

Control Number: 49566



Item Number: 1

Addendum StartPage: 0

# **PUBLIC UTILITY COMMISSION OF TEXAS APPLICATION TO OBTAIN OR AMEND A WATER OR SEWER CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN)**

Pursuant to 16 Texas Administrative Code (TAC) Chapter 24, Substantive Rules  
Applicable to Water and Sewer Service Providers, Subchapter G: Certificates of  
Convenience and Necessity

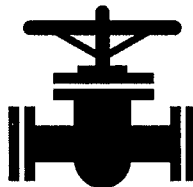
## **NEW SEWER CCN FOR THE: RANCH AT ELMENDORF**

*Prepared for:*  
**City of Elmendorf  
8304 FM 327  
Elmendorf, Texas 78112**

**May 2019**

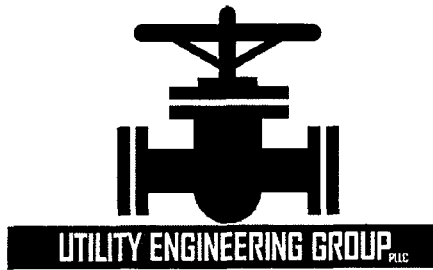
*Prepared by:*  
**UTILITY ENGINEERING GROUP, PLLC**

Texas Registered Engineering Firm: 18712



**UTILITY ENGINEERING GROUP**

RECEIVED  
2019 MAY 23 AM 11:43  
PUBLIC UTILITY COMMISSION  
FILING CLERK



May 21, 2019

Filing Clerk  
**Public Utility Commission of Texas**  
1701 N. Congress Avenue  
Austin, TX 78711-3326

**RE: Application to Obtain or Amend a Sewer Certificate of Convenience and Necessity  
For the Ranch at Elmendorf**

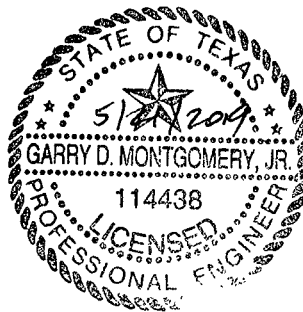
Dear Filing Clerk:

Attached are the required one, un-bound original, and six copies of the application.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

Garry Montgomery, P.E.  
Utility Engineering Group, PLLC  
Project Manager – Partner  
Office: (830) 214-0521  
garrym@uegpros.com



cc: Cody Dailey– City of Elmendorf



# **Application to Obtain or Amend a Water or Sewer Certificate of Convenience and Necessity (CCN)**

*Pursuant to 16 Texas Administrative Code (TAC) Chapter 24, Substantive Rules Applicable to Water and Sewer  
Service Providers, Subchapter G: Certificates of Convenience and Necessity*

## **CCN Application Instructions**

- I. **COMPLETE:** In order for the Commission to find the application sufficient for filing, you should be adhere to the following:
- Answer every question and submit all required attachments.
  - Use attachments or additional pages if needed to answer any question. If you use attachments or additional pages, reference their inclusion in the form.
  - Provide all mapping information as detailed in Part F: Mapping & Affidavits.
  - Provide any other necessary approvals from the Texas Commission on Environmental Quality (TCEQ), or evidence that a request for approval is being sought at the time of filing with the Commission.
- II. **FILE:** Seven (7) copies of the completed application with numbered attachments. One copy should be filed with no permanent binding, staples, tabs, or separators; and 7 copies of the portable electronic storage medium containing the digital mapping data.
- SEND TO:** Public Utility Commission of Texas, Attention: Filing Clerk, 1701 N. Congress Avenue, P.O. Box 13326, Austin, Texas 78711-3326 (NOTE: Electronic documents may be sent in advance of the paper copy; however, they will not be processed and added to the Commission's on-line Interchange until the paper copy is received and file-stamped in Central Records.)
- III. The application will be assigned a docket number, and an administrative law judge (ALJ) will issue an order requiring Commission Staff to file a recommendation on whether the application is sufficient. The ALJ will issue an order after Staff's recommendation has been filed:
- DEFICIENT (Administratively Incomplete):** Applicant will be ordered to provide information to cure the deficiencies by a certain date (usually 30 days from ALJ's order). *Application is not accepted for filing.*
  - SUFFICIENT (Administratively Complete):** Applicant will be ordered by the ALJ to give appropriate notice of the application using the notice prepared by Commission Staff. *Application is accepted for filing.*
- IV. Once the Applicant issues notice, a copy of the actual notice sent (including any map) and an affidavit attesting to notice should be filed in the docket assigned to the application. Recipients of notice may choose to take one of the following actions:
- HEARING ON THE MERITS:** an affected party may request a hearing on the application. The request must be made within 30 days of notice. If this occurs, the application may be referred to the State Office of Administrative Hearings (SOAH) to complete this request.
  - LANDOWNER OPT-OUT:** A landowner owning a qualifying tract of land (25+ acres) may request to have their land removed from the requested area. The Applicant will be requested to amend its application and file new mapping information to remove the landowner's tract of land, in conformity with this request.
- V. **PROCEDURAL SCHEDULE:** Following the issuance of notice and the filing of proof of notice in step 4, the application will be granted a procedural schedule for final processing. During this time the Applicant must respond to hearing requests, landowner opt-out requests, and requests for information (RFI). The Applicant will be requested to provide written consent to the proposed maps, certificates, and tariff (if applicable) once all other requests have been resolved.
- VI. **FINAL RECOMMENDATION:** After receiving all required documents from the Applicant, Staff will file a recommendation on the CCN request. The ALJ will issue a final order after Staff's recommendation is filed.

### **FAQ:**

#### ***Who can use this form?***

Any retail public utility that provides or intends to provide retail water or wastewater utility service in Texas.

#### ***Who is required to use this form?***

A retail public utility that is an investor owned utility (IOU) or a water supply corporation (WSC) must use this form to obtain or amend a CCN prior to providing retail water or sewer utility service in the requested area.

#### ***What is the purpose of the application?***

A CCN Applicant is required to demonstrate financial, managerial, and technical (FMT) capability to provide continuous and adequate service to any requested area. The questions in the application are structured to support an Applicant's FMT capabilities, consistent with the regulatory requirements.

## Application Summary

**Applicant:** City of Elmendorf

**CCN No. to be amended:** N/A

or ☒ Obtain NEW CCN ☐ Water ☐ Sewer

**County(ies) affected by this application:** Bexar

**Dual CCN requested with:** N/A

CCN No.: N/A (name of retail public utility)  
☐ Portion or ☐ All of requested area

**Decertification of CCN for:** N/A

CCN No.: N/A (name of retail public utility)  
☐ Portion or ☐ All of requested area

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### Please mark the items included in this filing

<input type="checkbox"/> Partnership Agreement	Part A: Question 4
<input type="checkbox"/> Articles of Incorporation and By-Laws (WSC)	Part A: Question 4
<input type="checkbox"/> Certificate of Account Status	Part A: Question 4
<input type="checkbox"/> Franchise, Permit, or Consent letter	Part B: Question 7
<input type="checkbox"/> Existing Infrastructure Map	Part B: Question 8
<input checked="" type="checkbox"/> Customer Requests For Service in requested area	Part B: Question 9 (see attachment A)
<input checked="" type="checkbox"/> Population Growth Report or Market Study	Part B: Question 10 (see attachment A)
<input type="checkbox"/> TCEQ Engineering Approvals	Part B: Question 11
<input checked="" type="checkbox"/> Requests & Responses For Service to ½ mile utility providers	Part B: Question 12.B (see attachment D)
<input type="checkbox"/> Economic Feasibility (alternative provider) Statement	Part B: Question 12.C
<input type="checkbox"/> Alternative Provider Analysis	Part B: Question 12.D
<input type="checkbox"/> Enforcement Action Correspondence	Part C: Question 16
<input type="checkbox"/> TCEQ Compliance Correspondence	Part D: Question 20
<input type="checkbox"/> Purchased Water Supply or Treatment Agreement	Part D: Question 23
<input type="checkbox"/> Rate Study (new market entrant)	Part E: Question 28
<input type="checkbox"/> Tariff/Rate Schedule	Part E: Question 29
<input checked="" type="checkbox"/> Financial Audit	Part E: Question 30 (see attachment F)
<input checked="" type="checkbox"/> Application Attachment A & B	Part E: Question 30 (see attachment G)
<input type="checkbox"/> Capital Improvement Plan	Part E: Question 30
<input type="checkbox"/> Disclosure of Affiliated Interests	Part E: Question 31
<input checked="" type="checkbox"/> Detailed (large scale) Map	Part F: Question 32 (see attachment B)
<input checked="" type="checkbox"/> General Location (small scale) Map	Part F: Question 32 (see attachment C)
<input checked="" type="checkbox"/> Digital Mapping Data	Part F: Question 32 (see attachment E)
<input checked="" type="checkbox"/> Signed & Notarized Affidavit	Page 12

