

River City Engineering
1011 W. County Line Road * NEW BRAUNFELS, TX. 78130
PHONE (830) 625-0337 FAX (830) 625-0858
dlamberts@rcetx.com
Firm Registration #10193949

All that certain tract or parcel of land containing 45.689 acres of land out of the Guadalupe Torres Survey, Abstract No. 313, Guadalupe County, Texas, being all of that certain called 20 acre parcel described in Volume 3051, Page 561 and a portion of that certain called 116 acre tract described in Volume 2821, Page 426, all of the Official Records of Guadalupe County, Texas, further being out of that certain 65.000 acre parcel of land described in Document No. 2014023215 of said Official Records; Said 45.689 acre parcel being more particularly described by metes and bounds as follows:

BEGINNING at a created point on the southwesterly right-of-way line of Linne Road for the most easterly corner and POINT OF BEGINNING of this parcel, same being the most easterly corner of said 116 acre tract and the most northerly corner of that certain called 20 acre parcel described in Volume 2821, Page 423 of said Official Records;

THENCE departing said right-of-way line and with the common line of said 116 acre tract with said 20 acre parcel described in Volume 2821, Page 423, South 59 deg 32' 28" West, a distance of 1377.68 feet to a 1/2 inch rebar found for the most westerly corner of said 20 acre parcel, same being the most northerly corner of said 20 acre parcel described in Volume 3051, Page 561 and an interior corner of this parcel;

THENCE with the common line of said 20 acre parcel described in Volume 2821, Page 423 with said 20 acre parcel described in Volume 3051, Page 561, South 30 deg 07' 53" East, a distance of 575.96 feet to a created point for the most southerly corner of said 20 acre parcel described in Volume 2821, Page 423, same being the most easterly corner of said 20 acre parcel described in Volume 3051, page 561 and being located in the northwesterly line of that certain called 59.95 acre parcel described in Volume 3003, page 362 of said Official Records;

THENCE with the common line of this parcel with said 59.95 acre parcel, South 59 deg 40' 23" West, a distance of 810.13 feet to a 1/2 inch rebar found for angle, said being the most northerly corner of that certain called 12.166 acre parcel described in Volume 1035, Page 601 of said Official Records;

THENCE with the common line of this parcel with said 12.166 acre parcel, South 59 deg 37' 01" West, a distance of 690.11 feet (called South 60 deg 38' 19" West) to a 1/2 inch rebar found for the most southerly corner of this parcel, same being the most southerly corner of said 20 acre parcel and the most easterly corner of that certain called 72.204 acre parcel described in Volume 1347, Page 601 of said Official Records;

EXHIBIT "A"

THENCE with the common line of said 20 acre parcel with said 72.204 acre parcel, North 30 deg 25' 55" West, a distance of 569.05 feet (called North 30 deg 00" West, 579 feet) to a ½ inch rebar found for an exterior corner of this parcel, same being the most westerly corner of said 20 acre parcel, the most northerly corner of said 72.204 acre parcel and lying in the southeasterly line of the aforementioned 116 acre tract;

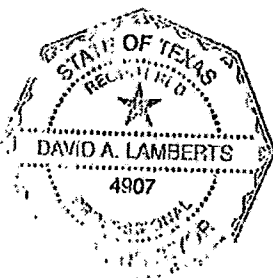
THENCE with the common line of said 20 acre parcel with said 116 acre tract, North 59 deg 20' 58" East, a distance of 670.68 feet to a ½ inch rebar set (capped "RPLS 4907") for an interior corner of this parcel;

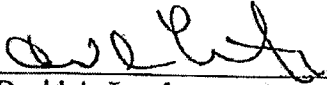
THENCE severing said 116 acre tract, North 30 deg 25' 55" West, a distance of 575.36 feet to a ½ inch rebar set (capped "RPLS 4907") on the common line of said 116 acre tract with that certain called 22.7 acre parcel described in Volume 387, Page 121 of the Deed Records of Guadalupe County, Texas for the most westerly corner of this parcel;

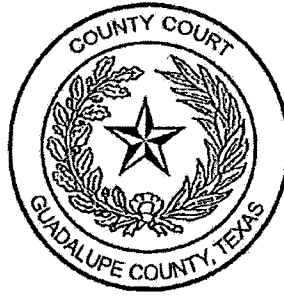
THENCE with the common line of said 116 acre tract with said 22.7 acre parcel, North 59 deg 22' 16" East, a distance of 1816.08 feet (called North 59 deg 39' East) to a ½ inch rebar set (capped "RPLS 4907") on the aforementioned right-of-way of Linne Road for the most northerly corner of this parcel, same being the most northerly corner of said 116 acre tract and the most easterly corner of said 22.7 acre parcel;

THENCE with said right-of-way line, the following six (6) courses:

- 1). South 68 deg 25' 55" East, a distance of 118.68 feet (called South 68 deg 31' East, 118.0 feet) to a concrete monument found;
- 2). South 23 deg 37' 03" East, a distance of 153.65 feet (called South 23 deg 31' East, 155.0 feet) to a concrete monument found;
- 3). South 44 deg 15' 15" East, a distance of 133.94 feet (called South 44 deg 06' East, 134.5 feet) to a concrete monument found;
- 4). North 78 deg 44' 56" East, a distance of 203.51 feet (called North 78 deg 30' East, 204.0 feet) to a concrete monument found;
- 5). North 89 deg 46' 53" East, a distance of 100.44 feet (called North 90 deg 00' East, 100.0 feet) to a concrete monument found;
- 6). South 48 deg 51' 21" East, a distance of 89.73 feet (called South 49 deg 00' East) to the POINT OF BEGINNING and containing 45.689 acres of land with all bearings called for herein based of the Texas Coordinate System as established from the North American Datum Of 1983 (CORS96) for the South Central Zone.




David A. Lamberts R.P.L.S. No. 4907
J.O. No. 6096-104-3 (DRAWING PREPARED)
EXHIBIT "A"



This page has been added by the Guadalupe County Clerk's office to comply with the statutory requirement that the recording information shall be placed at the foot of the record.

→ Seguin Title

2015023857
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
11/20/2015 3:41:23 PM
PAGES: 8
TERESA KIEL, COUNTY CLERK
GUADALUPE COUNTY, TEXAS



Teresa Kiel

7/11

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.

028726 STC-DR

JOANN F. MURPHEY, ET AL -TO- GREEN VALLEY SPECIAL UTILITY DISTRICT

CORRECTION
WARRANTY DEED

DATE: December 19, 2014

GRANTOR: JOANN F. MURPHEY, joined pro forma by her husband, JERRY MURPHEY; and JAMES W. TURK A/K/A JAMES TURK, Independent Executor of the Estate of Claudette B. Turk (a/k/a Claudette Blumberg Turk and Claudette June Turk), Deceased, and joining pro forma as her husband

GRANTOR'S MAILING ADDRESS: 606 Springvale, San Antonio, Texas 78227 (Bexar County)

GRANTEE: GREEN VALLEY SPECIAL UTILITY DISTRICT

GRANTEE'S MAILING ADDRESS: P. O. Box 99, Marion, Texas 78124-0099 (Guadalupe County)

CONSIDERATION: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

PROPERTY (including any improvements): All that certain tract or parcel of land containing 45.689 acres of land out of the Guadalupe Torres Survey, Abstract No. 313, Guadalupe County, Texas, and being more fully described by metes and bounds in Exhibit "A" attached.

The Property is conveyed in its present condition, with any defects, and without warranties except warranties of title and warranties in the contract between the parties, if any.

RESERVATIONS FROM CONVEYANCE: For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of an undivided 50% of all oil, gas and other minerals owned by Grantor in and under and that may be produced from the Property.

Grantor waives the right of ingress and egress to and from the surface of the Property relating to the portion of the mineral estate owned by Grantor.

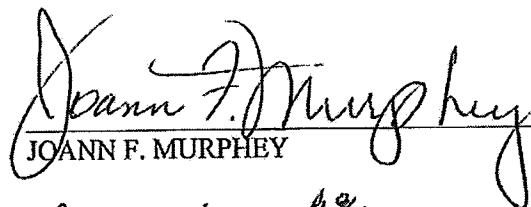
Nothing herein, however, restricts or prohibits the pooling or unitization of the portion of the mineral estate owned by Grantor with land other than the Property; or the exploration or production of the oil, gas, and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

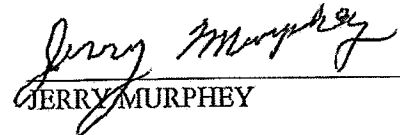
EXCEPTIONS TO CONVEYANCE AND WARRANTY: Validly existing easements, and rights-of-way, of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2014, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

This Correction Warranty Deed is made in place of and to correct a Warranty Deed from Joann F. Murphey, joined pro forma by her husband, Jerry Murphey, and Claudette June Turk, joined pro forma by her husband, James Turk, to Green Valley Special Utility District, dated December 19, 2014, and recorded in Document Number 2014023215 of the Official Public Records of Guadalupe County, Texas. By mistake that Warranty Deed inadvertently conveyed the property as 65.00 acres of land in Guadalupe Torres Survey, A-313, Guadalupe County, Texas, when in truth and fact the property being conveyed is a 19.311 acre tract and a 45.689 acre tract, Guadalupe Torres Survey, A-313, Guadalupe County, Texas, and each tract was to be conveyed by a separate deed to the Grantee. This Correction Warranty Deed, conveying the 45.689 acre tract, is made by Grantors and accepted by Grantee to correct that mistake, is effective on December 19, 2014, the date of the original Warranty Deed, and in all other respects confirms the former Warranty Deed. Another correction deed is being executed concurrently to convey the 19.311 acre tract from Grantor to Grantee.

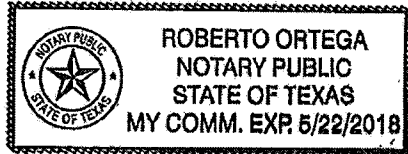

JOANN F. MURPHEY


JERRY MURPHEY

THE STATE OF TEXAS

COUNTY OF Bexar

This instrument was acknowledged before me on the 10 day of November, 2015, by
JOANN F. MURPHEY.

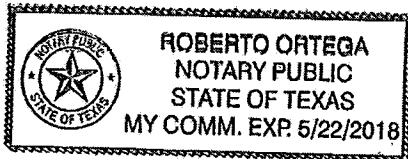


Roberto Ortega
Notary Public, State of Texas
Name: Roberto Ortega

THE STATE OF TEXAS

COUNTY OF Bexar

This instrument was acknowledged before me on the 10 day of November, 2015, by JERRY
MURPHEY.



