Control Number: 51488

Item Number: 1

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51488

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:

i. Answer every question and submit all required attachments.
ii. Use attachments or additional pages if needed to answer any question. If you use attachments or additional pages, reference their inclusion in the form.
iii. Provide all mapping information as detailed in Part F: Mapping & Affidavits.
iv. 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:

i. ***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.***
ii. ***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:

i. ***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.
ii. ***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: Chester L Maples DBA Old Highway 90 Water Service

CCN No. to be amended: 12975

or ☐ **Obtain NEW CCN** ☒ **Water** ☐ **Sewer**

County(ies) affected by this application: Medina, Frio

Dual CCN requested with: _____

CCN No.: _____ *(name of retail public utility)* ☐ **Portion or** ☐ **All** of requested area

Decertification of CCN for: _____

CCN No.: _____ *(name of retail public utility)* ☐ **Portion or** ☐ **All** of requested area

Table of Contents

Please mark the items included in this filing

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

Part A: Applicant Information

1. A. Name: Chester Maples DBA Old Highway 90 Water Service
(individual, corporation, or other legal entity)

☒ Individual ☐ Corporation ☐ WSC ☐ Other: _____

B. Mailing Address: P.O. Box 100
Castroville, TX 78009

Phone No.: (830) 931-9272 Email: oldhighway90water@yahoo.com

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: Chester Maples Title: Owner/Operator

Mailing Address: P.O. Box 98 Castroville, TX 78009

Phone No.: (210) 889-4694 Email: cheryl.maples@yahoo.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: Chester Maples DBA Old Highway 90 Water Service

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.

The requested area is the future Sand Hurst Subdivision and is currently under development in its first phase which includes 75 lots. The subdivision will eventually have more phases to include a total of approximately 252 lots.

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: _____ District: _____

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

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

The area is currently under development and will eventually require water service for over 250 residencies.

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: _____

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

It is estimated that the construction will take approximately a month to be completed once the CCN Amendment is approved.

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

The developers of the subdivision will be working with Chester Maples' construction company, MGMC, LLC, to install the standalone water system.

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:

Benton City WSC is the only water system withon one half-mile from the outer boundary of the requested area. Their water system is across Interstate 35, and they would have to bore under Interstate 35 to run lines to the requested area which would be far more costly than a standalone system. (See Statement of Economic Feasibility; Attachment 9)

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.

If the CCN Request is granted, Chester Maples will be able to install a standalone water system at a much lower cost than it would be to have the WSC in the proximate area run lines to the subdivision. Chester Maples has also owned Old Highway 90 Water Service for decades and is familiar with the requirements to remain in compliance with TCEQ and the PUC.

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:

If the CCN Request is granted, Old Highway 90 Water Service will be able to provide cost effective and efficient water service to the 250+ residencies that will eventually require water service once development is completed for the Sand Hurst Subdivision.

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

Chester Maples has owned and operated Old Highway 90 Water Service for decades, providing service to multiple subdivisions and hundreds of residents.

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:

The environmental integrity of the land will not be impacted or disrupted anymore than is necessary to install a standalone water system and well.

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:

Yancey WSC, Moore WSC, Benton City WSC

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:
1630035	Old Highway 90 Water Service	12/21/2017	Oak Valley, Fawn Val., Glenn Val., Quail Val., Oak Ridge
1630041	Old Highway 90 Water Service - North Ridge	12/21/2017	Rolling Hills, North Ridge

*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
383	5/8" or 3/4"		3"		Commercial
	1"		4"		Industrial
	1 ½"		Other		Other
	Total Water Connections:		383	Total Sewer Connections:	0

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

Water				Sewer	
	Non-metered		2"		Residential
252	5/8" or 3/4"		3"		Commercial
	1"		4"		Industrial
	1 ½"		Other		Other
	Total Water Connections:		252	Total Sewer Connections:	£ 0

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
Chester L Maples Jr	C	WG0005853	Water

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: 9/30/2009

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

☐ No ☒ Yes Application or Docket Number: 36471-R

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: 994

Number of customer connections in the requested area: 0

The closest city or town: Devine TX

Approximate mileage to closest city or town center: 4

Direction to closest city or town: Northeast

The requested area is generally bounded on the North by:

on the East by: Interstate 35

on the South by: Interstate 35

on the West by:

34. A copy of the proposed map will be available at Howard Surveying LLC; 402 State Hwy 173 S Hondo, TX 78861

Applicant's Oath

STATE OF Texas

COUNTY OF Medina

I, Chester L Maples being duly sworn, file this application to obtain or amend a water or sewer CCN, as owner/operator of Old Highway 90 Water Service
(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** 25th **of** October , 2020

SEAL

NOTARY PUBLIC STATE OF TEXAS
Jonah Cole Caldwell
My Commission Expires
08/06/2022
ID No 131670538

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Jonah Caldwell
PRINT OR TYPE NAME OF NOTARY

My commission expires: 08/06/2022

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

(Audited financial statements may be substituted for this schedule – see Item 17 of the instructions)

HISTORICAL BALANCE SHEETS (ENTER DATE OF YEAR END)	CURRENT(A) (12 31 19)	A-1 YEAR (12 31 18)	A-2 YEAR (12 31 17)	A-3 YEAR (12 31 16)	A-4 YEAR (- -)	A-5 YEAR (- -)
CURRENT ASSETS						
Cash	$ 209.85	$ 7,568.05	$ 1,174.49	$ 295.50		
Accounts Receivable	17,713.47	16,916.62	17,733.28	15,631.80		
Inventories						
Other						
A. Total Current Assets	$ 17,923.32	$ 24,484.67	$ 18,907.77	$ 15,927.30		
FIXED ASSETS						
Land	$ 550,000.00	$ 550,000.00	$ 550,000.00	$ 550,000.00		
Collection/Distribution System	2,240,000.00	2,240,000.00	2,240,000.00	2,240,000.00		
Buildings	20,000.00	20,000.00	20,000.00	20,000.00		
Equipment	381,400.00	381,400.00	381,400.00	381,400.00		
Other	100,000.00	100,000.00	100,000.00	100,000.00		
Less: Accum. Depreciation or Reserves						
B. Total Fixed Assets	$ 3,291,400.00	$ 3,291,400.00	$ 3,291,400.00	$ 3,291,400.00		
C. TOTAL Assets (A + B)		$ 3,315,884.67	$ 3,309,133.28	$ 3,307,327.30		
CURRENT LIABILITIES						
Accounts Payable						
Notes Payable, Current						
Accrued Expenses						
Other						
D. Total Current Liabilities						
LONG TERM LIABILITIES						
Notes Payable, Long-term						
Other						
E. Total Long Term Liabilities						
F. TOTAL LIABILITIES (D + E)						
OWNER'S EQUITY						
Paid in Capital						
Retained Equity						
Other						
Current Period Profit or Loss						
G. TOTAL OWNER'S EQUITY						
TOTAL LIABILITIES+EQUITY (F + G) = C						
WORKING CAPITAL (A – D)						
CURRENT RATIO (A / D)						
DEBT TO EQUITY RATIO (E / G)						

DO NOT INCLUDE ATTACHMENTS A OR B IN FILED APPLICATION IF LEFT BLANK

HISTORICAL NET INCOME INFORMATION						
(ENTER DATE OF YEAR END)	CURRENT(A) (12 31 19	A-1 YEAR (12-31- 18)	A-2 YEAR (12-31- 17)	A-3 YEAR (12-31- 16)	A-4 YEAR (- - -)	A-5 YEAR (- - -)
METER NUMBER						
Existing Number of Taps	366	357	356	347		
New Taps Per Year	1	9	1	11		
Total Meters at Year End	367	366	357	356		
METER REVENUE						
Revenue per Meter (use for projections)	$ 565.65	$ 605.97	$ 517.39	$ 588.10		
Expense per Meter (use for projections)	290.97	224.70	278.77	169.49		
Operating Revenue Per Meter	$ 274.68	$ 381.27	$ 238.62	$ 418.61		
GROSS WATER REVENUE						
Revenues- Base Rate & Gallonage Fees						
Other (Tap, reconnect, transfer fees, etc)						
Gross Income	$ 207,592.77	$ 221,178.74	$ 184,707.92	$ 198,682.00		
EXPENSES						
General & Administrative (see schedule)	$ 74,128.36	$ 62,500.75	$ 83,749.88	$ 39,286.03		
Operating (see schedule)	32,659.17	19,513.83	15,770.05	21,050.76		
Interest						
Other (list)						
NET INCOME	$ 100,805.24	$ 139,164.16	$ 85,187.99	$ 138,345.50		

HISTORICAL EXPENSE INFORMATION (ENTER DATE OF YEAR END)	CURRENT(A) 12 31 19	A-1 YEAR 12 31 18	A-2 YEAR 12 31 17	A-3 YEAR 12 31 16	A-4 YEAR (- -)	A-5 YEAR (- -)
GENERAL/ADMINISTRATIVE EXPENSES						
Salaries & Benefits–Office/Management	$ 20,486.50	$ 17,765.25	$ 44,552.64	$ 1,780.00		
Office (services, rentals, supplies, electricity)	7,067.04	7,885.62	2,922.19	3,132.89		
Contract Labor		2,447.50		2,898.00		
Transportation						
Insurance						
Telephone	3,256.61	2,944.03	3,492.38	4,661.30		
Utilities	14,064.39	14,149.68	12,218.47	12,100.00		
Property Taxes	650.00	600.00	727.85	433.93		
Professional Services/Fees (recurring)	8,788.71	6,576.58	5,863.76	3,831.48		
Regulatory- other	19,815.11	9,404.00	13,433.93	10,140.49		
Other (describe)		728.09	518.00	307.94		
Interest						
Other						
Total General Admin. Expenses (G&A)	$ 74,128.36	$ 62,500.75	$ 83,749.88	$ 39,286.03		
% Increase Per Year	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
OPERATIONS & MAINTENANCE EXPENSES						
Salaries & Benefits (Employee, Management)						
Materials & Supplies	16,942.34	3,035.05	6,232.95	2,772.04		
Utilities Expense-office						
Contract Labor	6,246.83	8,666.28	1,257.10	2,272.85		
Transportation Expense	2,160.00	2,160.00	2,160.00	2,160.00		
Depreciation Expense						
Other(describe)	7,310.00	5,652.50	6,120.00	13,845.87		
Total Operational Expenses (O&M)	$ 32,659.17	$ 19,513.83	$ 15,770.05	$ 21,050.76		
Total Expense (Total G&A + O&M)	$ 106,787.53	$ 82,014.58	$ 99,519.93	$ 60,336.79		
Historical % Increase Per Year	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
ASSUMPTIONS						
Interest Rate/Terms						
Depreciation Schedule (attach)						
Other assumptions/information (List all)						

"Other" under General/Administrative was used to document expenses for returned customer deposits.
"Other" under Operations & Maintenance was used to document expenses for leasing water.
For year ending 12/31/2019, "Materials & Supplies" includes $13,491.46 in repairs to well/pump.

Appendix B: Projected Information						
HISTORICAL BALANCE SHEETS (ENTER DATE OF YEAR END)	CURRENT(A) 12-31-20)	A-1 YEAR (12-31-21)	A-2 YEAR (12-31-22)	A-3 YEAR (- - _)	A-4 YEAR (- - _)	A-5 YEAR (- - _)
CURRENT ASSETS						
Cash	$ 2,500.00	$ 3,000.00	$ 3,000.00			
Accounts Receivable	20,000.00	20,000.00	20,000.00			
Inventories						
Income Tax Receivable						
Other						
A. Total Current Assets	$ 22,500.00	$ 23,000.00	$ 23,000.00			
FIXED ASSETS						
Land	$ 614,000.00	$ 614,000.00	$ 614,000.00			
Collection/Distribution System	2,440,046.00	2,440,046.00	2,440,046.00			
Buildings	26,000.00	26,000.00	26,000.00			
Equipment	512,700.00	512,700.00	512,700.00			
Other	105,750.00	105,750.00	105,750.00			
Less: Accum. Depreciation or Reserves						
B. Total Fixed Assets	$ 3,702,796.00	$ 3,702,796.00	$ 3,702,796.00			
C. TOTAL Assets (A + B)	$ 3,725,296.00	$ 3,725,796.00	$ 3,725,796.00			
CURRENT LIABILITIES						
Accounts Payable						
Notes Payable, Current						
Accrued Expenses						
Other						
D. Total Current Liabilities						
LONG TERM LIABILITIES						
Notes Payable, Long-term						
Other						
E. Total Long Term Liabilities						
F. TOTAL LIABILITIES (D + E)						
OWNER'S EQUITY						
Paid in Capital						
Retained Equity						
Other						
Current Period Profit or Loss						
G. TOTAL OWNER'S EQUITY						
TOTAL LIABILITIES+EQUITY (F + G) = C						
WORKING CAPITAL (A – D)	$ 22,500.00	$ 23,000.00	$ 23,000.00	$ 366.00		
CURRENT RATIO (A / D)						
DEBT TO EQUITY RATIO (F / G)						

PROJECTED NET INCOME INFORMATION

(ENTER DATE OF YEAR END)	CURRENT(A) 12-31-20	A-1 YEAR (12-31-21)	A-2 YEAR (12-31-22)	A-3 YEAR (- - -)	A-4 YEAR (- - -)	A-5 YEAR (- - -)
METER NUMBER						
Existing Number of Taps	366	439	439			
New Taps Per Year	73	0	0			
Total Meters at Year End	439	439	439			
METER REVENUE						
Revenue per Meter (use for projections)						
Expense per Meter (use for projections)						
Operating Revenue Per Meter						
GROSS WATER REVENUE						
Revenues- Base Rate & Gallonage Fees						
Other (Tap, reconnect, transfer fees, etc)						
Gross Income	$ 214,000.00	$ 231,000.00	$ 231,000.00			
EXPENSES						
General & Administrative (see schedule)	$ 66,100.00	$ 66,150.00	$ 66,200.00			
Operating (see schedule)	14,700.00	14,700.00	14,700.00			
Interest						
Other (list)						
NET INCOME	$ 133,200.00	$ 150,150.00	$ 150,100.00			

PROJECTED EXPENSE DETAIL	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTALS
GENERAL/ADMINISTRATIVE EXPENSES						
Salaries	$ 40,000.00	$ 40,000.00	$ 40,000.00			
Office	3,000.00	3,000.00	3,000.00			
Computer						
Auto						
Insurance						
Telephone	3,500.00	3,500.00	3,500.00			
Utilities	13,000.00	13,000.00	13,000.00			
Depreciation						
Property Taxes	650.00	700.00	750.00			
Professional Fees	5,500.00	5,500.00	5,500.00			
Interest						
Other	450.00	450.00	450.00			
Total						
% Increase Per projected Year	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
OPERATIONAL EXPENSES						
Salaries						
Auto	2,200.00	2,200.00	2,200.00			
Utilities						
Depreciation						
Repair & Maintenance						
Supplies	5,500.00	5,500.00	5,500.00			
Interest						
Other	7,000.00	7,000.00	7,000.00			
Total	$ 14,700.00	$ 14,700.00	$ 14,700.00			

PROJECTED SOURCES AND USES OF CASH STATEMENTS	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTALS
SOURCES OF CASH						
Net Income	$ 133,200.00	$ 150,150.00	$ 150,100.00			
Depreciation (If funded by revenues of system)						
Loan Proceeds						
Other						
Total Sources						
USES OF CASH						
Net Loss						
Principle Portion of Pmts.						
Fixed Asset Purchase						
Reserve						
Other						
Total Uses						
NET CASH FLOW						
DEBT SERVICE COVERAGE						
Cash Available for Debt Service (CADS)						
A: Net Income (Loss)						
B: Depreciation, or Reserve Interest						
C: Total CADS (A + B = C)						
D: DEBT SERVICE (DS)						
Principle Plus Interest						
E: DEBT SERVICE COVERAGE RATIO						
CADS Divided by DS (E = C / D)						

Attachment 1

OLD HIGHWAY 90 WATER SERVICE
P.O. BOX 100 | 145 PR 4775
CASTROVILLE TX 78009
830-931-9272
oldhighway90water@yahoo.com

Attn: Public Utility Commission of Texas
Filing Clerk
1701 N. Congress Avenue
P.O. Box 13326
Austin, TX 78711-3326

Below is a **list of the attachments** included in our Application to Obtain or Amend Certificate of Convenience and Necessity regarding our CCN #12975 including a description of each attachment.

Attachment 1 – This document describing list of attachments.

Attachment 2 – Preliminary plan of the subdivision, the area for which is the uncertified area requested in this application, showing the full layout and relation to Interstate Highway 35.

Attachment 3 – Plat of Phase 1 of the subdivision which will be the first phase to be served while the rest of the subdivision is developed. Shows Benton City WSCs CCN line. (Part F; 3.ii)

Attachment 4 – A large scale map showing the requested area and its relation to Interstate 35, the Medina/Frio County Line, the Medina/Atascosa County Line, and the City of Devine. Also shows relation to neighboring CCN areas. (Part F; 32)

Attachment 5 – A small scale map showing the requested area and its relation to Interstate 35, the Medina/Frio County Line. This map also shows Benton City Water Service Corporation's CCN area in relation to the proposed area. (Part F; 32)

Attachment 6 – Field notes prepared by Keith Howard with Howard Surveying, LLC to describe the small area of overlap with Benton City WSC's CCN area.

Attachments 7 & 8 – Notices of Compliance from the Texas Commission on Environmental Quality regarding investigation conducted December of 2017. Letters show that Old Highway 90 Water Service submitted sufficient documentation to be considered compliant with the most recent investigation conducted. (Part D; 20.A)

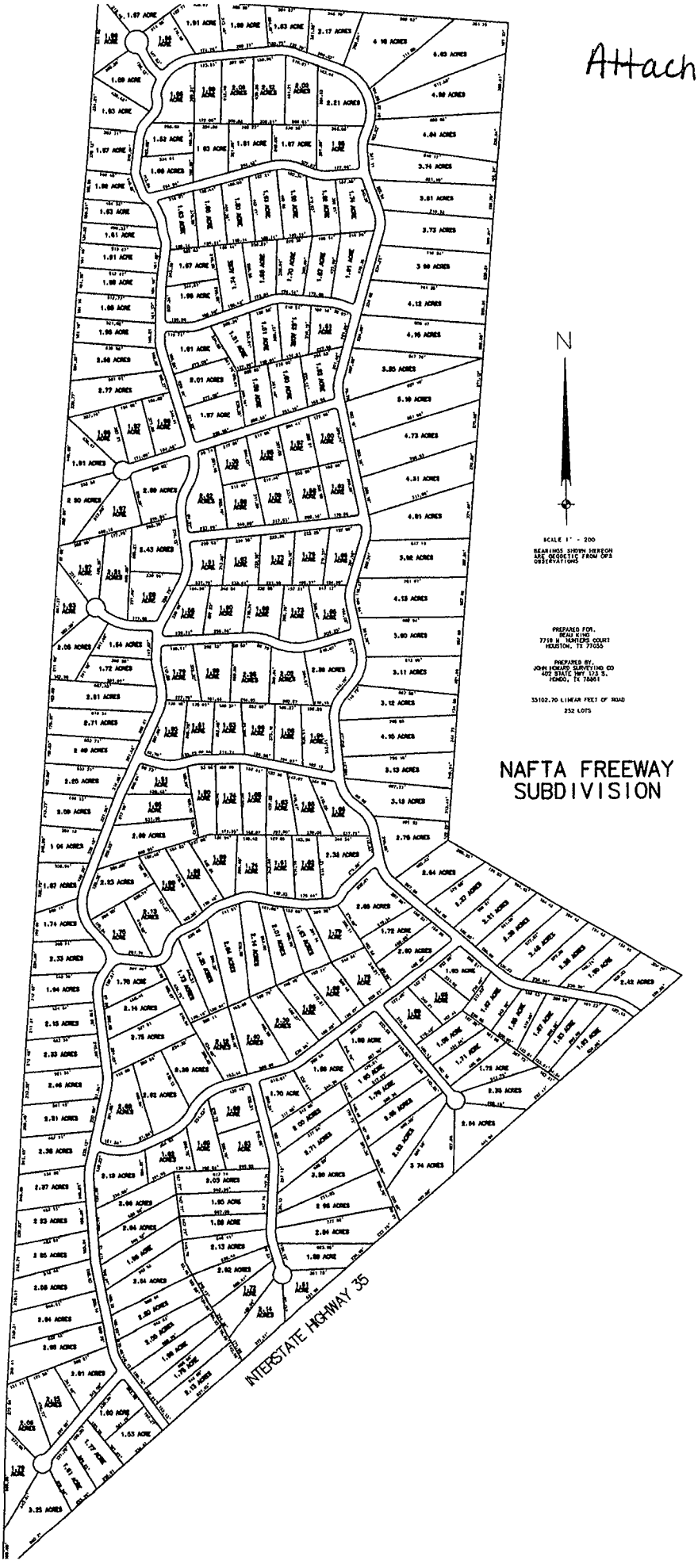
Attachment 9 – Statement of Economic Feasibility regarding neighboring water utility companies within ½ mile (Part B; 12.B) and construction estimate from MGMC, LLC to install the system for Old Highway 90 Water Service

Attachment 10 – Copy of Old Highway 90 Water Service's current water utility tariff. (Part E; 29)

Attachment 11 – System Layout of proposed water system for Phase 1. (Part D; 27)