**Part A: Applicant Information**

1. A. Name: City of Elmendorf  
(individual, corporation, or other legal entity)  
☐ Individual ☐ Corporation ☐ WSC ☒ Other: municipality
- B. Mailing Address: PO BOX 247  
Elmendorf , Texas 78112  
Phone No.: (210) 635-8210 Email: N/A
- C. Contact Person. Please provide information about the person to be contacted regarding this application. Indicate if this person is the owner, operator, engineer, attorney, accountant, or other title.  
Name: Cody Dailey Title: City Administrator  
Mailing Address: PO BOX 247, Elmendorf , Texas 78112  
Phone No.: (210) 635-8210 Email: cdailey@elmendorf-tx.com
2. If the Applicant is someone other than a municipality, is the Applicant currently paid in full on the Regulatory Assessment Fees (RAF) remitted to the TCEQ?  
☐ Yes ☐ No ☒ N/A
3. If the Applicant is an Investor Owned Utility (IOU), is the Applicant current on Annual Report filings with the Commission?  
☐ Yes ☐ No If no, please state the last date an Annual Report was filed: \_\_\_\_\_
4. The legal status of the Applicant is:  
☐ Individual or sole proprietorship  
☐ Partnership or limited partnership (*attach* Partnership agreement)  
☐ Corporation: Charter number (recorded with the Texas Secretary of State): \_\_\_\_\_  
☐ Non-profit, member-owned, member controlled Cooperative Corporation [Article 1434(a) Water Supply or Sewer Service Corporation, incorporated under TWC Chapter 67]  
Charter number (as recorded with the Texas Secretary of State): \_\_\_\_\_  
☐ Articles of Incorporation and By-Laws established (*attach*)  
☒ Municipally-owned utility  
☐ District (MUD, SUD, WCID, FWSD, PUD, etc.)  
☐ County  
☐ Affected County (a county to which Subchapter B, Chapter 232, Local Government Code, applies)  
☐ Other (please explain): \_\_\_\_\_
5. If the Applicant operates under an assumed name (i.e., any d/b/a), provide the name below:  
Name: N/A

**Part B: Requested Area Information**

6. Provide details on the existing or expected land use in the requested area, including details on requested actions such as dual certification or decertification of service area.

Existing Land Use: Vacant Ranch-land with no sewer certification

Proposed Land Use: Primarily single-family residential lots, commercial lots, elementary school, and amenity center with a proposed single, City of Elmendorf, sewer certification

7. The requested area (check all applicable):

☐ Currently receives service from the Applicant ☒ Is being developed with no current customers

☒ Overlaps or is within municipal boundaries ☐ Overlaps or is within district boundaries

Municipality: City of Elmendorf District: N/A

Provide a copy of any franchise, permit, or consent granted by the city or district. If not available please explain:

The Texas Commission on Environmental Quality (TCEQ) Texas Pollutant Discharge Elimination System (TPDES) permit has not been acquired at this time. The application for the TPDES permit will be submitted Q2 2019 to TCEQ.

8. Describe the circumstances (economic, environmental, etc.) driving the need for service in the requested area:

The area is being developed with approximately 4000 proposed residential and commercial connections. Currently, this area does not have a centralized sewer system or provider available. Only large-lot development, serviced by septic systems are able to develop. These systems would be located near the City's Public Water Supply Wells. Providing a centralized sewer system option would allow for the development of smaller, septic-free, residential and commercial properties.

9. Has the Applicant received any requests for service within the requested area?

☒ Yes\* ☐ No \*Attach copies of all applicable requests for service and show locations on a map

10. Is there existing or anticipated growth in the requested area?

☒ Yes\* ☐ No \*Attach copies of any reports and market studies supporting growth

11. A. Will construction of any facilities be necessary to provide service to the requested area?

☒ Yes\* ☐ No \*Attach copies of TCEQ approval letters

B. Date Plans & Specifications or Discharge Permit App. submitted to TCEQ: Anticipated - July 15, 2019

C. Summarize an estimated timeline for construction for any required facilities to serve the requested area:

The initial phase of development will be served by San Antonio River Authority (SARA) as an interim provider. Subsequent phases of the development will be served by the City. The first phase (0.3 MGD) is anticipated to be operational by 2021.

D. Describe the source and availability of funds for any required facilities to serve the requested area:

The project developer, DR Horton, will be entering an agreement with the City to fund the full cost of permitting and constructing the proposed collection and treatment system. Debt is not anticipated by the City to fund this utility service request.

**Note: Failure to provide applicable TCEQ construction or permit approvals, or evidence showing that the construction or permit approval has been filed with the TCEQ may result in the delay or possible dismissal of the application.**

12. A. If construction of a physically separate water or sewer system is necessary, provide a list of all retail public water and/or sewer utilities within one half mile from the outer boundary of the requested area below:

San Antonio River Authority (SARA) has a lift station and force main located on the tract. SARA will ultimately turn this infrastructure over to Elmendorf once the City's project is permitted and constructed. The City and SARA are working on an interlocal agreement to set the terms of this interim service and the ultimate transfer of ownership over to the City of Elmendorf.

B. Did the Applicant request service from each of the above water or sewer utilities?

☒ Yes\*

☐ No

\*Attach copies of written requests and copies of the written response

C. Attach a statement or provide documentation explaining why it is not economically feasible to obtain retail service from the water or sewer retail public utilities listed above.

D. If a neighboring retail public utility agreed to provide service to the requested area, attach documentation addressing the following information:

- (A) A description of the type of service that the neighboring retail public utility is willing to provide and comparison with service the applicant is proposing;
- (B) An analysis of all necessary costs for constructing, operating, and maintaining the new facilities for at least the first five years of operations, including such items as taxes and insurance; and
- (C) An analysis of all necessary costs for acquiring and continuing to receive service from the neighboring retail public utility for at least the first five years of operations.

13. Explain the effect of granting the CCN request on the Applicant, any retail public utility of the same kind serving in the proximate area, and any landowners in the requested area. The statement should address, but is not limited to, regionalization, compliance, and economic effects.



The City has recently approved a master plan for the approximately 979 acres known as Ranch at Elmendorf. The subdivision will have approximately 3,996 single-family residences, commercial tracts, and a school. In the future SARA intends to divert flow from their 181 package plant to the proposed plant which complies with the states regionalization policies to eliminate one discharge point in this receiving stream.

### Part C: CCN Obtain or Amend Criteria Considerations

14. Describe the anticipated impact and changes in the quality of retail utility service for the requested area:

Currently, the City of Elmendorf is served by on-site septic systems. This limits the amount of development due to required larger lot sizes and presents potential water quality concerns for individual and public water supply wells. With a centralized system, the quality of service and effluent will be improved.

15. Describe the experience and qualifications of the Applicant in providing continuous and adequate retail service:

The City has the billing and operational experience as demonstrated by their existing retail water system. This will be a new line of service for the City. However, the City already has a wastewater operator and SARA has offered to operate the plant under an operating contract if needed for a period of time that is yet to be determined.

16. Has the Applicant been under an enforcement action by the Commission, TCEQ, Texas Department of Health (TDH), the Office of the Attorney General (OAG), or the Environmental Protection Agency (EPA) in the past five (5) years for non-compliance with rules, orders, or state statutes?

☐ Yes\* ☒ No

\*Attach copies of any correspondence with the applicable regulatory agency concerning any enforcement actions, and attach a description of any actions or efforts the Applicant has taken to comply with these requirements.

17. Explain how the environmental integrity of the land will or will not be impacted or disrupted as a result of granting the CCN as requested:

If this property developed into single family residences with septic tanks there would be 800-1000 septic tanks directly over the Carrizo-Willcox Aquifer and the City's water supply well field. The centralized system will ensure that water quality standards are met based on the reporting requirements and treatment standards in the future TPDES permit.

18. Has the Applicant made efforts to extend retail water or sewer utility service to any economically distressed area located within the requested area?

N/A

19. List all neighboring water or sewer retail public utilities, cities, districts (including ground water conservation districts), counties, or other political subdivisions (including river authorities) providing the same service located within two (2) miles from the outer boundary of the requested area:

San Antonio River Authority, City of Elmendorf, San Antonio Water Authority, East Central SUD, W&W Water Inc, Oak Hills WSC, CPS Energy, Bexar County, Wilson County, Edwards Aquifer Authority, Evergreen UWCD.

**Part D: TCEQ Public Water System or Sewer (Wastewater) Information**

20. A. Complete the following for all Public Water Systems (PWS) associated with the Applicant's CCN:

TCEQ PWS ID:	Name of PWS:	Date of TCEQ inspection*:	Subdivisions served:

\*Attach evidence of compliance with TCEQ for each PWS

- B. Complete the following for all TCEQ Water Quality (WQ) discharge permits associated with the Applicant's CCN:

TCEQ Discharge Permit No:	Date Permit expires:	Date of TCEQ inspection*:	Subdivisions served:
WQ-			
WQ-			
WQ-			
WQ-			

\*Attach evidence of compliance with TCEQ for each Discharge Permit

- C. The requested CCN service area will be served via: PWS ID: \_\_\_\_\_

WQ - \_\_\_\_\_

21. List the number of existing connections for the PWS & Discharge Permit indicated above (Question 20. C.):

Water				Sewer	
	Non-metered		2"		Residential
	5/8" or 3/4"		3"		Commercial
	1"		4"		Industrial
	1 1/2"		Other		Other
Total Water Connections:				Total Sewer Connections:	

22. List the number of additional connections projected for the requested CCN area:

Water				Sewer	
	Non-metered		2"		Residential
	5/8" or 3/4"		3"		Commercial
	1"		4"		Industrial
	1 1/2"		Other		Other
Total Water Connections:				Total Sewer Connections:	

23. A. Will the system serving the requested area purchase water or sewer treatment capacity from another source?

☐ Yes\* ☒ No \*Attach a copy of purchase agreement or contract.

Capacity is purchased from:

Water: \_\_\_\_\_

Sewer: \_\_\_\_\_

- B. Are any of the Applicants PWS's required to purchase water to meet the TCEQ's minimum capacity requirements or TCEQ's drinking water standards?

☐ Yes ☒ No

- C. What is the amount of supply or treatment purchased, per the agreement or contract? What is the percent of overall demand supplied by purchased water or sewer treatment (if any)?