Roberto Ortega
Notary Public, State of Texas
Name: Roberto Ortega

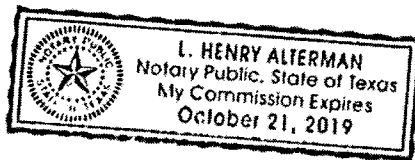
James W. Turk
A/K/A James Turk
JAMES W. TURK A/K/A JAMES TURK,
Independent Executor of the Estate of Claudette
B. Turk (a/k/a Claudette Blumberg Turk and
Claudette June Turk), Deceased, and

James W. Turk
A/K/A James Turk
JAMES W. TURK A/K/A JAMES TURK

THE STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on the 10 day of NOVEMBER, 2015, by
JAMES W. TURK A/K/A JAMES TURK, individually and as Independent Executor of the Estate of
Claudette B. Turk (a/k/a Claudette Blumberg Turk and Claudette June Turk), Deceased.

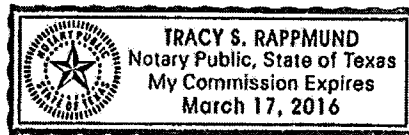


L. Henry Alterman
Notary Public, State of Texas
Notary Name: L. Henry Alterman

ACCEPTANCE BY GRANTEE:

GREEN VALLEY SPECIAL UTILITY DISTRICT

By: *Pat Allen*
PAT ALLEN,
General Manager



THE STATE OF TEXAS

COUNTY OF GUADALUPE

This instrument was acknowledged before me on the 17th day of November, 2015, by PAT ALLEN, General Manager of GREEN VALLEY SPECIAL UTILITY DISTRICT, on behalf of GREEN VALLEY SPECIAL UTILITY DISTRICT.

Tracy S. Rappmund
Notary Public, State of Texas
Notary Name: Tracy S. Rappmund

River City Engineering
1011 W. County Line Road * NEW BRAUNFELS, TX. 78130
PHONE (830) 625-0337 FAX (830) 625-0858
dlamberis@rcetx.com
Firm Registration #10193949

All that certain tract or parcel of land containing 45.689 acres of land out of the Guadalupe Torres Survey, Abstract No. 313, Guadalupe County, Texas, being all of that certain called 20 acre parcel described in Volume 3051, Page 561 and a portion of that certain called 116 acre tract described in Volume 2821, Page 426, all of the Official Records of Guadalupe County, Texas, further being out of that certain 65.000 acre parcel of land described in Document No. 2014023215 of said Official Records; Said 45.689 acre parcel being more particularly described by metes and bounds as follows:

BEGINNING at a created point on the southwesterly right-of-way line of Linne Road for the most easterly corner and POINT OF BEGINNING of this parcel, same being the most easterly corner of said 116 acre tract and the most northerly corner of that certain called 20 acre parcel described in Volume 2821, Page 423 of said Official Records;

THENCE departing said right-of-way line and with the common line of said 116 acre tract with said 20 acre parcel described in Volume 2821, Page 423, South 59 deg 32' 28" West, a distance of 1377.68 feet to a 1/2 inch rebar found for the most westerly corner of said 20 acre parcel, same being the most northerly corner of said 20 acre parcel described in Volume 3051, Page 561 and an interior corner of this parcel;

THENCE with the common line of said 20 acre parcel described in Volume 2821, Page 423 with said 20 acre parcel described in Volume 3051, Page 561, South 30 deg 07' 53" East, a distance of 575.96 feet to a created point for the most southerly corner of said 20 acre parcel described in Volume 2821, Page 423, same being the most easterly corner of said 20 acre parcel described in Volume 3051, page 561 and being located in the northwesterly line of that certain called 59.95 acre parcel described in Volume 3003, page 362 of said Official Records;

THENCE with the common line of this parcel with said 59.95 acre parcel, South 59 deg 40' 23" West, a distance of 810.13 feet to a 1/2 inch rebar found for angle, said being the most northerly corner of that certain called 12.166 acre parcel described in Volume 1035, Page 601 of said Official Records;

THENCE with the common line of this parcel with said 12.166 acre parcel, South 59 deg 37' 01" West, a distance of 690.11 feet (called South 60 deg 38' 19" West) to a 1/2 inch rebar found for the most southerly corner of this parcel, same being the most southerly corner of said 20 acre parcel and the most easterly corner of that certain called 72.204 acre parcel described in Volume 1347, Page 601 of said Official Records;

EXHIBIT "A"

THENCE with the common line of said 20 acre parcel with said 72.204 acre parcel, North 30 deg 25' 55" West, a distance of 569.05 feet (called North 30 deg 00" West, 579 feet) to a ½ inch rebar found for an exterior corner of this parcel, same being the most westerly corner of said 20 acre parcel, the most northerly corner of said 72.204 acre parcel and lying in the southeasterly line of the aforementioned 116 acre tract;

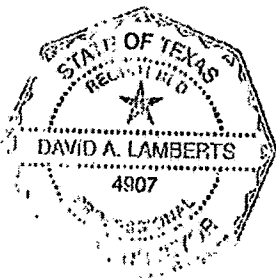
THENCE with the common line of said 20 acre parcel with said 116 acre tract, North 59 deg 20' 58" East, a distance of 670.68 feet to a ½ inch rebar set (capped "RPLS 4907") for an interior corner of this parcel;

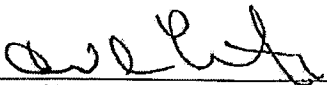
THENCE severing said 116 acre tract, North 30 deg 25' 55" West, a distance of 575.36 feet to a ½ inch rebar set (capped "RPLS 4907") on the common line of said 116 acre tract with that certain called 22.7 acre parcel described in Volume 387, Page 121 of the Deed Records of Guadalupe County, Texas for the most westerly corner of this parcel;

THENCE with the common line of said 116 acre tract with said 22.7 acre parcel, North 59 deg 22' 16" East, a distance of 1816.08 feet (called North 59 deg 39' East) to a ½ inch rebar set (capped "RPLS 4907") on the aforementioned right-of-way of Linne Road for the most northerly corner of this parcel, same being the most northerly corner of said 116 acre tract and the most easterly corner of said 22.7 acre parcel;

THENCE with said right-of-way line, the following six (6) courses:

- 1). South 68 deg 25' 55" East, a distance of 118.68 feet (called South 68 deg 31' East, 118.0 feet) to a concrete monument found;
- 2). South 23 deg 37' 03" East, a distance of 153.65 feet (called South 23 deg 31' East, 155.0 feet) to a concrete monument found;
- 3). South 44 deg 15' 15" East, a distance of 133.94 feet (called South 44 deg 06' East, 134.5 feet) to a concrete monument found;
- 4). North 78 deg 44' 56" East, a distance of 203.51 feet (called North 78 deg 30' East, 204.0 feet) to a concrete monument found;
- 5). North 89 deg 46' 53" East, a distance of 100.44 feet (called North 90 deg 00' East, 100.0 feet) to a concrete monument found;
- 6). South 48 deg 51' 21" East, a distance of 89.73 feet (called South 49 deg 00' East) to the POINT OF BEGINNING and containing 45.689 acres of land with all bearings called for herein based of the Texas Coordinate System as established from the North American Datum Of 1983 (CORS96) for the South Central Zone.




David A. Lamberts R.P.L.S. No. 4907
J.O. No. 6096-104-3 (DRAWING PREPARED)
EXHIBIT "A"



This page has been added by the Guadalupe County Clerk's office to comply with the statutory requirement that the recording information shall be placed at the foot of the record.

-> Seguin Title

2015023857
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
11/20/2015 3:41:23 PM
PAGES: 8
TERESA KIEL, COUNTY CLERK
GUADALUPE COUNTY, TEXAS



Teresa Kiel

**Green Valley Special Utility District's
Summary of Legal Costs Relating to Defending CCN
as of June 27, 2016**

<u>Date</u>	<u>Description</u>	<u>Amount</u>
April 2016	Cibolo's Petition for Decertification - PUC Docket No. 45702	\$6,139.00
May 2016*	Cibolo's Petition for Decertification - PUC Docket No. 45702	\$7,263.00
June 2016*	Cibolo's Petition for Decertification - PUC Docket No. 45702	\$28,680.00
Total		\$ 42,082.00

Additionally, it is estimated that Green Valley SUD will incur an additional \$50,000 to \$200,000 in legal fees in order to complete the docket.

Green Valley SUD also anticipates additional legal costs for appeals, if necessary.

* Estimated



1401 FOCH STREET | SUITE 150 | FORT WORTH, TEXAS 76107

May 13, 2016

Mr. Pat Allen
Green Valley Special Utility District
PO Box 99
Marion, Texas 78124

SUBJECT: APPLICATION TO OBTAIN SINGLE CERTIFICATION OF 1,694 ACRES IN THE CITY OF CIBOLO AND DECERTIFY A PORTION OF GREEN VALLEY SPECIAL UTILITY DISTRICT'S SEWER; CERTIFICATE OF CONVENIENCE AND NECESITY NO. 20973

Dear Mr. Allen,

At your request, we are pleased to provide appraisal services with regard to the above-described matter. *This letter, when signed by you, shall constitute our agreement with regard to our engagement.*

This assignment will be developed and prepared in conformity with and subject to the requirements of the Appraisal Institute's Code of Professional Ethics, the Uniform Standards of Professional Appraisal Practice, the Public Utility Commission, and the State of Texas. Additionally, we have not performed any services related to the subject property prior to this assignment.

Our fee for this assignment will be in the range of \$8,000-\$12,000 for an appraisal report, with all work after completion of the appraisal invoiced on an hourly rate basis. The appraisal is intended to be used by the client for the proposed decertification of the subject property in the above-described matter.

Work will be billed by the tenth of every month, with the full amount due 10 days after the invoice date. In addition to our fees, we are to be reimbursed for all direct expenses including, but not limited to, delivery services, legal documents, travel, mileage, exhibits, photographs, copying, etc. Prior to commencement of this engagement we require a \$5,000 retainer, which will be applied to the final invoice.

Our current hourly rates are as follows:

Joshua M. Korman	\$ 300.00
John Kostohryz	\$ 200.00
Kenneth M. Link III	\$ 175.00
Associate Appraiser	\$ 125.00
Research Analyst	\$ 75.00

A KOR Group principal will make himself available to review each invoice with a designated client representative as to the necessity and reasonableness of the work performed. It is the responsibility of the client to review the invoices for work performed within 10 days upon receipt of each invoice.

Mr. Pat Allen
May 13, 2016
Page 2

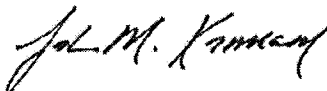
The file and work product produced in regards to this assignment are the exclusive property of KOR Group and subject to peer review by State and Federal Agencies and by the Appraisal Institute. Additionally, we will make a copy of the file available to the client at their request or at the request of the court or the Public Utility Commission.