Attachment 12 – Engineering Report for Water System at Sand Hurst Subdivision

Attachment 2



Attachment 3

MEDINA COUNTY, TEXAS

A PLAT OF

SAND HURST SUBDIVISION

PREPARED FOR:
NAFTA FREEWAY JOINT VENTURES
1718 STATE STREET
HOUSTON, TEXAS 77007

PREPARED BY:
HOWARD SURVEYING, LLC
TBPLS FIRM NO. 10125700
402 STATE HWY 173 SOUTH
HONDO, TEXAS 78861
830-426-4776

DATE PREPARED: NOVEMBER 19, 2018

75 LOTS

8500 LINEAR FEET OF ROAD

11.95 ACRES IN ROADS

N

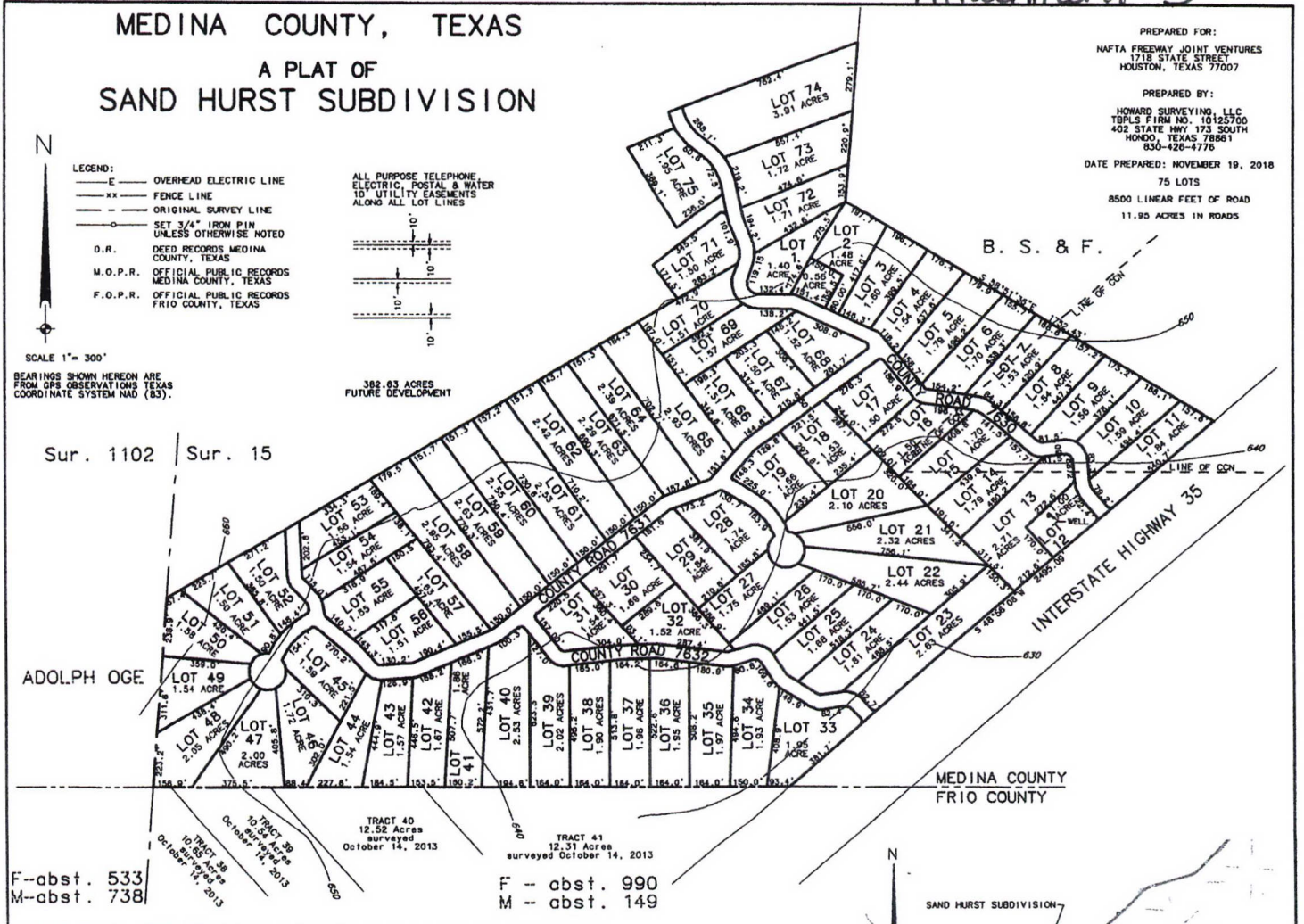
LEGEND:
- E — OVERHEAD ELECTRIC LINE
- xx — FENCE LINE
- ORIGINAL SURVEY LINE
- SET 3/4" IRON PIN UNLESS OTHERWISE NOTED
- D.R. DEED RECORDS MEDINA COUNTY, TEXAS
- M.O.P.R. OFFICIAL PUBLIC RECORDS MEDINA COUNTY, TEXAS
- F.O.P.R. OFFICIAL PUBLIC RECORDS FRIO COUNTY, TEXAS

ALL PURPOSE TELEPHONE, ELECTRIC, POSTAL & WATER 10' UTILITY EASEMENTS ALONG ALL LOT LINES

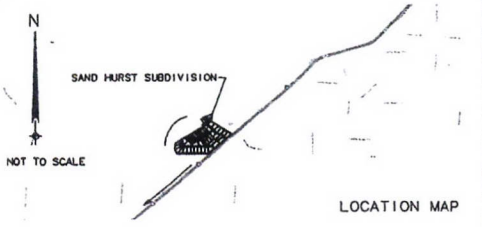
SCALE 1" = 300'

BEARINGS SHOWN HEREON ARE FROM GPS OBSERVATIONS TEXAS COORDINATE SYSTEM NAD (83).

382.63 ACRES FUTURE DEVELOPMENT



BEING 151.91 ACRES OF LAND SITUATED ABOUT 20.7 MILES S 32° E OF HONDO IN MEDINA COUNTY, TEXAS, OUT OF SURVEY NO. 15, ABSTRACT NO. 149, B. S. & F., ORIGINAL GRANTEE, AND OUT OF A 994.363 ACRE TRACT CONVEYED FROM DANIEL K. SEAL, ET AL TO NAFTA FREEWAY JOINT VENTURES BY DEED DATED AUGUST 25, 2005 AND RECORDED IN VOLUME 593, PAGE 365 OF THE DEED RECORDS OF FRIO COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF MEDINA

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

PRELIMINARY
NOT TO BE FILED OR RECORDED
BEAU KING
NAFTA FREEWAY JOINT VENTURES

STATE OF TEXAS
COUNTY OF MEDINA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BEAU KING, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2018.

PRELIMINARY
NOT TO BE FILED OR RECORDED
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF MEDINA

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

PRELIMINARY
NOT TO BE FILED OR RECORDED
VERNON YOUNG
NAFTA FREEWAY JOINT VENTURES

STATE OF TEXAS
COUNTY OF MEDINA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VERNON YOUNG, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2018.

PRELIMINARY
NOT TO BE FILED OR RECORDED
NOTARY PUBLIC

WATER, WASTE WATER AND UTILITIES

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO STATE APPROVED COMMUNITY WATER SYSTEM OR PRIVATE WELL. DUE TO DECLINING WATER SUPPLY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY MEDINA COUNTY TO QUESTION THE SELLER CONCERNING GROUNDWATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM THAT HAS BEEN APPROVED AND PERMITTED BY THE MEDINA COUNTY HEALTH INSPECTOR.

NO STRUCTURE OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL FINAL APPROVAL OF THE PLAT BY MEDINA COUNTY COMMISSIONERS' COURT.

RESOLUTIONS BY MEDINA COUNTY COMMISSIONERS' COURT

THE DISCHARGE OF FIREARMS ON LOTS OF TEN ACRES OR LESS IS PROHIBITED ACCORDING TO VOLUME 30, PAGE 127 OF OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.

HUNTING WITH BOW AND ARROW ON LOTS OF TEN ACRES OR LESS IS PROHIBITED ACCORDING TO VOLUME 30, PAGE 129 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.

STREET AND RIGHT OF WAY INFORMATION

"IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE PRECINCT COMMISSIONER OF MEDINA COUNTY OR STATE DEPARTMENT OF HIGHWAYS FOR DRIVEWAYS ENTERING UNTO STATE ROADS, AND THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT FOR DRIVEWAYS SET FORTH AS PER THE MEDINA COUNTY SUBDIVISION REGULATIONS."

STATE OF TEXAS
COUNTY OF MEDINA

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY PERFORMED ON THE GROUND AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS TRUE AND CORRECT. THIS THE 28TH DAY OF MARCH 2018.

PRELIMINARY
NOT TO BE FILED OR RECORDED
REGISTERED PROFESSIONAL SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____ 2018.

PRELIMINARY
NOT TO BE FILED OR RECORDED
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF MEDINA

THE COUNTY JUDGE OF MEDINA COUNTY CERTIFIES THAT THIS SUBDIVISION PLAT HAS BEEN CONSIDERED AND APPROVED.

THIS THE _____ DAY OF _____, 2018.

PRELIMINARY
NOT TO BE FILED OR RECORDED
COUNTY JUDGE

STATE OF TEXAS
COUNTY OF MEDINA

THE COUNTY COMMISSIONER OF MEDINA COUNTY PRECINCT _____ HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE COUNTY AS TO WHICH HIS APPROVAL IS REQUIREO. THIS THE _____ DAY OF _____, 2018.

PRELIMINARY
NOT TO BE FILED OR RECORDED
COUNTY COMMISSIONER

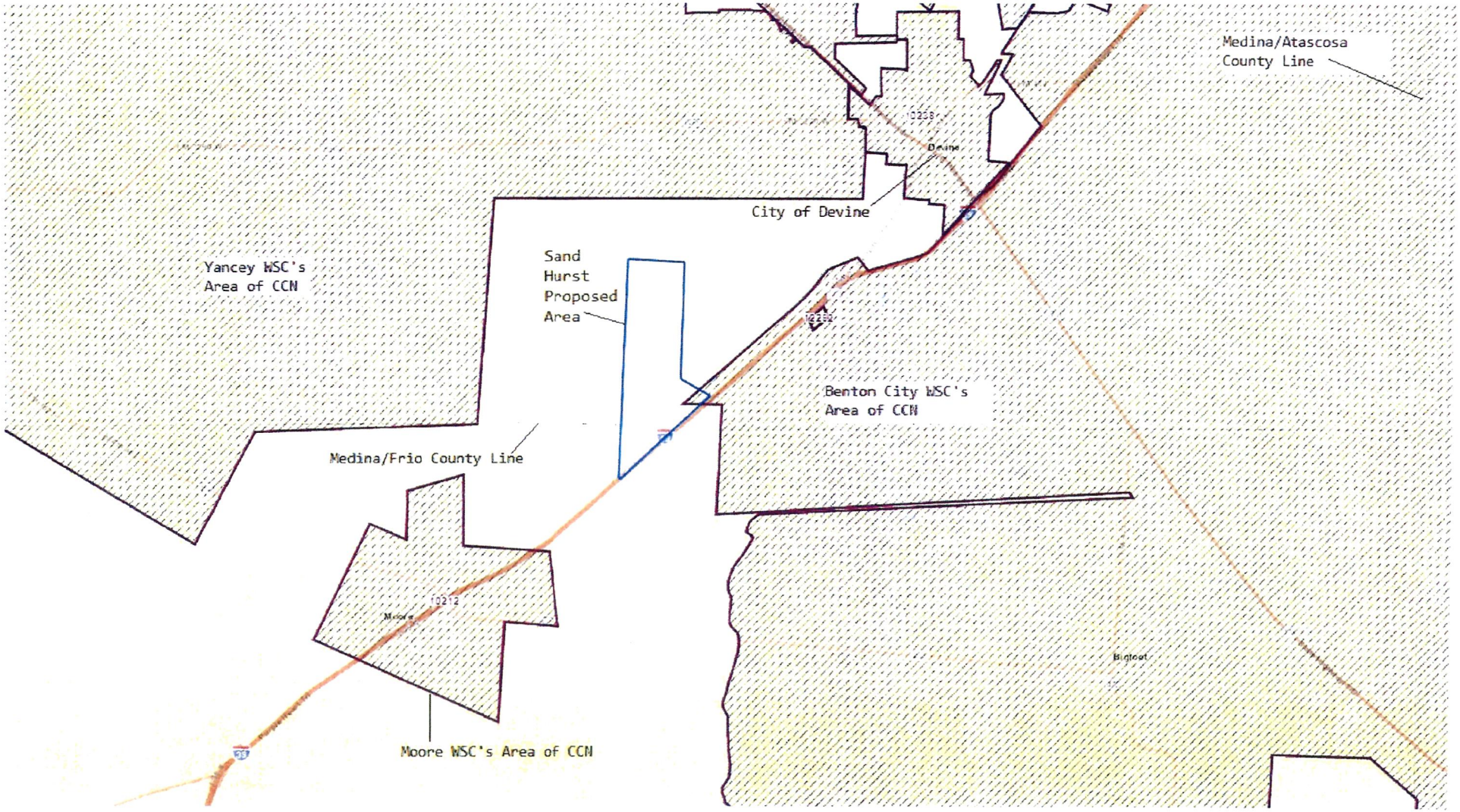
STATE OF TEXAS
COUNTY OF MEDINA

I, GINA CHAMPION, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, THIS THE _____ DAY OF _____ A.D. 2018 AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 2018 AT _____ M. IN THE RECORDS OF PLATS OF SAID COUNTY IN VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ A.D. 2018.

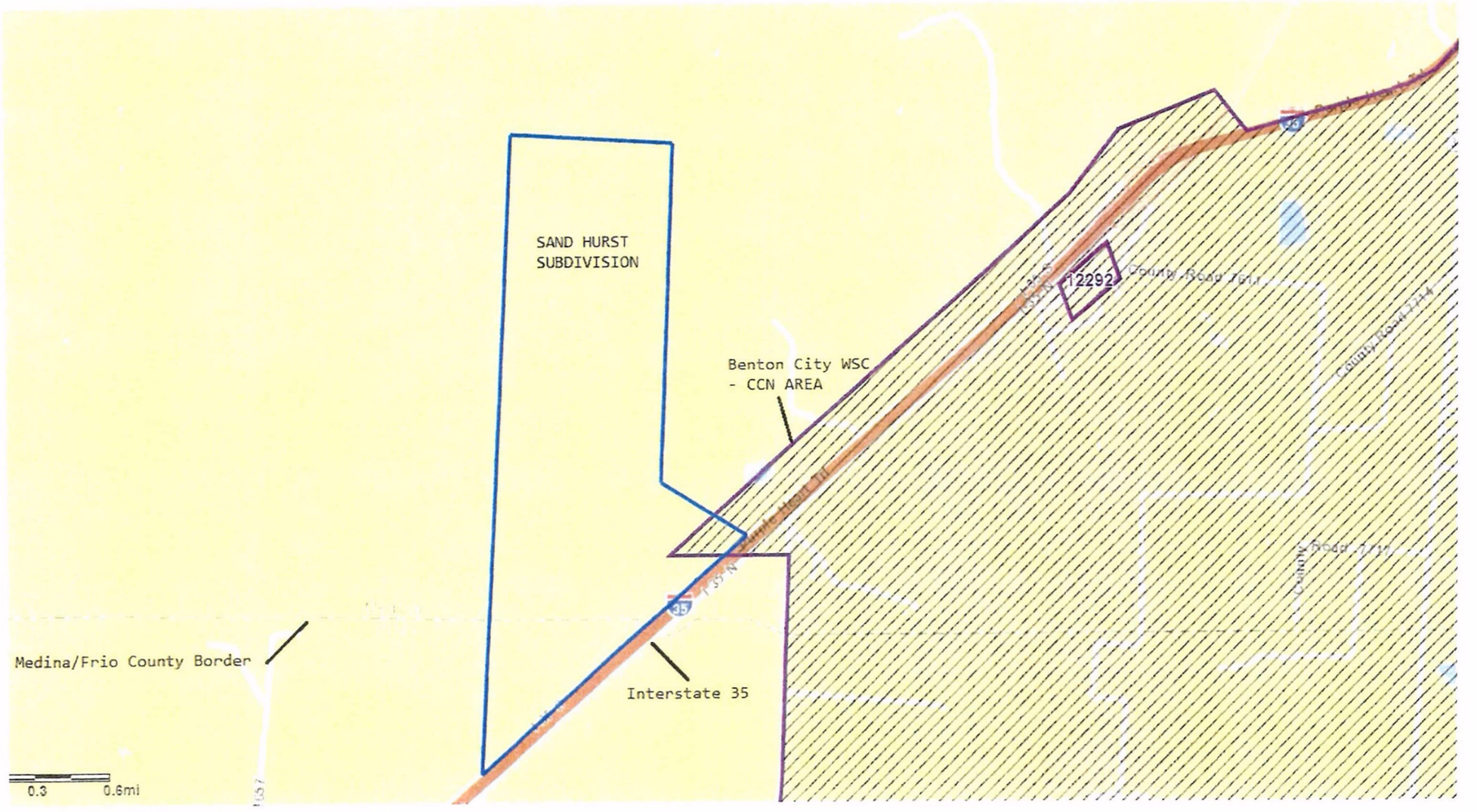
PRELIMINARY
NOT TO BE FILED OR RECORDED
GINA CHAMPION
COUNTY CLERK, MEDINA COUNTY, TEXAS.

PRELIMINARY
NOT TO BE FILED OR RECORDED
DEPUTY

Attachment 4



Attachment 5



Attachment 6

STATE OF TEXAS
COUNTY OF MEDINA

PREPARED FOR: Chester Maples

FIELD NOTES TO DESCRIBE

A 10 24 Acre Tract of land out of Benton City Water's CCN situated about 20.7 miles S 32° E of Hondo in Medina County, Texas, out of Survey No. 15, Abstract No 149, B S & F., original grantee, and out of a 994.363 Acre Tract conveyed from Daniel K. Seal, et al to NAFTA Freeway Joint Ventures by deed dated August 25, 2005 and recorded in Volume 593, Page 365 of the Deed Records of Frio County, Texas, and being more particularly described as follows:

BEGINNING: At the Southeast corner of this tract in the Northwest line of Interstate Highway 35 and the Southeast line of said 994.363 Acre Tract from which the intersection of the South line of Medina County, the Northwest line of said highway, and the Southeast line of said 994.363 Acre Tract bears S 48° 57' 45" W 1979.52 feet,

THENCE: S 90° 00' 00" W 1090.56 feet into said 994 363 Acre Tract to the West corner of this tract,

THENCE: N 48° 31' 32" E 912.21 feet to the North corner of this tract;

THENCE: S 58° 52' 38" E 759 48 feet with the Northeast line of said 994.363 Acre Tract to an exterior corner of said 994.363 Acre Tract and the Northeast corner of this tract,

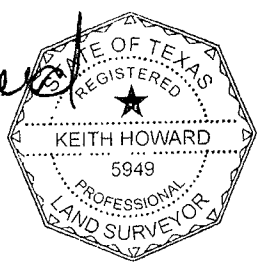
THENCE: S 48° 57' 45" W 322.27 with the Southeast line of said 994 363 Acre Tract and the Northwest line of Interstate 35 to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct

This the 14th day of February 2020.

Keith Howard



Keith Howard, R.P.L.S No 5949
Howard Surveying
TBPLS Firm No. 10125700
402 State Hwy 173 South
Hondo, Texas 78861
(830) 426-4776

Attachment 7

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

July 23, 2018

Mr. Chester Maples
Owner
Old Hwy 90 N Ridge W System
PO Box 100
Castroville, Texas 78009

Re: Notice of Compliance with Notice of Violation (NOV) dated February 27, 2018:
Old Hwy 90 N Ridge W System, 12 Miles North of Hondo on Hwy 173, Medina County
Regulated Entity No.: RN101286011, TCEQ ID No.: 1630041
Investigation No.: 1496978

Dear Mr. Maples:

This letter is to inform you that the Texas Commission on Environmental Quality (TCEQ) San Antonio Regional Office has received adequate compliance documentation on June 19, 2018, June 20, 2018, and June 29, 2018 to resolve the alleged violations documented during the investigation of the above-referenced regulated entity conducted December 21, 2017. Based on the information submitted, no further action is required concerning this investigation.

The Texas Commission on Environmental Quality appreciates your assistance in this matter and your compliance efforts to ensure protection of the State's environment. If you or members of your staff have any questions, please feel free to contact Mr. Chris Friesenhahn at the San Antonio Region Office at 210-403-4055.

Sincerely,

Joy Thurston-Cook
Water Section Team Leader
San Antonio Region Office

JTC/DW/eg

Attachment 8

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

July 27, 2018

Mr. Chester Maples
Owner
Old Hwy 90 Water System
PO BOX 100
Castroville, Texas 78009

Re: Notice of Compliance with Notice of Violation (NOV) dated February 27, 2018:
Old Hwy 90 Water System, 5 miles West of Castroville, Medina County
Regulated Entity No.: RN101285096, TCEQ ID No.: 1630035
Investigation No.: 1497169

Dear Mr. Maples:

This letter is to inform you that the Texas Commission on Environmental Quality (TCEQ) San Antonio Regional Office has received adequate compliance documentation on June 19, 2018 and June 20, 2018 to resolve the alleged violations documented during the investigation of the above-referenced regulated entity conducted December 21, 2017. Based on the information submitted, no further action is required concerning this investigation.

The Texas Commission on Environmental Quality appreciates your assistance in this matter and your compliance efforts to ensure protection of the State's environment. If you or members of your staff have any questions, please feel free to contact Mr. Chris Friesenhahn at the San Antonio Region Office at 210-403-4055.

Sincerely,

Joy Thurston-Cook
Water Section Team Leader
San Antonio Region Office

JTC/MV/eg

Attachment 9

OLD HIGHWAY 90 WATER SERVICE
P.O. BOX 100 | 145 PR 4775
CASTROVILLE TX 78009
830-931-9272
oldhighway90water@yahoo.com

Attn: Public Utility Commission of Texas
Filing Clerk
1701 N. Congress Avenue
P.O. Box 13326
Austin, TX 78711-3326

Statement of Economic Feasibility

To Whom It May Concern:

Old Highway 90 Water Service is requesting to amend their CCN to include the proposed service area shown on the enclosed maps. There is one water provider, Benton City Water Supply Corporation, within one-half mile of the proposed service area. However, it would be far more economically feasible for Old Highway 90 Water Service to install a stand-alone system to provide water service to the Sand Hurst Subdivision. It would be far more costly to extend Benton City WSC's water system, as they would have to bore underneath Interstate 35 to service the area. Old Highway 90 Water Service has reached out to Benton City WSC and are waiting for their response pending the hydraulic study that they have requested from the developer.

Please see the attached estimate from MGMC, LLC for the cost to the developer, Nafta Freeway / Joint Venture, to have the standalone water system installed for Old Highway 90 Water Service, to serve the first phase of the Sand Hurst Subdivision.

Thank you,

Chester Maples
Owner – License No. WG0005853
Class C Groundwater Treatment Operator
Old Highway 90 Water Service
830-931-9272

Attachment 9 Continued

MGMC, LLC
P.O. Box 100
Castroville, TX 78009
830-931-9272
cheryl.maples@yahoo.com

MGMC, LLC

Estimate

ADDRESS
Beau King
Joint Venture/Nafta Freeway
1718 State Street
Houston, Tx 77007

ESTIMATE # 1042
DATE 09/04/2020

ACTIVITY	QTY	RATE	AMOUNT
Water System Total cost for Sandhurst Subdivision phase 1 to install a complete water system as engineered by Stephen Mangold. Note: System components such as water storage tanks, and pressure tank have been reduced in size to supply water for 74 tracks only, but the well and pumps will still service more lots in the 2nd phase without up grade to well system. Each new phase will require engineering and new infrastructures for that phase and at some point a upgrade of well system will be needed. Total cost for this first phase includes digging and installing all water mains, valves, boxes mega-lug-connections, crossovers, fire hydrants, and blowoffs for first phase. Price includes all sleeves for mains, all pipe, fittings, megalugs, bolts, shut off/on valves, MJ, brass connection, supply lines for complete water system for first phase. Price also includes drillingl well, installing pumps, pressure pumps, controls, meter loop, electric panels , fence, pump house, pressure tanks, storage tank, and chlorinator system for phase 1.	1	317,254.00	317,254.00

TOTAL **$317,254.00**

Accepted By

Accepted Date

Attachment 10

WATER UTILITY TARIFF
FOR

Chester Maples dba Old Highway 90 Water Service
(Utility Name)

P.O. Box 100
(Business Address)

Castroville, Texas 78009
(City, State, Zip Code)

(830) 931-9272
(Area Code/Telephone)

This tariff is effective for utility operations under the following Certificate of Convenience and Necessity:

12975

This tariff is effective in the following county:

Medina

This tariff is effective in the following cities or unincorporated towns (if any):

None

This tariff is effective in the following subdivisions and public water systems:

Old Hwy 90-North Ridge Water Service PWS ID # 1630041
North Ridge, Oak Ridge, Oak Valley Expansion, Quail Valley, Oak Park (Old Highway 90 Water Service) 1630035

TABLE OF CONTENTS

The above utility lists the following sections of its tariff (if additional pages are needed for a section, all pages should be numbered consecutively):

Attachment 10 Cont'd

SECTION 1.0 -- RATE SCHEDULE

Section 1.01 - Rates

Meter Size	Monthly Minimum Charge	Gallonage Charge
5/8" or 3/4"	$35.00 (Includes 2,000 gallons)	$3.00 per 1000 gallons, over the minimum

FORM OF PAYMENT: The utility will accept the following forms of payment:
Cash X, Check X, Money Order X, Credit Card_____, Other (specify) Direct Payment by Banks
THE UTILITY MAY REQUIRE EXACT CHANGE FOR PAYMENTS AND MAY REFUSE TO ACCEPT PAYMENTS MADE USING MORE THAN $1.00 IN SMALL COINS. A WRITTEN RECEIPT WILL BE GIVEN FOR CASH PAYMENTS.