	Amount in Gallons	Percent of demand
Water:		0%
Sewer:		0%

24. Does the PWS or sewer treatment plant have adequate capacity to meet the current and projected demands in the requested area?

☒ Yes ☐ No

25. List the name, class, and TCEQ license number of the operators that will be responsible for the operations of the water or sewer utility service provided to the requested area:

Name (as it appears on license)	Class	License No.	Water/Sewer
Stephen Mayfield	B	WW0043316	Sewer

26. A. Are any improvements required for the existing PWS or sewer treatment plant to meet TCEQ or Commission standards?

☒ Yes ☐ No

- B. Provide details on each required major capital improvement necessary to correct deficiencies to meet the TCEQ or Commission standards (attach any engineering reports or TCEQ approval letters):

Description of the Capital Improvement:	Estimated Completion Date:	Estimated Cost:

27. Provide a map (or maps) showing all facilities for production, transmission, and distribution, and the location of existing or proposed customer connections, in the requested area. Facilities should be identified on subdivision plats, engineering planning maps, or other large scale maps. Color coding can be used, and is encouraged, to distinguish types of facilities.

## Part E: Financial Information

28. If the Applicant seeking to obtain a CCN for the first time is an Investor Owned Utility (IOU) and under the original rate jurisdiction of the Commission, a proposed tariff must be attached to the application. The proposed rates must be supported by a rate study, which provides all calculations and assumptions made. Once a CCN is granted, the Applicant must submit a rate filing package with the Commission within 18 months from the date service begins. The purpose of this rate filing package is to revise a utility's tariff to adjust the rates to a historic test year and to true up the new tariff rates to the historic test year. It is the Applicant's responsibility in any future rate proceeding to provide written evidence and support for the original cost and installation date of all facilities used and useful for providing utility service. Any dollar amount collected under the rates charged during the test year in excess of the revenue requirement established by the Commission during the rate change proceeding shall be reflected as customer contributed capital going forward as an offset to rate base for ratemaking purposes.

29. If the Applicant is an existing IOU, please attach a copy of the current tariff and indicate:

A. Effective date for most recent rates: \_\_\_\_\_

B. Was notice of this increase provided to the Commission or a predecessor regulatory authority?

☐ No

☐ Yes

Application or Docket Number: \_\_\_\_\_

C. If notice was not provided to the Commission, please explain why ( ex: rates are under the jurisdiction of a municipality)

**If the Applicant is a Water Supply or Sewer Service Corporation (WSC/SSC) and seeking to obtain a CCN, attach a copy of the current tariff.**

### 30. **Financial Information**

Applicants must provide accounting information typically included within a balance sheet, income statement, and statement of cash flows. If the Applicant is an existing retail public utility, this must include historical financial information and projected financial information. However, projected financial information is only required if the Applicant proposes new service connections and new investment in plant, or if requested by Commission Staff. If the Applicant is a new market entrant and does not have its own historical balance sheet, income statement, and statement of cash flows information, then the Applicant should establish a five-year projection.

**Historical Financial Information may be shown by providing any combination of the following that includes necessary information found in a balance sheet, income statement, and statement of cash flows:**

1. Completed Appendix A;
2. Documentation that includes all of the information required in Appendix A in a concise format; or
3. Audited financial statements issued within 18 months of the application filing date. This may be provided electronically by providing a uniform resource locator (URL) or a link to a website portal.

**Projected Financial Information** may be shown by providing any of the following:

1. Completed Appendix B;
2. Documentation that includes all of the information required in Appendix B in a concise format;
3. A detailed budget or capital improvement plan, which indicates sources and uses of funds required, including improvements to the system being transferred; or
4. A recent budget and capital improvements plan that includes information needed for analysis of the operations test for the system being transferred and any operations combined with the system. This may be provided electronically by providing a uniform resource locator (URL) or a link to a website portal.

31. Attach a disclosure of any affiliated interest or affiliate. Include a description of the business relationship between all affiliated interests and the Applicant.

**DO NOT INCLUDE ATTACHMENTS A OR B IF LEFT BLANK**

#### **Part F: Mapping & Affidavits**

32. Provide the following mapping information with each of the seven (7) copies of the application:
1. A general location (small scale) map identifying the requested area in reference to the nearest county boundary, city, or town. The Applicant should adhere to the following guidance:
    - i. If the application includes an amendment for both water and sewer certificated service areas, separate maps must be provided for each.
    - ii. A hand drawn map, graphic, or diagram of the requested area is not considered an acceptable mapping document.
    - iii. To maintain the integrity of the scale and quality of the map, copies must be exact duplicates of the original map. Therefore, copies of maps cannot be reduced or enlarged from the original map, or in black and white if the original map is in color.
  2. A detailed (large scale) map identifying the requested area in reference to verifiable man-made or natural landmarks such as roads, rivers, and railroads. The Applicant should adhere to the following guidance:
    - i. The map should be clearly labeled and the outer boundary of the requested area should be marked in reference to the verifiable man-made or natural landmarks. These verifiable man-made and/or natural landmarks must be labeled and marked on the map as well.
    - ii. If the application includes an amendment for both water and sewer certificated service area, separate maps need to be provided for each.
    - iii. To maintain the integrity of the scale and quality of the map, copies must be exact duplicates of the original map. Therefore, copies of maps cannot be reduced or enlarged from the original map, or in black and white if the original map is in color.
  3. One of the following identifying the requested area:
    - i. A metes and bounds survey sealed or embossed by either a licensed state land surveyor or a registered professional land surveyor. Please refer to the mapping guidance in part 2 (above);

- ii. A recorded plat. If the plat does not provide sufficient detail, Staff may request additional mapping information. Please refer to the mapping guidance in part 2 (above); or
- iii. Digital mapping data in a shapefile (SHP) format georeferenced in either NAD 83 Texas State Plane Coordinate System (US Feet) or in NAD 83 Texas Statewide Mapping System (Meters). The digital mapping data shall include a single, continuous polygon record. The following guidance should be adhered to:
  - a. The digital mapping data must correspond to the same requested area as shown on the general location and detailed maps. The requested area must be clearly labeled as either the water or sewer requested area.
  - b. A shapefile should include six files (.dbf, .shp, .shx, .sbx, .sbn, and the projection (.prj) file).
  - c. The digital mapping data shall be filed on a data disk (CD or USB drives), clearly labeled, and filed with Central Records. Seven (7) copies of the digital mapping data is also required.

### Part G: Notice Information

The following information will be used to generate the proposed notice for the application.  
DO NOT provide notice until the application is deemed sufficient for filing and the Applicant is ordered to provide notice.

33. Complete the following using verifiable man-made and/or natural landmarks such as roads, rivers, or railroads to describe the requested area (to be stated in the notice documents). Measurements should be approximated from the outermost boundary of the requested area:

The total acreage of the requested area is approximately: 978

Number of customer connections in the requested area: 0

The closest city or town: Elmendorf, TX

Approximate mileage to closest city or town center: 1

Direction to closest city or town: WEST

The requested area is generally bounded on the North by: S. Loop 1604 & U.S. HWY 181

on the East by: U.S. HWY 181

on the South by: OLD CORPUS CHRISTI RD

on the West by: S. Loop 1604 & OLD CORPUS CHRISTI RD

34. A copy of the proposed map will be available at 8304 FM 327, Elmendorf, TX 78112

## Applicant's Oath

STATE OF TEXAS

COUNTY OF BEXAR

I, Cody Dailey being duly sworn, file this application to  
obtain or amend a water or sewer CCN, as City Administrator

(owner, member of partnership, title as officer of corporation, or authorized representative)

I attest that, in such capacity, I am qualified and authorized to file and verify such application, am personally familiar with the documents filed with this application, and have complied with all the requirements contained in the application; and, that all such statements made and matters set forth therein with respect to Applicant are true and correct. Statements about other parties are made on information and belief. I further state that the application is made in good faith and that this application does not duplicate any filing presently before the Commission.

I further represent that the application form has not been changed, altered, or amended from its original form.

I further represent that the Applicant will provide continuous and adequate service to all customers and qualified applicants within its certificated service area should its request to obtain or amend its CCN be granted.



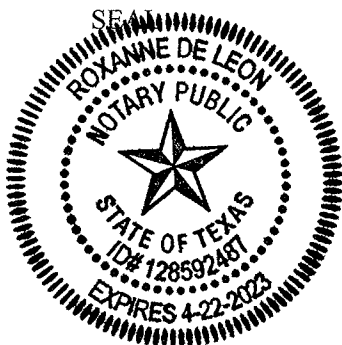
**AFFIANT**

(Utility's Authorized Representative)

If the Affiant to this form is any person other than the sole owner, partner, officer of the Applicant, or its attorney, a properly verified Power of Attorney must be enclosed.

