Liabilities & Equity:	
Shareholder Note:	$ 50,000.00
Paid in Equity:	$ 7,800.00
Equipment Reserve:	$ 7,400.00
Total Liabilites:	$ 65,200.00

Jan. 1/Dec 31, 2017 ProForma - Balance Sheet

Assets:	
Cash:	$ 12,200.00
Water Well:	$ 50,000.00
Distribution System:	$ 7,800.00
Total Assets:	$ 70,000.00
Liabilities & Equity:	
Shareholder Note:	$ 50,000.00
Paid in Equity:	$ 7,800.00
Equipment Reserve:	$ 12,200.00
Total Liabilites:	$ 70,000.00

Jan. 1/Dec 31, 2018 ProForma - Balance Sheet

Assets:	
Cash:	$ 17,000.00
Water Well:	$ 50,000.00
Distribution System:	$ 7,800.00
Total Assets:	$ 74,800.00
Liabilities & Equity:	
Shareholder Note:	$ 50,000.00
Paid in Equity:	$ 7,800.00
Equipment Reserve:	$ 17,000.00
Total Liabilites:	$ 74,800.00

WRITTEN RESPONSES FROM WATER UTILITIES
WITHIN ½ MILE

Ince Engineering, LLC

212 E Hwy 90A
Richmond, Texas 77406
281-232-7075
jginc e@gmail.com

January 29, 2015

Utilities Technical Review Team
Water Supply Division MC-159
P.O. Box 13087
Austin, Texas 78711-3087

Re: List of Water Utilities and Copies of Correspondence

Utilities found within ½ mile of affected property:

1. Settler's Crossing 1. Same owners and will interconnect.

If you find anything deficient please contact me.

Sincerely,

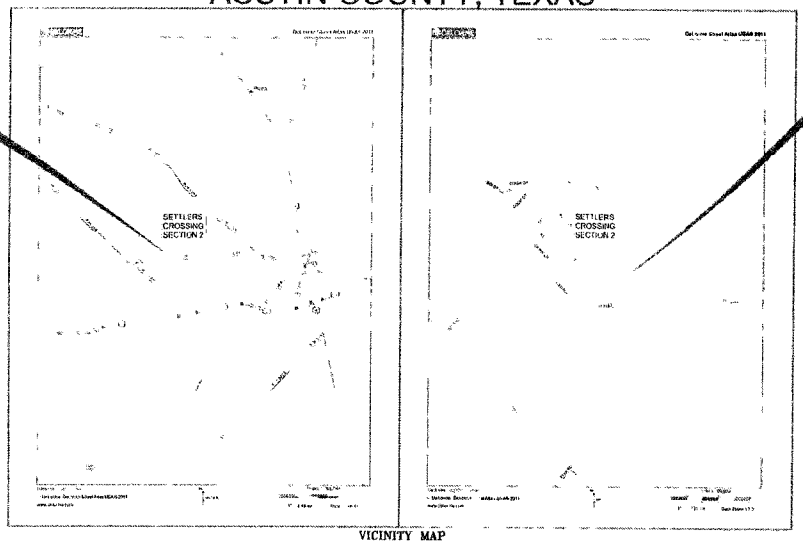
Jerry G. Ince, P.E.
President/Engineer
Firm #6660

SITE PLAN & DRAWINGS

INCE ENGINEERING, LLC
FIRM #6660
JANUARY 2015

CONSTRUCTION
OF
PUBLIC WATER SYSTEM
FOR
SETTLERS CROSSING SECTION 2
ON BEHALF OF
RANCH COUNTRY OF TEXAS WATER SYSTEM, INC.
IN
AUSTIN COUNTY, TEXAS

PROJECT LOCATION



PROJECT LOCATION

VICINITY MAP

GENERAL NOTES:
The contractor is responsible for calling the Texas One Call system before digging.

The contractor shall verify pipe materials at tie-ins and use appropriate materials to ensure no service disconnect.

Ince Engineering does not design electrical systems or foundations

INDEX OF DRAWINGS

ince engineering, LLC
FIRM #F-6660 • 212 E HWY 90A RICHMOND, TX

STATE OF TEXAS
JERRY GLENN INCE
81062
REGISTERED
PROFESSIONAL ENGINEER

SEPTEMBER 2014

WATER WELLS

1. These water well facilities must be constructed in accordance with the Texas Commission on Environmental Quality (TCEQ) Rules and Regulations for Public Water Systems 30 Texas Administrative Code (TAC) Chapter 290 Subchapter D.