REGULATORY ASSESSMENT 1.0%
TCEQ RULES REQUIRE THE UTILITY TO COLLECT A FEE OF ONE PERCENT OF THE RETAIL MONTHLY BILL.

Section 1.02 - Miscellaneous Fees

TAP FEE $800.00
TAP FEE COVERS THE UTILITY'S COSTS FOR MATERIALS AND LABOR TO INSTALL A STANDARD RESIDENTIAL 5/8" or 3/4" METER. AN ADDITIONAL FEE TO COVER UNIQUE COSTS IS PERMITTED IF LISTED ON THIS TARIFF.

TAP FEE (Unique costs) ..... Actual Cost
FOR EXAMPLE, A ROAD BORE FOR CUSTOMERS OUTSIDE OF SUBDIVISIONS OR RESIDENTIAL AREAS.

TAP FEE (Large meter) ..... Actual Cost
TAP FEE IS THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR METER SIZE INSTALLED.

METER RELOCATION FEE ..... Actual Relocation Cost, Not to Exceed Tap Fee
THIS FEE MAY BE CHARGED IF A CUSTOMER REQUESTS THAT AN EXISTING METER BE RELOCATED.

RATES LISTED ARE EFFECTIVE ONLY
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TEXAS COMM. ON ENVIRONMENTAL QUALITY
36471-R, CCN 12975, SEPTEMBER 30, 2009
APPROVED BY

Attachment 10 Cont'd

SECTION 1.0 -- RATE SCHEDULE (Continued)

METER TEST FEE $25.00

THIS FEE WHICH SHOULD REFLECT THE UTILITY'S COST MAY BE CHARGED IF A CUSTOMER REQUESTS A SECOND METER TEST WITHIN A TWO-YEAR PERIOD AND THE TEST INDICATES THAT THE METER IS RECORDING ACCURATELY. THE FEE MAY NOT EXCEED $25.

RECONNECTION FEE

THE RECONNECT FEE MUST BE PAID BEFORE SERVICE CAN BE RESTORED TO A CUSTOMER WHO HAS BEEN DISCONNECTED FOR THE FOLLOWING REASONS (OR OTHER REASONS LISTED UNDER SECTION 2.0 OF THIS TARIFF):

a) Non payment of bill (Maximum $25.00) $25.00
b) Customer's request that service be disconnected $35.00

TRANSFER FEE $35.00

THE TRANSFER FEE WILL BE CHARGED FOR CHANGING AN ACCOUNT NAME AT THE SAME SERVICE LOCATION WHEN THE SERVICE IS NOT DISCONNECTED

LATE CHARGE (EITHER $5.00 OR 10% OF THE BILL) $5.00

TCEQ RULES ALLOW A ONE-TIME PENALTY TO BE CHARGED ON DELINQUENT BILLS. A LATE CHARGE MAY NOT BE APPLIED TO ANY BALANCE TO WHICH THE PENALTY WAS APPLIED IN A PREVIOUS BILLING.

RETURNED CHECK CHARGE $30.00

RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST.

CUSTOMER DEPOSIT RESIDENTIAL (Maximum $50) $50.00

COMMERCIAL & NON-RESIDENTIAL DEPOSIT ..... 1/6TH OF ESTIMATED ANNUAL BILL

GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE:

WHEN AUTHORIZED IN WRITING BY TCEQ AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY INCREASE RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND WATER TESTING. [30 TAC 291.21(K)(2)

LINE EXTENSION AND CONSTRUCTION CHARGES:

REFER TO SECTION 3.0--EXTENSION POLICY FOR TERMS, CONDITIONS, AND CHARGES WHEN NEW CONSTRUCTION IS NECESSARY TO PROVIDE SERVICE.

RATES LISTED ARE EFFECTIVE ONLY
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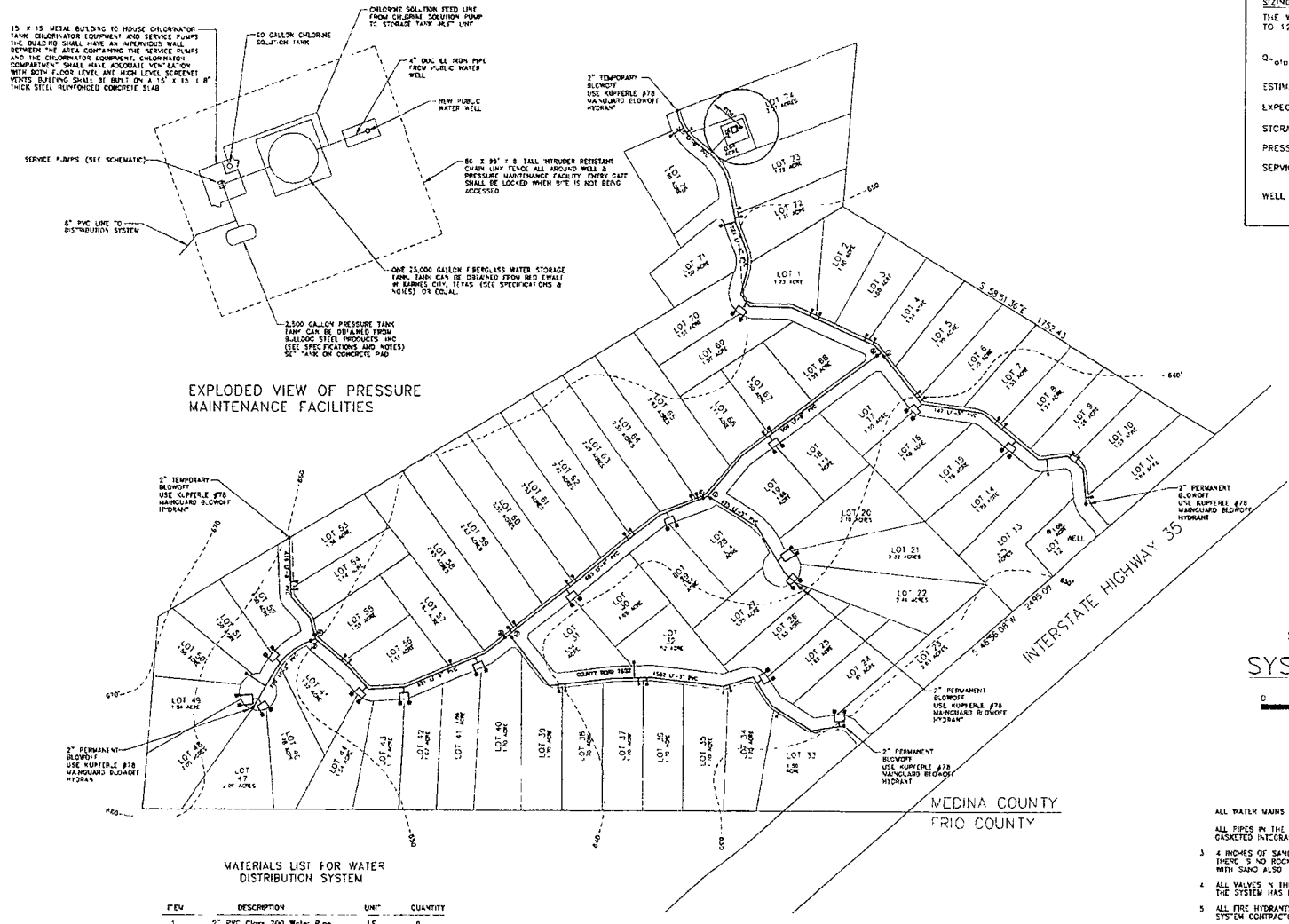
TEXAS COMM. ON ENVIRONMENTAL QUALITY
36471-R, CCN 12975, SEPTEMBER 30, 2009
APPROVED BY

Attachment 11



SIZING OF SYSTEM CAPACITY.

THE WATER SYSTEM SHALL BE SIZED TO SERVE CONNECTIONS TO 125 RESIDENTIAL LOTS

Q_{gpd} = 41,875 GPD

ESTIMATED PEAK FLOW RATE = 188 GALLONS/MINUTE

EXPECTED WELL YIELD = 150 GALLONS/MINUTE

STORAGE: 25,000 GALLONS

PRESSURE TANK ONE 2,500 GALLON TANK

SERVICE PUMPS: TWO BERKELEY B21PM 10 HP, 230 VOLT, SINGLE PHASE PUMPS, OR EQUAL.

WELL PUMP ONE GOULDS MODEL 160L-30, 30 HP, 6" DIA., THREE PHASE PUMP OR EQUAL

MATERIALS LIST FOR WATER DISTRIBUTION SYSTEM

ITEM	DESCRIPTION	UNIT	QUANTITY
1.	2" PVC Class 200 Water Pipe	LF	0
2.	3" PVC Class 200 Water Pipe	LF	3572
3.	4" PVC Class 200 Water Pipe	LF	0
4.	6" PVC Class 200 Water Pipe	LF	0
5.	8" PVC Class 200 Water Pipe	LF	4803
6.	3/4" Gate Valve & Box	EA	0
7.	2" Gate Valve & Box	EA	0
8.	3" Gate Valve & Box	EA	4
9.	6" Gate Valve & Box	EA	0
10.	8" Gate Valve & Box	EA	5
11.	Single Service	EA	43
12.	Duo Service	EA	16
13.	2" Blowoff	EA	6
14.	Fire Hydrant (Standard)	EA	0
15.	3/4" Meter	EA	A/R
16.	Plastic Meter Boxes	EA	A/R

LEGEND:
① = 2 GATE VALVE & BOX
③ = 3 GATE VALVE & BOX
⑥ = 6 GATE VALVE & BOX
⑧ = 8 GATE VALVE & BOX

ALL WATER MAINS WILL BE PRESSURE TESTED BY THE WATER SYSTEM CONTRACTOR

2 ALL PIPES IN THE DISTRIBUTION SYSTEM SHALL BE PVC CLASS 200-SDR 21 WITH GASKETED INTEGRAL BELL JOINTS. PIPE DESIGN SHALL MEET ASTM D-2241

3 4 INCHES OF SAND WILL BE PLACED IN THE TRENCH BELOW ALL MAINS WHERE THERE IS NO ROCK. IF ROCK IS ENCOUNTERED THE MAIN WILL BE COVERED WITH SAND ALSO

4 ALL VALVES IN THE DISTRIBUTION SYSTEM ARE TO BE LEFT CLOSED UNTIL AFTER THE SYSTEM HAS BEEN DISINFECTED AND ACCEPTED

5 ALL FIRE HYDRANTS AND VALVE TOPS ARE TO BE SET TO GRADE BY THE WATER SYSTEM CONTRACTOR IF APPLICABLE

6 THE TOPS OF ALL MAINS SHALL BE INSTALLED A MINIMUM OF 24" BELOW FINISHED GRADE

7 CONSTRUCTION OF THE DISTRIBUTION SYSTEM SHALL NOT BEGIN UNTIL ALL ROADS AND PARKING AREAS HAVE BEEN CUT OR FILLED TO FINAL SUBGRADE

8 ALL WATER LINES CONNECTING THE WATER MAIN TO A BUILDING OR OTHER SITE SHALL BE AS SPECIFIED ON THE DRAWING

9 ALL CONCRETE REINFORCING SHALL BE 1/2" DIA. REBARS SPACED @ 12" O.C. EACH WAY LOCATED @ THE CENTER OF THE SLAB THICKNESS, UNLESS OTHERWISE DETAILED

10. ALL EXPOSED WATER PIPES AND OTHER EXPOSED EQUIPMENT SHALL BE INSULATED FOR PROTECTION AGAINST FREEZING

Plans For:
SANDHURST WATER SYSTEM

MANGOLD ENGINEERING COMPANY
5596 CR 5710
Devine, Texas 78016
FIRM NO. F-5549
Phone: (830) 931-0400
Phone: (210) 213-3912

Dwg: 420-203
Date: 9/4/18
Revision: 1P
Drawn: S Mangold
Sheet: 2 of 4

STATE OF TEXAS
Stephen Alan Mangold
57959
REGISTERED PROFESSIONAL ENGINEER
9/4/18

GENERAL NOTES:

The water well shall not be installed any closer than 150 Ft. from a septic tank perforated drainfield area irrigated by low dosage low angle spray on-site sewage facilities absorption bed evapotranspiration bed improperly constructed water well underground petroleum and chemical storage tank or liquid transmission pipeline

The water well shall not be installed any closer than 50 Ft from a tile or concrete sanitary sewer, sewerage appurtenance septic tank storm sewer cemetery or pasture with livestock

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

Water used in any drilling operation shall be of safe sanitary quality. Water used in the mixing of drilling fluids or mud shall contain a chlorine residual of at least 0.5 mg/ltr.

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

No temporary toilet facilities shall be maintained within 50 Ft of the well being constructed unless they are of a sealed leak-proof type

Before placing the well in service the TCEQ water utilities Division shall be furnished a copy of the well completion data which includes the following items: the driller's log (geological log and material testing reports), a cementing certificate, the results of a 24-hour pump test, the results of the microbiological and chemical analyses required by subparagraphs (F) and (G) of paragraph 290.41(c)(3) of the Rules and Regulations for Public Water Systems published by the TCEQ Water Utilities Division; a copy of the Sanitary Control Easement; and an original or legible copy of a United States Geological Survey 7.5-minute topographic quadrangle showing the accurate well location.

Well construction materials containing more than 0.25% lead are prohibited.

The well grout will utilize the following pressure cementation methods in accordance with the AWWA Standards for Water Wells (A100-15) Appendix B, Section B.3 (Positive displacement - exterior method) Section B.4 (Interior method - without a plug). (Placement through float shoe attached to the bottom of the casing). A cement bonding log may be required by the executive director to assure complete sealing of the annular space.

If a gravel packed well is constructed, all gravel shall be of selected and graded quality and shall be thoroughly disinfected with a 21 mg/l chlorine solution as it is added to the well cavity.

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

Upon well completion the well shall be disinfected in accordance with current AWWA standards for well disinfection except that the disinfectant shall remain in the well for at least six hours.

Before placing the well in service, the water containing the disinfectant shall be flushed from the well and then samples of water shall be collected and submitted for microbiological analysis until three successive daily raw water samples are free of coliform organisms. The analysis of these samples must be conducted by a laboratory approved by the Texas Commission on Environmental Quality.

Appropriate facilities for treatment of the water shall be provided where a satisfactory microbiological record cannot be established after repeated disinfection. The extent of water treatment required will be determined on the basis of geological data, well construction features, nearby sources of contamination and perhaps on the basis of quantitative microbiological analyses.

The well unit shall be protected by an intruder resistant fence, the gates of which are provided with locks or shall be enclosed in a locked ventilated well house. The gates or well house shall be locked during periods of darkness and when the plant is unattended.

An all weather access road shall be provided to the well site.

Based on current acceptable design standards, the rate capacity of the water system's production and treatment facilities must always be greater than the anticipated maximum daily demand.

Disinfection facilities shall be provided for all ground water supplies for the purpose of microbiological control and distribution protection and shall be in conformity with applicable disinfection requirements of Section 290.42(e) of the TCEQ Rules and Regulations for Public Water Systems RG-195 dated December 1998.

Appropriate laboratory facilities shall be provided for controls as well as to check the effectiveness of disinfection or any other treatment processes employed.

The disinfection point of application must be ahead of the hydropneumatic tank which is provided for the water distribution system.

Disinfection equipment shall provide continuous and effective disinfection under all conditions.

Disinfection equipment shall have a capacity at least 50% greater than the highest expected dosage to be applied at any time.

Automatic proportioning of the disinfectant dosage to the flow rate of the water being treated shall be provided.

Facilities shall be provided for determining the amount of disinfectant used daily as well as the amount of disinfectant remaining for use.

All newly installed pipes and related products must conform to American National Standards Institute/National Sanitation Foundation (ANSI/NSF) Standard 61 and must be certified by an organization accredited by ANSI.

All plastic pipe for use in public water systems must bear the National Sanitation Foundation Seal of Approval (NSF-pw) and have an ASTM design pressure rating of at least 150 psi or a standard dimension ratio of 26 or less.

No pipe which has been used for any purpose other than the conveyance of drinking water shall be accepted or relocated for the use in any public drinking water supply.

Water transmission and distribution lines must be installed in accordance with the manufacturer's instructions. However, the top of the water line must be located below the frost line and in no case shall the top of the water line be less than 24 inches below ground surface.

The use of pipes and pipe fittings that contain more than 8.0% lead or solders and flux that contain more than 0.2% lead is prohibited.

No new water line under two inches in diameter shall be allowed to be installed in a public water system distribution system.

Water lines shall not be installed closer than ten feet to septic tanks or septic tank drainfields.

Pipe shall not be laid in water or placed where it can be flooded with water or sewage during its storage or installation.

New mains shall be thoroughly disinfected in accordance with AWWA Standards C651, and then flushed and samples before being placed in service. Samples shall be collected for bacteriological analyses to check the effectiveness of the disinfection procedure, which shall be repeated if contamination persists. A minimum of one sample for each 1,000 feet of completed water line will be required.

A minimum pressure tank capacity as specified in the design is required. The pressure tank the shall meet requirements of TCEQ RG-195 Section 290.42(e).

The water system must be under the direct supervision of a certified water works operator holding a valid certificate of competency issued under the direction of the TCEQ. The operator must hold at a minimum a Grade D certificate.

Mechanical disinfection facilities capable of maintaining an acceptable disinfectant residual shall be provided and operated at all times to maintain a minimum free chlorine residual of 0.2 mg/l in the far reaches of the distribution system.

The disinfectant residual in the distribution system must be tested at representative locations in the distribution system at least once every seven days. The tests must be done using a test kit which employs a diethyl-p-phenylenediamine (DPD) indicator. Records of the these test results shall be maintained for at least three years.

Disinfection by or under the direction of water system personnel must be performed when repairs are made to existing facilities and before new facilities are placed into service. Disinfection must be performed in accordance with AWWA requirements and water samples must be submitted to a laboratory approved by the Texas Department of Health. The sample results must indicate that the facility is free of microbiological contamination before it is placed into service. When it is necessary to return repaired mains to service as rapidly as possible doses may be increased to 500 mg/l and the contact time reduced to one-half hour.

A supply of calcium hypochlorite disinfectant shall be kept on hand for use when making repairs.

A customer service inspection certification shall be completed prior to providing continuous water service. Customer service inspections can be performed by people with the following credentials: Plumbing Inspectors and Water Supply Protection Specialists licensed by the Texas State Board of Plumbing Examiners; Certified Waterworks Operators and members of other water related professional groups who have completed a training course passed an exam/actor administered by the TCEQ or its designated agent and hold an endorsement granted by the TCEQ or its designated agent.

The system's pressure tank shall be inspected annually by water system personnel or a contracted inspection service and results of these inspections recorded and maintained for at least five years. The tank inspection must determine that the pressure release device and pressure gauge are working properly, the drawdown rate is being maintained at the proper level, the exterior coating systems are continuing to provide adequate protection to all metal surfaces, and that the tank remains in a watertight condition. Pressure tanks provided with an inspection port must have the interior surface inspected every five years.

The TCEQ shall be provided with information regarding water system ownership and management in accordance with applicable TCEQ requirements.

All water system electrical wiring must be installed in a securely mounted conduit in compliance with a local or national electrical code.

All portions of the roof of the storage tank shall slope toward the edges of the tank and shall have a slope of not less than 0.75 inch per foot. The roof opening or tank hatch shall be a minimum of 30 inches in diameter and shall have a raised curbing at least 4 inches high. The opening shall be covered by a lockable cover that overlaps the curbing at least 2 inches in a downward direction. The cover shall be locked at all times except during periods of necessary access to the tank.

The storage tank roof shall be vented with a gooseneck vent. The vent opening shall be securely covered by a 16 mesh or finer screen made of corrosion resistant material.

The storage tank shall be equipped with a 2" or larger overflow line which shall terminate between 24 feet and 2.5 feet above ground level. The opening to the overflow line shall be fitted with a gravity hinged and weighted cover that fits tightly and has no gap greater than 1/16". The storage tank shall also be equipped with a means of visually determining the water level in the tank from outside of the tank.

All coatings for the inside surface of the storage tank must conform to ANSI/NSF Standard 61 and must be certified by an organization accredited by ANSI.

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

Wellheads and pump bases shall be sealed by a gasket or sealing compound and properly vented to prevent the possibility of contaminating the well.

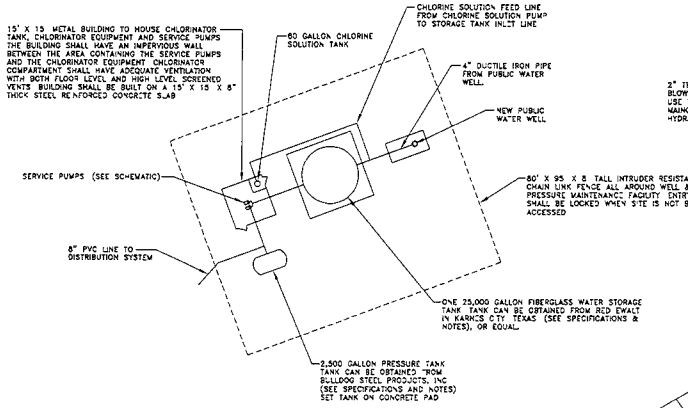
Decontamination of disinfecting water shall be in strict accordance with current AWWA Standard C655-09 or more recent.