SUBSCRIBED AND SWORN BEFORE ME, a Notary Public in and for the State of Texas

this day the 20<sup>th</sup> of May, 20 19



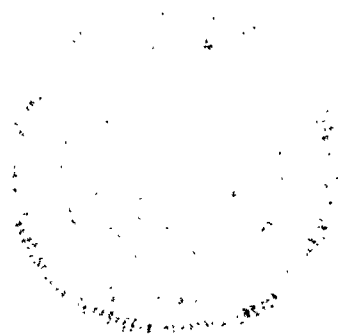
**NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS**

Roxanne DeLeon

**PRINT OR TYPE NAME OF NOTARY**

My commission expires:

4/22/23





## Appendix A: Historical Financial Information (Balance Sheet and Income Schedule)

*(Audited financial statements may be substituted for this schedule – see item 29 of the instructions)*

HISTORICAL BALANCE SHEETS (ENTER DATE OF YEAR END )	CURRENT(A) ( - - )	A-1 YEAR ( - - )	A-2 YEAR ( - - )	A-3 YEAR ( - - )	A-4 YEAR ( - - )	A-5 YEAR ( - - )
<b>CURRENT ASSETS</b>						
Cash						
Accounts Receivable						
Inventories						
Other						
<b>A. Total Current Assets</b>						
<b>FIXED ASSETS</b>						
Land						
Collection/Distribution System						
Buildings						
Equipment						
Other						
Less: Accum. Depreciation or Reserves						
<b>B. Total Fixed Assets</b>						
<b>C. TOTAL Assets (A + B)</b>						
<b>CURRENT LIABILITIES</b>						
Accounts Payable						
Notes Payable, Current						
Accrued Expenses						
Other						
<b>D. Total Current Liabilities</b>						
<b>LONG TERM LIABILITIES</b>						
Notes Payable, Long-term						
Other						
<b>E. Total Long Term Liabilities</b>						
<b>F. TOTAL LIABILITIES (D + E)</b>						
<b>OWNER'S EQUITY</b>						
Paid in Capital						
Retained Equity						
Other						
Current Period Profit or Loss						
<b>G. TOTAL OWNER'S EQUITY</b>						
<b>TOTAL LIABILITIES+EQUITY (F + G) = C</b>						
<b>WORKING CAPITAL (A – D)</b>						
<b>CURRENT RATIO (A / D)</b>						
<b>DEBT TO EQUITY RATIO (E / G)</b>						

SEE ATTACHED 2017-18 FISCAL YEAR AUDIT

**DO NOT INCLUDE ATTACHMENTS A OR B IF LEFT BLANK**

HISTORICAL NET INCOME INFORMATION						
(ENTER DATE OF YEAR END )	CURRENT(A) ( - - )	A-1 YEAR ( - - )	A-2 YEAR ( - - )	A-3 YEAR ( - - )	A-4 YEAR ( - - )	A-5 YEAR ( - - )
<b>METER NUMBER</b>						
Existing Number of Taps						
New Taps Per Year						
<b>Total Meters at Year End</b>						
<b>METER REVENUE</b>						
Revenue per Meter (use for projections)						
Expense per Meter (use for projections)						
<b>Operating Revenue Per Meter</b>						
<b>GROSS WATER REVENUE</b>						
Revenues- Base Rate & Gallonage Fees						
Other (Tap, reconnect, transfer fees, etc.)						
<b>Gross Income</b>						
<b>EXPENSES</b>						
General & Administrative (see schedule)						
Operating (see schedule)						
Interest						
Other (list)						
<b>NET INCOME</b>						

SEE ATTACHED 2017-18 FISCAL YEAR AUDIT

HISTORICAL EXPENSE INFORMATION (ENTER DATE OF YEAR END )	CURRENT(A) ( - - )	A-1 YEAR ( - - )	A-2 YEAR ( - - )	A-3 YEAR ( - - )	A-4 YEAR ( - - )	A-5 YEAR ( - - )
<b>GENERAL/ADMINISTRATIVE EXPENSES</b>						
Salaries & Benefits–Office/Management						
Office (services, rentals, supplies, electricity)						
Contract Labor						
Transportation						
Insurance						
Telephone						
Utilities						
Property Taxes						
Professional Services/Fees (recurring)						
Regulatory- other						
Other (describe)						
Interest						
Other						
<b>Total General Admin. Expenses (G&amp;A)</b>						
<b>% Increase Per Year</b>	0%	0%	0%	0%	0%	0%
<b>OPERATIONS &amp; MAINTENANCE EXPENSES</b>						
Salaries & Benefits (Employee, Management)						
Materials & Supplies						
Utilities Expense-office						
Contract Labor						
Transportation Expense						
Depreciation Expense						
Other(describe)						
<b>Total Operational Expenses (O&amp;M)</b>						
<b>Total Expense (Total G&amp;A + O&amp;M)</b>						
<b>Historical % Increase Per Year</b>	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
<b>ASSUMPTIONS</b>						
Interest Rate/Terms						
Depreciation Schedule (attach)						
Other assumptions/information (List all)						

SEE ATTACHED 2017-18 FISCAL YEAR AUDIT

## Appendix B: Projected Information

HISTORICAL BALANCE SHEETS (ENTER DATE OF YEAR END )	CURRENT(A) ( - - )	A-1 YEAR ( - - )	A-2 YEAR ( - - )	A-3 YEAR ( - - )	A-4 YEAR ( - - )	A-5 YEAR ( - - )
<b>CURRENT ASSETS</b>						
Cash						
Accounts Receivable						
Inventories						
Income Tax Receivable						
Other						
<b>A. Total Current Assets</b>						
<b>FIXED ASSETS</b>						
Land						
Collection/Distribution System						
Buildings						
Equipment						
Other						
Less: Accum. Depreciation or Reserves						
<b>B. Total Fixed Assets</b>						
<b>C. TOTAL Assets (A + B)</b>						
<b>CURRENT LIABILITIES</b>						
Accounts Payable						
Notes Payable, Current						
Accrued Expenses						
Other						
<b>D. Total Current Liabilities</b>						
<b>LONG TERM LIABILITIES</b>						
Notes Payable, Long-term						
Other						
<b>E. Total Long Term Liabilities</b>						
<b>F. TOTAL LIABILITIES (D + E)</b>						
<b>OWNER'S EQUITY</b>						
Paid in Capital						
Retained Equity						
Other						
Current Period Profit or Loss						
<b>G. TOTAL OWNER'S EQUITY</b>						
<b>TOTAL LIABILITIES+EQUITY (F + G) = C</b>						
<b>WORKING CAPITAL (A – D)</b>						
<b>CURRENT RATIO (A / D)</b>						
<b>DEBT TO EQUITY RATIO (F / G)</b>						

**IMPACT FEES AND RATE STRUCTURE WILL BE ADOPTED BY  
THE CITY COUNCIL AT A LATER DATE ONCE THE CAPITAL  
IMPROVEMENT PLAN AND IMPACT FEE STUDY IS COMPLETE**

### PROJECTED NET INCOME INFORMATION

(ENTER DATE OF YEAR END )	CURRENT(A) ( - - )	A-1 YEAR ( - - )	A-2 YEAR ( - - )	A-3 YEAR ( - - )	A-4 YEAR ( - - )	A-5 YEAR ( - - )
<b>METER NUMBER</b>						
Existing Number of Taps						
New Taps Per Year						
<b>Total Meters at Year End</b>						
<b>METER REVENUE</b>						
Revenue per Meter (use for projections)						
Expense per Meter (use for projections)						
<b>Operating Revenue Per Meter</b>						
<b>GROSS WATER REVENUE</b>						
Revenues- Base Rate & Gallonage Fees						
Other (Tap, reconnect, transfer fees, etc.)						
<b>Gross Income</b>						
<b>EXPENSES</b>						
General & Administrative (see schedule)						
Operating (see schedule)						
Interest						
Other (list)						
<b>NET INCOME</b>						

PROJECTED EXPENSE DETAIL	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTALS
<b>GENERAL/ADMINISTRATIVE EXPENSES</b>						
Salaries						
Office						
Computer						
Auto						
Insurance						
Telephone						
Utilities						
Depreciation						
Property Taxes						
Professional Fees						
Other						
<b>Total</b>						
<b>% Increase Per projected Year</b>	0%	0%	0%	0%	0%	0%
<b>OPERATIONAL EXPENSES</b>						
Salaries						
Auto						
Utilities						
Depreciation						
Repair & Maintenance						
Supplies						
Other						
<b>Total</b>						

<b>PROJECTED SOURCES AND USES OF CASH STATEMENTS</b>	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTALS
<b>SOURCES OF CASH</b>						
Net Income						
Depreciation (If funded by revenues of system)						
Loan Proceeds						
Other						
<b>Total Sources</b>						
<b>USES OF CASH</b>						
Net Loss						
Principle Portion of Pmts.						
Fixed Asset Purchase						
Reserve						
Other						
<b>Total Uses</b>						
<b>NET CASH FLOW</b>						
<b>DEBT SERVICE COVERAGE</b>						
Cash Available for Debt (CADS)						
A: Net Income (Loss)						
B: Depreciation, or Reserve Interest						
<b>C: Total CADS (A + B = C)</b>						
<b>D: DEBT SERVICE</b>						
Annual Principle Plus Interest						
<b>E: DEBT SERVICE COVERAGE RATIO</b>						
CADS Divided by DS (E = C / D)						

## **City of Elmendorf**

Application to Obtain or Amend a Water or Sewer Certificate of Convenience and Necessity (CCN)

### **Attachments**

Attachment 'A' – Customer Requests for Service in Requested Area

Attachment 'B' – Detailed (Large Scale) Map

Attachment 'C' – General Location (Small Scale) Map

Attachment 'D' – SARA Response to Service

Attachment 'E' – Digital Mapping Data

Attachment 'F' – City of Elmendorf Comprehensive Annual Financial Report for Year Ended September 30, 2017

<https://nebula.wsimg.com/d86347bad6c39c4b13a839491e57bb45?AccessKeyId=26B3A824255B9F061999&disposition=0&alloworigin=1>

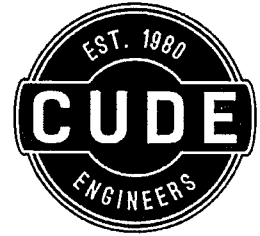
Attachment 'G' – City of Elmendorf Fiscal Year 2018-2019 Adopted Budget

<https://nebula.wsimg.com/902b521dbbaca1174079f590767a239c?AccessKeyId=26B3A824255B9F061999&disposition=0&alloworigin=1>

Attachment 'H' – Ranch at Elmendorf Master Plan

Attachment 'A'  
City of Elmendorf  
Customer Requests for Service in Requested Area





May 3, 2019

City of Elmendorf  
Attn: Mr. Cody Dailey, City Administrator  
8304 FM 327  
San Antonio, TX 78112

Re: The Ranch at Elmendorf  
Request for Sanitary Sewer Service  
Cude Project # R03278.001.0

Mr. Dailey,

Attached is a survey of a 978 acre tract of land located south of the intersection of Loop 1604 and State Hwy 181 within the city limits of the City of Elmendorf, Bexar County, Texas. The property is being considered for a residential development to include up to 3500 single family homes and possibly a new Elementary school.