It is understood that our engagement and payment for the services rendered hereunder are not dependent or contingent upon any loan commitment, transaction, trial outcome, opinions rendered, or any funds received by you over and above the fee stated herein.

This contract is cancelable on a 10-day written notice. Should either party cancel this contract, the outstanding balance for professional services shall be due within 30 days of such act.

If the above agreement meets with your approval, please execute this proposal and return the original. We look forward to working with you on this project.

Very Truly Yours,



Joshua M. Korman

AGREED:

By: Pat Allen

Date: 5/16/2016

Name: PAT ALLEN

Title: General Manager

GREEN VALLEY SPECIAL UTILITY DISTRICT

KOR Group

59632

Check Date: May 17, 2016

Check Amount: \$5,000.00

Invoice	Date	Discount Taken	Amount Paid	Quantity	Description
			5,000.00		Appraisal Services 1,694 Acres City of Cibola

Appraisal Services 1,694 Acres City of Cibola

5,000.00



**GREEN VALLEY SPECIAL
UTILITY DISTRICT**
P.O. BOX 99
MARION, TEXAS 78124
(830) 914-2330



800.455.2331
201 West 1st
201 West 1st
MARION, TEXAS 78124

88-1157-1149

SECURITY FEATURES
Details on back

AMOUNT

May 17, 2016

5,000.00

PAY Five Thousand and 00/100 Dollars

TO THE ORDER OF: KOR Group
1401 Foch Street, Suite 150
Fort Worth, TX 76107

VOID AFTER 90 DAYS



David P. Allen
AUTHORIZED SIGNATURE

⑈059632⑈ ⑆114911577⑆ ⑈20 0360 6⑈

59632

GREEN VALLEY SPECIAL UTILITY
Waste Water Invoices

Account Description	Date	Reference	Trans Description	Debit Amt
Eng & Leg - Wastewater Project	08/20/09	1244	Law office of Mark Zeppa - Harvest Hills	283.33
Eng & Leg - Wastewater Project	03/31/10	2010-3117	River City Engineering LTD. - Emergency Generator Plant	1,616.25
Eng & Leg - Wastewater Project	08/15/12	2012-4364	River City Engineering LTD. - CCMA service area annexation	7,206.25
Eng & Leg - Wastewater Project	06/15/13	2013-4854	River City Engineering LTD. - Planning 2013 Wastewater	500.00
Eng & Leg - Wastewater Project	06/15/13	2013-4855	River City Engineering LTD. - WWTP	1,250.00
Eng & Leg - Wastewater Project	07/15/13	2013-4912	River City Engineering LTD. - WWTP	1,720.00
Eng & Leg - Wastewater Project	08/15/13	2013-4960	River City Engineering LTD. - Planning 2013 Wastewater	1,500.00
Eng & Leg - Wastewater Project	08/15/13	2013-4961	River City Engineering LTD. - WWTP	3,000.00
Eng & Leg - Wastewater Project	09/15/13	2013-5030	River City Engineering LTD. - WWTP	500.00
Eng & Leg - Wastewater Project	09/15/13	2013-5029	River City Engineering LTD. - Planning - wastewater	1,000.00
Eng & Leg - Wastewater Project	10/15/13	2013-5070	River City Engineering LTD. - WWTP	800.00
Eng & Leg - Wastewater Project	10/15/13	2013-5069	River City Engineering LTD. - Planning Waste water 2013	1,200.00
Eng & Leg - Wastewater Project	12/15/13	2013-5198	River City Engineering LTD. - Wastewater Planning	800.00
Eng & Leg - Wastewater Project	01/15/14	2014-5237	River City Engineering LTD. - Planning 2013 Wastewater	1,200.00
Eng & Leg - Wastewater Project	02/15/14	2014-5279	River City Engineering LTD. - WWTP	765.00
Eng & Leg - Wastewater Project	02/15/14	2014-5280	River City Engineering LTD. - Wastewater planning	1,413.75
Eng & Leg - Wastewater Project	03/15/14	2014-5338	River City Engineering LTD. - WWTP	1,250.00
Eng & Leg - Wastewater Project	03/15/14	2014-5339	River City Engineering LTD. - 2013 Planning wastewater	2,665.00
Eng & Leg - Wastewater Project	04/15/14	2014-54010	River City Engineering LTD. - WWTP	1,430.00
Eng & Leg - Wastewater Project	04/15/14	2014-5397	River City Engineering LTD. - WWTP	3,922.50
Eng & Leg - Wastewater Project	05/15/14	2014-5457	River City Engineering LTD. - WWTP	420.00
Eng & Leg - Wastewater Project	05/15/14	2014-5460	River City Engineering LTD. - WWTP	2,012.50
Eng & Leg - Wastewater Project	05/15/14	2014-5456	River City Engineering LTD. - Wastewater Planning	4,886.25
Eng & Leg - Wastewater Project	06/15/14	2014-5510	River City Engineering LTD. - WWTP	707.50
Eng & Leg - Wastewater Project	06/15/14	2014-5515	River City Engineering LTD. - WWTP	1,122.50
Eng & Leg - Wastewater Project	06/15/14	2014-5516	River City Engineering LTD. - Wastewater planning	3,840.00
Eng & Leg - Wastewater Project	07/15/14	2014-5562	River City Engineering LTD. - WWTP	250.00
Eng & Leg - Wastewater Project	07/15/14	2014-5561	River City Engineering LTD. - WWTP	250.00
Eng & Leg - Wastewater Project	07/15/14	2014-5555	River City Engineering LTD. - Planning wastewater	1,671.00
Eng & Leg - Wastewater Project	08/15/14	2014-5617	River City Engineering LTD. - WWTP	482.50
Eng & Leg - Wastewater Project	08/15/14	2014-5614	River City Engineering LTD. - WWTP	1,790.00
Eng & Leg - Wastewater Project	08/15/14	2014-5613	River City Engineering LTD. - Wastewater planning	2,085.00

GREEN VALLEY SPECIAL UTILITY
Waste Water Invoices

Account Description	Date	Reference	Trans Description	Debit Amt
Eng & Leg - Wastewater Project	09/02/14	9.2.14.3	Texas Land & Right of Way Co. - Water treatment plant	320.00
Eng & Leg - Wastewater Project	09/15/14	2014-5666	River City Engineering LTD. - WWTP	322.50
Eng & Leg - Wastewater Project	09/15/14	2014-5665	River City Engineering LTD. - Wastewater planning	1,250.00
Eng & Leg - Wastewater Project	09/30/14	1591	Law office of Mark Zeppa - Prof. serv. - sewer	200.00
Eng & Leg - Wastewater Project	10/15/14	2014-5707	River City Engineering LTD. - Water master plan update	1,912.50
Eng & Leg - Wastewater Project	10/15/14	2014-5715	River City Engineering LTD. - Wastewater planning	2,750.00
Eng & Leg - Wastewater Project	10/15/14	2014-5702	River City Engineering LTD. - WWTP Permitting	8,650.00
Eng & Leg - Wastewater Project	11/04/14	11.4.14.1	Texas Land & Right of Way Co. - Water Treatment Plant	4,812.00
Eng & Leg - Wastewater Project	11/10/14	56676	Seguin Title - Escrow for 65 acres Wastewater Treatment Plant Linne Rd	10,000.00
Eng & Leg - Wastewater Project	11/15/14	2014-5734	River City Engineering LTD. - Waste water planning	700.00
Eng & Leg - Wastewater Project	11/15/14	2014-5738	River City Engineering LTD. - WWTP	1,200.00
Eng & Leg - Wastewater Project	11/15/14	2014-5742	River City Engineering LTD. - Waste water treatment plant	10,150.00
Eng & Leg - Wastewater Project	12/02/14	12.2.14.5	Texas Land & Right of Way Co. - Water & Sewer treatment plant	800.00
Eng & Leg - Wastewater Project	12/15/14	2014-5774	River City Engineering LTD. - Wastewater planning	450.00
Eng & Leg - Wastewater Project	12/15/14	2014-5776	River City Engineering LTD. - WWTP	1,645.00
Eng & Leg - Wastewater Project	12/15/14	2014-5781	River City Engineering LTD. - 2014 WWTP permitting	13,825.00
Eng & Leg - Wastewater Project	01/15/15	2015-5816	River City Engineering LTD. - 2014 WWTP Permitting	13,700.00
Eng & Leg - Wastewater Project	02/13/15	57180	TCEQ - Filing waste water permit	2,050.00
Eng & Leg - Wastewater Project	02/15/15	2015-5865	River City Engineering LTD. - WWTP	355.00
Eng & Leg - Wastewater Project	02/15/15	2015-5854	River City Engineering LTD. - 2014 WWTP permitting	16,675.00
Eng & Leg - Wastewater Project	03/09/15	1606	Law office of Mark Zeppa - NorTex Farms, Sewer plant	200.00
Eng & Leg - Wastewater Project	03/15/15	2015-5894	River City Engineering LTD. - WWTP	750.00
Eng & Leg - Wastewater Project	03/15/15	2015-5890	River City Engineering LTD. - 2014 WWTP permitting	5,568.75
Eng & Leg - Wastewater Project	04/15/15	2015-5912	River City Engineering LTD. - WWTP Permitting	552.50
Eng & Leg - Wastewater Project	04/15/15	2015-5914	River City Engineering LTD. - WWTP	675.00
Eng & Leg - Wastewater Project	04/15/15	2015-5918	River City Engineering LTD. - WWTP Permitting	4,540.00
Eng & Leg - Wastewater Project	05/15/15	2015-5996	River City Engineering LTD. - WWTP permitting	10,018.75
Eng & Leg - Wastewater Project	06/03/15	6.3.15	Texas Land & Right of Way Co. - Treatment Plt	1,808.00
Eng & Leg - Wastewater Project	06/15/15	2015-6034	River City Engineering LTD. - Planning 2013 Wastewater	450.00
Eng & Leg - Wastewater Project	06/15/15	2015-6037	River City Engineering LTD. - WWTP Permitting	11,372.50
Eng & Leg - Wastewater Project	07/15/15	2015-6072	River City Engineering LTD. - WWTP permitting	3,808.75
Eng & Leg - Wastewater Project	08/15/15	2015-6111	River City Engineering LTD. - WWTP	1,467.50