Plans For:
SANDHURST
WATER SYSTEM

MANGOLD ENGINEERING COMPANY
5596 CR 5710
Devine, Texas 78016
FIRM NO. F-5549
Phone: (830) 931-0400
Phone: (210) 213-3912

Dwg: 400-203
Date: 9/4/18
Revision: IR
Drawn: S Mangold
Sheet: 1 of 4

STATE OF TEXAS
Stephen Allen Mangold
57956
REGISTERED
PROFESSIONAL ENGINEER
9/4/18



EXPLODED VIEW OF PRESSURE MAINTENANCE FACILITIES

SIZING OF SYSTEM CAPACITY

THE WATER SYSTEM SHALL BE SIZED TO SERVE CONNECTIONS TO 125 RESIDENTIAL LOTS

Q_{Total} = 41,875 GPD

ESTIMATED PEAK FLOW RATE = 188 GALLONS/MINUTE

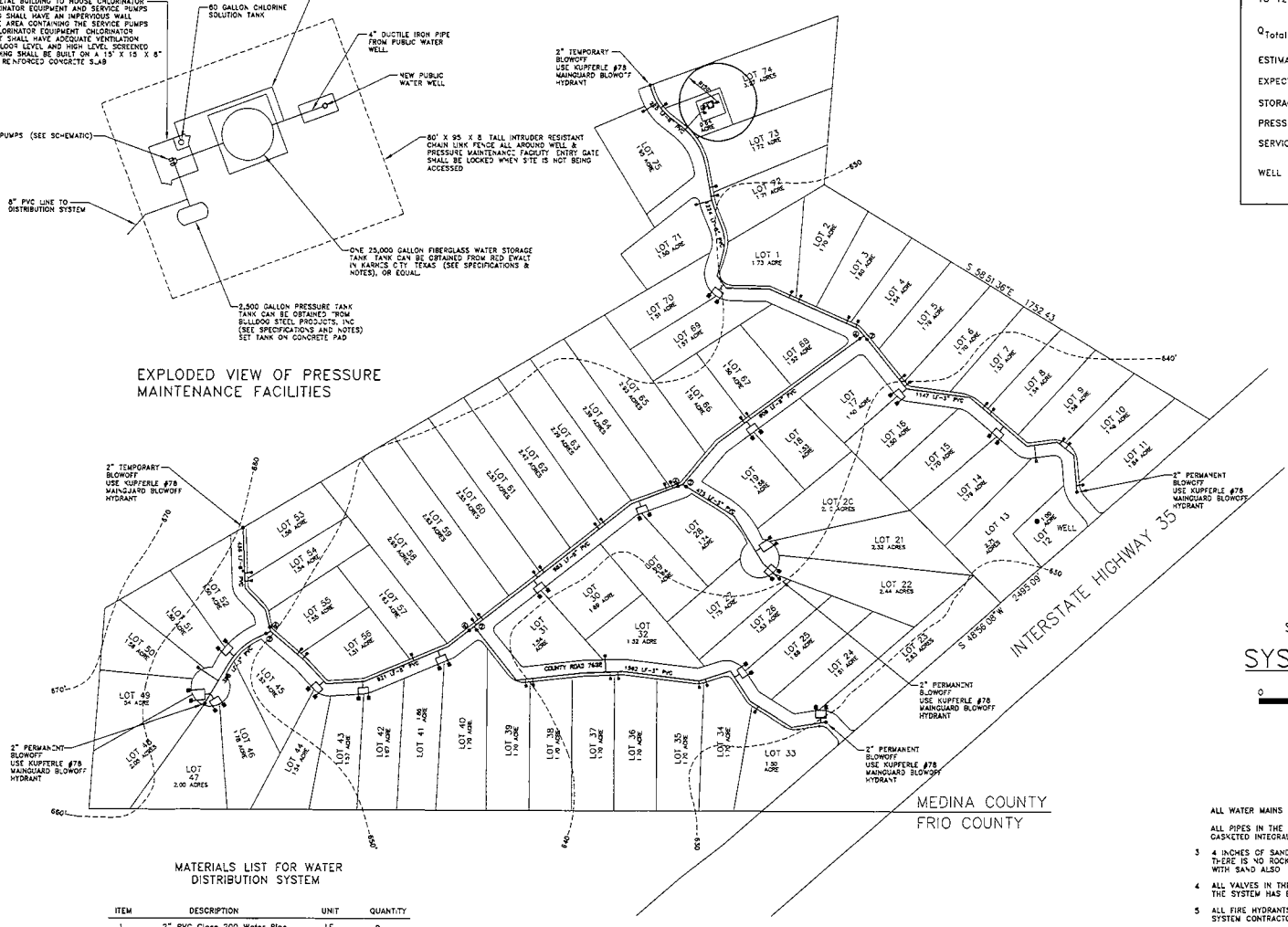
EXPECTED WELL YIELD = 150 GALLONS/MINUTE

STORAGE 25,000 GALLONS

PRESSURE TANK ONE 2,500 GALLON TANK

SERVICE PUMPS TWO BERKELEY B2TPM, 10 HP, 230 VOLT, SINGLE PHASE PUMPS, OR EQUAL

WELL PUMP ONE GOULDS MODEL 16GL-30, 30 HP, 6" DIA., THREE PHASE PUMP, OR EQUAL



W E

SCALE 1" = 200'

SYSTEM LAYOUT

0 200 400 600

MATERIALS LIST FOR WATER DISTRIBUTION SYSTEM

ITEM	DESCRIPTION	UNIT	QUANTITY
1	2" PVC Class 200 Water Pipe	LF	0
2	3" PVC Class 200 Water Pipe	LF	3572
3	4" PVC Class 200 Water Pipe	LF	0
4	6" PVC Class 200 Water Pipe	LF	0
5	8" PVC Class 200 Water Pipe	LF	4802
6	3/4" Gate Valve & Box	EA	0
7	2" Gate Valve & Box	EA	0
8	3" Gate Valve & Box	EA	4
9	6" Gate Valve & Box	EA	0
10	8" Gate Valve & Box	EA	5
11	Single Service	EA	43
12	Dual Service	EA	16
13	2" Blowoff	EA	6
14	Fire Hydrant (Standard)	EA	0
15	3/4" Meter	EA	A/R
16	Plastic Meter Boxes	EA	A/R

LEGEND

① = 2" GATE VALVE & BOX
② = 3" GATE VALVE & BOX
③ = 6" GATE VALVE & BOX
④ = 8" GATE VALVE & BOX

ALL WATER MAINS WILL BE PRESSURE TESTED BY THE WATER SYSTEM CONTRACTOR

ALL PIPES IN THE DISTRIBUTION SYSTEM SHALL BE PVC CLASS 200-SDR 21, WITH GASKETED INTEGRAL BELL JOINTS. PIPE DESIGN SHALL MEET ASTM D-2241

3 4 INCHES OF SAND WILL BE PLACED IN THE TRENCH BELOW ALL MAINS WHERE THERE IS NO ROCK. IF ROCK IS ENCOUNTERED THE MAIN WILL BE COVERED WITH SAND ALSO

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5 ALL FIRE HYDRANTS AND VALVE TOPS ARE TO BE SET TO GRADE BY THE WATER SYSTEM CONTRACTOR, IF APPLICABLE

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7 CONSTRUCTION OF THE DISTRIBUTION SYSTEM SHALL NOT BEGIN UNTIL ALL ROADS, AND PARKING AREAS HAVE BEEN CUT OR FILLED TO FINAL SUBGRADE

8 ALL WATER LINES CONNECTING THE WATER MAIN TO A BUILDING OR OTHER SITE SHALL BE AS SPECIFIED ON THE DRAWING

9 ALL CONCRETE REINFORCING SHALL BE 1/2" DIA. REBARS SPACED @ 12" O.C. EACH WAY, LOCATED @ THE CENTER OF THE SLAB THICKNESS UNLESS OTHERWISE DETAILED

10 ALL EXPOSED WATER PIPES AND OTHER EXPOSED EQUIPMENT SHALL BE INSULATED FOR PROTECTION AGAINST FREEZING

Plans For:
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STATE OF TEXAS
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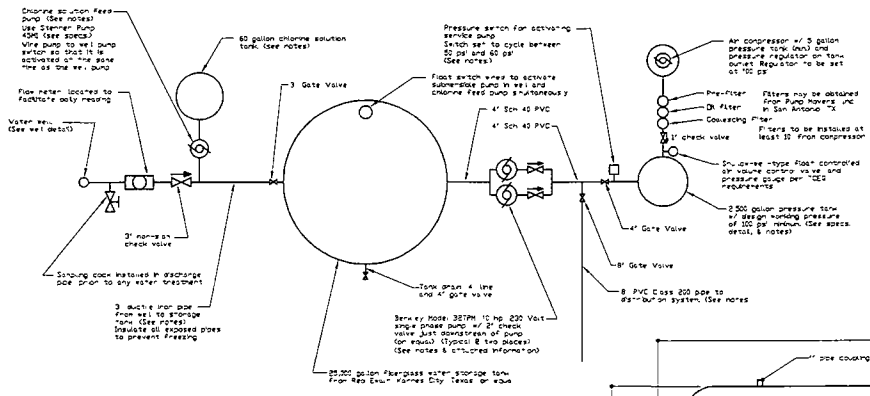
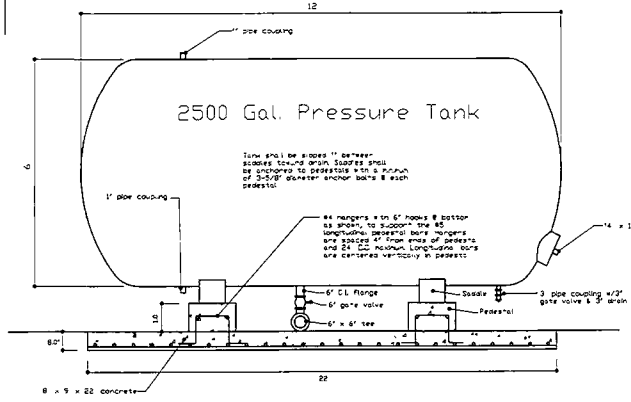
57956
REGISTERED PROFESSIONAL ENGINEER
9/4/18



Schematic of Pressurization system

(See general notes)



PRESSURE TANK DETAIL

The pressure tank and conform to the ASME section VIII Division codes and construction regulations ASME name plate to be permanently attached Pressure tank shall be equipped with a pressure release device per TCEQ requirements.

Tank shall have a minimum working pressure of 150 psig and a minimum burst pressure of 450 psig which gives the tank more than a 4 to 1 safety Factor over the expected working pressure of 60 psig

STORAGE TANK NOTES

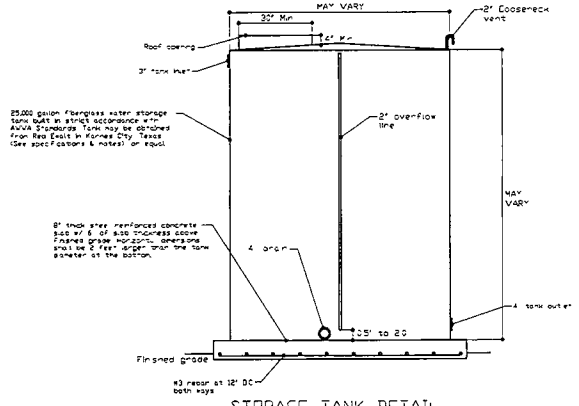
All portions of the roof of the storage tank shall drain towards the edges of the tank and shall have a slope of not less than 0.75 inch per foot. The roof opening in the tank shall be a minimum of 30 inches in diameter and shall have a raised curbing at least 4 inches high. The opening shall be covered by a lockable cover that overlaps the curbing at least 2 inches in a downward direction. The cover shall be locked at all times except during periods of necessary access to the tank

The storage tank roof shall be vented with a gooseneck vent. The vent opening shall be securely covered by a .6 mesh or finer screen made of corrosion resistant material.

The storage tank shall be equipped with a 1" or larger overflow line which shall terminate between 0.5 feet and 2.0 feet above ground level. The opening to the overflow line shall be fitted with a gravity hinged and weighted cover which fits tightly and has no gap greater than 1/16". The storage tank shall also be equipped with a means of visually determining the water level in the tank from outside of the tank. This shall be accomplished by installing a pressure gauge at the tank bottom. The gauge shall be 3 diameter or larger and shall be calibrated in 1 foot increments

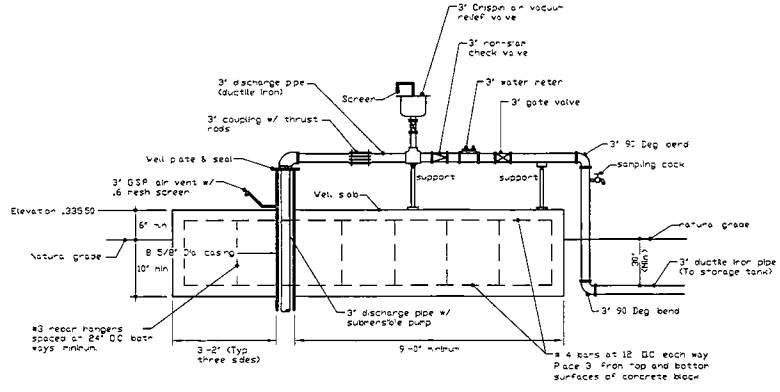
All coatings for the inside surface of the storage tank must conform to ANSI/NSF Standard 61 and must be certified by an organization accredited by ANSI.

All coatings for the inside surface of the storage tank must conform to ANSI/NSF Standard 61

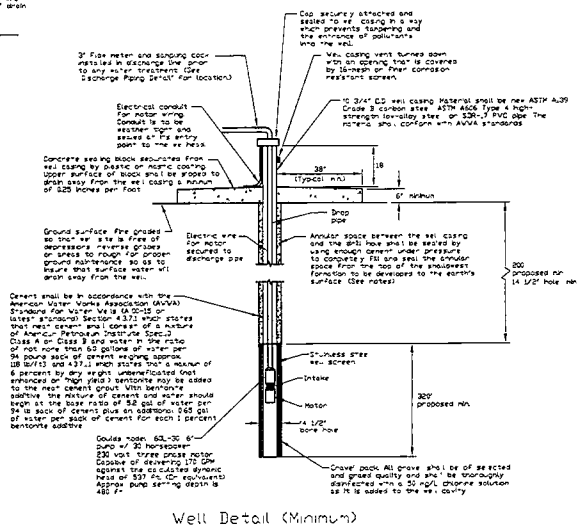


STORAGE TANK DETAIL

The storage tank shall be covered and designed fabricated erected tested and disinfected in strict accordance with current American Water Works Association (AWWA) standards and shall be provided with all items as specified in 30 TAC 290.43(c)



Discharge Piping Detail



Well Detail (Minimum)

Expected well yield is 150 gpm

(See general notes)

Plans For:

SANDHURST WATER SYSTEM

MANGOLD ENGINEERING COMPANY
5596 CR 5710
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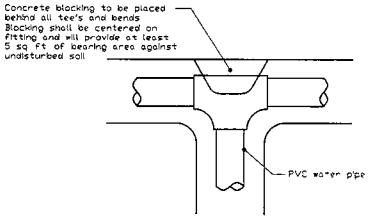
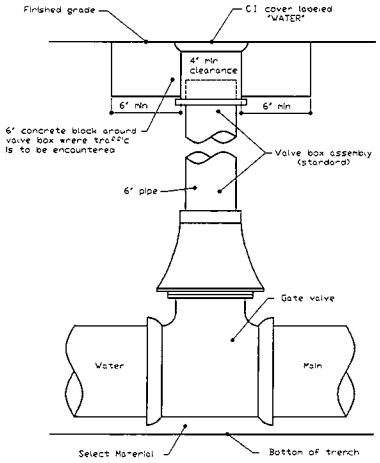
Revision: IR

Drawn: S Mangold

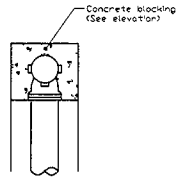
Sheet: 3 of 4

Stephen Allen Mangold 87056 Registered Professional Engineer 9/4/18

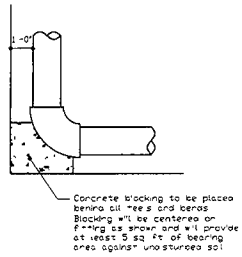




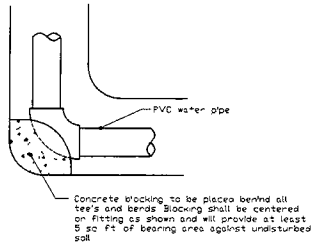
Valve and Box Installation
(Typical)



Plan
(Fire Hydrant)



Elevation
(Fire Hydrant)



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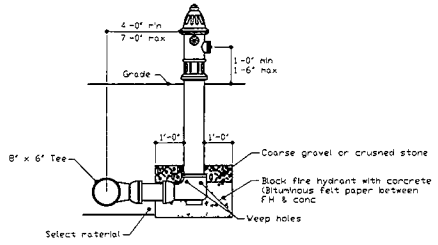

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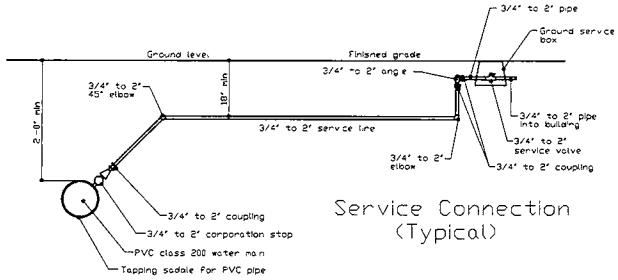

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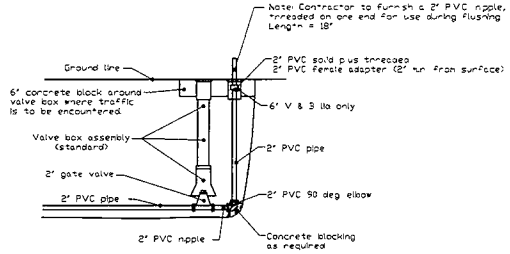

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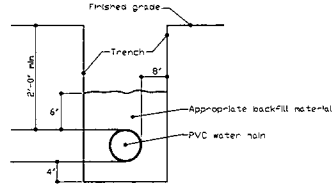


Trench Section
(Typical)

STANDARD DETAILS SHEET
ONLY USE THOSE DETAILS
WHICH APPLY TO THIS DESIGN

Plans For:
SANDHURST
WATER SYSTEM

MANGOLD ENGINEERING COMPANY
5596 CR 5710
Devine, Texas 78016
FIRM NO. F-5549
Phone: (830) 931-0400
Phone: (210) 213-3912

Dwg: 400-203
Date: 9/4/18
Revision: IR
Drawn: S Mangold
Sheet: 4 of 4

STATE OF TEXAS
Stephen Allen Mangold
57956
REGISTERED
PROFESSIONAL ENGINEER
9/4/18

TCEQ PUBLIC WATER SYSTEM PLAN REVIEW SUBMITTAL FORM
(Complete, Seal and Attach to Submittal Package)

WATER SYSTEM INFORMATION

Date:	07/17/2019
TCEQ PWS Identification No.: (Facilities will be assigned this PWS No.)	
Water System Name:	Sandhurst Water System

OWNER INFORMATION

Water System Owner:	Nafta Freeway Joint Ventures		
Address:	1718 State St., Houston, TX 77007	(AC) Phone:	713-681-0070 ext. 101
Responsible Official:	Ray Schneider	Title:	Manager
County (System Location):	Medina	Mechanism & Source of Financing: (i.e. loans, rates, self-financed, etc.)	Loan
Subdivision Sec., Phase, Unit, Etc.	Section 1-4 - Sandhurst		

ENGINEER INFORMATION

Engineer Name:	Steve Mangold	Registration No.:	PE 57956
Firm Name:	Mangold Engineering	Firm No.:	F-5549
(AC) Phone:	210-213-3912	(AC) Fax:	~~713-681-0570~~ NONE
Firm Address:	5596 CR 5710, Devine TX 78016		

SUBMITTAL INFORMATION

Is this submittal for a new public water system? YES: ☒ NO: ☐

If no, proceed to the *Project Information* section on Page 2. If no PWS number exists, the owner must submit a core data form and business plan, if required, in accordance with §290.39(f) and (g).

NEW (PROPOSED) WATER SYSTEMS

(Only complete this section if this submittal is for a NEW water system)

For new (proposed) system submittals, please provide 2 copies of the submittal and attach the following:

☒	A list of all water utilities within ½ mile of the proposed service area boundaries (reference 30 TAC 290.39(c)(1))	
☐	Copies of written responses from each of the entities listed above (reference 30 TAC 290.39(c)(1))	
☐	Copies of formal applications for service from each of the following (reference 30 TAC 290.39(c)(1)) :	
☐	Any municipality if the system is within its ETJ	NONE
☐	Any district or other political subdivision whose corporate boundaries are within ½ mile of the proposed service area boundaries	NONE
☐	Any other water service provider whose certificated service area boundary is within ½ mile of the proposed service area boundaries	NONE
☐	Documentation that all application requirements, including fee payments, are current.	
	Business plan: Please complete the financial ability form, provide a cost summary for the proposed project, and submit a business plan (reference 30 TAC 290.39 (f)). The business plan must confirm capital available to construct the system according to TCEQ requirements. Acceptable financial information can include some of the following: Financial statements (preferably audited), CPA compilation report, tax returns, statements of net worth, bank statements. If the project is being funded with loan proceeds, provide a loan commitment letter from the lender specific to this project. If the plan submittal is for a community system, also provide a copy of the Certificate of Convenience and Necessity (CCN) application submitted to the Public Utility Commission of Texas (PUC), and complete items referenced in 30 TAC 290.39 (f) (1 - 13).	

TCEQ PUBLIC WATER SYSTEM PLAN REVIEW SUBMITTAL FORM
(Complete, Seal and Attach to Submittal Package)

☐	Justification for constructing a separate system (if one of the entities listed above is willing to provide service)
☐	TCEQ Core Data Form (No. 10400)
☐	Emergency Preparedness Plan (No. 20536) if serving water in Harris or Fort Bend Counties and have overnight accommodations

CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN)

Certificates of Convenience and Necessity (CCN) applications are processed by the Public Utility Commission of Texas (PUC) and are required for privately owned systems and water supply corporations. If a CCN is required and a CCN does not exist, the applicant must obtain a CCN number or have the application accepted for filing at the PUC before a PWS project submittal can be technically reviewed. In addition, if a submittal is for a project located outside the CCN area, a CCN amendment application must be submitted before a project may be reviewed for construction approval. Please refer to PUC for additional information at: http://www.puc.texas.gov/industry/water/guidance/UtilRulesGuidance.aspx.

Will the proposed PWS be owned by either an investor owned utility (IOU) or water supply corporation (WSC)? If yes, please indicate which type of entity _____.	YES: ☑ NO: ☐
Has a CCN application been submitted to the PUC? If yes, please provide the date of acceptance _____.	YES: ☐ NO: ☑
List the name, license number and class of the operator for the proposed system:	

PROJECT INFORMATION

If a system does NOT have a PWS number, the sections above must be filled out

All engineering documents must be sealed, signed, and dated by a Texas registered professional engineer. An engineering report that includes the number of connections to be served must accompany each project.
Please check each box that is applicable.

If this submittal is a revision of previously submitted plans, please provide the assigned TCEQ log number:

New Projects/Facilities		Modifications to Existing Facilities	
☐	Water well construction – Proposed	☐	Surface water treatment plant modifications
☐	Well completion data for approved well	☐	Storage capacity modifications
☐	Ground water treatment plant – New	☐	Distribution system modifications
☐	Surface water treatment plant – New	☐	Pressure maintenance facilities modifications
☐	Proposed Innovative/Alternative Treatment	☐	Disinfection facilities or other modifications
☐	Request for rule exception	☒	
☐	Preliminary engineering report without plans		
☐	Texas Water Development Board Project No.:		
☐	As-Built Plans & Engineering Report		
☐	Other (please describe):		

SIGNATURE AND CERTIFICATION

The following certification indicates I have the authority to make submittals on behalf of the PWS referenced on Page 1. I hereby certify that the above information is, to the best of my knowledge, true and correct:

Engineer's Signature:	Steph Mangold
Engineer's Printed Name:	STEPHEN MANGOLD
Date:	9/4/2019

Signature/P.E. Seal Required below:

Steph Mangold

STATE OF TEXAS
Stephen Alan Mangold
57956
REGISTERED PROFESSIONAL ENGINEER
9/4/19

ase call (512) 239-4691 if you have questions regarding this form. Your cooperation will help us vide better service. Additional helpful information and rules are available at the Public Water System Plan Review website.