On behalf of the Developer, Continental Homes of Texas, we are requesting sanitary sewer service from the City of Elmendorf for the proposed development which will require sanitary sewer facilities to be installed in phases to accommodate the following volumes of sanitary sewer flow:

Phase 1 – 312,500 gpd (or 1250 EDU's)  
Phase 2 – Upgrade to 575,000 gpd (or 2300 EDU's)  
Phase 3 – Upgrade to 999,000 gpd (or 3996 EDU's)

Should you have any questions or require any additional information, please call the office at (210) 681-2951. We will be glad to address any questions or concerns you may have.

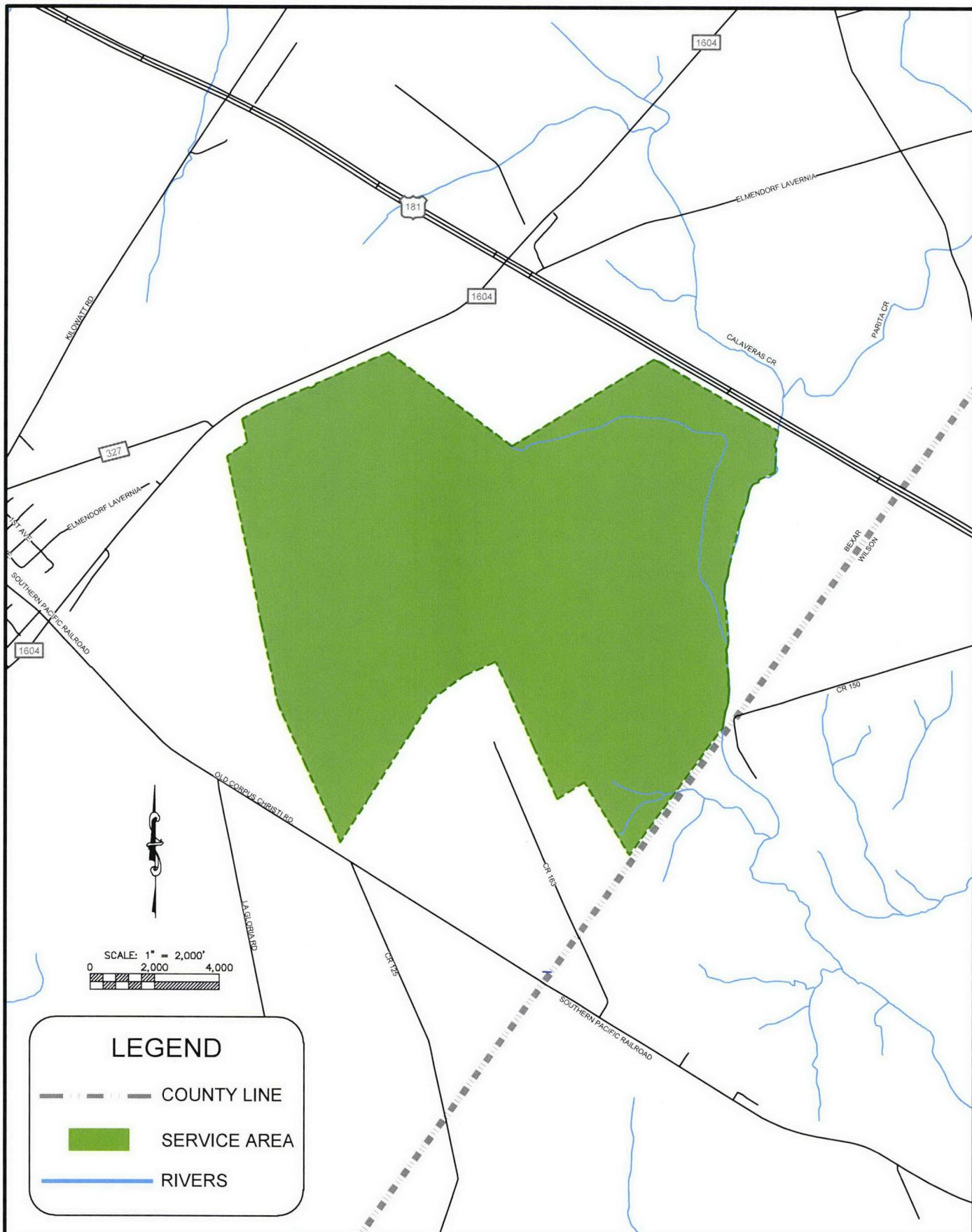
Sincerely,

A handwritten signature in black ink, appearing to read "Coy D. Armstrong".

Coy D. Armstrong, P.E.  
Vice President

Attachment  
Survey

Attachment 'B'  
Detailed (Large Scale) Map



**UTILITY  
ENGINEERING  
GROUP** PLLC

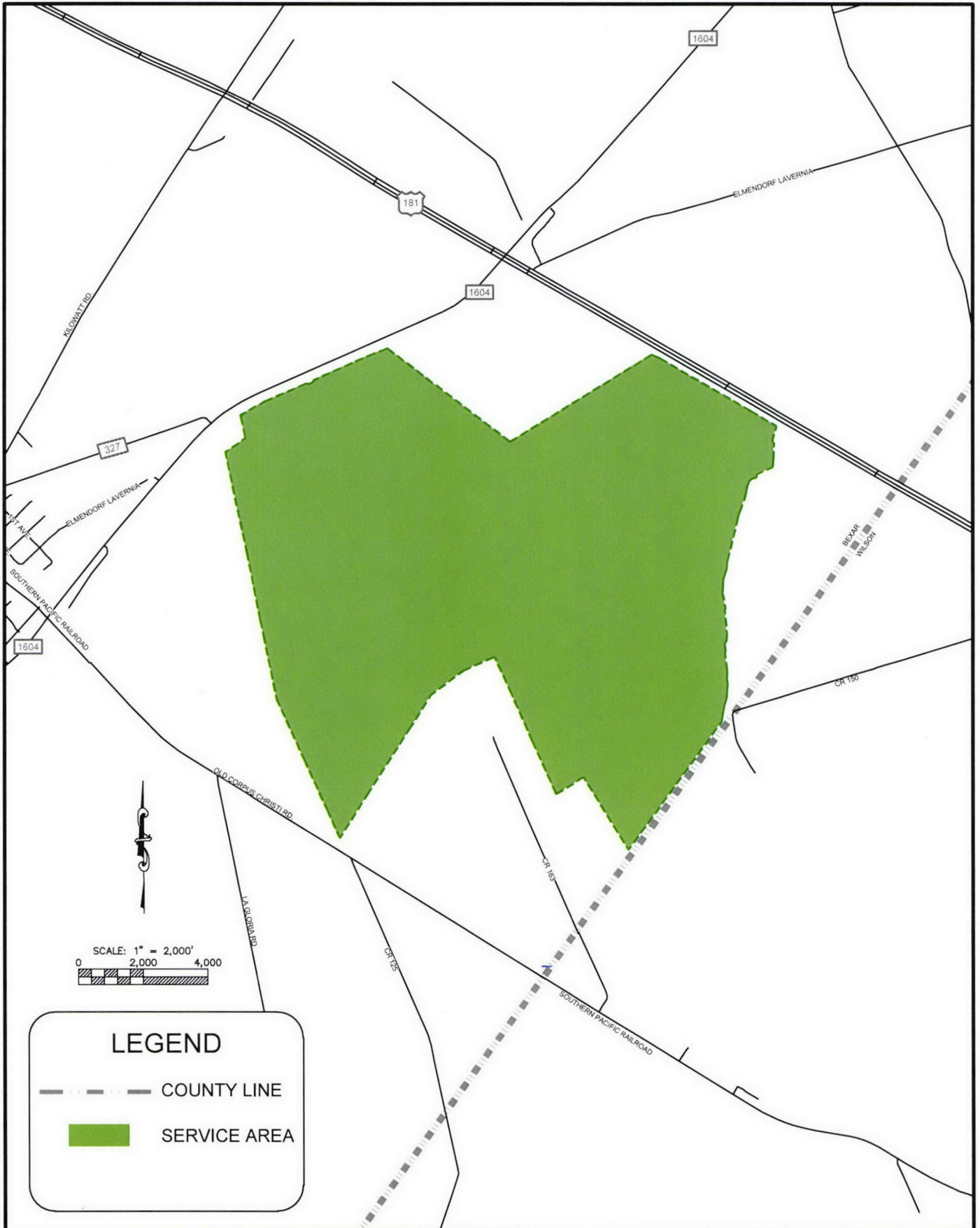
256 Corral Ave NEW BRAUNFELS, TEXAS 78130 PH: (830) 214-0521  
Texas Engineering Firm F-18712

SCALE:  
DATE: 17 May, 2019  
PROJECT NO:  
DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

**CITY OF ELMENDORF**  
**LARGE SCALE EXHIBIT**

SHEET: 1 OF 1

Attachment 'C'  
General Location (Small Scale) Map



**LEGEND**

--- COUNTY LINE

■ SERVICE AREA



**UTILITY  
ENGINEERING  
GROUP PLLC**

256 Corral Ave NEW BRAUNFELS, TEXAS 78130 PH: (830) 214-0521  
Texas Engineering Firm F-18712

SCALE:  
DATE: 17 May, 2019  
PROJECT NO:  
DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

**CITY OF ELMENDORF**

**SMALL SCALE EXHIBIT**

SHEET: 1 OF 1

Attachment 'D'  
SARA Response to Service



May 15, 2019

To Whom It May Concern:

The San Antonio River Authority (River Authority) has no objection to the City of Elmendorf obtaining a Certificate of Convenience and Necessity for the property proposed for development as the Ranch at Elmendorf and delineated as "Service Area" in green on Attachment A – Small Scale Exhibit. The River Authority does not have capacity at existing facilities to service this property and does not intend to expand facilities to meet the Ranch at Elmendorf demand.