2. The premises, materials, tools, and drilling equipment shall be maintained so as to minimize contamination of the groundwater during drilling operation.

3. Water used in any drilling operation shall be of safe sanitary quality. Water used in the mixing of drilling fluids or mud shall contain a chlorine residual of at least 0.5 milligrams per liter (mg/L).

4. The slush pit shall be constructed and maintained so as to minimize contamination of the drilling mud.

5. No temporary toilet facilities shall be maintained within 150 feet of the well being constructed unless they are of a sealed, leakproof type.

6. The construction, disinfection, protection, and testing of a well to be used as a public water supply source must meet the following conditions.

6.1 The casing material used in the construction of wells for public use shall be new carbon steel, high strength low alloy steel, stainless steel or plastic. The material shall conform to AWWA standards. The casing shall extend a minimum of 18 inches above the elevation of the finished floor of the pump room or natural ground surface and a minimum of one inch above the sealing block or pump motor foundation block when provided. The casing shall extend at least to the depth of the shallowest water formation to be developed and deeper, if necessary, in order to eliminate all undesirable water bearing strata. Well construction materials containing more than 0.25% lead are prohibited.

6.2. The space between the casing and drill hole shall be sealed by using enough cement under pressure to completely fill and seal the annular space between the casing and the drill hole. The well casing shall be cemented in this manner from the top of the shallowest formation to be developed to the earth's surface. The driller shall utilize a pressure cementation method in accordance with the AWWA Standard for Water Wells (A100-06), Appendix C: Section C.2 (Positive Displacement Exterior Method); Section C.3 (Interior Method Without Plug); Section C.4 (Positive Placement, Interior Method, Drillable Plug); and Section C.5 (Placement Through Float Shoe Attached to Bottom of Casing).

6.3. All gravel shall be of selected and graded quality and shall be thoroughly disinfected with a 50 mg/L chlorine solution as it is added to the well cavity

6.4. Safeguards shall be taken to prevent possible contamination of the water or damage by trespassers following the completion of the well and prior to installation of permanent pumping equipment.

6.5. Upon well completion, or after an existing well has been reworked, the well shall be disinfected in accordance with current AWWA standards for well disinfection except that the disinfectant shall remain in the well for at least six hours.

7. The well site shall be fine graded so that the site is free from depressions, reverse grades, or areas too rough for proper ground maintenance so as to ensure that surface water will drain away from the well. In all cases, arrangements shall be made to convey well pump drainage, packing gland leakage, and floor drainage away from the wellhead. Suitable drain pipes located at the outer edge of the concrete floor shall be provided to collect this water and prevent its ponding or collecting around the wellhead. This wastewater shall be disposed of in a manner that will not cause any nuisance from mosquito breeding or stagnation. Drains shall not be directly connected to storm or sanitary sewers.

8. A concrete sealing block extending at least three feet from the well casing in all directions, with a minimum thickness of six inches and sloped to drain away at not less than 0.25 inches per foot shall be provided around the wellhead.

9. Wellheads and pump bases shall be sealed by a gasket or sealing compound and properly vented to prevent the possibility of contaminating the well water. A well casing vent shall be provided with an opening that is covered with 16 mesh or finer corrosion resistant screen, facing downward, elevated and located so as to minimize the drawing of contaminants into the well. Wellheads and well vents shall be at least two feet above the highest known watermark or 100 year flood elevation, if available or adequately protected from possible flood damage by levees

10. If a well blow off line is provided, its discharge shall terminate in a downward direction and at a point which will not be submerged by flood waters.

11. A suitable sampling cock shall be provided on the discharge pipe of each well pump prior to any treatment.

12. Flow measuring devices shall be provided for each well to measure production yields and provide for the accumulation of water production data. These devices shall be located to facilitate daily reading.

13. All completed well units shall be protected by intruder resistant fences, the gates of which are provided with locks or shall be enclosed in locked, ventilated well houses to exclude possible contamination or damage to the facilities by trespassers. The gates or wellhouses shall be locked during periods of darkness and when the plant is unattended.