GREEN VALLEY SPECIAL UTILITY

Waste Water Invoices

Account Description	Date	Reference	Trans Description	Debit Amt
Eng & Leg - Wastewater Project	08/15/15	2015-6114	River City Engineering LTD. - WWTP permitting	2,750.00
Eng & Leg - Wastewater Project	08/15/15	2015-6109	River City Engineering LTD. - Union Wine WL	4,025.00
Eng & Leg - Wastewater Project	08/21/15	58186	Texas Land & Right of Way Co. - Water & Sewer Treatment	1,043.00
Eng & Leg - Wastewater Project	09/15/15	2015-6156	River City Engineering LTD. - WWTP	1,425.00
Eng & Leg - Wastewater Project	09/15/15	2015-6158	River City Engineering LTD. - 2014 WWTP permitting	5,145.00
Eng & Leg - Wastewater Project	10/15/15	2015-6199	River City Engineering LTD. - 2014 WWTP Permitting	5,310.00
Eng & Leg - Wastewater Project	11/15/15	2015-6237	River City Engineering LTD. - 2014 WWTP Permitting	2,007.50
Eng & Leg - Wastewater Project	12/15/15	2015-6276	River City Engineering LTD. - WWTP Permitting	150.00
Eng & Leg - Wastewater Project	01/15/16	2016-6329	River City Engineering LTD. - WWTP Permitting	4,060.00
Eng & Leg - Wastewater Project	02/15/16	2016-6370	River City Engineering LTD. - WWTP Permitting	1,950.00
Eng & Leg - Wastewater Project	03/15/16	2016-6409	River City Engineering LTD. - WWTP Permitting	1,323.75
Eng & Leg - Wastewater Project	04/15/16	2016-6448	River City Engineering LTD. - WWTP Permitting	3,125.00
Eng & Leg - Wastewater Project	05/15/16	2016-6496	River City Engineering LTD. - WWTP Permitting	750.00
Total				219,582.33



Green Valley Special Utility District
529 South Center Street
P.O. Box 99
Marion, Texas 78124
(830) 914-2332
www.gvsud.org

IH 10 INDUSTRIAL PARK WATER SERVICE FEASIBILITY STUDY

November 15, 2013
Revised June 25, 2014
Revised November 19, 2014



Texas Engineering Firm F-1546 Texas Survey Firm 10193949

Table of Contents

1.0	GENERAL OVERVIEW.....	2
2.0	LAND USE ASSUMPTIONS (LUA).....	2
3.0	WATER AVAILABILITY.....	3
4.0	IMPACT TO EXISTING DOMESTIC POTABLE WATER INFRASTRUCTURE.....	3
5.0	ADDITIONAL EMERGENCY WATER SERVICES.....	5
6.0	WASTEWATER SERVICE.....	5
7.0	ESTIMATED COSTS – WATER IMPACT FEES.....	6
8.0	CONCLUSION AND RECOMMENDATIONS.....	6
EXHIBIT 1	(DEVELOPMENT LOCATION MAPS PROVIDED BY DEVELOPER) ..	8
ATTACHMENT 2	(EASEMENT CERTIFICATION).....	9

1.0 General Overview

Green Valley Special Utility District (GVSUD) authorized River City Engineering, Inc. (RCE) to prepare this Water Service Feasibility Study for the proposed development named **GVDC – IH 10 Industrial Park** by Verbal Authorization on September 27, 2013. GVDC requested revision to the report in June 2014, and November 2014.

RCE reviewed the potential impact for GVSUD to provide domestic potable water service to the above referenced development. This study reviews the proposed land use assumptions (LUA) which defines the intended use of the proposed development. This LUA is used to determine the proposed developments requested domestic potable water usage or volume. RCE compares GVSUD's existing available water rights inventory to the proposed development's water demand request. This comparison insures the proposed development is aligned with any of GVSUD's long-term planning goals. RCE then models how the proposed development would impact GVSUD infrastructure and what improvements and associated costs would be required to deliver the proposed development their domestic potable water demand request. In addition to domestic potable water service, RCE reviews any infrastructure improvements necessary to provide the proposed development additional emergency water services. The proposed infrastructure improvements are shown on Exhibit 1 - Proposed Development Vicinity Map. Exhibit 1 will be revised once the land has been platted and the location of the GVSUD meter station has been confirmed. Finally, RCE recommends condition items for GVSUD management and Board of Directors consideration. The purpose of this Water Service Feasibility Study is to advise GVSUD management on the potential positive and negative impacts that this non-standard service request could have on GVSUD's current and future public water system. The Water Service Feasibility Study may be used as a toolbox of negotiation items that can be reviewed, discussed, and agreed between GVSUD and the proposed development. The final approval of any GVSUD domestic potable water service contract with any proposed development shall be through compliance with GVSUD tariff and by vote of the GVSUD Board of Directors.

2.0 Land Use Assumptions (LUA)

The proposed development is located at the northwest corner of Santa Clara Road and IH 10. The intended Land Use Assumption (LUA) for this proposed development is zoned light industrial. The property owner, Guadalupe Valley Development Corporation (GVDC) provided projections for the build-out Equivalent Dwelling Units (EDU) that will occupy this 159.5 acre proposed development. The phased development will include 180 EDUs in July 2015, and 103 EDUs for three additional phases for a total EDU count of 489, and 294 acre feet of water per year. The development has requested the following meter sizes: 10 1-inch, 10 2-inch, 5 4-inch and 10 6-inch meters. This equates to 880 EDUs based on meter size equivalents from the Texas Rural Water Association (TRWA).

3.0 Water Availability

The applicant provided projected water use calculations of 95 million gallons per year, 8 million gallons per month and a highest day use of 622,000. Pressure requirements range from 35-80 psi with a 65 psi average for this application.

GVSUD currently has an adequate supply of available water to provide the proposed development as requested in the non-standard water service agreement. To aid in GVSUD's long term plans, RCE recommends the proposed development take advantage of water conservation to reduce the proposed development's water demand such as reduction of irrigation demand, and other conservative designs (example: drought hardy grass and efficient water fixtures) can further reduce the proposed development's water demand request and look more attractive for a GVSUD non-standard water service agreement.

To summarize GVSUD's water availability situation, currently GVSUD has sufficient domestic potable water to supply this proposed development. From RCE's analysis, it is reasonable to conclude that GVSUD can be assured it can provide long-term continuous and adequate retail public water utility service to this proposed non-standard service request.

4.0 Impact to Existing Domestic Potable Water Infrastructure

Impact to Existing Distribution System

The Wagner Pressure Plane serves the area southwest of the City of Marion located in the center of GVSUD's distribution system. This pressure plane has a hydraulic grade line of 880 feet mean sea level. This area is currently using the Canyon Regional Water Authority (CRWA) Wagner Booster Pump Station to serve this pressure plane. The existing infrastructure at the Wagner Booster Pump Station includes two (2) 2MG ground storage tanks and five (5) booster pumps each with a capacity of 2,250 gpm.

The nearest connection to the existing GVSUD water distribution system is an 8-inch PVC water line and 2-inch PVC water line on the north side of Bolton Road. Neither of these pipes have the capacity to meet the water and fireflow demands required for this development, however they will supplement flows during maintenance operations or potential fireflow scenarios.

There is an existing CRWA water transmission main of adequate size available to service the proposed development. The 24" transmission main receives water from the CRWA Leissner Booster Pump Station 2MG ground storage tank with an overflow of 670 feet with an additional pump head of 227 feet. The water main runs along the south side of IH 10 from east to west, and recently a transmission main has been installed within the GVDC Industrial Tract as part of the CRWA Santa Clara Transmission Main Project.

Pressure readings from a nearby fire hydrant indicate that the pressure averages 128 psi at this location.

To serve this tract, GVSUD will design and construct a metering station within the property to provide service to this development and the surrounding service area. The metering station will be located within a 50 foot by 50 foot tract of land along the west boundary of the IH 10 Industrial Park property. Exhibit 1 contains several maps from the Developer's application showing the proposed development. GVSUD will design and construct the meter station to serve the development and the adjacent service area. The property will be GVSUD's Fee Simple property and the meter station will be controlled by CRWA. The location of the meter station site shall be coordinated with GVSUD prior to platting or dedication.

The internal piping infrastructure within the property will be the responsibility of the developer and should be coordinated with GVSUD. Once approved for construction and the installation has been accepted by GVSUD the internal waterlines within the development will be dedicated to GVSUD for future operation and maintenance. The internal piping within the development shall be tied to the existing distribution system along Bolton Road and Santa Clara Road during construction. All piping within this development is proposed to be 16-inch C-905 PVC. During previous discussions on this tract, GVSUD requested utility easements along the property boundaries for future water and wastewater infrastructure. These easements shall be coordinated with GVSUD prior to platting or dedication.

Due to the CRWA Leissner Booster Pump Station pressure plane serving at 897 feet of head, the meter station will be designed with a pressure reducing valve to reduce pressure delivered to the development and surrounding service area. The topography of the property averages an elevation of 618'; this would correlate to a pressure at the meter station of approximately 120 psi or 279 feet of head. This application for service requests a pressure range of 35-80 psi with an average of 65 psi.

Impact to Existing Water Storage

The water demand required for the proposed development shall be delivered from the Leissner Booster Pump Station with a 2MG volume tank. The ground storage tank located at Leissner Booster Pump Station will not require any improvements to accommodate the domestic potable water demand request for the proposed development. Additional storage is provided by current GVSUD and CRWA infrastructure, including the Wagner Booster Pump Station, the Plant 3 elevated storage tank and GVSUD has a project identified within their master plan to construct additional elevated storage in this area in the future.

5.0 Additional Emergency Water Services

Additional emergency water services are desired by the proposed development to meet a specific fire flow requirements. The proposed development's engineer shall provide the required fireflow criteria to GVSUD that verify the applicable state and local standards are satisfied for an industrial development of this size in this area.

With the proposed GVSUD water distribution system listed above, it is our engineering opinion that the system is capable of delivering additional emergency water services required by standard fireflow criteria and subject to the same conditions if the GVSUD Board of Directors decides to offer this additional service. The developer shall verify the fireflow requirements at the time of construction and verify any reductions available for providing a sprinkler system within the development. The additional emergency water service requirements for the proposed development shall be **zoned light industrial (I-1)**, the additional emergency water service available at a minimum follows:

Flow: **3000 gpm**

Duration: **240 minutes**

Pressure: **25 psi**

$3000 \text{ gpm} * 240 \text{ minutes} = 720,000$ gallons of additional emergency water volume required. The development will have access to more than adequate supply of water; RCE has no reservations in providing additional emergency water service with the proposed upgrades to the system and extension of the CRWA water transmission main. The 3000 gpm requirement allows for the largest building feasible, which includes a Type I or Type II structure equipped with a sprinkler system. Fireflow requirements may be reduced once the future tenants and type of construction are identified. This site will have water available from multiple sources for long term uninterrupted service.