Please contact me if you have any questions or concerns at 210-302-4200 or at [amiddleton@sara-tx.org](mailto:amiddleton@sara-tx.org).

Sincerely,

Amy Middleton, P.E.  
Utilities Manager

EXECUTIVE  
COMMITTEE



CHAIRMAN  
Darrell T. Brownlow, Ph.D.

VICE CHAIRMAN  
Michael W. Lackey, P.E.

SECRETARY  
Lourdes Galvan

TREASURER  
Jim Campbell

MEMBERS AT-LARGE  
Gaylon J. Oehlke  
James Fuller, M.D.



BOARD OF DIRECTORS

BEXAR COUNTY  
DISTRICT 1  
Jerry G. Gonzales

DISTRICT 2  
Lourdes Galvan

DISTRICT 3  
Michael W. Lackey, P.E.

DISTRICT 4  
Jim Campbell

AT-LARGE  
Hector R. Morales  
Deb Bolner Probst

WILSON COUNTY  
Darrell T. Brownlow, Ph.D.  
John J. Flieller

KARNES COUNTY  
H.B. Ruckman, III  
Gaylon J. Oehlke

GOLIAD COUNTY  
James Fuller, M.D.  
Alicia Lott Cowley



GENERAL MANAGER  
Suzanne Scott

Attachment 'E'  
Digital Mapping Data

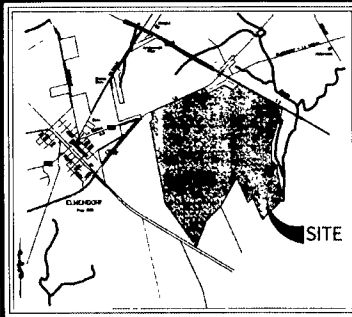


**CD ('S)**

**ATTACHED**

**PLEASE CONTACT CENTRAL RECORDS**

**512-936-7180**



## LOCATION MAP N.T.S.

### LEGEND

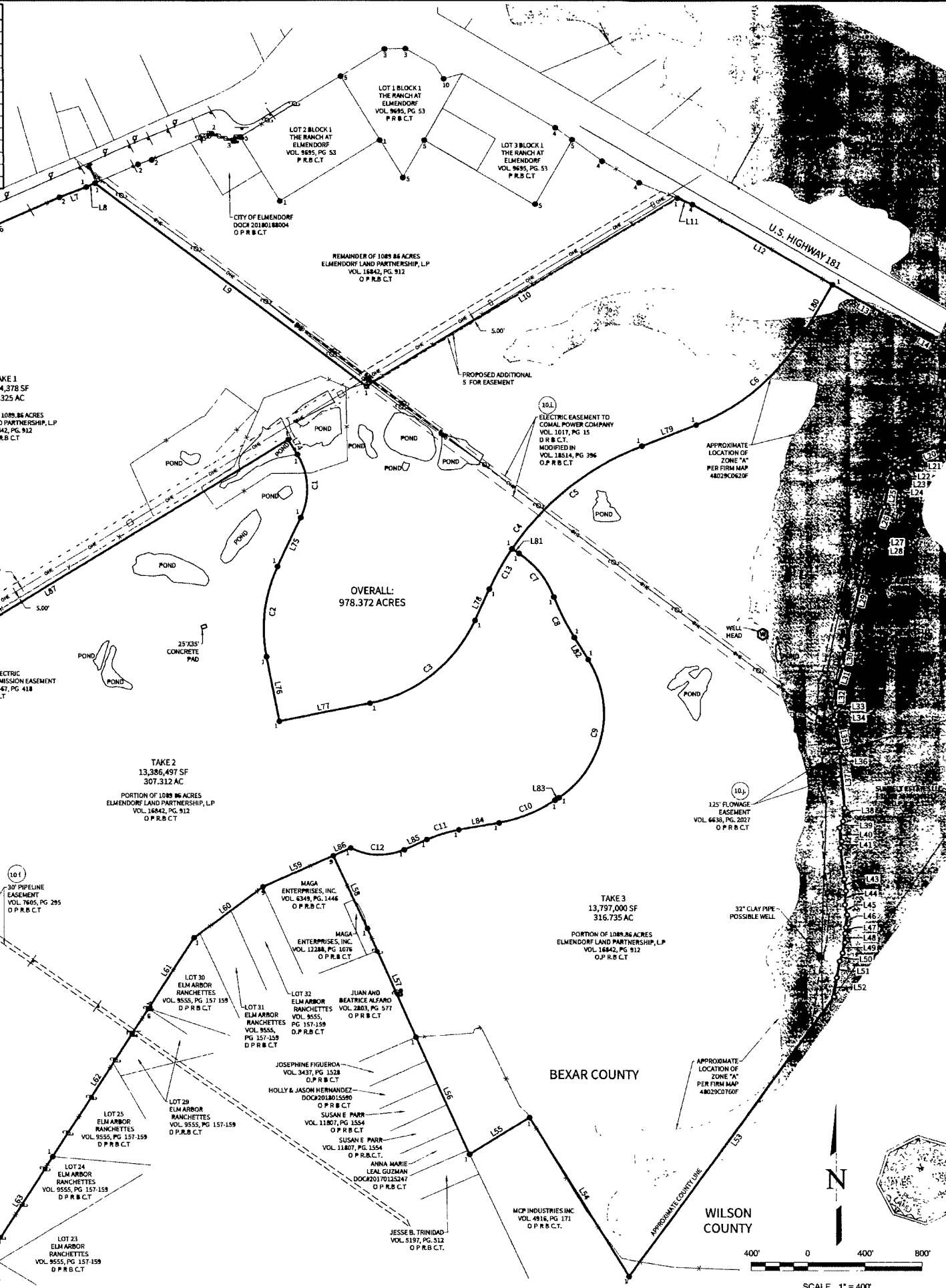
- D.P.R.B.C.T. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS  
D.R.B.C.T. = DEED RECORDS, BEXAR COUNTY, TEXAS  
O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS  
R.O.W. = RIGHT OF WAY  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING
- ☐ = MAILBOX  
☐ = GUY WIRE  
☐ = POWER POLE  
☐ = BOLLARD POST
- ☐ = ELECTRIC TRANSFORMER  
☐ = WATER METER  
☐ = ELECTRIC PEDESTAL  
☐ = TELEPHONE PEDESTAL  
☐ = WATER VALVE  
☐ = FIRE HYDRANT  
☐ = CLEAN OUT  
☐ = GAS VALVE  
☐ = AC PAD  
☐ = SIGN
- = OVERHEAD ELECTRIC  
— = WOOD FENCE  
— = WIRE FENCE

- 1 = SET 1/2" IRON ROD WITH CAP STAMPED "CUE"  
2 = FOUND TYPE 1 TxDOT MONUMENT  
3 = FOUND TYPE 2 TxDOT MONUMENT  
4 = FOUND CONCRETE MONUMENT  
5 = FOUND 1/2" IRON ROD WITH CAP STAMPED "RAKOWITZ"  
6 = FOUND 1/2" IRON ROD WITH CAP STAMPED "RPLS 4540"  
7 = FOUND 3/8" IRON ROD  
8 = FOUND 1/2" IRON ROD  
9 = FOUND 5/8" IRON ROD  
10 = FOUND "X" CUT IN CONCRETE