14. An all weather access shall be provided to each well site.

15. An air release device shall be installed in such a manner as to preclude the possibility of submergence or possible entrance of contaminants. In this respect, all openings to the atmosphere shall be covered with 16 mesh or finer, corrosion resistant screening material or an acceptable equivalent.

HYDROPNEUMATIC PRESSURE TANKS

1. These water well facilities must be constructed in accordance with the Texas Commission on Environmental Quality (TCEQ) Rules and Regulations for Public Water Systems 30 Texas Administrative Code (TAC) Chapter 290 Subchapter D.

2. All hydro-pneumatic tanks must be located wholly above grade and must be of steel construction with welded seams except as providing in note No. 10 of these construction notes.

3. Metal thickness for pressure tanks shall be sufficient to withstand the highest expected working pressures with a four to one factor of safety. Tanks for 1000 gallon capacity or larger must meet the standards of the American Society of Mechanical Engineers (ASME) Section VIII, Division 1 Codes and Construction Regulations and must have an access port of periodic inspections. An ASME name plate must be permanently attached to those tanks. Tanks installed before July 1, 1988, are exempt from the ASME coding requirement, but all new installations must meet this regulation. Except tanks can be relocated within a system, but cannot be relocated to another system.

4. All pressure tanks shall be provided with a pressure release device and an easily readable pressure gauge.

5. Facilities shall be provided for maintaining the air-water-volume at the design water level and working pressure. Air injection lines must be equipped with filters or other devices to prevent compressor lubricant and other contaminants from entering the pressure tank. A device to readily determine air-water-volume must be provided for all tanks greater than 1000 gallon capacity. Galvanized tanks which are not provided with the necessary fittings and were installed before July 1, 1988, shall be exempt from this requirement.

6. Hydropneumatic pressure tanks shall be painted, disinfected and maintained in strict accordance with current AWWA standards. Protective paint or coating shall be applied to the inside portion of any pressure tank. However, no temporary coating, wax, grease coating or coating materials containing lead will be allowed. No other coating will be allowed which are not approved for use (as a contact surface with potable water by the United Sates environmental Protection Agency (EPA), National Sanitation Foundation (NSF), The United States Food and Drug Administration (FDA). All newly installed coatings must conform to ANSI/ NSF Standard 61 and must be certified by an organization accredited by ANSI.

7. No pressure tank that has been used to store any material other than potable water may be used in a public water system. A letter from the previous owner or owners must be provided.

8. Pressure tank installations should be equipped with slow closing valves and time delay pump controls to eliminate water hammer to reduce the chance of tank failure.

9. Associated appurtenances including valves pipes and fittings connected to pressure tanks shall be thoroughly tight against leakage.

10. Where seamless fiberglass tanks are utilized, they shall not exceed 300 gallons in capacity.

11. No more than three pressure tanks shall be installed at any one site without the prior approval of the executive director.

12. All potable water storage tanks and pressure maintenance facilities must be enclosed by an intruder resistant fence with lock-able gates. Pedestal type elevated storage tanks with lock-able doors and without external ladders are exempt from this requirement. The gates and doors must be kept locked whenever the

CHEMICAL STORAGE

1. Hypochlorination solution containers and pumps must be housed in a secure enclosure to protect them from adverse weather conditions and vandalism. The solution container top must be completely covered to prevent the entrance of dust, insects, and other contaminants. 30 TAC §290.42(c)(5)

2. Disinfection equipment shall be selected and installed so that continuous and effective disinfection can be secured under all conditions. 30 TAC §290.42(e)(3)

3. Disinfection equipment shall have a capacity at least 50% greater than the highest expected dosage to be applied at any time. It shall be capable of satisfactory operation under every prevailing hydraulic condition. 30 TAC §290.42(e)(3)(A)

4. Automatic proportioning of the disinfectant dosage to the flow rate of the water being treated shall be provided at plants where the treatment rate varies automatically and at all plants where the treatment rate varies more than 50% above or below the average flow. Manual control shall be permissible at surface water treatment plants or plants treating groundwater under the direct influence of surface water only if an operator is always on hand to make adjustments promptly. 30 TAC §290.42(c)(3)(B)

5. Facilities shall be provided for determining the amount of disinfectant used daily as well as the amount of disinfectant remaining for use. 30 TAC §290.42(e)(3)(D)