6.0 Wastewater Service

The application for service also included a request for sanitary sewer service. The calculations provided within the application indicate a Dry Weather Average Daily Flow of 119,805 gallons per day for treatment and conveyance capacity. GVSUD has multiple service options available to this tract of land. The development will be responsible for design and construction of the onsite collection system. The offsite conveyance and treatment facilities will be designed and constructed by GVSUD. The development will be responsible for the costs associated with the conveyance infrastructure and treatment capacity required to address their application, GVSUD will fund any oversizing of the collection and conveyance system or treatment facilities. At this time the estimated cost for the offsite conveyance system and treatment facilities required to address the flowrates provided in the Developer's application is \$3,624,200. This estimate was calculated based on the Living Unit Equivalent (LUE) referenced in the

application, totaling 489 at full buildout. This estimated cost will secure capacity in the conveyance system and treatment facility for full build out of the development.

To address the timeline of the development, GVSUD will have service available to meet the Developer's flowrate at the time of development. The District is working toward agreements for longterm wastewater service within their CCN, and will meet the requirements of the development.

7.0 Estimated Costs – Water Impact Fees

GVSUD has elected to construct the meter station to serve this tract and adjacent developments at their expense. The only expense at this time for the developer will be the internal waterlines to serve their development, connections to adjacent infrastructure and easement/fee simple property dedication.

GVSUD's current impact fee is \$2600 per EDU. A summary of the meter sizes and associated impact fees is shown below:

10 1-inch meters = $10 \times 2.5 \text{ EDUs/meter} = 25 \text{ EDUs} \times \$2600 = \$65,000$

10 2-inch meters = $10 \times 8 \text{ EDUs/meter} = 80 \text{ EDUs} \times \$2600 = \$208,000$

5 4-inch meters = $5 \times 30 \text{ EDUs/meter} = 150 \times \$2600 = \$390,000$

10 6-inch meters = $10 \times 62.5 \text{ EDUs/meter} = 625 \times \$2600 = \$1,625,000$

Total Impact Fees associated with this request = \$2,288,000

EDUs/meter calculations were calculated per meter using TRWA's meter equivalents table.

8.0 Conclusion and Recommendations

In our engineering opinion, the GVSUD's domestic potable water system is capable of serving this proposed development with potable domestic water service provided that the conditions outlined in this report are met by the proposed development.

The following condition items are provided for GVSUD's consideration:

1. Dedication of easements along all boundary lines for exclusive use by GVSUD.
2. Dedication of a fee simple property for the meter station installation. Location to be determined in coordination with GVSUD prior to platting with the City of Cibola.
3. GVSUD recommends using residential pressure reducing valves at each meter should the developer/engineer require reduced pressure.
4. Proposed development meets GVSUD's satisfaction that all possible conservation design responsibilities have been established and the proposed development domestic potable water demand request is reduced due to conservation measures.

5. The proposed development complies with GVSUD's tariff requirements and pays all applicable fees.
6. Attachment 2 provides the required easement certification for platting and GVSUD water service, to be included on the plat documents. All water mains to be within dedicated easements.
7. GVSUD shall approve the location and material type for piping and all appurtenances prior to construction and final acceptance of the project in accordance with GVSUD standard waterline specifications.
8. Upon construction completion and GVSUD acceptance, all system improvements shall be dedicated to and maintained by GVSUD. The contractor must warranty all construction for a minimum of one year. All system improvements that are not prepared by GVSUD must be submitted to GVSUD for review and approval. In addition, approval from TCEQ will be required as a condition of construction approval by GVSUD.
9. Payment of the associated offsite conveyance and treatment capacity fees will guarantee capacity for all phases of the proposed development. The design and construction of all offsite conveyance system and treatment facilities will be completed by GVSUD with the Developer being responsible for the associated cost to secure the required capacity. The onsite collection system will be the sole expense of the Developer and dedicated to GVSUD for future operation and maintenance.

This water service feasibility study is subject to the approval and/or modification by the GVSUD Board of Directors after consideration of the information provided herein and the application of the policies of GVSUD.

Thank you for the opportunity to prepare this water service feasibility study. If you have any questions, please do not hesitate to contact River City Engineering at (830) 626-3588.

Sincerely,

Garry D. Montgomery, P.E.
River City Engineering, PLLC

Revised June 25, 2014
Revised November 19, 2014

Exhibit 1

(Proposed Development Location Maps Provided by the Developer)

Attachment 2

(Easement Certification)

GREEN VALLEY SPECIAL UTILITY DISTRICT CERTIFICATE

This land development plat has been submitted to and approved by Green Valley Special Utility District for Easements. Upon request of the Customer and payment of the required fees, the District will provide domestic water service to each lot in this Subdivision, by Agreement with the Developer.

Agent
Green Valley Special Utility District

EASEMENT CERTIFICATE

The Owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, dedicates to the Green Valley Special Utility District of Marion, Texas, its successors and assigns, a perpetual Easement with the right to erect, construct, install and lay over and across those areas marked as "Waterline Easement" and in all streets and byways, such pipelines, service lines, water meters and other water system appurtenances as it requires, together with the right of ingress and egress, the right to remove from said lands all trees, shrubs, grasses, pavements, fences, structures, improvements, or other obstructions which may interfere with the facility or the access thereto. It is agreed and understood that no building, concrete slab or walls will be placed within said Easement areas. No other utility lines may be located within 36" parallel to water lines.

Any monetary loss to Green Valley SUD resulting from modifications required of utility equipment located within said Easements due to grade change or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alterations. Upon entering in and upon said Easement, the District will endeavor to restore the land surface to a useable condition but is not obligated to restore it to a pre-existing condition.

The Easement conveyed herein was obtained or improved through Federal financial assistance. This Easement is subject to the provision of Title VI of the Civil Rights Act of 1964, and the regulations issued pursuant thereto for so long as the Easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

Owner
(This Easement Certificate is to be executed and notarized by Owner of property and affixed to plat.)



Green Valley Special Utility District

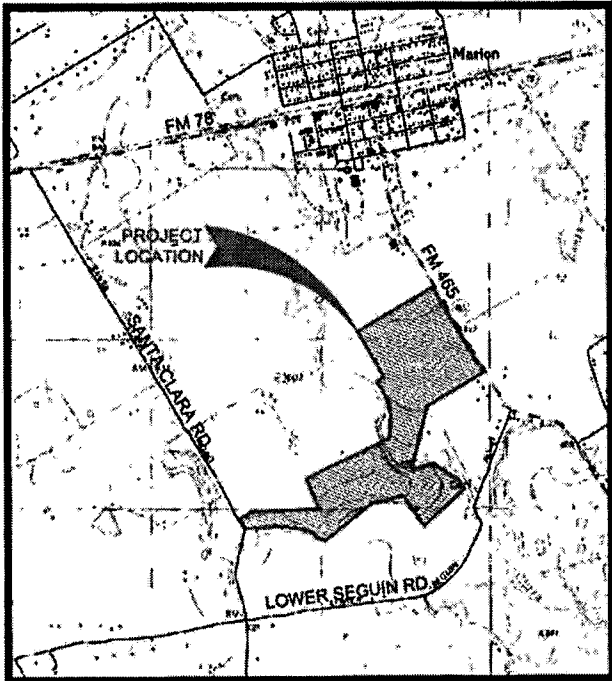
529 South Center Street

P.O. Box 99

Marion, Texas 78124

(830) 914-2332

www.gvsud.org



River City Engineering, PLLC

1011 W. County Line Road

New Braunfels, Texas 78130

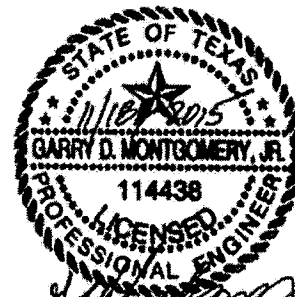
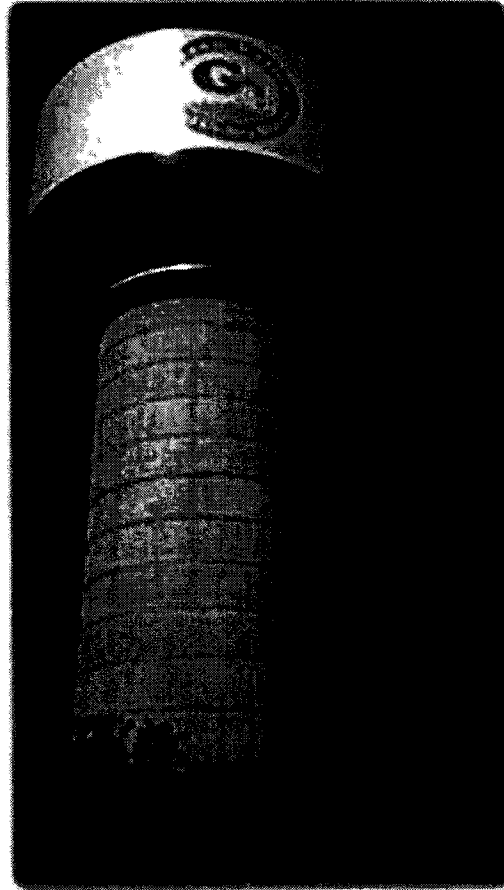
(830) 626-3588

www.rcetx.com

RCE Project #6096-130

Woods of St. Claire Subdivision

WATER SERVICE FEASIBILITY STUDY



**RIVER CITY
ENGINEERING**
Civil, Environmental and Surveying
Texas Engineering Firm F-1546 Texas Survey Firm 10193949

Table of Contents

1.0	GENERAL OVERVIEW.....	2
2.0	LAND USE ASSUMPTIONS (LUA).....	2
3.0	WATER AVAILABILITY	3
4.0	IMPACT TO EXISTING DOMESTIC POTABLE WATER INFRASTRUCTURE	3
5.0	ADDITIONAL EMERGENCY WATER SERVICES	4
6.0	ESTIMATED COSTS.....	4
7.0	CONCLUSION AND RECOMMENDATIONS.....	5
EXHIBIT 1	(PROPOSED IMPROVEMENTS)	7
EXHIBIT 2	(DEVELOPMENT DETAIL).....	9
ATTACHMENT 1	(EASEMENT CERTIFICATION).....	11
ATTACHMENT 2	(COST ESTIMATE).....	13

1.0 General Overview

Green Valley Special Utility District (GVSUD) authorized River City Engineering, PLLC. (RCE) to prepare this Water Service Feasibility Study for the proposed development named **Woods of St. Claire** by Verbal Authorization on July 31, 2015.