### NOTES:

1. BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (93)
  2. SETBACKS OR EASEMENTS PER RESTRICTIONS OR ZONING MAY EXIST
  3. A PORTION OF THE SUBJECT TRACT LIES IN ZONE "A", PER FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 48029C020F, WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2010 AND ALSO IN ZONE "A", PER FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 48029C020F, WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2010
  4. THE SURVEYOR HAS RELIED ON THE TITLE REPORT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, OF NO. SCT-48-430011902494-DB, EFFECTIVE DATE FEBRUARY 17, 2019, ISSUED FEBRUARY 28, 2019, WITH REGARD TO THE EXISTENCE OF RECORDED EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS OF RECORD AFFECTING THE SUBJECT PROPERTY, ONLY THOSE MATTERS AFFECTING THE AREA OF THE SUBJECT PROPERTY IDENTIFIED IN THE ABOVE REFERENCED TITLE REPORT ARE SHOWN.
- SCHEDULE B OF THE ABOVE REFERENCED TITLE REPORT ARE AS FOLLOWS
- 1) VOLUME 11740, PAGE 604, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW (SUBJECT TO)
  - 10) E. TERMS, PROVISIONS AND OBLIGATIONS, INCLUDING THE RIGHT TO A UTILITY EASEMENT, CONTAINED IN SPECIAL WARRANTY DEED TO JUDY E. HATLEY, TRUSTEE OF THE JUDY HATLEY 1887 TRUST UNDER AGREEMENT DATED AUGUST 28, 1987, RECORDED IN VOLUME 11364, PAGE 2019, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS (SUBJECT TO)
  - F. PIPELINE EASEMENT AND THE TERMS AND PROVISIONS OF AGREEMENT WITH PG&E PIPELINE, L.P. RECORDED IN VOLUME 1605, PAGE 295, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS (SUBJECT TO AS SHOWN)
  - G. EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES, 100 FEET WIDE, GRANTED TO THE CITY OF SAN ANTONIO BY INSTRUMENT RECORDED IN VOLUME 1467, PAGE 414, DEED RECORDS OF BEXAR COUNTY, TEXAS (SUBJECT TO AS SHOWN)
  - H. ANCHOR EASEMENT GRANTED TO CITY OF SAN ANTONIO BY INSTRUMENT RECORDED IN VOLUME 1881, PAGE 534, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS (SUBJECT TO)
  - I. EASEMENT GRANTED TO COMAL POWER COMPANY BY INSTRUMENT RECORDED IN VOLUME 1017, PAGE 15, DEED RECORDS OF BEXAR COUNTY, TEXAS, AS AFFECTED BY MODIFICATION OF EASEMENT FILED APRIL 16, 2011 AND RECORDED IN VOLUME 18814, PAGE 396, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS (SUBJECT TO AS SHOWN)
  - J. FLOWAGE EASEMENT, 125 FEET WIDE, GRANTED TO THE CITY OF SAN ANTONIO BY INSTRUMENT RECORDED IN VOLUME 8638, PAGE 2027, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS (SUBJECT TO AS SHOWN)

CURVE TABLE					
CURVE NO.	DELTA	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	56°43'40"	465.34	470.00	N63°01'17"W	446.57
C2	36°30'33"	656.32	1030.00	N07°05'17"E	645.27
C3	54°19'34"	961.36	1035.00	S61°40'13"W	945.01
C4	44°11'53"	1515.81	1565.00	S46°36'21"W	1478.50
C5	34°40'17"	1189.08	1565.00	S51°22'09"W	1171.62
C6	38°30'47"	1040.72	1535.00	S49°16'55"W	1020.91
C7	36°25'03"	400.43	620.00	S38°31'37"E	383.72
C8	11°28'45"	320.22	1596.31	S28°09'48"E	319.48
C9	87°58'27"	1105.25	720.12	S11°58'38"W	999.54
C10	24°03'03"	428.23	1020.17	S67°58'25"W	425.10
C11	14°01'34"	227.51	870.16	S72°39'08"W	226.82
C12	51°53'25"	380.50	430.07	N88°04'57"W	376.32
C13	9°31'36"	526.73	1365.00	S29°16'13"W	526.35



### LAND SUMMARY:

978,372 GROSS ACRES

- 10,518 ACRES IN 100' ELECTRIC EASEMENT VOLUME 1467, PAGE 418 D.R.B.C.T.
- 1,820 ACRES IN 30' PIPELINE EASEMENT VOLUME 1605, PAGE 295 D.P.R.B.C.T.
- 6,626 ACRES IN ELECTRIC EASEMENT VOLUME 1017, PAGE 15 D.R.B.C.T. AND VOLUME 18514, PAGE 396 O.P.R.B.C.T.
- 90,648 ACRES IN FLOODPLAIN
- 858,760 DEVELOPABLE ACRES

TAKE 1 - 354,325 GROSS ACRES

- 10,518 ACRES IN 100' ELECTRIC EASEMENT VOLUME 1467, PAGE 418 D.R.B.C.T.
- 2,762 ACRES IN ELECTRIC EASEMENT VOLUME 1017, PAGE 15 D.R.B.C.T. AND VOLUME 18514, PAGE 396 O.P.R.B.C.T.
- 13,888 ACRES IN FLOODPLAIN
- 1,346 ACRES IN PROPOSED ADDITIONAL EASEMENT RIGHT-OF-WAY
- 325,811 DEVELOPABLE ACRES

TAKE 2 - 307,312 GROSS ACRES

- 1,820 ACRES IN 30' PIPELINE EASEMENT VOLUME 1605, PAGE 295 D.P.R.B.C.T.
  - 305,492 DEVELOPABLE ACRES
- TAKE 3 - 316,735 GROSS ACRES
- 3,864 ACRES IN ELECTRIC EASEMENT VOLUME 1017, PAGE 15 D.R.B.C.T. AND VOLUME 18514, PAGE 396 O.P.R.B.C.T.
  - 75,414 ACRES IN FLOODPLAIN
  - 237,457 DEVELOPABLE ACRES

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N61°11'52"E	430.42
L2	N64°17'40"E	699.73
L3	S78°09'14"E	43.37
L4	N68°12'10"E	65.04
L5	N30°31'15"E	43.80
L6	N68°19'44"E	965.06
L7	N68°08'44"E	200.13
L8	N64°19'12"E	64.61
L9	S52°58'31"E	238.85
L10	N58°36'54"E	2565.05
L11	S67°43'38"E	118.73
L12	S59°58'12"E	1135.50
L13	S59°58'12"E	542.18
L14	S58°50'27"E	432.87
L15	S17°11'45"W	201.99
L16	S06°45'37"W	43.35
L17	S44°43'18"E	35.22
L18	S01°46'35"W	189.96
L19	S03°35'43"W	180.00
L20	S66°04'38"W	208.57
L21	S10°15'24"W	49.62
L22	S75°01'36"W	73.84
L23	S42°41'51"W	55.17
L24	S24°08'21"W	73.32
L25	S11°11'45"W	375.88
L26	S19°30'58"W	396.92
L27	S19°40'54"W	69.71
L28	S20°54'00"W	50.54
L29	S13°28'07"W	731.13
L30	S04°45'03"W	116.53
L31	S18°12'06"W	149.91
L32	S02°51'50"W	151.99
L33	S05°54'03"W	83.13
L34	S24°08'21"W	33.87
L35	S09°53'04"E	393.10
L36	S20°15'11"W	19.54
L37	S04°51'12"E	388.28
L38	S06°32'53"W	94.75
L39	S28°21'25"W	51.58
L40	S07°41'50"E	98.03
L41	S08°34'41"W	46.51
L42	S06°42'02"E	222.28
L43	S07°13'27"E	84.60
L44	S05°03'08"W	99.00

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L45	S12°38'27"E	72.30
L46	S05°30'43"W	88.42
L47	S07°30'49"W	42.56
L48	S01°52'09"W	63.85
L49	S12°28'02"W	76.05
L50	S19°12'20"W	61.52
L51	S10°25'38"W	119.38
L52	S07°47'42"W	135.72
L53	S38°08'27"W	2453.29
L54	N31°47'12"W	1322.12
L55	S28°11'09"W	496.47
L56	N24°18'41"W	909.95
L57	N24°44'14"W	843.50
L58	N24°53'07"W	588.34
L59	S66°08'48"W	542.31
L60	S33°13'08"W	604.73
L61	S32°38'17"W	596.57
L62	S30°44'28"W	1246.08
L63	S33°42'54"W	790.35
L64	N07°11'00"W	439.18
L65	N24°29'46"W	863.77
L66	N24°22'20"W	1025.32
L67	N11°50'10"W	953.89
L68	N11°45'35"W	286.36
L69	N11°18'12"W	325.74
L70	N11°18'12"W	763.84
L71	N12°08'28"W	1565.19
L72	N05°28'36"E	378.38
L73	N12°14'04"W	364.54
L74	N31°23'06"W	121.40
L75	N25°20'33"E	383.17
L76	N11°18'00"W	462.92
L77	S78°09'07"W	803.17
L78	S34°30'25"W	249.63
L79	S68°42'18"W	408.99
L80	S29°31'51"W	377.71
L81	S56°50'28"E	59.46
L82	S31°59'35"E	182.86
L83	S55°56'13"W	31.59
L84	S78°58'57"W	287.36
L85	S65°58'20"W	175.38
L86	S86°08'48"W	135.79
L87	S58°36'54"W	3964.15

STATE OF TEXAS  
COUNTY OF BEXAR

TO CONTINENTAL HOMES OF TEXAS, L.P., ELMENDORF LAND PARTNERSHIP, L.P., A TEXAS LIMITED PARTNERSHIP AND CHICAGO TITLE INSURANCE COMPANY

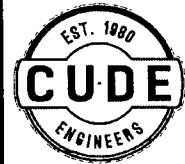
I HEREBY CERTIFY THAT THIS SURVEY REPRESENT FACTS DISCLOSED BY AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND THAT EXCEPT AS SHOWN ABOVE THERE ARE NO VISIBLE EASEMENTS OR INTRUSIONS OR PROTRUSIONS OF IMPROVEMENTS ON ADJOINING PROPERTY

*James W. Russell* 4/17/19  
JAMES W. RUSSELL, R.P.L.S.  
TEXAS NO. 4230

### BOUNDARY AND IMPROVEMENT SURVEY OF

978,372 ACRES OF LAND LOCATED IN THE JOSE DE LA GARZA SURVEY, ABSTRACT NUMBER 4, COUNTY BLOCK 4008, CITY OF ELMENDORF, BEXAR COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN CALLED 1,089.86 ACRES CONVEYED TO ELMENDORF LAND PARTNERSHIP, L.P., AS DESCRIBED IN VOLUME 16842, PAGE 912, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

CUDEENGINEERS.COM



4122 Pond Hill Road, Suite 101  
San Antonio, Texas 78231  
P (210) 681.2951 F (210) 523.7112

**CATEGORY 1A SURVEY, CONDITION 2**  
**SHOWING 978,372 ACRES LOCATED IN THE**  
**JOSE DE LA GARZA SURVEY ABSTRACT NO. 4, COUNTY BLOCK 4008**  
**CITY OF ELMENDORF, BEXAR COUNTY, TEXAS**

DATE  
MARCH 21, 2019

PROJECT NO.  
03278.001

DRAWN BY  
B.Q.B

CHECKED BY  
B.B. & J.W.R.