6. When used, solutions of calcium hypochlorite shall be prepared in a separate mixing tank and allowed to settle so that only a clear supernatant liquid is transferred to the hypochlorinator container. 30 TAC §290.42(e)(3)(E)

7. Provisions shall be made for both pretreatment disinfection and post-disinfection in all surface water treatment plants. Additional application points shall be installed if they are required to adequately control the quality of the treated water. 30 TAC §290.42(e)(3)(F)

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	X 1	X 1	X	1	NOT ALLOWED	1	X 1	1
[illegible] CENTERED AT SS CROSSING. PROVIDE RESTRAINED JOINTS ON WL, SPACED AT LEAST 9 FT HORIZONTALLY FROM CENTERLINE OF SS	X	X		X		X		X
[illegible] CENTERED AT WL CROSSING. PROVIDE RESTRAINED JOINTS ON SS, SPACED AT LEAST 9 FT HORIZONTALLY FROM CENTERLINE OF WL		X					X	X
[illegible] PRESSURE RATED DIP OR PRESSURE RATED PVC PIPE WITH ADAPTERS AND RESTRAINED JOINTS CENTERED AT WL CROSSING	X 2, 3		X 3					
[illegible] THAN 24 INCHES), PVC PIPE IS ONLY ALLOWED IF ENCASED PER TAC § 290.44, AND USE RESTRAINED JOINTS FOR BOTH DIP AND PVC PIPE			X	X		X		
[illegible] PIPE SEGMENT PLUS 1 FOOT BEYOND THE JOINTS ON EACH END	X 2, 3	X 4	X 3	X 4		X 4	X 4	X 4
[illegible] SS CENTERED AT WL CROSSING. PROVIDE RESTRAINED JOINTS ON SS, SPACED AT LEAST 9 FT HORIZONTALLY FROM CENTERLINE OF WL OR ENCASE IN A JOINT OF 150 PSI PRESSURE PIPE (MIN 18 FT) TWO NOMINAL SIZES LARGER WITH SPACERS AT 5 FT INTERVAL				X		X		

1 MINIMUM CLEARANCE IS 2 FEET FOR NON-PRESSURE RATED SS AND 1 FOOT FOR PRESSURE RATED SS AND 1 FOOT FOR PRESSURE RATED SS
2 REQUIRED IF EXISTING SS IS DISTURBED AND/OR THERE IS EVIDENCE OF LEAKAGE
3 NOT REQUIRED FOR AUGERED WL UNLESS THERE IS EVIDENCE OF LEAKAGE, COMPLETELY FILL AUGERED HOLE WITH BENTONITE / CLAY MIXTURE
4 NOT REQUIRED FOR AUGERED SS; COMPLETELY FILL AUGERED HOLE WITH BENTONITE / CLAY MIXTURE

NOTE:

A BOTH WATER LINES AND WASTEWATER MAIN OR LATERAL MUST PASS A PRESSURE AND LEAKAGE TEST AS SPECIFIED IN AWWA C600 STANDARDS
B SANITARY SEWERS (SS) IS APPLICABLE TO BOTH GRAVITY SANITARY SEWERS AND FORCE MAINS

[illegible]

1 MAINTAIN 12-INCH (12") MINIMUM CLEARANCE BETWEEN ALL SANITARY SEWERS, STORM SEWERS AND CULVERTS UNLESS OTHERWISE NOTED

2 WATERLINE / SANITARY MANHOLE AND SANITARY SEWER SEPARATION: ALL SANITARY SEWER FACILITIES AND POTABLE WATERLINES MUST BE INSTALLED SO AS TO PROVIDE A MINIMUM OF NINE FEET OF HORIZONTAL CLEARANCE BETWEEN THEM. WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, FOLLOW THESE SPECIAL PROCEDURES

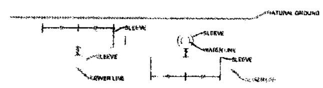
3 CROSSINGS UNDER ROADWAY TO EXTEND 5 FEET BEYOND EDGE OF PAVEMENT AND TO BE CONSTRUCTED USING RESTRAINED JOINT PIPE IN STEEL CASINGS