RCE reviewed the potential impact for GVSUD to provide domestic potable water service to the above referenced development. This study reviews the proposed land use assumptions (LUA) which defines the intended use of the proposed development. This LUA is used to determine the proposed developments requested domestic potable water usage or volume. RCE compares GVSUD's existing available water rights inventory to the proposed development's water demand request. This comparison insures the proposed development is aligned with GVSUD's long-term planning goals. RCE then assesses how the proposed development would impact GVSUD infrastructure and what improvements and associated costs would be required to deliver the proposed development their domestic potable water demand request. In addition to domestic potable water service, RCE reviews any infrastructure improvements necessary to provide the proposed development additional emergency water services, as requested by the applicant. The proposed infrastructure improvements are shown on Exhibit 1 - Proposed Development Vicinity Map. Finally, RCE recommends condition items for GVSUD management and Board of Directors consideration. The purpose of this Water Service Feasibility Study is to advise GVSUD management on the potential positive and negative impacts that this non-standard service request could have on GVSUD's current and future public water system. The Water Service Feasibility Study may be used as a toolbox of negotiation items that can be reviewed, discussed, and agreed between GVSUD and the proposed development. The final approval of any GVSUD domestic potable water service contract with any proposed development shall be through compliance with GVSUD tariff and by vote of the GVSUD Board of Directors.

2.0 Land Use Assumptions (LUA)

The proposed development is located along FM 465, approximately 0.59 miles south of the city of Marion. The intended Land Use Assumption (LUA) for this proposed development is zoned Residential. This 237 acre proposed phased development will contain 105 5/8 x 3/4 -inch water meters for Residential use, equating to **105 build-out Equivalent Dwelling Units (EDU)**. For planning purposes the GVSUD Board of Directors and management typically use 0.4 acre-feet/year as a conservative measure of annual water use to estimate future use of planned developments. Therefore, the proposed development is requesting a non-standard water service contract for GVSUD to supply **42 acre-feet** of domestic potable water per year.

Water Availability

Based on the computation of the annual projected water use divided by 357 gallons per EDU per day the developer has requested 105 - 5/8 x 3/4 -inch metered services for Residential at final build out of the proposed development. The annual water usage equates to approximately 14 million gallons. RCE and GVSUD use the conservative value of 0.4 acre-feet/connection for planning purposes in this report. GVSUD currently has an adequate supply of available water to provide the proposed development as stated in the non-standard water service application. To aid in GVSUD's long term plans, RCE recommends the proposed development take advantage of water conservation design responsibilities to reduce the proposed development's water demand. Such design responsibilities like reduction of irrigation demand, and conservation designs (example: drought hardy grass and efficient water fixtures) can further reduce the proposed development's water demand request and look more attractive for a GVSUD non-standard water service agreement.

To summarize GVSUD's water availability situation, currently GVSUD has sufficient domestic potable water to supply this proposed development. From RCE's analysis, it is reasonable to conclude that GVSUD can be assured it can provide long-term continuous and adequate retail public water utility service to this proposed non-standard service request.

3.0 Impact to Existing Domestic Potable Water Infrastructure

Impact to Wagner Booster Pump Station

The proposed development shall be serviced with available water from the District's Wholesale water provider from the Wagner Booster Pump Station. The proposed development would not require any modifications to the existing site infrastructure for adequate Domestic Potable Water Service.

Impact to Existing Distribution System

There is an existing GVSUD water distribution pipe of 12-inch diameter in the vicinity of the proposed development. The 12-inch water main is located on the east side of Santa Clara Road adjacent to this development. This waterline currently provides Domestic Potable Water service to local connections. The developer will be required to construct a 12-inch water main from Santa Clara Road to supply the development. GVSUD shall be responsible for construction of subsequent 12-inch waterlines for future growth as shown in Exhibit 1.

The topography as provided by the Guadalupe County contours shows the highest area of the development at the 630 MSL contour. With Wagner Pump Station hydraulic pressure plane being at 880 feet, the District can serve the proposed 237 acre

development from the existing pressure available. Due to the approximate maximum 280 feet of head (121 psi) at the lowest point and minimum 250 feet of head (108 psi) at the highest point in the tract, the pressure within the development will be adequate for domestic use. The potable water service pressure requested typically is in the 35-70 psi range, therefore the developer may opt to install pressure reducing valves at their service to lower pressure.

Impact to Existing Water Storage

The water demand required for the proposed development shall be delivered from the ground storage tanks at the Wagner Booster Pump Station with the existing 4 million gallon volume tanks. The ground storage tank located at Wagner Booster Pump Station will not require any improvements to accommodate the domestic potable water demand request for the proposed development. The current pressure plane provides compliance with TCEQ minimums for pumping capacity, ground storage and elevated or hydro-pneumatic storage. GVSUD is planning elevated storage for this service area as part of the priority Capital Improvement Projects.

4.0 Additional Emergency Water Services

Additional emergency water services were requested at a rate of 500 gpm to meet fireflow demands for the site. With the proposed improvements discussed in Section 3.0 the District will be able to provide the required flow demands without reservation.

5.0 Estimated Costs

Table 6.1 summarizes the expected costs to the proposed development required for GVSUD to confidently provide **domestic potable water service** to the proposed development. The internal piping will be designed, modeled and constructed by the developer once approved by GVSUD. Once released for service all internal piping shall be dedicated to GVSUD for operation and maintenance. The water impact fees are shown in the table, these are due at time of meter request.

Table 6.1: Water Fees

WATER ACQUISITION	CONNECTION FEE	IMPACT FEE	TOTAL EDUs	TOTAL COST
\$1,500	\$925	\$2,600	105	\$527,625

The Developer will be responsible for the cost associated with the installation of a 12-inch PVC water distribution main and associated appurtenances through the development. GVSUD shall be responsible for the cost associated with the installation of 12-inch lines to tie the development into the existing water system as shown in Exhibit 1. A cost estimate is available for review in Attachment 2.

6.0 Conclusion and Recommendations

In our engineering opinion, the GVSUD's domestic potable water system is capable of serving this proposed development with potable domestic water service provided that the conditions outlined in this report are met by the proposed development.

The following condition items are provided for GVSUD's consideration:

1. Infrastructure improvements associated with installation of 12-inch PVC distribution main and appurtenances to provide service to the proposed development. All waterline easements shall be 20 foot in width and dedicated to GVSUD in the plat for the property.
2. The proposed development complies with GVSUD's tariff requirements and pays all applicable fees.
3. Attachment 2 provides the required easement certification for platting and GVSUD water service, to be included on the plat documents.
4. GVSUD shall approve the location and material type for piping and all appurtenances prior to construction and final acceptance of the project in accordance with GVSUD standard waterline specifications at time of preliminary and final platting. Electrical, telephone and wastewater conflicts shall be minimized. A GVSUD inspector will be present during installation of waterline improvements.
5. Upon construction completion and GVSUD acceptance, all system improvements shall be dedicated to and maintained by GVSUD. The contractor must warranty all construction for a minimum of one year. All system improvements that are not prepared by GVSUD must be submitted to GVSUD for review and approval prior to construction.
6. A cost estimate of anticipated impact fees has been provided. Impact fees will be due at the time of service request, not at time of platting.

This water service feasibility study is subject to the approval and/or modification by the GVSUD Board of Directors after consideration of the information provided herein and the application of the policies of GVSUD. Thank you for the opportunity to prepare this water service feasibility study. If you have any questions, please do not hesitate to contact River City Engineering at (830) 626-3588.

Sincerely,

Garry D. Montgomery, P.E.
River City Engineering, PLLC.

Exhibit 1

(Proposed Improvements)



LEGEND	
EXISTING GVUSD 2" WATER MAIN	18" OF PVC 20'
EXISTING GVUSD 12" WATER MAIN	2" PVC 20'
EXISTING GVUSD 12" WATER MAIN	18" OF PVC 20'
PROPOSED 12" WATERLINE	WL
DEVELOPER RESPONSIBILITY	2"
PROPOSED 12" WATERLINE	18" OF PVC 20'
DISTRICT RESPONSIBILITY	2"
UNIT LINE	18" OF PVC 20'

Exhibit 2

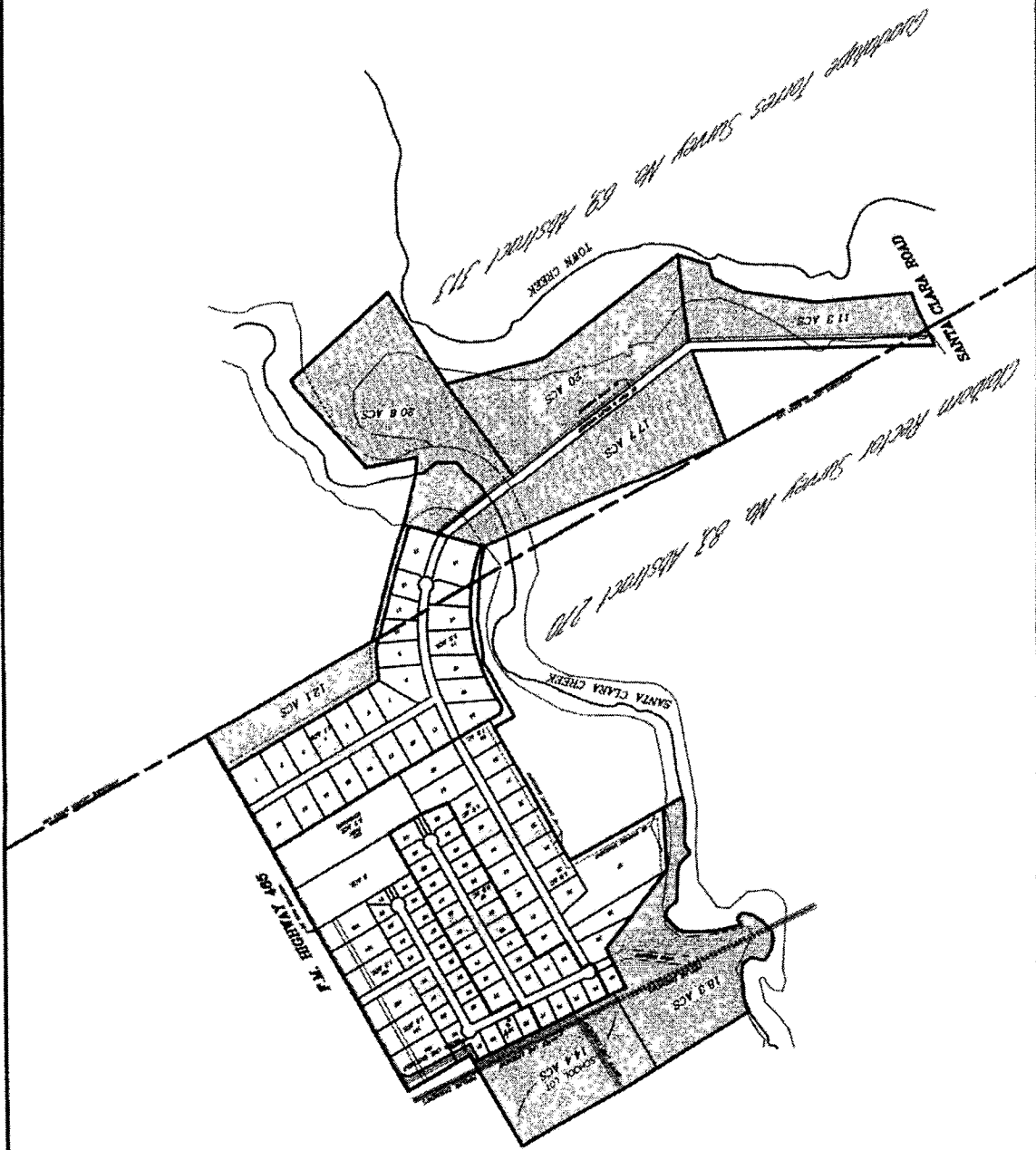
(Development Detail)

OF THE COURT OF APPEALS OF THE STATE OF NEW YORK

7. 15 DEC 2 1971
JAN 15 1972

RELATIVITY

THE WOODS OF ST. CLARE SUBDIVISION
MASTER DEVELOPMENT PLAN



1998 = 1.3772

Attachment 1

(Easement Certification)

GREEN VALLEY SPECIAL UTILITY DISTRICT CERTIFICATE

This land development plat has been submitted to and approved by Green Valley Special Utility District for Easements. Upon request of the Customer and payment of the required fees, the District will provide domestic water service to each lot in this Subdivision, by Agreement with the Developer.