### REVISIONS

1. MARCH 29, 2019
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.

CUDE ENGINEERS  
TPE No. 453  
TBP.LS No. 10048500

OF

Attachment 'F'

City of Elmendorf Comprehensive Annual Financial  
Report for Year Ended September 30, 2017

<https://nebula.wsimg.com/d86347bad6c39c4b13a839491e57bb45?AccessKeyId=26B3A824255B9F061999&disposition=0&alloworigin=1>

## Attachment 'G'

### City of Elmendorf Fiscal Year 2018-2019 Adopted Budget

<https://nebula.wsimg.com/902b521dbbaca1174079f590767a239c?AccessKeyId=26B3A824255B9F061999&disposition=0&alloworigin=1>

Attachment 'H'  
Ranch at Elmendorf Master Plan

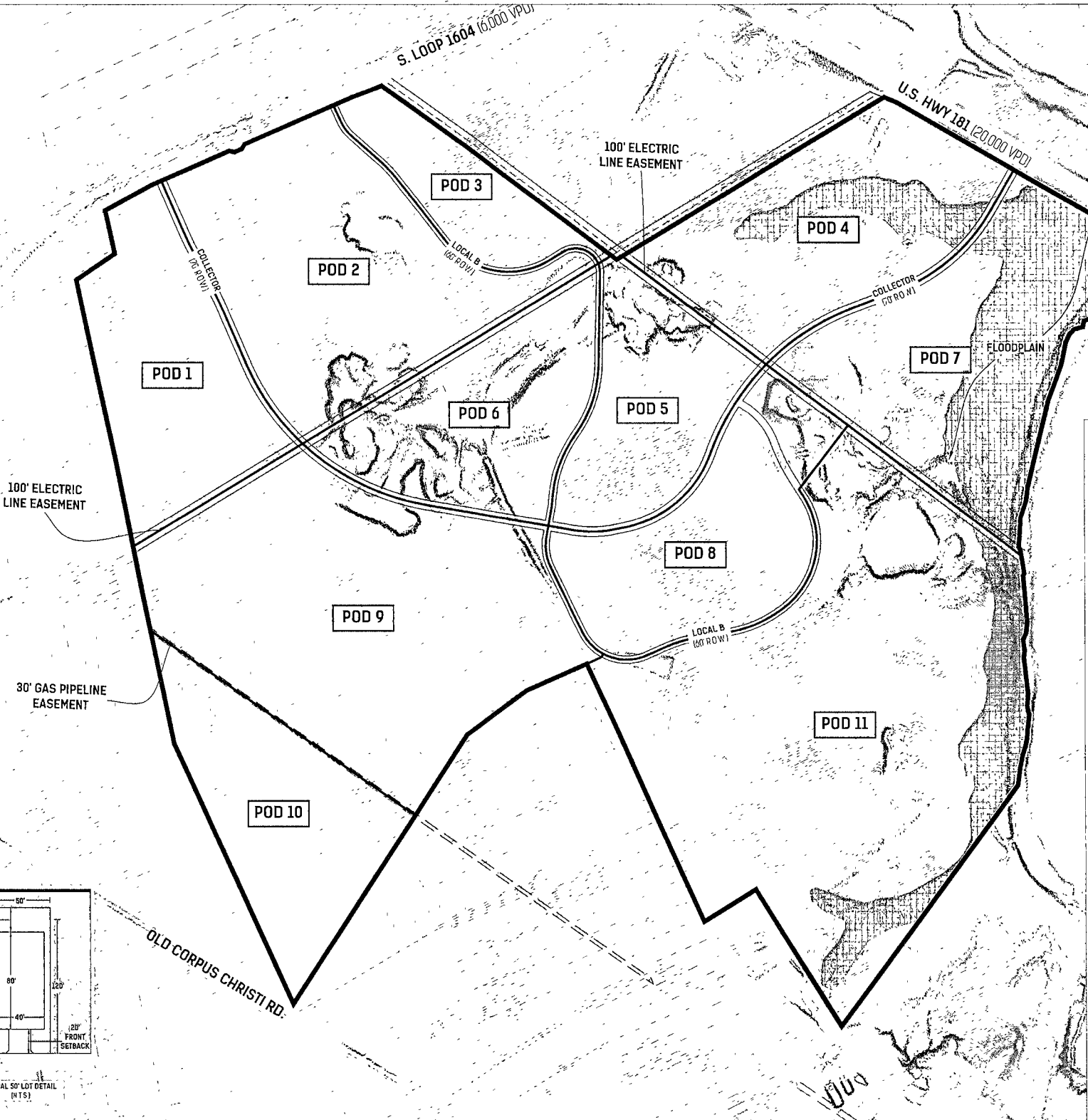
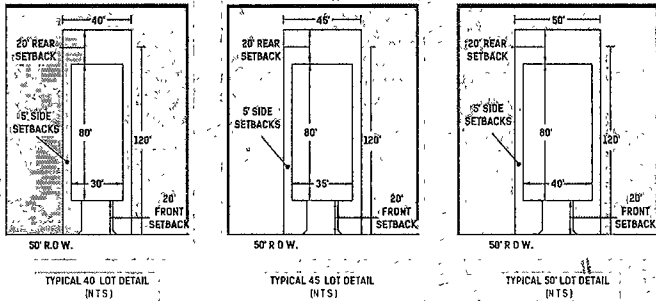
LOT DISTRIBUTION	
LOT SIZE	MAX LOT COUNT
40' (40%)	1400
45' (40%)	1400
50' (20%)	700
<b>TOTAL</b>	<b>3500</b>

POD SUMMARY	
POD	AREA [Ac.]
1	64.9
2	103.0
3	29.6
4	80.0
5	50.8
6	61.9
7	94.4
8	67.6
9	147.7
10	61.30
11	217.4
<b>TOTAL</b>	<b>978.6</b>

**DEVELOPER/ OWNER:**  
CONTINENTAL HOMES OF TEXAS, L.P.  
CONTACT PERSON: LESLIE OSTRANDER  
211 N LOOP 1604 E, STE 130  
SAN ANTONIO, TX 78232  
TEL: (210) 496-2668  
FAX: (210) 495-3108

**CIVIL ENGINEER/ DESIGNER:**  
CUDE ENGINEERS, L.L.C.  
CONTACT PERSON: COY ARMSTRONG, P.E.  
4122 POND HILL RD, SUITE 101  
SAN ANTONIO, TX 78231  
TEL: (210) 681-2951  
FAX: (210) 523-7112

**UTILITY PURVEYORS:**  
WATER: CITY OF ELMENDORF  
GAS, ELECTRIC: CITY PUBLIC SERVICE  
TELEPHONE: ATT  
CABLE TELEVISION: CHARTER COMMUNICATIONS  
SEWER: CITY OF ELMENDORF



- NOTES:**
- THIS PROPERTY IS LOCATED IN THE CITY OF ELMENDORF
  - THIS PROPERTY IS LOCATED OUTSIDE THE LIMITS OF THE EDWARDS AQUIFER RECHARGE ZONE
  - THIS PROJECT IS LOCATED IN THE EAST CENTRAL INDEPENDENT SCHOOL DISTRICT (ISD).
  - A PORTION OF THIS PROPERTY LIES WITHIN THE 100-YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0620F, DATED SEPTEMBER 29, 2010
  - BEARINGS BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM NAD83 (93)
  - UNITS MAY BE DEVELOPED IN A NON-SEQUENTIAL ORDER.
  - ALL BUILDING SETBACKS SHALL BE ESTABLISHED PER THE CITY OF ELMENDORF ZONING CRITERIA.
  - IF INTERSECTIONS DO NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED BY THE LATEST EDITION OF THE AASHTO MANUAL, A VARIABLE SIGHT CLEARANCE EASEMENT SHALL BE REQUIRED
  - SIDEWALKS SHALL BE INSTALLED WITHIN THE LIMITS OF THE PUBLIC RIGHT-OF-WAY. SIDEWALKS ADJOINING A PLANTING STRIP SHALL REQUIRE A MINIMUM WIDTH OF 4 FEET. FOR SIDEWALKS ADJOINING A CURB, A MINIMUM WIDTH OF 4' SHALL BE REQUIRED WITHIN LOCAL "A" RIGHT-OF-WAYS, WHILE A MINIMUM WIDTH OF 5' SHALL BE REQUIRED WITHIN LOCAL "B", & COLLECTOR RIGHT-OF-WAYS
  - DETAILED DRAINAGE ANALYSIS WILL BE CONDUCTED AND SUBMITTED WITH INDIVIDUAL UNIT PLATS
  - DEVELOPMENT SHALL COMPLY WITH THE PROVISIONS OF THE CITY OF ELMENDORF UNIFIED DEVELOPMENT CODE AND THE INTERNATIONAL FIRE CODE, LATEST REVISION THEREOF