TCEQ Core Data Form

TCEQ Use Only

For detailed instructions regarding completion of this form, please read the Core Data Form Instructions or call 512-239-5175.

SECTION I: General Information

1. Reason for Submission (If other is checked please describe in space provided.)

☒ New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)

☐ Renewal (Core Data Form should be submitted with the renewal form) ☐ Other

2. Customer Reference Number (if issued)	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number (if issued)
CN		RN

SECTION II: Customer Information

4. General Customer Information	5. Effective Date for Customer Information Updates (mm/dd/yyyy)	07/17/2019

☒ New Customer ☐ Update to Customer Information ☐ Change in Regulated Entity Ownership

☐ Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)

The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).

6. Customer Legal Name (If an individual, print last name first: e.g.: Doe, John)	If new Customer, enter previous Customer below:
Nafta Freeway Joint Venture	

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number (if applicable)
		205677723	

11. Type of Customer:	☐ Corporation	☐ Individual	Partnership: ☒ General ☐ Limited
Government: ☐ City ☐ County ☐ Federal ☐ State ☐ Other		☐ Sole Proprietorship	☐ Other:

12. Number of Employees	13. Independently Owned and Operated?
☒ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher	☐ Yes ☐ No

14. Customer Role (Proposed or Actual) - as it relates to the Regulated Entity listed on this form. Please check one of the following:

☒ Owner ☐ Operator ☐ Owner & Operator
☐ Occupational Licensee ☐ Responsible Party ☐ Voluntary Cleanup Applicant ☐ Other:

15. Mailing Address:	1718 State Street							
	City	Houston	State	TX	ZIP	77007	ZIP + 4	

16. Country Mailing Information (if outside USA)	17. E-Mail Address (if applicable)
	sandhurstwater@gmail.com

18. Telephone Number	19. Extension or Code	20. Fax Number (if applicable)
(713) 681 - 0070	101	(713) 681 - 0570

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (If "New Regulated Entity" is selected below this form should be accompanied by a permit application)

☒ New Regulated Entity ☐ Update to Regulated Entity Name ☐ Update to Regulated Entity Information

The Regulated Entity Name submitted may be updated in order to meet TCEQ Agency Data Standards (removal of organizational endings such as Inc, LP, or LLC).

22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.)

Sandhurst Water System

23. Street Address of the Regulated Entity: (No PO Boxes)	1718 State Street						
	City	Houston	State	TX	ZIP	77007	ZIP + 4
24. County							

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:					
26. Nearest City			State	Nearest ZIP Code	
Devine			TX	78016	

27. Latitude (N) In Decimal:			28. Longitude (W) In Decimal:		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds

29. Primary SIC Code (4 digits)	30. Secondary SIC Code (4 digits)	31. Primary NAICS Code (5 or 6 digits)	32. Secondary NAICS Code (5 or 6 digits)
6552			

33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.)

Providing Water to development

34. Mailing Address:	1718 State Street						
	City	Houston	State	TX	ZIP	77007	ZIP + 4
35. E-Mail Address:							

36. Telephone Number	37. Extension or Code	38. Fax Number (if applicable)
(713) 681 - 0070	101	(713) 681 - 0570

39. **TCEQ Programs and ID Numbers** Check all Programs and write in the permits/registration numbers that will be affected by the updates submitted on this form. See the Core Data Form instructions for additional guidance.

☐ Dam Safety	☐ Districts	☐ Edwards Aquifer	☐ Emissions Inventory Air	☐ Industrial Hazardous Waste
☐ Municipal Solid Waste	☐ New Source Review Air	☐ OSSF	☐ Petroleum Storage Tank	☒ PWS
☐ Sludge	☐ Storm Water	☐ Title V Air	☐ Tires	☐ Used Oil
☐ Voluntary Cleanup	☐ Waste Water	☐ Wastewater Agriculture	☐ Water Rights	☐ Other:

SECTION IV: Preparer Information

40. Name:	Ray Schneider		41. Title: Manager
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(832) 731 - 3937		(713) 681 - 0570	raymschneider@yahoo.com

SECTION V: Authorized Signature

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified in field 39.

Company	NAFTA FREEWAY JOINT VENTURE	Job Title:	WATER PLANT MANAGER
Name(*In Print*):	Ray Schneider	Phone:	(713) 681 - 0070
Signature: X	Ray M Schneider	Date:	X Sept. 10, 19

ENGINEERING REPORT

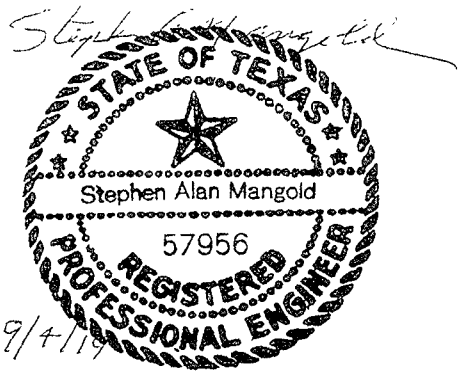
for

Sandhurst Water System

Report #: 400-204R

Date: 9/4/2019

Report as required by
30 TAC 290.39(e)



MANGOLD ENGINEERING COMPANY
5596 CR 5710
DEVINE, TEXAS 78016
PHONE: (830) 931-0400
PHONE: (210) 213-3912
FIRM NO. F-5549

MANGOLD Engineering Company
5596 CR 5710
Devine, TX 78016
Phone (830) 931-0400 Cell. (210) 213-3912
FIRM NO. F-5549

SUMMARY

This report presents a design for the Sandhurst Water System. The water system has been designed to provide potable water to residential lots in a subdivision which will consist of 75 lots. There are no future plans for expansion of the water system and the system well and equipment have been designed for the 75 connections. A new public water well shall be drilled as the water source. A survey of existing and potential pollution hazards was completed for the new well site and is contained in Appendix 1 of this report. The new well shall have an 8" well casing and the annular space surrounding the casing shall be pressure cemented down to the aquifer being developed. A submersible pump capable of pumping at least 59 gpm against the total developed head shall be set in the well. The water system shall have one 2,500 gallon pressure tank and a 25,000 gallon ground storage tank. Two service pumps capable of delivering at least 128 gpm to the distribution system shall be installed. The distribution system shall consist of Class 200 pipe sufficiently sized to maintain at least 35 psi in all parts of the distribution system, with a flow rate of 113 gpm which is the estimated peak flow rate. This report is written in compliance with 30 TAC 290.39 (e).

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Devine, TX 78016
Phone: (830) 931-0400 Cell: (210) 213-3912
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CONTENTS

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CONTENTS (continued)

MANGOLD Engineering Company
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1.0 Introduction / Statement of problem

The new Sandhurst Subdivision is being developed in Medina County, Texas. The subdivision lots require potable water to serve the residents. Since the water system will be serving the general public, and will be serving more than 14 connections, it qualifies as a public water system. A new public water well along with water treatment, pressure maintenance facilities, and a distribution system, which currently does not exist, is required. This report presents the design of the new water system and demonstrates compliance with the applicable requirements of 30 TAC, Chapter 290, Subchapter D, Rules and Regulations for Public Water Systems.

2.0 Present and future areas to be served with population data

The proposed water system shall serve 75 connections at present. To the best of my knowledge, there are no plans for expansion. The pressure maintenance design presented here is for 75 connections. To increase the number of connections above the 75 which are currently shown, will require upgrades to the entire system.

3.0 Water source with quantity and quality

The water source for the new subdivision shall be a new public water well. It is estimated that the well yield will be 50 gpm. Information obtained from a study of other wells in the area of the proposed new public well indicates that the water quality will meet all TCEQ standards without additional treatment. Additional water treatment other than chlorination will be added if water tests show deficiencies in the water quality.

4.0 Present and future water use

At present it is estimate that the maximum daily demand on the water system will be 25,125 gallons per day with a peak flow rate of 113 gpm. See 2.0 above for information on future use.

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5.0 Description of proposed site and surroundings

The new water well and water system is located along the northwest access road of Interstate Hwy. 35, approximately 4.2 southwest of Devine, Texas. The property where the Sandhurst Water System is being constructed is bordered on one side by the I.H. 35 access road and on all other sides by undeveloped land. See Appendix 3 for General maps and Appendix 2 for scale drawings of the site.

6.0 Water treatment

The new water supply shall have a liquid chlorination treatment system. The system shall consist of a 30 gallon liquid chlorine solution tank, a Stenner Classic Series 45 feed pump capable of delivering 3 gpd of chlorine solution against pressures ranging from 0.2 to 25 psi. The pump is self priming up to 25 feet and has an adjustable feed rate with a 20:1 turndown ratio. The system also has feed tubing routed to the storage tank inlet line to meter the chlorine solution to the flow into the storage tank. See Appendix 4 for manufacturer's specifications for both the pump and tank. See Appendix 2 for design drawings.

7.0 Basic design data

7.1 Pumping capacities

The well pump shall be a 6" submersible jet pump capable of delivering 59 gpm against the calculated dynamic head of 302 feet. The pump setting depth is estimated to be 280 feet and the static water level in the

MANGOLD Engineering Company
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well is estimated to be 200 feet. There shall be two service pumps installed which shall be capable of delivering at least 128 gpm to the distribution system against the maximum pressure tank setting of 65 psig. The peak flow rate for the system is estimated to be 113 gpm. See Appendix 2 for specific pump callouts for both the well and service pumps. Also see Appendix 4 for pump curves and manufacturer's specifications for the pumps.

7.2 Water Storage

The ground storage tank shall be a steel tank, fiberglass tank or other approved material which is covered and designed, fabricated, erected, tested, and disinfected in strict accordance with current American Water Works Association (AWWA) standards and shall be provided with the minimum number of inlets and outlets, size and type of roof vents, man ways, drains, sample connections, access ladders, overflows, liquid level indicators, and other appurtenances as specified in the applicable TCEQ rules. See Appendix 2 for more specific information. Also see Appendix 4 for tank manufacturer's specifications.

7.3 Pressure Maintenance

The system shall be provided with an air over water hydropneumatic tank. The tank shall be located wholly above grade and must be of steel construction with welded seams. The metal thickness of the tanks must be sufficient to withstand the highest expected working pressure (65 psig for this system) with a four to one factor of safety. The tanks selected have a minimum burst pressure of 450 psig which gives them an 6.9 factor of safety. See Appendix 2 for more specific information. Also see Appendix 4 for tank manufacturer's specifications.

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7.4 Flexibility of operation

The pressure switch for the pressure tank shall be set to maintain the tank pressure between 45 psig and 65 psig. An 8" PVC main line shall supply water to the subdivision lots. The peak flow rate is 113 gpm. With these parameters, the calculations show that the pressure will be well above 35 psig at all points in the system at minimum hydropneumatic tank pressure. The required pressure of 35 psig in the system could be maintained with a wide range of flow rates to the system.

8.0 Plans and Drawings

Complete engineering plans and drawings for the water well, pressure maintenance facilities, distribution system, and treatment system were completed and are contained in Appendix 2

9.0 Abandoned or inoperative wells

To the best of my knowledge there are no abandoned or inoperative wells within 1/4 mile of the proposed site for the new propose public water well. See Appendix 1 for a Survey of Existing and Potential Pollution Hazards.

10.0 Staged construction

To the best of my knowledge the entire system consisting of a new water well, pressure maintenance facilities and distribution system shall be constructed together. No staged construction is anticipated.

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Devine, TX 78016
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11.0 General maps

See Appendix 3 for a USGS Quadrangle map and a general locator map showing the location of the site for the new proposed public water well.

12.0 System capacities

The system is a community water system with ground storage which is designed to serve 75 connections.

12.1 Well capacity (designed for 75 connections)

The required minimum well capacity is 0.6 gpm per connection. The required minimum well yield is, therefore, 45 gpm for 75 connections.

12.2 Ground storage capacity (designed for 75 connections)

The required ground storage capacity must be at least 200 gallons per connection. The proposed storage tank is 25,000 gallons. The required capacity is 15,000 gallons.

12.3 Pressure tank capacity (designed for 75 connections)

The minimum required pressure tank capacity is 20 gallons per connection. The proposed pressure tank capacity is 2,500 gallons. The required capacity is 1,500 gallons.

13.0 Well description

The new proposed public water well shall be located as shown on the scale drawings in Appendix 2 and as shown on the general maps in Appendix 3. The drilled hole shall be 12 1/4" diameter down to 300 ft. total depth. The well casing shall be 8 5/8" outside diameter and the well shall be cased to a depth of 200 ft. The annular space between the well casing and the drilled hole shall be sealed by using enough cement under pressure to completely fill and seal the annular space from the top of the shallowest formation to be developed to the earth's surface. The static water level is

expected to be at approximately 200 ft. The well slab shall be reinforced concrete and shall slope downward away from the well casing at 1/4" per foot, minimum. It shall be a minimum of 6" thick and shall extend laterally at least 38" from the edge of the well casing. The casing shall have a cap which is securely attached and sealed to the well casing in a way which prevents tampering and the entrance of pollutants into the well. The well casing shall extend at least 18 inches above the upper surface of the well slab adjacent to the casing. The foregoing description is a partial description which highlights the major parts of the water well. See Appendix 2 for a complete description.

14.0 Conclusions and Recommendations

The design for Sandhurst Water System has been presented and discussed in this report. The major items comprising the system are a new public water well, a 25,000 gallon ground storage tank, one 2,500 gallon pressure tank, one submersible well pump, two service pumps, a chlorination system, and a distribution system. The water system must be under the direct supervision of a certified water works operator holding a valid certificate of competency issued under the direction of the TCEQ.

15.0 References

30 TAC, Chapter 290, Subchapter D, Rules and Regulations for Public Water Systems, Effective July 30, 2015.

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Devine, TX 78016
Phone. (830) 931-0400 Cell· (210) 213-3912
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Appendix 1

Survey of existing and potential pollution hazards

MANGOLD Engineering Company
5596 CR 5710
Devine, TX 78016
Phone (830) 931-0400 Cell (210) 213-3912
FIRM NO. F-5549

September 18, 2019
Sheet 1 of 1

Water Utilities Division
P.O. Box 13087
Austin, Texas 78711-3087

Subject: Survey of existing and potential pollution hazards for the proposed well which will serve Sandhurst Water System located as shown on the attached plans in Medina County, Texas.

Dear Sirs:

A survey of existing and potential pollution hazards relating to the subject well was conducted with the following findings.

To the best of my knowledge, there are no improperly constructed, abandoned, or inoperative wells or existing/potential pollution hazards as described in the TCEQ "Guidance For a Survey of Existing/ Potential Sources of Ground Water Pollution", within a 1/4 mile radius of the proposed site of the subject well.

To the best of my knowledge, there are no sewage treatment plants, lands on which sewage plant or septic tank sludge or effluent is applied, lands irrigated by sewage plant effluent, animal feed lots, or (livestock and animal pens), or solid waste disposal sites, within a 500 ft. radius of the proposed site of the subject well.

To the best of my knowledge, there are no sewage wet wells, sewage pump stations, or ditches containing sewage treatment waste, municipal wastes or industrial wastes, within a 300 ft. radius of the proposed site of the subject well.

To the best of my knowledge, there are no septic tank perforated drainfields, absorption beds, evapotranspiration beds, privies, underground fuel storage tanks, cemeteries, areas irrigated by low pressure dosage, drip irrigation drainfields, low angle spray on-site sewage facilities, underground petroleum or chemical storage tanks or liquid transmission pipelines, military and industrial facilities, landfills and dumpsites, or water wells that do not meet Public Drinking Water Standards, within a 150 ft. radius of the proposed site of the subject well.

To the best of my knowledge, there are no tile or concrete sanitary sewers, septic tanks, livestock in pastures, or storm sewers within a 50 ft. radius of the proposed site of the subject well.

If further information is required, please don't hesitate to call.

Sincerely,

Stephen A. Mangold

Stephen A. Mangold, P.E.

MANGOLD Engineering Company
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Appendix 2

Scale drawings

MANGOLD Engineering Company
5596 CR 5710
Devine, TX 78016
Phone: (830) 931-0400 Cell (210) 213-3912
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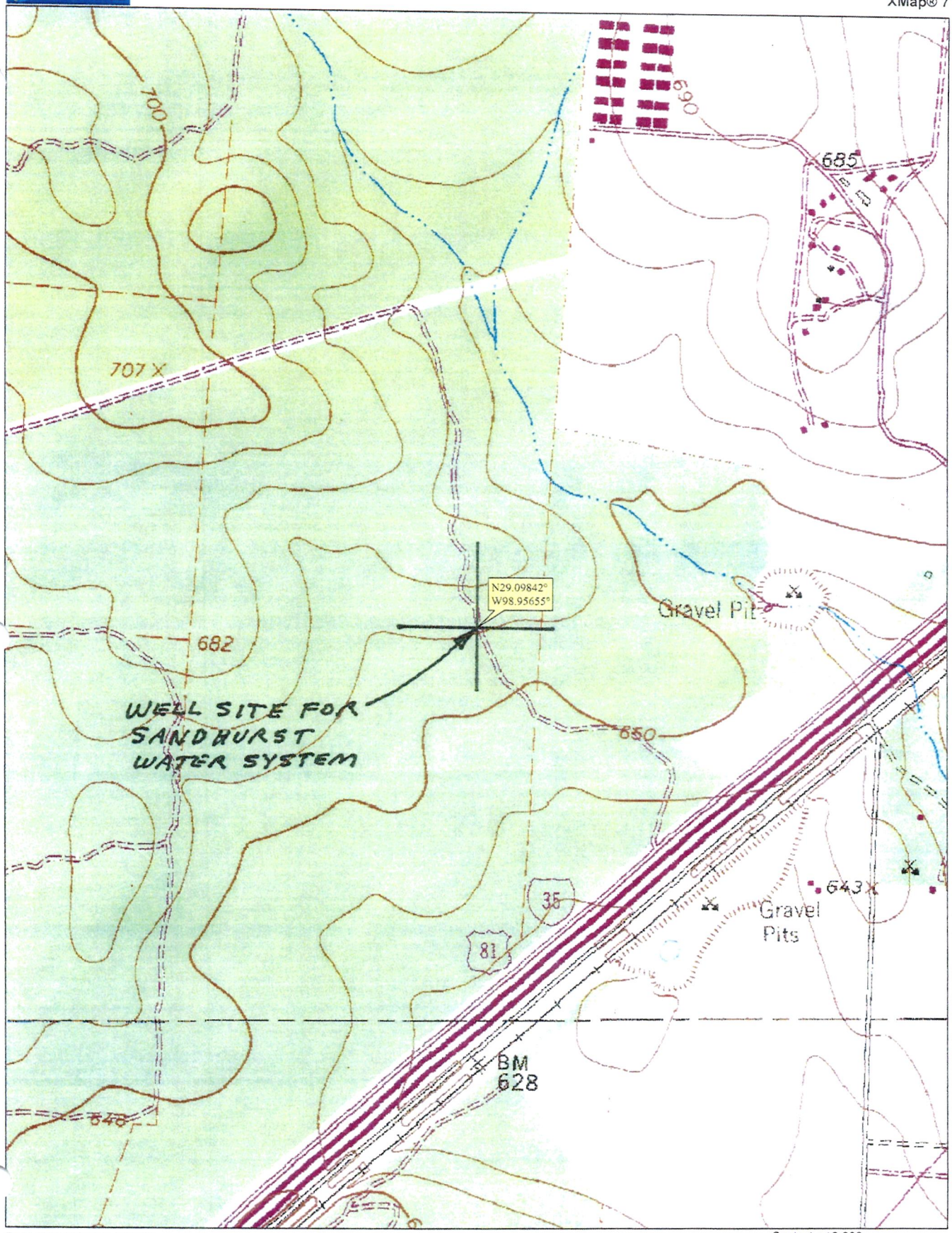
Appendix 3

General maps

DeLORME

XMap® 7



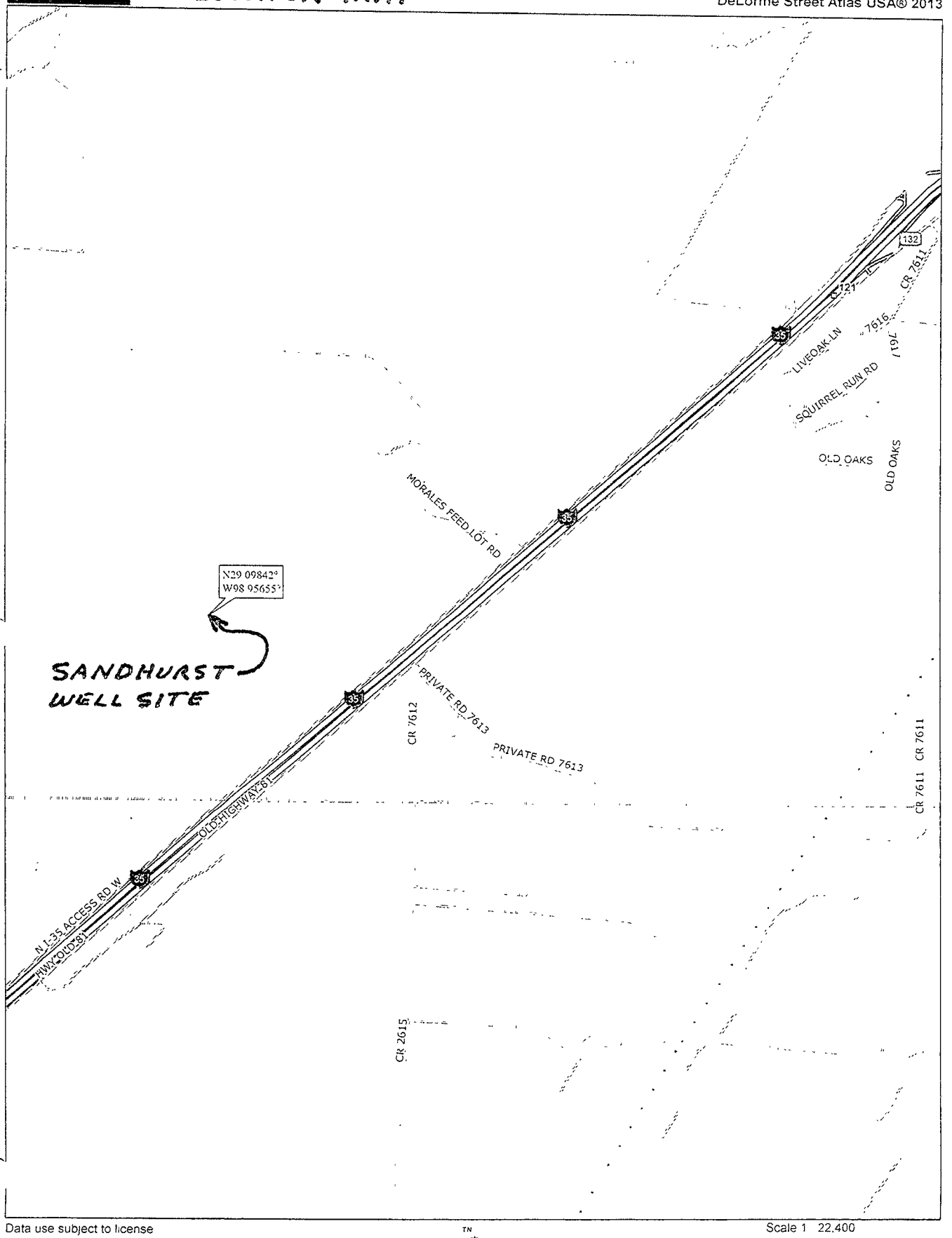
TN
MN (4.2°E)

Scale 1 : 12,000
1" = 1,000.0 ft
Data Zoom 14-1

DeLORME

LOCATOR MAP

DeLorme Street Atlas USA® 2013



Data use subject to license

© DeLorme DeLorme Street Atlas USA® 2013

www delorme com

TN

MN (4 2°E)

Scale 1 22,400

1" = 1,866 7 ft

Data Zoom 13-2

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Devine, TX 78016
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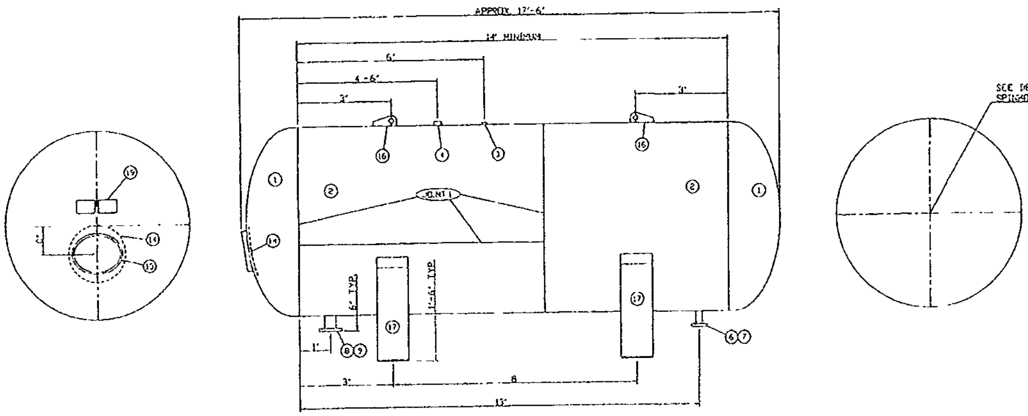
Appendix 4

Manufacturer's specifications of equipment used in water system design



BILL OF MATERIALS
BULLDOG STEEL PRODUCTS, INC.