PRIMARY CONDITION	PROPOSED WATER EXISTING FORCE MAIN				PROPOSED WATER - PROPOSED FORCE MAIN OR EXISTING WATER - PROPOSED FORCE MAIN			
[illegible]	WATER OVER FORCE MAIN		WATER UNDER FORCE MAIN		WATER OVER FORCE MAIN		WATER UNDER FORCE MAIN	
IF THE CLEARANCE IS	LESS THAN 2 FT	[illegible]	LESS THAN 2 FT	[illegible]	LESS THAN 2 FT	GREATER THAN 2 FT, BUT LESS THAN 9 FT	LESS THAN 2 FT	[illegible]
PROTECTION REQUIREMENT	1	2	3	4	[illegible]	5	[illegible]	2

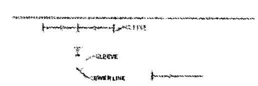
PROTECTION REQUIREMENTS FOR FORCE MAIN CROSSINGS
[illegible]
[illegible]

1 CONSTRUCT WATER LINE WITH ONE FULL SECTION CENTERED ABOVE THE FORCE MAIN CROSSING, 6 INCH MINIMUM CLEARANCE
2 CONSTRUCT WATER LINE WITH ONE FULL SECTION CENTERED ABOVE THE FORCE MAIN
3 NOT ALLOWED
4 AUGER 9 FEET MINIMUM EACH SIDE OF FORCE MAIN. PLACE ONE FULL SECTION OF WATER LINE CENTERED UNDER FORCE MAIN. FILL BORED HOLE WITH BENTONITE / CLAY MIXTURE, 2-FOOT MINIMUM CLEARANCE. IF THE EXISTING FORCE MAIN IS LEAKING, REPLACE THE FORCE MAIN WITH 150 PSI LINED DUCTILE IRON OR PVC PIPE WITH APPROPRIATE ADAPTERS ON ALL PORTIONS OF THE FORCE MAIN WITHIN 9 FEET OF THE WATER LINE
5 CENTER ONE FULL SECTION OF FORCE MAIN, 150 PSI LINED DUCTILE IRON OR PVC PIPE AT WATER LINE, AND USE CEMENT-STABILIZED SAND BACKFILL FOR ALL PORTIONS OF THE SEWER WITHIN 9 FEET OF THE WATER LINE, AS MEASURED PERPENDICULARLY FROM ANY POINT ON THE WATER LINE TO THE FORCE MAIN (MINIMUM 2.5 SACKS CEMENT PER CUBIC YARD OF SAND.) THE CEMENT-STABILIZED SAND BEDDING SHALL START AT A POINT 6 INCHES BELOW THE BOTTOM OF THE FORCE MAIN TO 6 INCHES ABOVE THE TOP OF THE FORCE MAIN AND ONE QUARTER OF THE PIPE DIAMETER ON THE SIDE OF THE FORCE MAIN
6 ONE FULL SECTION OF FORCE MAIN, CENTERED AT THE WATER LINE