Agent
Green Valley Special Utility District

EASEMENT CERTIFICATE

The Owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, dedicates to the Green Valley Special Utility District of Marion, Texas, its successors and assigns, a perpetual Easement with the right to erect, construct, install and lay over and across those areas marked as "Waterline Easement" and in all streets and byways, such pipelines, service lines, water meters and other water system appurtenances as it requires, together with the right of ingress and egress, the right to remove from said lands all trees, shrubs, grasses, pavements, fences, structures, improvements, or other obstructions which may interfere with the facility or the access thereto. It is agreed and understood that no building, concrete slab or walls will be placed within said Easement areas. No other utility lines may be located within 36" parallel to water lines.

Any monetary loss to Green Valley SUD resulting from modifications required of utility equipment located within said Easements due to grade change or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alterations. Upon entering in and upon said Easement, the District will endeavor to restore the land surface to a useable condition but is not obligated to restore it to a pre-existing condition.

The Easement conveyed herein was obtained or improved through Federal financial assistance. This Easement is subject to the provision of Title VI of the Civil Rights Act of 1964, and the regulations issued pursuant thereto for so long as the Easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

Owner

(This Easement Certificate is to be executed and notarized by Owner of property and affixed to plat.)

Attachment 2 (Cost Estimate)

Green Valley SUD**Woods of St. Claire Development**

Engineer's Opinion of Probable Cost

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
1	Site Preparation	AC	1.57	\$2,500.00	\$3,925.00
2	Revegetation (Hydromulch)	AC	1.57	\$2,000.00	\$3,140.00
3	Erosion Control Measures (Silt Fence & Matting)	LS	1	\$2,000.00	\$2,000.00
4	Environmental Protection/Storm Water Pollution Prevention	LS	1	\$1,500.00	\$1,500.00
5	Traffic Control, Signs & Barricades	LS	1	\$1,500.00	\$1,500.00
6	Trench Excavation Safety Protection	LF	3,416	\$1.00	\$3,416.00
7	12" C-909 PVC Waterline by Bore in 24" Steel Casing	LF	90	\$400.00	\$36,000.00
8	12" C-909 PVC Waterline by Open Cut	LF	3,416	\$45.00	\$153,720.00
9	Fire Hydrant Assembly	EA	5	\$4,500.00	\$22,500.00
10	2" Blow-off Temporary	EA	2	\$2,500.00	\$5,000.00
11	12" Gate Valve	EA	4	\$3,500.00	\$14,000.00
12	Testing & Disinfection	LF	3,416	\$0.75	\$2,562.00
14	Pipe Fittings	TON	1.00	\$7,500.00	\$7,500.00
15	8" to 12" Upsize	LF	7,564	\$5.00	\$37,820.00
TOTAL CONSTRUCTION ITEMS					\$294,583.00
Bonds & Insurance Contingencies		7%			\$20,621.00
		10%			\$29,458.00
TOTAL CONSTRUCTION COSTS					\$344,662.00
Easement Acquisition		LS			\$ 4,500.00
Engineering/Survey/Construction Admin		12%			\$41,359.00
TOTAL COSTS					\$390,521.00

ORDINANCE # 11-2014

AN ORDINANCE OF THE CITY OF MARION, TEXAS AMENDING ORDINANCE 5-2013 TO ESTABLISH THE SEWER RATES FOR FISCAL YEAR 2015 FOR RESIDENTIAL AND COMMERCIAL CUSTOMERS IN THE CITY OF MARION, TEXAS; PROVIDING SEWER RATES FOR RESIDENTIAL AND COMMERCIAL CUSTOMERS OUTSIDE THE CITY LIMITS OF THE CITY OF MARION, TEXAS; PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE; AND PROVIDING FOR THE EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARION,
GUADALUPE COUNTY, TEXAS:

SEWER RATES.

A. Residential Customers in and out of the City of Marion, Texas.

1. There is a fixed rate of \$31.00 per month for the residential customer in the City of Marion, Texas for 0 to 3,000 gallons of water as determined by averaging the monthly water consumption for the preceding December, January, and February; and
2. There is a fixed rate of \$18.00 per month for the residential customer in the City of Marion, Texas for 3,001 gallons and plus gallons, in addition to the fixed rate charge a \$4.85 (four dollars and eighty-five cents) charge per each 1,000 gallons, or portion thereof, of water consumed based upon the average monthly water consumption for the preceding December, January, and February. This additional charge will be a fixed additional monthly charge effective from the first day of March each year until the last day of February the following year, at which time a new fixed monthly rate will be implemented, determined by averaging the monthly consumption rate of gallons of water used the preceding December, January, and February.

B. Commercial Customers in and out of the City of Marion, Texas.

1. There is a fixed rate of \$31.00 per month for the commercial customer in the City of Marion, Texas for up to 0 to 3000 gallons of water used by the commercial customer in the City of Marion, Texas; and
2. There is a fixed rate of \$18.00 per month for the commercial customer in the City of Marion, Texas for 3,001 gallons and plus gallons, in addition to the fixed rate charge, a \$5.10 (five dollars and ten cents) charge per each 1000 gallons, or portion charge per each 1000 gallons, or portion thereof, of water over and above the 3,001 plus gallons used per month by the commercial customer in the City of Marion, Texas.

THIS ORDINANCE is to be an effective ordinance for the March sewer service, which will be billed October 1, 2014.

A COPY OF THIS ORDINANCE or an appropriate caption thereof, is to be published in the official newspaper of the City of Marion, Texas, as provided by the law of the State of Texas.

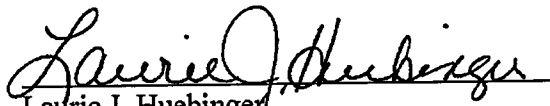
THIS ORDINANCE will be an effective ordinance ten days after its passage and approval by the City Council of the City of Marion, Texas.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MARION, TEXAS, on the 15th day of September 2014, A.D.

A handwritten signature in black ink, appearing to read 'Glenn A. Hild', written over a horizontal line.

GLENN A. HILD
MAYOR

ATTEST:

A handwritten signature in black ink, appearing to read 'Laurie J. Huebinger', written over a horizontal line.
Laurie J. Huebinger
City Secretary

2015 SEWER FEES

RESIDENTIAL RATES

GALLONS	1,000	2,000	3,000	4,000	5,000	6,000	7,000	8,000	9,000	10,000	11,000	12,000	13,000	14,000	15,000
BASE RATE	\$ 31.00	\$ 31.00	\$ 31.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00
\$ 4.85	\$ -	\$ -	\$ -	\$ 19.40	\$ 24.25	\$ 29.10	\$ 33.95	\$ 38.80	\$ 43.65	\$ 48.50	\$ 53.35	\$ 58.20	\$ 60.05	\$ 67.90	\$ 72.75
	\$ 31.00	\$ 31.00	\$ 31.00	\$ 37.40	\$ 42.25	\$ 47.10	\$ 51.95	\$ 56.80	\$ 61.65	\$ 66.50	\$ 71.35	\$ 76.20	\$ 78.05	\$ 85.90	\$ 90.75

COMMERCIAL RATES

GALLONS	1,000	2,000	3,000	4,000	5,000	6,000	7,000	8,000	9,000	10,000	11,000	12,000	13,000	14,000	15,000
BASE RATE	\$ 31.00	\$ 31.00	\$ 31.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00
\$ 5.10	\$ -	\$ -	\$ -	\$ 20.40	\$ 25.50	\$ 30.60	\$ 35.70	\$ 40.80	\$ 45.90	\$ 51.00	\$ 56.10	\$ 61.20	\$ 66.30	\$ 71.40	\$ 76.50
	\$ 31.00	\$ 31.00	\$ 31.00	\$ 38.40	\$ 43.50	\$ 48.60	\$ 53.70	\$ 58.80	\$ 63.90	\$ 69.00	\$ 74.10	\$ 79.20	\$ 84.30	\$ 89.40	\$ 94.50

**City of Schertz
Schedule of Fees**

Sewer Rates	2015-16
<u>Residential Rates (Single Family)</u>	
Base Rate-per month	\$ 9.22
<u>Per 1,000 gal Charge, Per Month</u>	
City line Maintenance fee plus Franchise fee	\$ 0.36
User Charge based on 100% of avg consumption mo.	\$ 3.15
User avg. based on Nov, Dec, and Jan, min. 500 gals.	
Per 1,000 gal charge Total- 12,000 gallons or less	\$ 3.51
greater than 12,000 gallons	\$ 6.95
<u>Business and Multi-family Dwelling Units:</u>	
Base Rate per month	\$ 11.69
The base rate shall be assessed in terms of connection equivalents which shall be as follows: the customer's previous 12 month water consumption as determined at the annual re-rating in February divided by 365, with the results of such division then divided by 245 gallons. The figure arrived at by the second division shall be the customer's "connection equivalent". Each business shall be assessed a base rate.	
<u>Per 1,000 gal Charge, Per Month</u>	
Line Maintenance-Commercial/Industrial users plus Franchise fee	\$ 0.45
User Charge-based on 100% of water consumed	\$ 3.15
Per 1,000 gal charge Total- 12,000 gallons or less	\$ 3.60
greater than 12,000 gallons	\$ 7.02
<u>Public Schools</u>	
Base Rate per month	\$ 11.69
Base Rate-each public school shall be assessed a base rate per connection equivalent determined as in Business and Multi-family dwelling units above. (per month)	
<u>Per 1,000 gal Charge, Per Month</u>	
Line Maintenance-Commercial/Industrial users	\$ 0.45
User Charge-based on 100% of all water consumed	\$ 3.15
Per 1,000 gal charge Total- 12,000 gallons or less	\$ 3.60
greater than 12,000 gallons	\$ 7.02
<u>For Information Purposes Only:</u>	
Cibolo Creek Municipal Authority (CCMA), Per 1,000 gallons includes 5% franchise fee	\$ 3.15