SERIAL NO. BS418517 | REV 0

ASP CHECK	SHOP RECEIVING INSP & DATE	#	QTY	DESCRIPTION	MATERIAL SPEC.	SPECIAL REQUIREMENTS	NOTES
Y		1	2	72" ASME FLAT HEADS 2:1 ELLIPSOIDAL	3/8" SA516-70		
Y		2	2	SHELL SECTIONS	3/8" SA516-70		
		3	1	1" COUPLING	SA105	3000# THRD	
		4	1	2" COUPLING	SA105	3000#, 3 STL	
		5					
		6	1	2" PIPE	SA53-B	SEAMLESS	
		7	1	2" FLANGE	SA105	150# RFSO	
		8	1	4" PIPE	SA53-B	SEAMLESS	
		9	1	4" FLANGE	SA105	150# RFSO	
		10					
		11					
		12					
		13	1	14"x18"x3/4"x4" MANWAY			
		14	1	22"Ø REINFORCING PAD	3/8" SA36		
		15					
		16	2	LIFT LUGS	1" SA-36		
		17	2	CRADLES	SA-36	SEE DETAIL FOR DIMS	
		18					
		19	2	5"x7" NAME PLATE BRACKET	1/4" SA36		
		20					

DESIGN + TEST DATA

VESSEL DESIGN DATA
DESIGN PRESSURE .... 150 PSI
MAXIMUM ALLOWED WORKING PRESSURE .... 150 PSI
DESIGN TEMPERATURE .... -20 TO 120 F°
MAXIMUM ALLOWED WORKING TEMPERATURE .... 120 F°
CORROSION ALLOWANCE .... NONE
APPROXIMATE TANK WEIGHT .... 5002 LBS.

ASME CODE REQUIREMENTS SEC. VIII DIV.1, EDITION AND ADDENDA AS LISTED ON CALCS.
JOINT EFF 1.0 HEADS, .85 SHELL, RADIOGRAPH ... RT-4
STRESS RELIEF ... N/A
ASME CODE F&D HEADS
ELLIPSOIDAL RATIO ... 2:1
NOMINAL THICKNESS ... 3/8"

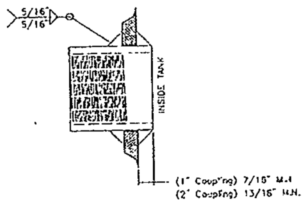
WELDING REQUIREMENTS
JOINT 1 - WPS E70 S/E7018
HEAD/SHELL OPENINGS: WPS E6010/E7018
HEAD/SHELL ATTACHMENTS: WPS E6010/E7018 or E7024

TESTING REQUIREMENTS
LIQUID DYE PENETRANT ON SPIN HOLE SEALING
NDE - RADIOGRAPH RT-4
HYDROSTATIC TEST PRESSURE ... 227 PSI

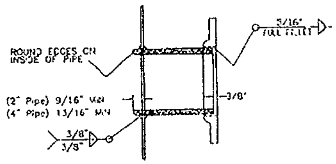
PAINT SCHEDULE
INSIDE: BLAST TO SSPC SP 10 "NEAR WHITE FINISH"
2-3 COATS TNEMEC SERIES N140 POTA POX PLUS
MINIMUM DRY FILM THICKNESS 12 MILS
OUTSIDE: BLAST TO SSPC SP-6 "COMMERCIAL FINISH"
2 COATS TNEMEC SERIES 20 POTA-POX OR N140 POTA POX PLUS
1 COAT TNEMEC SERIES 1074 ENDURASHIELD
MINIMUM DRY FILM THICKNESS 8 MILS
FINISH COLOR TO BE SELECTED BY OWNER

INSPECTION: ■ STANDARD IN HOUSE
☐ 3RD PARTY NACE-CERTIFIED, BLAST AND FINAL PAINT INSPECTION w/REPORTS
☐ OTHER ...

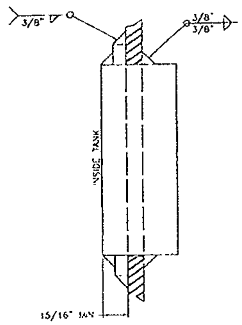
CERTIFIED BY
BULLDOG STEEL PRODUCTS, INC
U
W
RT-4
150 PSI AT 120 DEGREE F°
(MAX. ALLOWABLE WORKING PRESSURE)
-20 DEGREE F° AT 150 PSI
(MIN. DESIGN METAL TEMPERATURE)
3/8 HEADS 3/8 SHELL
SERIAL NUMBER BS418517
YEAR BUILT 2018
P.O. BOX 569 EAST I 20 CLYDE TX 79510-0569



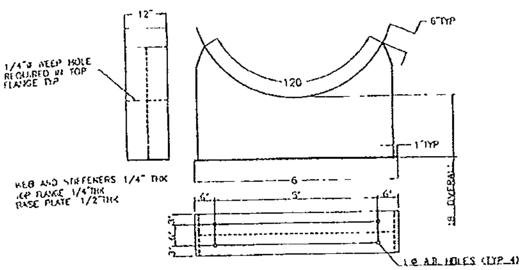
COUPLING DETAIL
NTS



FLANGE DETAIL
NTS

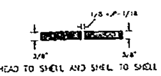


ELLIPTICAL MANWAY DETAIL
NTS

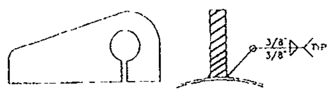


PLAN CHECKER / TANK INSTALLER NOTE: THE ABOVE ANCHOR BOLT HOLE PATTERN IS OUR STANDARD FOR A 6Ø TANK. PLEASE ADVISE IF A DIFFERENT PATTERN IS REQUIRED FOR THIS TANK

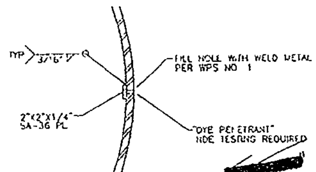
CRADLE DETAIL
NTS



JOINT "1"



LIFT LUG DETAIL
NTS

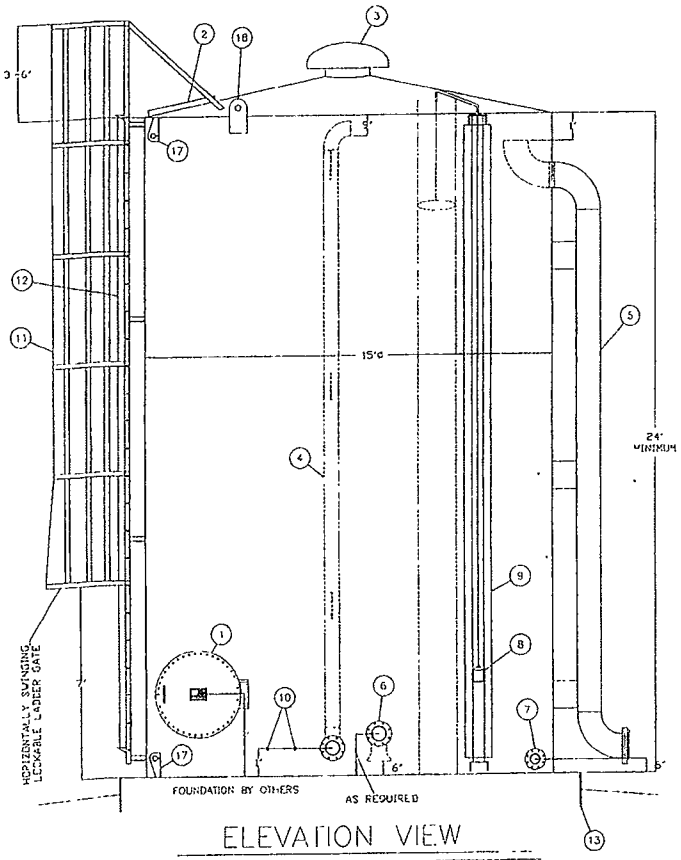


SPINHOLE DETAIL
NTS

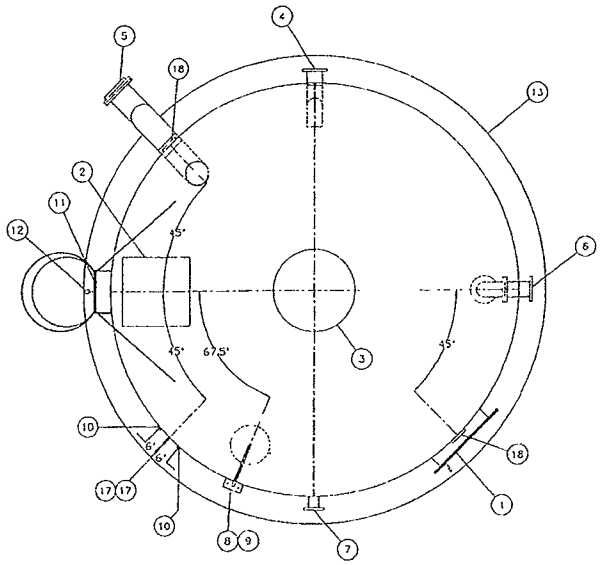
[redacted]

TOLERENCES: +/- 1/8" UNLESS MARKED OTHERWISE

[redacted]				
6Ø x 14' LONG / 3,000 GALLON CAPACITY				NOT TO SCALE
BULLDOG STEEL PRODUCTS, INC P.O. BOX 569 EAST I 20 CLYDE, TX 79510-0569 (325)893-5806				[redacted]
DRAWN BY:	4/30/18	REV	DATE	DESCRIPTION
		1	5/1/18	ISSUED FOR COMMENT
CHK'D —	—	2	5/10/18	ISSUED FOR CONSTRUCTION
APP'D	5/10/18			

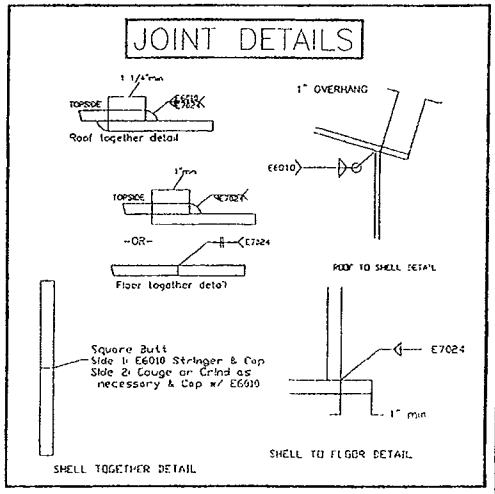


ELEVATION VIEW



ORIENTATION VIEW

JOINT DETAILS



CONSTRUCTION NOTES

ROOF FLAT Ø 15'-6"
ROOF PITCH (2.5:12) CONED 19°
SHELL: RING 1-4, 2 SHEETS/RING 72" x 282 11/16" x 1/4" A36

ROOF FLAT Ø. 15'-2"

COMPLETE TANK WEIGHT: 18 000 LBS

ANGULAR CONVERSIONS
ARC LENGHTS (at shell O.D.)
45 = 5'-10 11/16"
67.5 = 8'-10"
90 = 11'-9 3/8"

TANK SCHEDULE *

ITEMS ROTATED FOR CLARITY

1	30" FLANGED & HINGED MANWAY
2	30" x 30" ROOF HATCH
3	20" MUSHROOM-TYPE ROOF VENT
4	6" FLANGED INLET w/ FULL HEIGHT RISER & TURNED IN ELL
5	10" FULL LENGTH OVERFLOW w/ FLANGED FLAP VALVE
6	6" FLANGED OUTLET w/ D.I. FLG x FLARE 90° ELL
7	4" FLANGED DRAIN
8	BULLDOG STEEL FLOAT-TYPE LIQUID LEVEL INDICATOR
9	SELF ADHESIVE STRIP OF GRADUATIONS
10	(TWO) 1" THREADED COUPLINGS
11	WELDED STEEL CAGED LADDER - REMOVABLE
12	CABLE-TYPE FALL PROTECTION SYSTEM - GALVANIZED
13	17'-4" x 15" TALL x 1/4"THK STEEL RETAINER RING GALVANIZED
14	
15	
16	
17	(TWO) SIDE LIFT LUGS FOR UNLOADING AND UPRIGHTING
18	(TWO) TOP LIFT LUGS FOR FINAL PLACING
19	
20	
21	
22	

PAINT SCHEDULE

INSIDE: BLAST TO SSPC SP-10 "NEAR WHITE FINISH"
2-3 COATS TNEMEC SERIES 20 POTA-POX
MINIMUM TOTAL DRY FILM THICKNESS 10 MILS

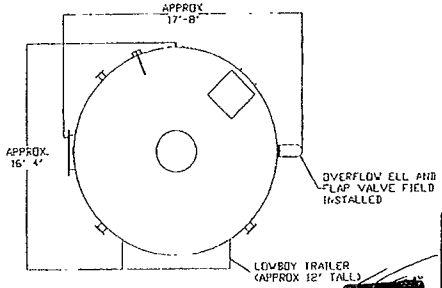
OUTSIDE: BLAST TO SSPC SP-6 "COMMERCIAL FINISH"
1 COAT TNEMEC SERIES 91H20 "HYDROZINC
1-2 COAT(S) TNEMEC SERIES 20 POTA-POX
1 COAT TNEMEC SERIES 1075U ENDURASHIELD
MINIMUM TOTAL DRY FILM THICKNESS 8 MILS
FINISH COLOR TO BE CHOSEN BY OWNER

FLOOR UNDERSIDE: ROLLED WITH ONE COAT OF COAL TAR EPOXY

MATERIAL SCHEDULE

ROOF	1/4" A36
SHELL	1/4" A36
FLOOR	1/4" A36

* ALL PIPING FLANGES ARE A105, 150#, RFSO UNO ALL FILLET WELDS ON TANK OPENINGS AND ATTACHMENTS ARE COMPLETE SEAL WELDS



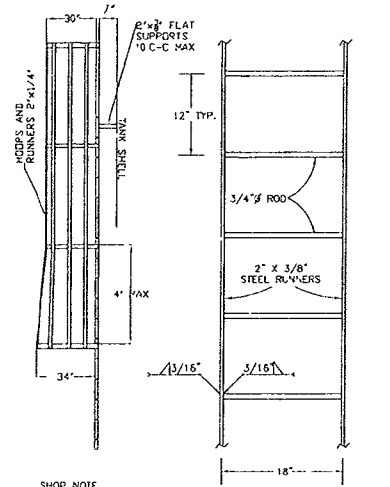
SHIPPING DIMENSIONS

15'ø x 24' TALL / 30,000 GALLON CAPACITY

NOT TO SCALE
DRAWN SEC
10/10/18
APP'D SEC

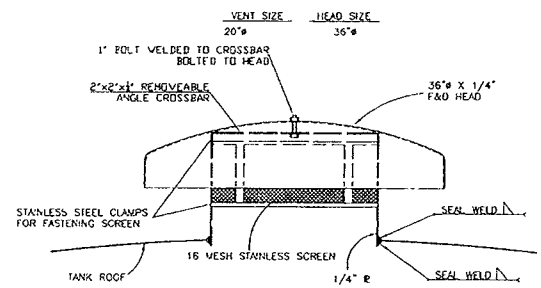
BULLDOG STEEL PRODUCTS, INC.
P.O BOX 569 EAST I-20
CLYDE, TEXAS 79510 (325)893-5806

REV	DATE	DESCRIPTION
A	10/16/18	ISSUED FOR COMMENT
B	11/5/18	ISSUED FOR CONSTRUCTION

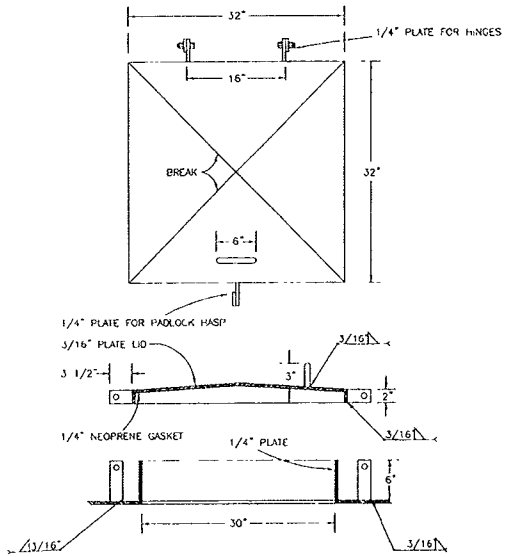


SHOP NOTE.
RUNGS FOR EXTERIOR CAGE LADDER TO BE #6 A36 REBAR
RUNGS FOR INTERIOR LADDER TO BE 3/4" HOT ROLLED ROUND BAR

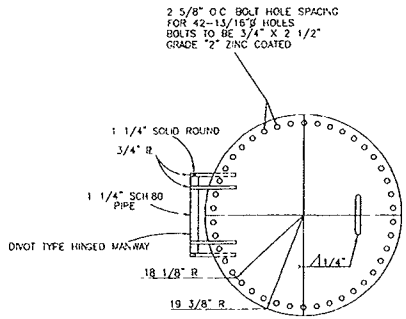
LADDER DETAILS



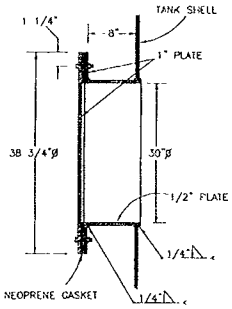
ROOF VENT DETAILS



30"X30" HATCH DETAILS



30"ø MANWAY DETAILS



NOT TO SCALE

BULLDOG STEEL PRODUCTS, INC
P O BOX 569 EAST I-20
CLYDE, TEXAS 79510 (325)893-5606

REVISIONS	DATE	COMMENTS

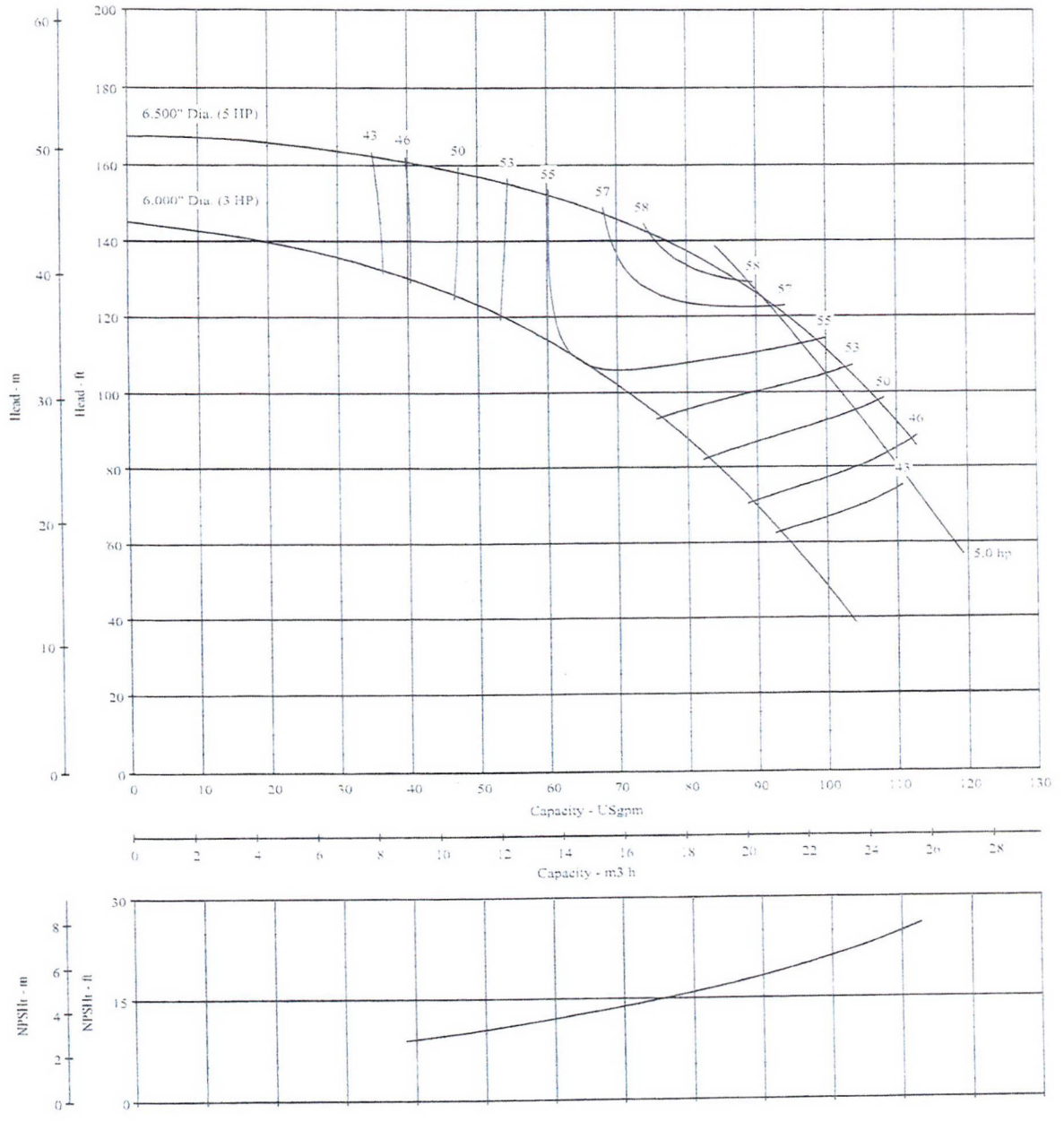
Pump Size: 1-1/2 x 2 x 6 L

Model: B1-1/2T_L

Curve No. 5035

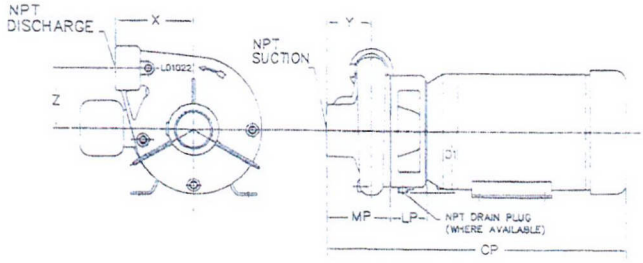
Type	CCMD	FM CPLG	FM BELT	SAE	Hydraulic	AC Engine
Model	B1-1/2TPL	B1-1/2TRLS	B1-1/2TRLS			

Nominal RPM: 3450
Based on Fresh Water@ 68 deg. F.
Maximum Working Pressure: 266 PSI

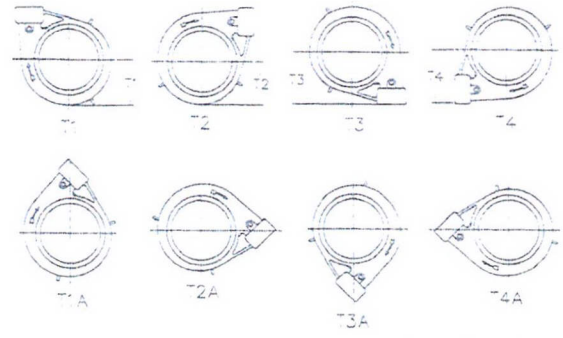


Motor Drive Dimensions

NPT (Threaded)



Volute Attachment Options



Note: Options T1A - T4A are rotated 45° from T1 - T4. Consult Factory for dimensions.