PROTECTION REQUIREMENTS AT WATER LINE - FORCE MAIN CROSSINGS



WATERLINE CROSSING GRAVITY FLOW SEWERLINE



WATERLINE CROSSING PRESSURE SEWER LINE

STATE OF TEXAS
JERRY GLENN INCE
81062
REGISTERED PROFESSIONAL ENGINEER

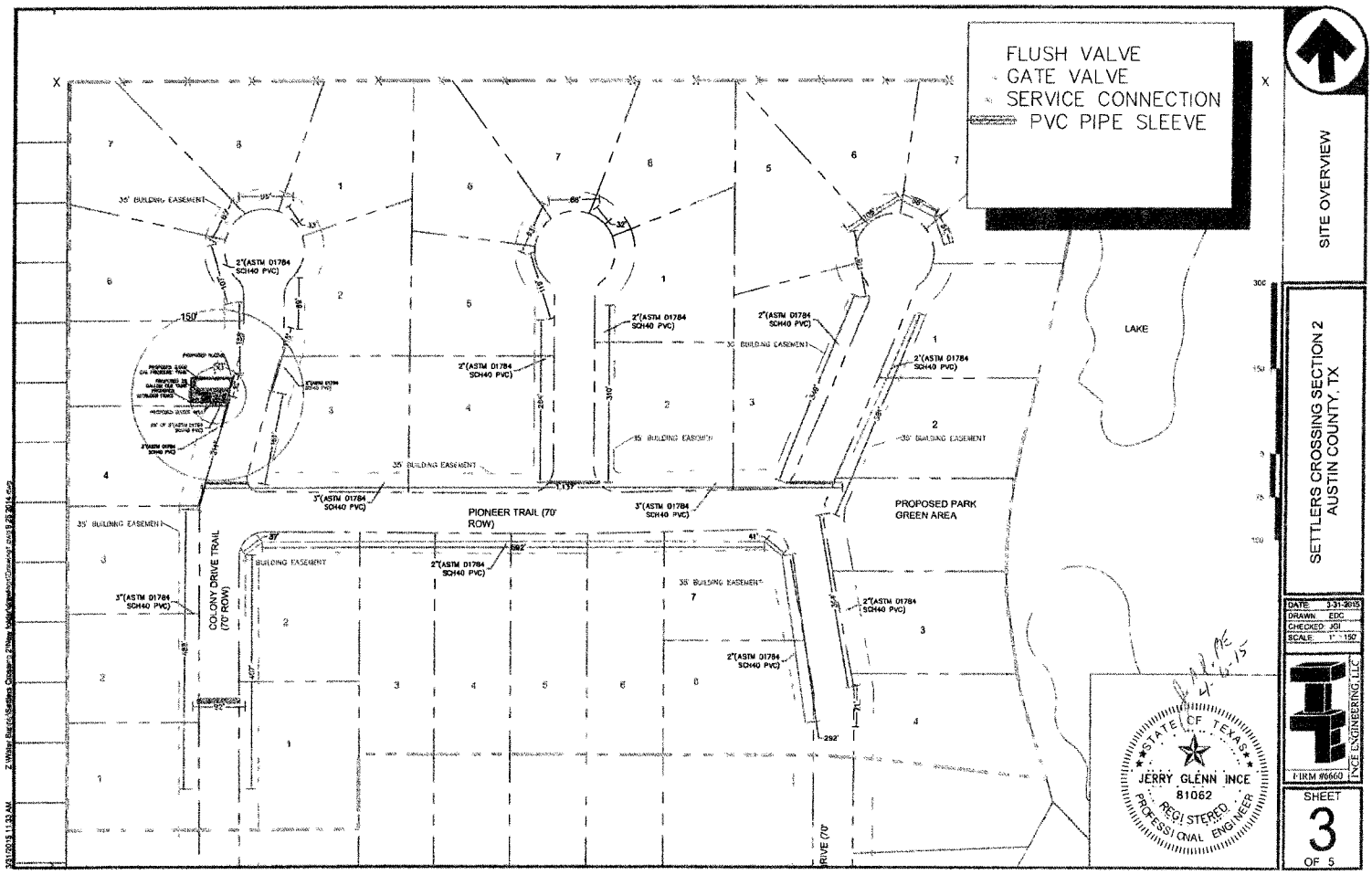
GENERAL NOTES

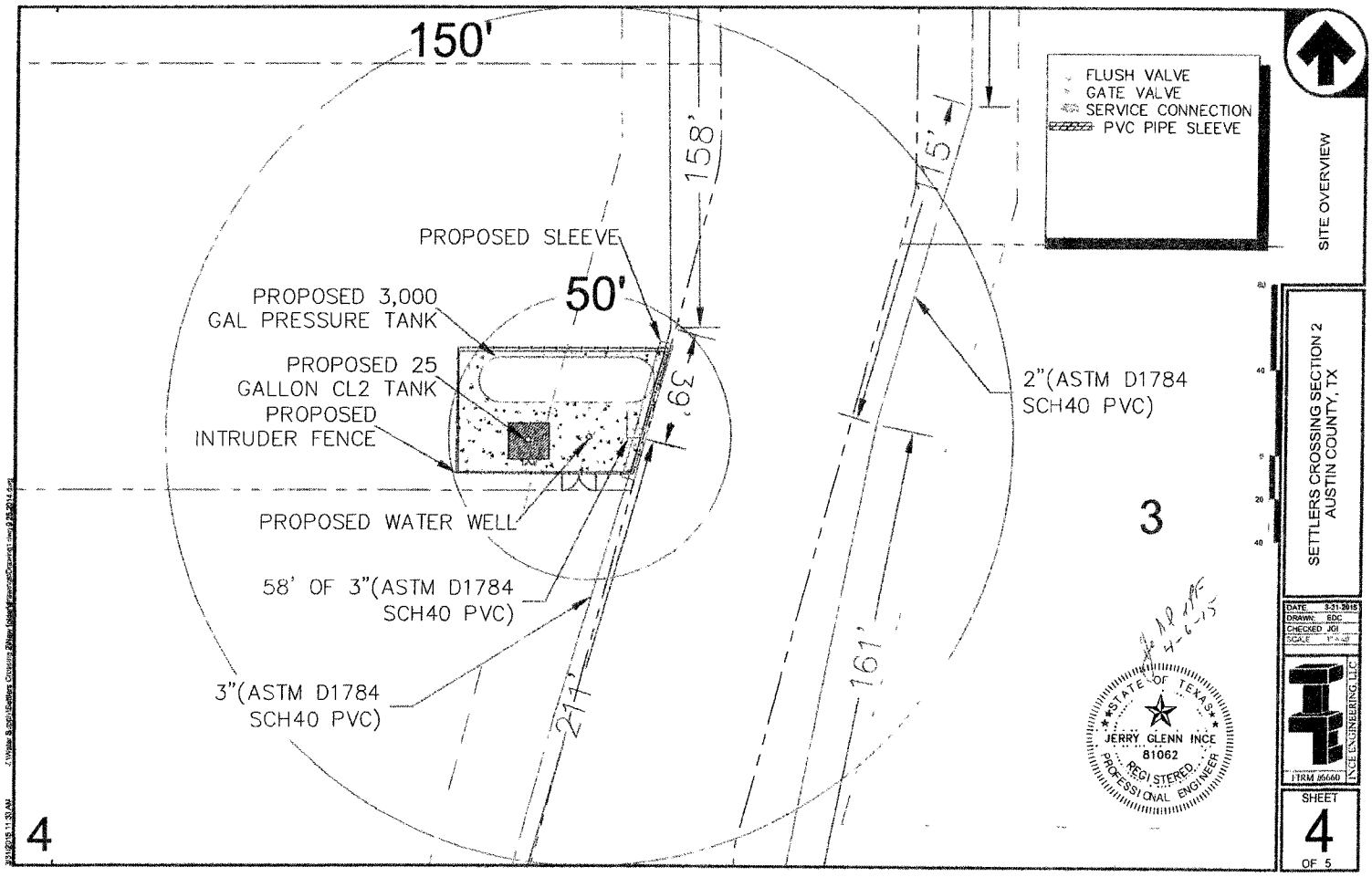
SETTLER'S CROSSING SECTION 2
AUSTIN COUNTY, TX

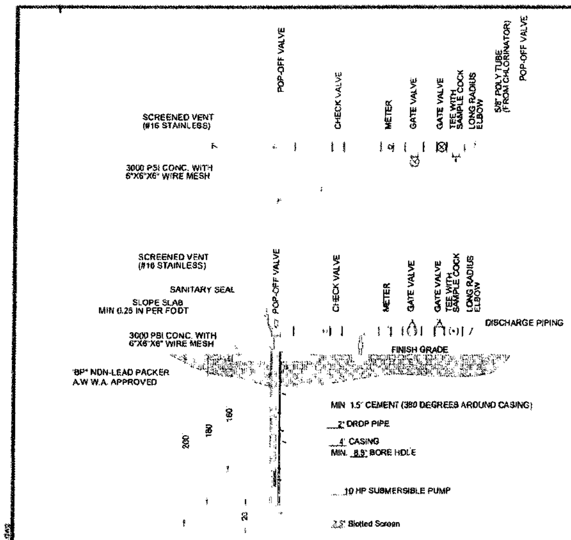
DATE:	3-11-2015
DRAWN:	EDC
CHECKED:	JGI
SCALE:	N/A