Rates and Rate Structures

WESTERN CANYON DIVISION (cont.)	2014 Actual	2015 Actual	2016 Budget	Unit of Measure	% Change	Effective Date
---------------------------------	-------------	-------------	-------------	-----------------	----------	----------------

Wastewater Treatment Plant - Common Rates:

Reconnection Fee: Wastewater	\$500.00	\$500.00	\$500.00	connection	-	Sep 01
Customer Re-Inspection Fee	\$100.00	\$100.00	\$100.00	inspection	-	Sep 01
Transfer Fee	\$40.00	\$40.00	\$40.00	transfer	-	Sep 01
Tampering Fee	\$70.00	\$70.00	\$70.00	+damages	-	Sep 01
NSF Fee	\$25.00	\$25.00	\$25.00	occurrence	-	Sep 01
Late Charge Penalty	5%	5%	5%	monthly fee	-	Sep 01

Cordillera WWTP:

Wastewater – Connection Fees	\$1,550.00	\$1,550.00	\$1,550.00	connection	-	Oct 01
+ Grinder Pump	pump @ cost	pump @ cost	pump @ cost			
Wastewater – Monthly Fees	\$61.00	\$64.00	\$64.00	LUE	-	Oct 01

Johnson Ranch WWTP:

Wastewater – Connection Fees	\$550.00	\$550.00	\$550.00	connection	-	Oct 01
Wastewater – Monthly Fees	\$45.00	\$45.00	\$45.00	LUE	-	Oct 01

CALHOUN COUNTY RWS DIVISION	2014 Actual	2015 Actual	2016 Budget	Unit of Measure	% Change	Effective Date
-----------------------------	-------------	-------------	-------------	-----------------	----------	----------------

Reconnect Fee/Trip Charge	\$70.00	\$70.00	\$70.00	connection	-	Sep 01
Call Out Trip Charge	\$180.00	\$250.00	\$250.00	occurrence	-	Sep 01
Transfer Fee	\$40.00	\$40.00	\$40.00	transfer	-	Sep 01
Tampering Fee	\$70.00	\$70.00	\$70.00	+damages	-	Sep 01
Private Hand Valve Installation	\$140.00	\$200.00	\$200.00	minimum	-	Sep 01
NSF Fee	\$25.00	\$25.00	\$25.00	occurrence	-	Sep 01
ACH Fee: individual bank draft at customers request	\$25.00	\$25.00	\$25.00	occurrence	-	Sep 01
Late Charge Penalty	5%	5%	5%	monthly fee	-	Sep 01

Rural Water Distribution System:

1. 5/8" Meter:

Tap Fees - New Connection, plus membership fee	\$1,000.00	\$1,000.00	\$1,000.00	connection	-	Oct 01
Tap Fees - Existing Connection, plus membership fee	\$320.00	\$355.00	\$355.00	connection	-	Oct 01
Membership Fees	\$1,200.00	\$1,200.00	\$1,200.00	connection	-	Oct 01
Base Rate up to 2,000 gal.	\$36.00	\$36.00	\$40.00	month	11%	Oct 01
Block Rate over 2,000 gal. (base rate+usage)	\$5.05	\$5.05	\$6.05	1,000 gal.	20%	Oct 01
Dry Tap Rate	\$35.00	\$35.00	\$39.00	month	11%	Oct 01

2. 3/4" Meter:

Tap Fees - New Connection, plus membership fee	\$1,000.00	\$1,000.00	\$1,000.00	connection	-	Oct 01
Tap Fees - Existing Connection, plus membership fee	\$345.00	\$385.00	\$385.00	connection	-	Oct 01
Membership Fees	\$2,300.00	\$2,300.00	\$2,300.00	connection	-	Oct 01
Base Rate up to 3,000 gal.	\$54.00	\$54.00	\$60.00	month	11%	Oct 01
Block Rate over 3,000 gal. (base rate+usage)	\$5.05	\$5.05	\$6.05	1,000 gal.	20%	Oct 01
Dry Tap Rate	\$53.00	\$53.00	\$59.00	month	11%	Oct 01

Engage your community - connect to news, events and information you care about. [View more information...](#)[Sign In](#)[You are here: Home > Community Services > Utility Services > Residential Rates](#)

Residential Rates

Rates

Water

Gallons	Fee
1,200 gallons or less	\$11.00
1,201 to 3,000 gallons	(Base Rate) \$22.00
3,001 to 7,000 gallons	Additional \$ 4.72 per 1,000 gallons
7,001 to 12,000 gallons	Additional \$ 5.90 per 1,000 gallons
12,001 to 15,000 gallons	Additional \$ 7.09 per 1,000 gallons
15,001 to 20,000 gallons	Additional \$ 8.27 per 1,000 gallons
20,001 to 30,000 gallons	Additional \$10.16 per 1,000 gallons
30,001 to 50,000 gallons	Additional \$17.71 per 1,000 gallons
50,001 and up	Additional \$25.98 per 1,000 gallons
Water Acquisition Fee	\$4.00

Wastewater

For new residential customers receiving wastewater service, monthly billing shall be based upon the average water use per residential account calculated during the city's winter averaging period, until the next sewer averaging period.

Gallons	Fees
First 3,000 gallons of water used	Base Rate - \$15.50
3,001 and up gallons of water used	Additional 1,000 gallons - \$4.40

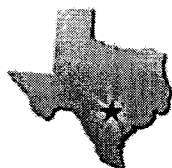
Drainage

The fee is based on the amount of impervious surface are on each developed land parcel. The average impervious area for single family property is 2,889 square feet and is the billing unit standard - Equivalent Residential Unit (ERU) The rate charged is \$4 per ERU as shown in the tiers below.

Tier	Size	Billing Unit Standard
Small	up to 2,217 square feet	0.7 ERU
Average	2,218 to 3,716 square feet	1.0 ERU
Large	3,717 to 8,000 square feet	1.5 ERU
Rural Lot	more than 8,000 square feet	2.0 ERU

Garbage

Class	Rate
Single Family Home	\$12.69
Curbside Recycling Service	\$2.32



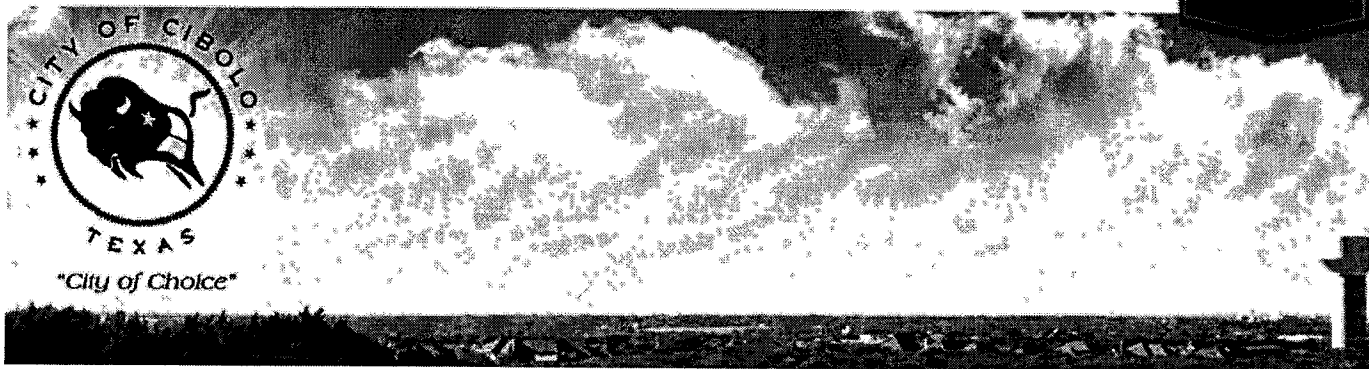
City of Cibolo
200 S. Main St.
Cibolo, TX 78108
Ph. 210-658-9900

[Home](#)
[Contact Us](#)
[Calendar](#)

[Employment](#)
[Staff Directory](#)
[FAQs](#)

[Site Map](#)
[Accessibility](#)
Powered by CivicPlus

[Select Language ▼](#)

Your
GOVERNMENTCommunity
SERVICESDoing
BUSINESSExplore
CIBOLOHow
DO I?

Search



You are here: Home > Doing Business > Economic Development > Community Profile > Demographics

Demographics

Demographics

Labor Market Information

Education

Location & Transportation

Population

	2000 (U.S. Census)	2010 (U.S. Census)	2016 (Est.)
City of Cibolo	3,058	19,580	28,259
Guadalupe County	89,023	131,533	147,250
San Antonio-New Braunfels MSA	1,711,703	2,142,508	2,328,652

Source: U.S. Census Bureau & City of Cibolo

Population Growth Rates (%)

	2000-2010	2010-2016
City of Cibolo	540.3%	44.3%
Guadalupe County	47.8%	8.9%
San Antonio-New Braunfels MSA	25.2%	6.3%

Source: U.S. Census Bureau & City of Cibolo

1,3,5 Mile Radius Population (FM 1103 at Main Street)

	1 Mile	3 Mile	5 Mile
2010 Population	4,559	40,939	68,299
2015 Population	5,476	47,238	79,215
2020 Population (Estimate)	6,595	53,904	90,892

Source: ESRI Community Analyst

5,10,15 Minute Drive Time Population (FM 1103 at Main Street)

	0-5 Minutes	0-10 Minutes	0-15 Minutes
2010 Population	12,222	44,283	97,849
2015 Population	14,878	51,384	111,906
2020 Population (Estimate)	17,637	58,850	126,749

Source: ESRI Business Analyst

Population by Age Group (2013)

Age Group	Count	Percentage
0-4	1,848	8.2%
5-9	2,046	9.0%
10-14	2,149	9.5%
15-19	2,144	9.5%
20-24	1,155	5.1%
25-34	2,463	10.9%
35-44	4,393	19.4%
45-54	3,612	15.9%
55-59	911	4.0%
60-64	499	2.2%
65-74	951	4.2%
75-84	363	1.6%

