGHT-OF-WAY. NO DEDICATION INFORMATION WAS FOUND FOR THE EXISTING BEE CAVE PARKWAY RIGHT-OF-WAY ACROSS THE CITY OF BEE CAVE PROPERTIES.

LEGEND

- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- T.C.P.R. TRAVIS COUNTY PLAT RECORD
- R.O.W. RIGHT-OF-WAY
- () RECORD INFORMATION
- 1/2" IRON ROD SET WITH PLASTIC CAP
STAMPED "CAPITAL SURVEYING CO., INC."
- 1/2" IRON ROD, WITHOUT CAP, FOUND
- ☒ TxDOT BRONZE DISK IN CONCRETE FOUND
- ▲ CALCULATED POINT
- |— BREAK IN SCALE

Dwg. # 18530E50 CRD # 18530 SHEET 4 OF 4

CSCI	CAPITAL SURVEYING COMPANY INCORPORATED
925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006	FIRM REGISTRATION No. 101267-0