NPT (Threaded) – Single Stage

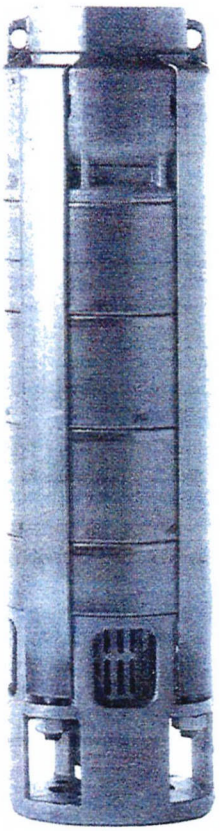
PUMP MODEL	SHAFT SEAL	RPM/ PHASE	FRAME GROUP*	SUCTION	DISCHARGE	X	Y	MP	LP	Z	T1	T2	T3	T4	D1†	CP (MAX)
B1WP	Packing	3600/1	C-1	1 1/2	1"	5.00	2.50	4.19	5.44	4.12	4.94	4.94	5.00	5.06	5.25	23.80
						5.00	2.50	4.19	6.69	4.12	4.94	4.94	5.00	5.06		25.05
		3600/3	C-1	1 1/2	1"	5.00	2.50	4.19	5.44	4.12	4.94	4.94	5.00	5.06	5.25	22.29
B1WPS	Mechanical	3600/1	C-1	1 1/2	1"	5.00	2.50	4.19	2.38	4.12	4.94	4.94	5.00	5.06		20.74
		3600/3	C-1	1 1/2	1"	5.00	2.50	4.19	2.38	4.12	4.94	4.94	5.00	5.06		19.23
B1-1/2TPL	Packing	3600/1	C-1	2"	1-1/2"	5.38	2.69	4.25	5.56	3.81	4.25	4.06	5.38	5.25		22.65
		3600/3	C-1	2"	1-1/2"	5.38	2.69	4.25	5.56	3.81	4.25	4.06	5.38	5.25		21.47
B1-1/2TPLS	Mechanical	3600/1	C-1	2"	1-1/2"	5.38	2.69	4.25	2.50	3.81	4.25	4.06	5.38	5.25		19.59
		3600/3	C-1	2"	1-1/2"	5.38	2.69	4.25	2.50	3.81	4.25	4.06	5.38	5.25		17.98
B1-1/2TPM	Packing	3600/1	C-1	2"	1-1/2"	5.38	2.69	4.25	6.56	3.81	4.25	4.06	5.38	5.25		26.48
						5.38	2.69	4.25	5.56	3.81	4.25	4.06	5.38	5.25		25.48
		3600/3	C-1	2"	1-1/2"	5.38	2.69	4.25	5.56	3.81	4.25	4.06	5.38	5.25		23.87
						5.38	2.69	4.25	6.56	3.81	4.25	4.06	5.38	5.25		24.87
B1-1/2TPMS	Mechanical	3600/1	C-1	2"	1-1/2"	5.38	2.69	4.25	2.50	3.81	4.25	4.06	5.38	5.25		22.42
		3600/3	C-1	2"	1-1/2"	5.38	2.69	4.25	2.50	3.81	4.25	4.06	5.38	5.25		20.81
B1-1/2ZPL	Packing	3600/1	C-1	2"	1-1/2"	5.38	2.88	4.50	6.69	5.06	5.06	5.94	5.38	6.25	5.25	26.86
		3600/3	C-1	2"	1-1/2"	5.38	2.88	4.50	5.44	5.06	5.06	5.94	5.38	6.25	5.25	25.50
B1-1/2ZPLS	Mechanical	3600/1	C-1	2"	1-1/2"	5.38	2.88	4.50	2.38	5.06	5.06	5.94	5.38	6.25		22.55
		3600/3	C-1	2"	1-1/2"	5.38	2.88	4.50	2.38	5.06	5.06	5.94	5.38	6.25		22.44
			C-2	2"	2-1/2"	5.38	2.88	4.50	3.75	5.06	5.06	5.94	5.38	6.25		25.42
B1-1/2ZPH	Packing	3600/3	C-1	2"	1-1/2"	5.38	2.88	4.50	6.69	5.06	5.06	5.94	5.38	6.25		26.75
			C-2	2"	1-1/2"	5.38	2.88	4.50	6.69	5.06	5.06	5.94	5.38	6.25		30.17
B1-1/2ZPHS	Mechanical	3600/3	C-1	2"	1-1/2"	5.38	2.88	4.50	2.38	5.06	5.06	5.94	5.38	6.25		22.44
			C-2	2"	1-1/2"	5.38	2.88	4.50	3.75	5.06	5.06	5.94	5.38	6.25		27.17
		1800/1	C-1	2"	1-1/2"	5.38	2.88	4.50	2.38	5.06	5.06	5.94	5.38	6.25		20.22
		1801/3	C-1	2"	1-1/2"	5.38	2.88	4.50	2.38	5.06	5.06	5.94	5.38	6.25		18.11
B1-1/2EPL	Packing	3600/3	C-2	2"	1-1/2"	6.50	2.63	4.19	6.25	5.69	6.19	6.63	6.50	6.94		29.36
B1-1/2EPLS	Mechanical	3600/3	C-2	2"	1-1/2"	6.50	2.63	4.19	3.38	5.69	6.19	6.63	6.50	6.94		26.49

NPT (Threaded) – Two Stage

PUMP MODEL	SHAFT SEAL	RPM/ PHASE	FRAME GROUP*	SUCTION	DISCHARGE	X	Y	MP	LP	Z	T1	T2	T3	T4	D1†	CP (MAX)
B1-1/2WP2S	Mechanical	3600 / 1	C-1	2"	1-1/2"	NA	1.78	6.13	3.69	7.44	NA	NA	NA	NA		23.50
						NA	1.78	6.13	3.69	7.44	NA	NA	NA	NA		24.63
		3600 / 3	C-1	2"	1-1/2"	NA	1.78	6.13	3.69	7.44	NA	NA	NA	NA		21.94
						NA	1.78	6.13	3.69	7.44	NA	NA	NA	NA		23.76
						NA	1.78	6.13	3.69	7.44	NA	NA	NA	NA		23.76

*See Motor Frame Size Chart.

† If Dimension "D1" is not referenced, no drain connection is available.



TECHNICAL BROCHURE
B50-320L R7

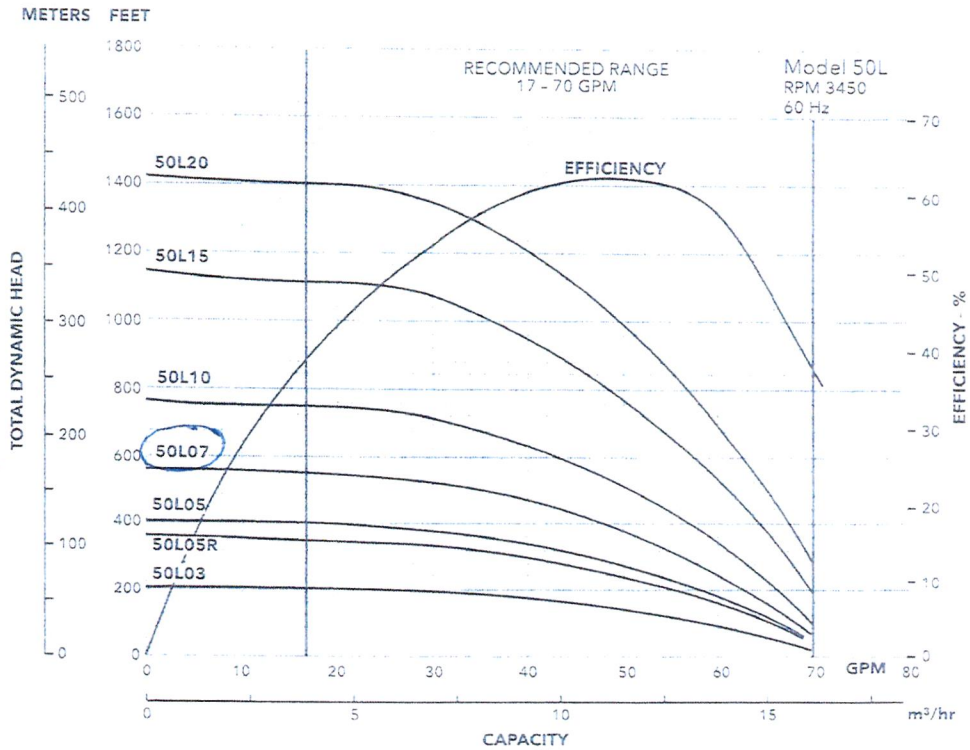
50L, 65L, 95L, 120L, 160L, 250L, 320L

6" Stainless Steel Submersible Pumps

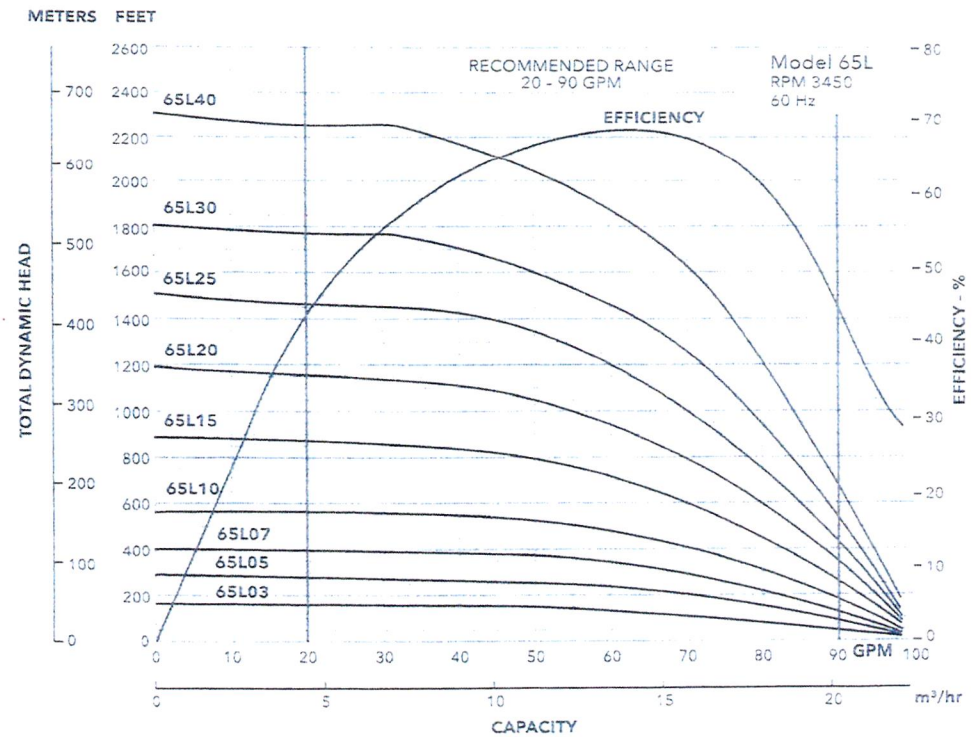
60 HZ HIGH CAPACITY - FOR 6" AND LARGER WELLS

GOULDS
a xylem brand

MODEL 50L



MODEL 65L



FEATURES

Powered for Continuous Operation: All ratings are within the working limits of the motor. Pump can be operated continuously.

New Design Features: Cast 304 SS discharge head and motor adapter.

Field Serviceable: Easy to install and service. All parts easily dismantled if field service is ever necessary.

Diverse Application: Designed for commercial, municipal and agricultural water needs.

Stainless Steel Construction: Durable in most waters.

Bearings: Replaceable, silicon carbide bearings allow excellent abrasives handling and wear resistance.

Built-in Check Valve: Positive sealing, stainless steel check valve assembly incorporated into discharge head.

Impellers: New stainless steel impeller design provides improved efficiency.

Maximum Temperature: 140°F (60°C) for pump.

Four-Fluted Shaft Design: Four sided stainless steel shaft eliminates impeller keys and provides positive drive.

Coupling: Removable heavy duty stainless steel, splined coupling for maximum load-carrying capability.

Suction Strainer: Stainless steel strainer restricts gravel and other debris from entering the pump.

Cable Guard: Stainless steel cable guard surrounds and protects motor leads.

Fasteners: All fasteners are stainless steel.

CentriPro Motors: Designed to NEMA standards. Stainless steel casing resists corrosion. Water filled design provides a constant supply of lubrication. Hermetically sealed stator assures moisture free windings. Durable Kingsbury type thrust bearing absorbs all thrust. Replaceable motor lead assembly.

Certified to NSF/ANSI 61, Annex G.

SPECIFICATIONS

Model	Horsepower Range	Discharge Connection	Recommended GPM Operating Range	GPM at Best Efficiency	Minimum* Well Size	Rotation at Discharge End
50L	3 - 20	3" NPT	17 - 70	50	6" / 8" *	CCW
65L	3 - 40		20 - 90	65		
95L	5 - 40		25 - 130	90		
120L	5 - 50		40 - 170	120		
160L	3 - 60		50 - 240	160	6"	
250L	7.5 - 60		70 - 300	250		
320L	7.5 - 60	4" NPT	100 - 400	320		

* Minimum well size refers only to dimensional fit in a well, the specifier or installer must determine the minimum required well diameter that will insure an adequate supply of water to the pump and also properly cool the motor. See Water End Data Chart for specific diameter by model number.

AGENCY LISTINGS

NSF/ANSI 372 - Drinking Water System Components - Lead Content

CLASS 6853 01 - Low Lead Content Certification Program - - Plumbing Products

Pump/Water End - Drinking Water System Components - Certified to NSF/ANSI 61, Annex G

NSF/ANSI 61-G

MOTOR DATA

NOTE: 4" diameter motors are required for 3 and 5 HP "L" Series pumps.
4" or 6" diameter motors can be used for 7.5 HP "L" Series pumps. See Water End Data Chart.
6" diameter motors are required for 10 HP and larger "L" Series pumps.

CENTRIPRO 4" MOTORS

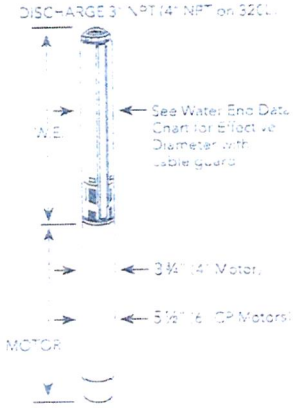
Single Phase Motors - Dimensions and Weights					
Motor Order No.	HP	Motor Dia.	Volts	Length in. (mm)	Weight lbs. (Kg)
M30412	3	4"	230	18.3 (466)	40 (18.1)
M50412	5			27.7 (703)	70 (31.8)
Three Phase Motors - Dimensions and Weights					
M30430	3	4"	200	15.3 (389)	32 (14.5)
M30432			230		
M30434			460		
M50430	5	4"	200	21.7 (550)	55 (24.9)
M50432			230		
M50434			460		
M75430	7.5	4"	200	27.7 (703)	70 (31.8)
M75432			230		
M75434			460		

CENTRIPRO 6" MOTORS

Single Phase Motors - Dimensions and Weights					
Motor Order No.	HP	Motor Dia.	Volts	Length (inches)	Weight (lbs)
6M071	7.5	6"	230	29.9	128
6M101	10	6"	230	33.5	148
Three Phase Motors - Dimensions and Weights					
6M078	7.5	6"	200	24.8	99
6M072			230		
6M074			460		
6M108	10		200	27.0	110
6M102			230		
6M104			460		
6M158	15		200	29.9	128
6M152			230		
6M154			460		
6M208	20		200	31.5	137
6M202			230		
6M204			460		
6M258	25		200	36.2	161
6M252			230		
6M254			460		
6M308	30		200	38.2	176
6M302			230		
6M304			460		
6M404	40			40.6	187
66M504	50			41.7	198
86M504	50	6" x 8"		46.4	353

CENTRIPRO FM-SERIES 6" MOTORS

Single Phase Motors Dimensions and Weights					
Motor Order No.	HP	Motor Dia.	Volts	Length (inches)	Weight (lbs)
6F051	5	6"	230	25.6	143
6F071	7.5			28.1	161
6F101	10			30.3	161
6F151	15			32.8	181
Three Phase Motors Dimensions and Weights					
6F058	5	6"	200-208	23.0	107.0
6F052			230		
6F054			460		
6F078	7.5		200-208	24.3	117.0
6F072			230		
6F074			460		
6F108	10		200-208	25.6	124.0
6F102			230		
6F104			460		
6F158	15		200-208	28.1	127.0
6F152			230		
6F154			460		
6F208	20		200-208	30.3	152.0
6F202			230		
6F204			460		
6F258	25		200-208	32.8	164.0
6F252			230		
6F254			460		
6F308	30		200-208	35.6	185.0
6F302			230		
6F304			460		
6F404	40		460	39.3	207.0
6F504	50		460	54.1	285.0

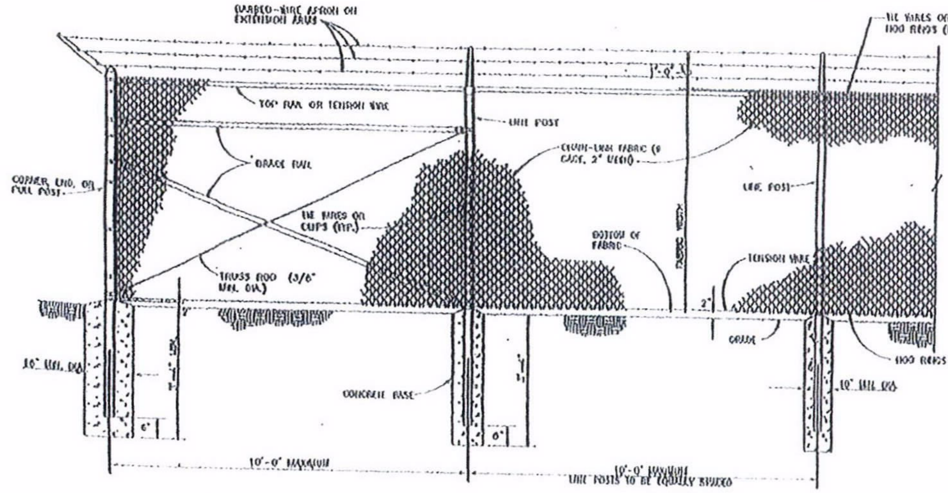


WATER END (PUMP) DATA

Model	Order No.	No. Stages	Min. HP Required	Required Motor Dia.	Dimensions & Weights					
					Length		Diameter		Weight	
					in.	mm	in.	mm	lbs.	kg.
50L →	50L03	4	3	4	20.6	522	5.59	142	25	11
	50L05R**	7	5	4/6	25.8	656	5.67	144	35	16
	50L05**	8	5		27.8	706			40	18
	50L07**	11	7.5		33.3	844			49	22
	50L10	15	10	6	40.2	1020			57	26
	50L15	23	15		56.9	1446			82	37
	50L20	28	20		65.8	1670			94	43
65L	65L03	3	3	4	18.6	472	5.59	142	26	12
	65L05**	5	5	4/6	22.2	564	5.67	144	31	14
	65L07**	7	7.5		25.8	656			35	16
	65L10	10	10	6	31.3	794			44	20
	65L15	16	15		42.1	1070			60	27
	65L20	21	20		53.0	1346			75	34
	65L25	27	25		63.9	1622			90	41
	65L30*	32	30		98.7	2508	6.97*	177	220	100
	65L40*	41	40		115.0	2922			253	115
95L	95L05**	3	5	4/6	18.6	472	5.59	142	26	12
	95L07**	5	7.5		22.2	564	5.67	144	31	14
	95L10	7	10	6	25.8	656			35	16
	95L15	10	15		31.3	794			44	20
	95L20	14	20		38.5	978			53	24
	95L25	17	25		43.9	1116			62	28
	95L30	21	30		53.0	1346			75	34
	95L40*	28	40		67.3	1710	6.97*	177	156	71
120L	120L05**	2	5	4/6	16.8	426	5.59	142	22	10
	120L07**	3	7.5		19.5	495	5.67	144	26	12
	120L10	5	10	6	24.9	633			33	15
	120L15	7	15		30.4	772			40	18
	120L20	10	20		38.5	978			51	23
	120L25	12	25		43.9	1116			57	26
	120L30	15	30		52.1	1323			68	31
	120L40	20	40		65.7	1668			86	39
	120L50*	24	50		80.9	2055	6.97*	177	179	81
160L	160L03	1	3	4	14.5	367	5.59	142	18	8
	160L05**	2	5	4/6	17.2	436	5.67	144	22	10
	160L07**	3	7.5		19.9	505			26	12
	160L10	4	10	6	22.6	574			31	14
	160L15	6	15		28.0	712			37	17
	160L20	8	20		33.5	850			44	20
	160L25	9	25		36.2	919			46	21
	160L30	11	30		41.6	1057			53	24
	160L40	15	40		52.5	1333			68	31
	160L50	18	50		60.6	1540			77	35
	160L60	20	60		65.7	1668			86	39
250L	250L07**	2	7.5	4/6	20.8	528	5.67	144	26	12
	250L10	3	10	6	25.3	643			33	15
	250L15	5	15		34.4	873			44	20
	250L20	7	20		43.4	1103			55	25
	250L25	8	25		48.0	1218			60	27
	250L30	9	30		52.5	1333			66	30
	250L40	13	40		70.6	1793			88	40
	250L50	16	50		84.2	2138			104	47
	250L60	19	60		97.8	2484			128	58
320L	320L07**	2	7.5	4/6	21.8	553	5.67	144	27	12
	320L15	4	15	6	30.8	783			38	17
	320L20	5	20		35.4	898			45	20
	320L25	6	25		39.9	1013			50	22
	320L30	8	30		49.0	1243			61	27
	320L40	11	40		62.5	1588			78	35
	320L50	13	50		71.6	1818			89	40
	320L60	16	60		84.2	2138			104	47