INCE ENGINEERING, LLC
FIRM #6660

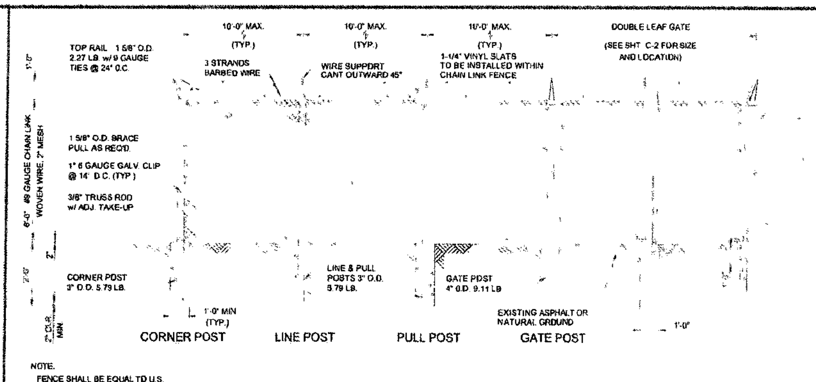
SHEET 2 OF 5


FLUSH VALVE
GATE VALVE
SERVICE CONNECTION
PVC PIPE SLEEVE
SITE OVERVIEW
SETTLERS CROSSING SECTION 2
AUSTIN COUNTY, TX
DATE 3-31-2015
DRAWN EDC
CHECKED JGI
SCALE 1" = 150'
INCE ENGINEERING, LLC
FIRM #0660
SHEET 3 OF 5
PIONEER TRAIL (70' ROW)
COLONY DRIVE TRAIL (70' ROW)
PROPOSED PARK GREEN AREA
LAKE
35' BUILDING EASEMENT
2"(ASTM D1784 SCH40 PVC)
3"(ASTM D1784 SCH40 PVC)
STATE OF TEXAS
JERRY GLENN INCE
81062
REGISTERED PROFESSIONAL ENGINEER


150'
158'
15'
50'
39'
217'
161'
PROPOSED SLEEVE
PROPOSED 3,000 GAL PRESSURE TANK
PROPOSED 25 GALLON CL2 TANK
PROPOSED INTRUDER FENCE
PROPOSED WATER WELL
58' OF 3"(ASTM D1784 SCH40 PVC)
3"(ASTM D1784 SCH40 PVC)
2"(ASTM D1784 SCH40 PVC)
FLUSH VALVE
GATE VALVE
SERVICE CONNECTION
PVC PIPE SLEEVE
SITE OVERVIEW
3
4
STATE OF TEXAS
JERRY GLENN INCE
81062
REGISTERED
PROFESSIONAL ENGINEER
4-6-15
SETTLERS CROSSING SECTION 2
AUSTIN COUNTY, TX
DATE 3-31-2015
DRAWN EDC
CHECKED JGI
SCALE 1"=40'
TRM #6660
INCE ENGINEERING, LLC
SHEET
4
OF 5

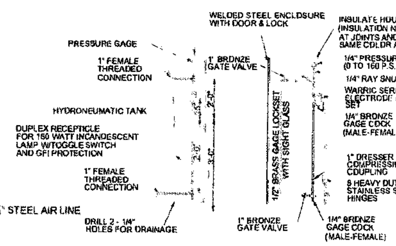


PROPOSED WELL PUMP PIPING
N.T.S.

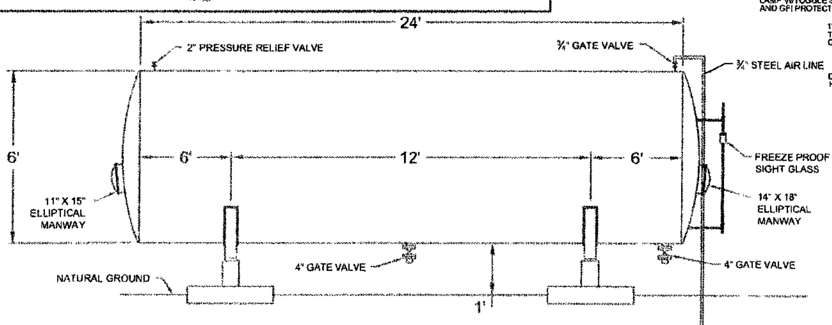


NOTE:
FENCE SHALL BE EQUAL TO U.S. STEEL CYCLONE SAFEGUARD.

CHAIN LINK FENCE DETAIL - 7' HEIGHT
N.T.S.



SIGHT GLASS DETAIL
NTS



3,000 GALLON PRESSURE TANK
NTS

WELL DETAILS

SETTLERS CROSSING SECTION 2
AUSTIN COUNTY, TX

DATE: 2015
DRAWN: EDC
CHECKED: JTS
SCALE:

INCE ENGINEERING, LLC
FIRM #6660

SHEET
5
OF 5

STATE OF TEXAS
JERRY GLENN INCE
81062
REGISTERED PROFESSIONAL ENGINEER

4-6-15