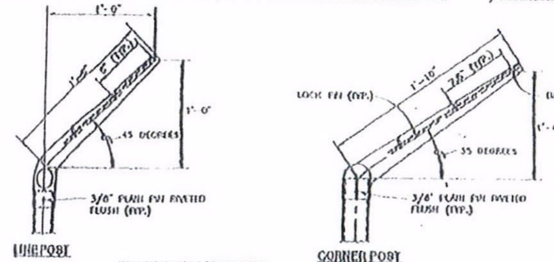
* Note pump diameter - high pressure models have an exterior casing and larger diameters, verify they will ** your well

** Pumps can be configured to accomodate a 4" or 6" motor. See product order code



CHAIN-LINK SECURITY FENCE DETAIL

NO SCALE

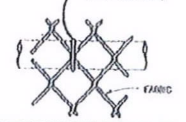


EXTENSION ARM DETAILS

NO SCALE

USE AND SECTION	MINIMUM OUTSIDE DIMENSIONS (NOMINAL)		
	FABRIC LESS THAN 72"	FABRIC 72" TO 96"	FABRIC OVER 96"
CORNER, END & PULL POSTS			
TUBULAR - ROUND	2.375" O.D.	2.875" O.D.	4.00" O.D.
TUBULAR - SQUARE	2.00" SQ.	2.50" SQ.	3.00" SQ.
C-SECTION (ROLL-FORMED)	3.50" X 3.50"	3.50" X 3.50"	-------
LINE POSTS			
TUBULAR - ROUND	1.90" O.D.	2.375" O.D.	2.875" O.D.
H-SECTION	2.25" X 1.70"	2.25" X 1.70"	2.25" X 70"
C-SECTION (ROLL-FORMED)	1.875" X 1.625"	2.25" X 1.70"	-------
TOP, BOTTOM & BRACE RAILS			
TUBULAR - ROUND		1.66" O.D.	
TUBULAR - SQUARE		1.50" O.D.	
H-SECTION		1.625" X 1.50"	
C-SECTION (ROLL-FORMED)		1.625" X 1.25"	

STEEL POST SCHEDULE



TOP OR BRACE RAIL ATTACHMENT

NOTES:

1. DETAILS SHOWN ARE TO CLARIFY REQUIREMENTS AND ARE NOT INTENDED TO LIMIT OTHER TYPES OF FENCE SECTIONS AND METHODS OF INSTALLATION.

2. WIRE TIES, RAILS, POSTS, AND BRACES SHALL BE CONSTRUCTED ON THE SECURE SIDE OF THE FENCE ALIGNMENT. CHAIN-LINK FABRIC SHALL BE PLACED ON THE OPPOSITE SIDE OF THE SECURE AREA.

3. UNLESS SPECIFICALLY SHOWN OR SPECIFIED, ALL FE6 FENCE SHALL HAVE AN APRON EXTENDED OUTWARD FROM THE AREA BEING PROTECTED.

4. C-SECTION POSTS SHALL BE INSTALLED SO THAT THE VOID INSIDE THE POST IS COMPLETELY FILLED WITH CONCRETE UP TO THE TOP OF THE FOUNDATION.

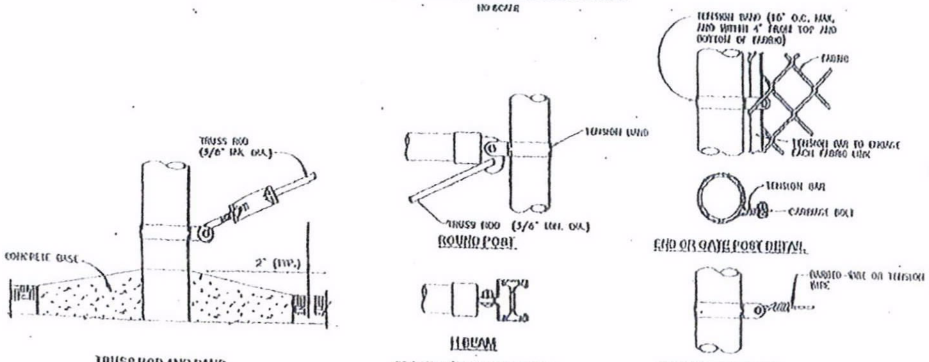
FENCE LEGEND:

TYPE FE5 - CHAIN-LINK FENCE WITHOUT BARBED-WIRE APRON
TYPE FE6 - CHAIN-LINK FENCE W/BARBED-WIRE ON SINGLE OUTRIGGER
TYPE FE7 - CHAIN-LINK FENCE W/BARBED WIRE ON DOUBLE OUTRIGGER
TYPE FE8 - CHAIN-LINK FENCE W/BARBED-WIRE AND BARBED-TAPE ON DOUBLE OUTRIGGER
TR - FENCE WITH TOP RAIL AND TENSION WIRE AT BOTTOM
TBR - FENCE WITH TOP AND BOTTOM RAILS
TWB - TENSION WIRE TOP AND BOTTOM
TWBR - FENCE WITH TOP TENSION WIRE AND BOTTOM RAIL
FINAL NUMBER IS FABRIC WIDTH IN INCHES.

EXAMPLES

FE6-TR-72 - CHAIN-LINK SECURITY FENCE WITH BARBED-WIRE ON SINGLE OUTRIGGER, TOP RAIL, AND 72 INCH FABRIC WIDTH.

FE5-TWB-48 - CHAIN-LINK SECURITY FENCE WITH NO APRON, TOP AND BOTTOM TENSION WIRE, AND 48 INCH FABRIC WIDTH.



TRUSS ROD AND BAND

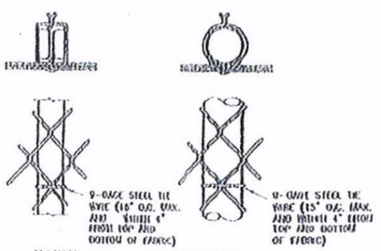
BRACE RAIL CLAMP DETAILS

END OR GATE POST DETAIL

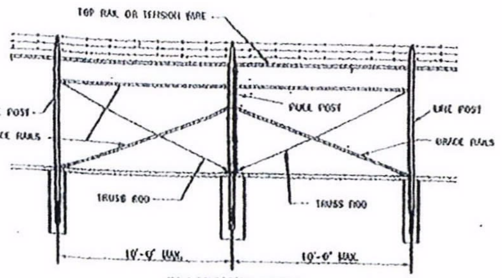
TENSION BAND DETAIL

FASTENING DETAILS

NO SCALE



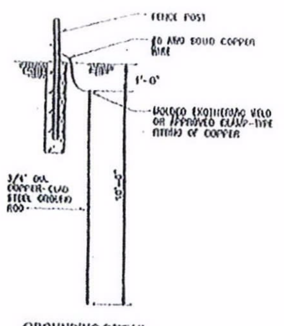
LINE POST ATTACHMENTS



BRACE PANEL DETAIL

NO SCALE

NOTE:
PROVIDE BRACE PANEL WHENEVER STRAIGHT RUNS EXCEED 500 FEET.



GROUNDING DETAIL

NO SCALE

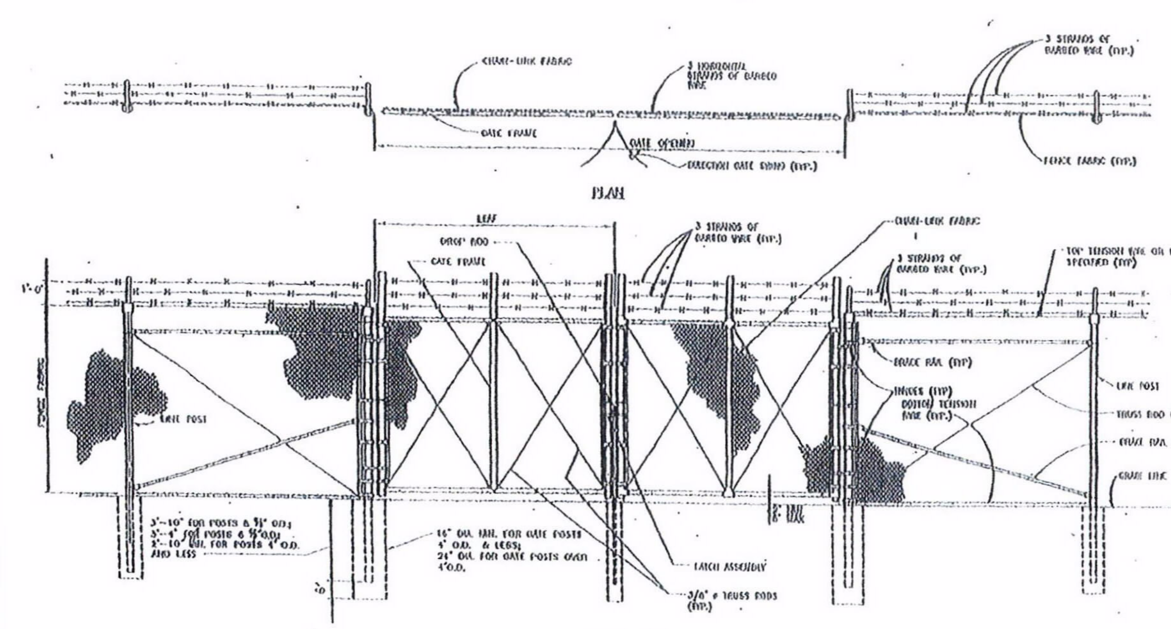
$$ - THINK VALUE ENGINEERING - $$

Revisions			
Symbol	Description	Date	Approved

STANDARD DETAILS FOR CHAIN-LINK SECURITY FENCES AND FARM STYLE FENCES

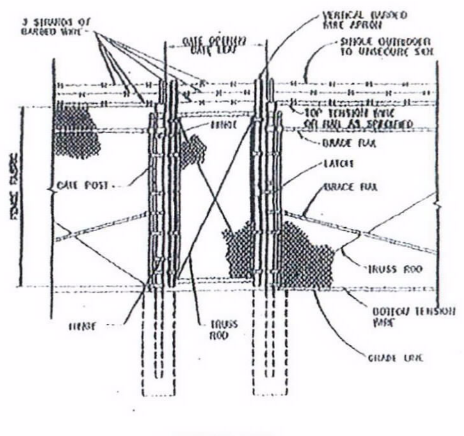
CHAIN-LINK SECURITY FENCE DETAILS

Originated by: X
Drawn by: X
Checked by: X
Reviewed by: X
Submitted by:
Plot Scale: 1:1
Date: 020107
Drawing Code: 97-0303
03

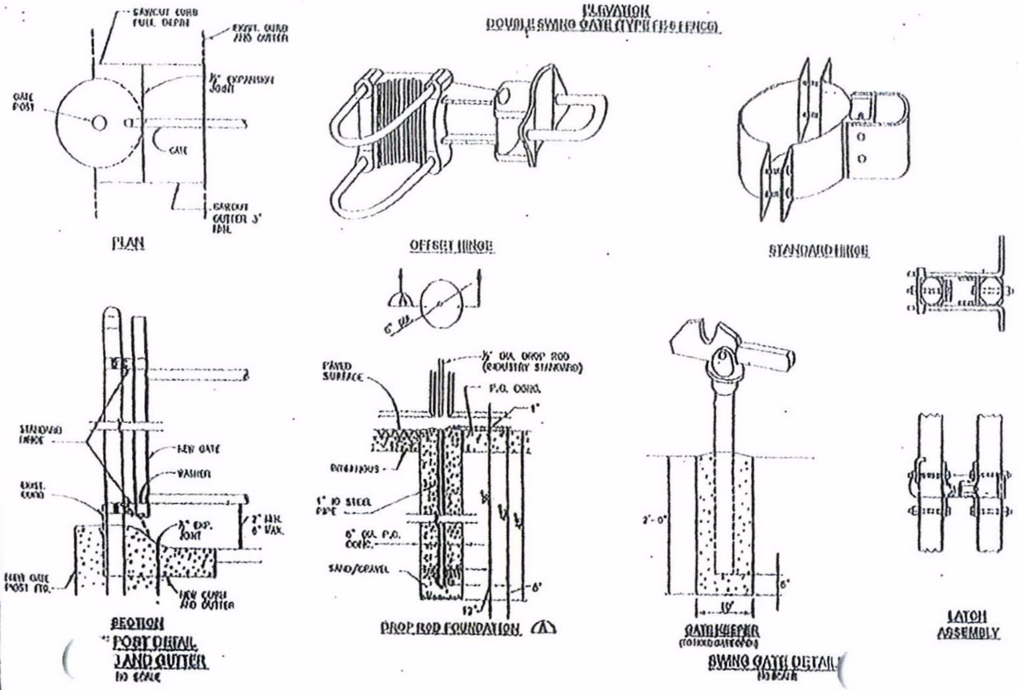


PLAN

ELEVATION
DOUBLE SWING GATE (TYPE FE-6 FENCE)



PERSONNEL GATE
TYPE FE-6 FENCE



PLAN

OFFSET HINGE

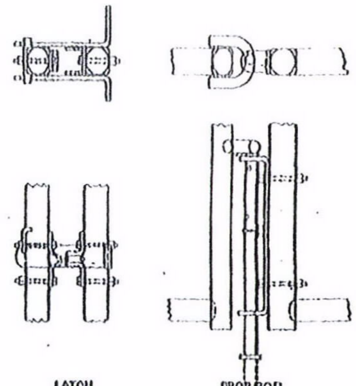
STANDARD HINGE

SECTION
POST DETAIL
AND GUTTER
NO SCALE

DROP ROD FOUNDATION

GATE KEEPER

SWING GATE DETAIL
NO SCALE



LATCH ASSEMBLY

DROP ROD ASSEMBLY

[illegible]	
[illegible]	[illegible]
6' OR LESS	2.875" OD 2.5" SQ
MORE THAN 6' TO 13'	4.0" OD
MORE THAN 13' TO 18'	6.625" OD
MORE THAN 18'	8.625" OD

NOTES:

1. DETAILS SHOWN ARE TO CLARIFY REQUIREMENTS AND ARE NOT INTENDED TO LIMIT OTHER TYPE OF FENCE SECTIONS AND METHODS OF INSTALLATION.

2. SWING GATES SHALL BE CONSTRUCTED WITH DROP RODS, PADLOCKS, LATCH ASSEMBLY AND GATE KEEPERS EXCEPT AS NOTED.

3. ALL GATE FRAMES SHALL BE A MINIMUM 1.90" NOMINAL (ROUND) OR 2.00" NOMINAL (SQUARE). GATE FRAMES SHALL BE OF WELDED CONSTRUCTION OR SHALL BE ASSEMBLED USING HEAVY FITTINGS. AT CONTRACTOR'S OPTION A WELDED HORIZONTAL BRACE MAY BE USED IN LIEU OF TRUSS RODS TO BRACE ALL WELDED GATE FRAMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER GOOD CONSTRUCTION OF ALL GATES SUPPLIED.

4. GATES SHALL BE DESIGNATED AS FOLLOWS:

FENCE TYPE	--	FE6, FE6, ETC.
FENCE HEIGHT	--	INCHES
TYPE OPENING	--	SO (SINGLE)
	-	DO (DOUBLE)
HINGE	-	PA (STANDARD)
	--	HO (OFFSET)
OPENING	--	FEET (CLEAR OPENING BETWEEN GATE POSTS)

EXAMPLES: FE6-84-DO-PA-24
FE5-48-SO-HO-6

$$ - THINK VALUE ENGINEERING - $$

Revision			
Symbol	Description	Date	Approved

Designed by: X
Drawn by: X
Checked by: X
Reviewed by: X
Submitted by:

BASE NAME — BASE LOCATION

STANDARD DETAILS FOR CHAIN-LINK SECURITY FENCES AND FARM STYLE FENCES

CHAIN-LINK SECURITY FENCE GATE DETAILS

08

SPEEDAIRE

OPERATING INSTRUCTIONS & PARTS MANUAL

COMPRESSOR PUMPS

MODELS 2Z498B, 4B244 AND 4B245

FORM 5S1186
02433
0395/036/VCPVP

READ CAREFULLY BEFORE ATTEMPTING TO ASSEMBLE, INSTALL, OPERATE OR MAINTAIN THE PRODUCT DESCRIBED. PROTECT YOURSELF AND OTHERS BY OBSERVING ALL SAFETY INFORMATION. FAILURE TO COMPLY WITH INSTRUCTIONS COULD RESULT IN PERSONAL INJURY AND/OR PROPERTY DAMAGE! RETAIN INSTRUCTIONS FOR FUTURE REFERENCE.

Description

Speedaire compressor pumps are equipped with a solid cast iron cylinder and crankcase, an aluminum head and Swedish steel valves. Models 4B244 and 4B245 also include ball bearings, felt filter element and oil level dipstick.

Unpacking

When unpacking, inspect carefully for any damage that may have occurred during transit. Make sure any loose fittings, bolts, etc., are tightened before putting unit into service.

General Safety Information

Since the air compressor and other components (material pump, spray guns, filters, lubricators, hoses, etc.) used, make up a high pressure pumping system, the following safety precautions must be observed at all times:

1. Read all manuals included with this product carefully. Be thoroughly familiar with the controls and the proper use of the equipment.
2. Only persons well acquainted with these rules of safe operation should be allowed to use the compressor.

⚠ DANGER ⚠

Breathable Air Warning

This compressor/pump is not equipped and should not be used "as is" to supply breathing quality air. For any application of air for human consumption, the air compressor/pump will need to be fitted with suitable in-line safety and alarm equipment. This additional equipment is necessary to properly filter and purify the air to meet specifications for Grade D breathing as described in Compressed Gas Association Commodity Specification G 7.1 -1966, OSHA 29 CFR 1910.134, and/or Canadian Standards Association (CSA).

DISCLAIMER OF WARRANTIES
In the event the compressor is used for the purpose of breathing air application and proper in-line safety and alarm equipment is not simultaneously used, existing warranties shall be voided, and Dayton Electric Mfg. Co. disclaims any liability whatsoever for any loss, personal injury or damage.

Specifications and Dimensions

MODEL	BORE & STROKE		DISCHARGE PIPE SIZE	CYL	WEIGHT	MAX PSI	H	W	D	MOUNTING HOLES CENTER TO CENTER
2Z498B	2 5/8"	1 1/2"	3/8"	1	21	125	9 1/2	8 1/4	5 3/4	5 1/8 x 3 3/8
4B244	2 3/4	1 1/2	3/8	2	32	125	10 1/2	6 3/4	11	5 [illegible]/32 x 5 7/8
4B245	2 3/4	2	3/8	2	33	125	10 1/2	7 1/2	11 1/2	6 3/16 x 5 7/8

Performance

MODEL	AT RUNNING MOTOR HP	PUMP RPM	OD OF 3450 RPM MOTOR SHEAVE, IN	MAXIMUM PSI	DISPLACEMENT CFM	FREE AIR CFM@PSI 40	FREE AIR CFM@PSI 90
2Z498B	1/3	530	2.88	125	2.7	1.9	1.6
	1/2	640	3.25	125	3.3	2.4	2.0
	3/4	715	3.63	125	3.7	2.7	2.3
4B244	1	620	2.00	100	6.4	4.8	3.7
	1 1/2	800	2.50	100	8.2	5.8	5.6
	2	955	2.95	125	9.8	8.1	6.6
4B245	3	955	2.95	125	13.1	10.5	9.2
	4	1030	3.15	125	14.1	11.2	9.6

General Safety (Continued)

3. Before each use, inspect hose, tubes, tank, etc., for signs of damage, deterioration, weakness or leakage. Repair or replace defective items before using.
4. Keep hoses away from sharp objects, chemical spills, oil solvents and wet floors which can damage hose. Do not operate compressor with damaged hose(s) or after the compressor or attachments have been dropped or damaged. Notify the nearest authorized service facility for examination, repair, or other adjustment.

⚠ WARNING ⚠

DISCONNECT POWER AND RELEASE ALL PRESSURE FROM THE SYSTEM BEFORE ATTEMPTING TO INSTALL, SERVICE, RELOCATE OR PERFORM ANY MAINTENANCE.

5. If the equipment should start to vibrate abnormally, STOP the compressor and check immediately for the cause. Vibration is generally a warning of trouble.

⚠ WARNING ⚠

NEVER OPERATE THE COMPRESSOR WITHOUT A BELT GUARD.

⚠ WARNING ⚠

MOTORS/ENGINES MAY IGNITE A FLAMMABLE GAS OR VAPOR. NEVER OPERATE OR REPAIR NEAR A FLAMMABLE GAS OR VAPOR. NEVER STORE FLAMMABLE LIQUIDS OR GASSES IN THE VICINITY OF THE COMPRESSOR.

6. Before removing or changing air tools or attachments, shut OFF compressor, turn pressure regulator/ball valve/globe valve fully clockwise and remove all pressure from the compressor.
7. Keep visitors away and NEVER allow children in the work area.
8. Keep fingers away from a running compressor; fast moving and hot parts will cause injury. Do not wear loose clothing that will get caught in the moving parts.
9. Drop tank pressure below 10 PSI and release air slowly; fast moving air will stir up dust and debris, which may be harmful.
10. Drain moisture from tank daily, to avoid tank corrosion.
11. Check all fasteners at frequent intervals for proper tightness.
12. To reduce fire hazard, keep engine/motor exterior free of oil, solvent, or excessive grease.
13. NEVER adjust safety valve. Keep safety valve free from paint and other accumulations.

⚠ WARNING ⚠

NEVER USE PLASTIC (PVC) PIPE FOR COMPRESSED AIR. SERIOUS INJURY OR DEATH COULD RESULT.

14. Inspect pressure tank yearly for rust, pinholes or other imperfections that could cause it to become unsafe.

⚠ WARNING ⚠

NEVER DRILL OR WELD AIR TANKS.

⚠ DANGER ⚠

Gasoline vapor is highly flammable. Refill outdoors or only in well ventilated areas. Do not store, spill or use gasoline near an open flame or heat devices such as a stove, furnace, or water heater, which utilize a pilot light, or any device that can create a spark. If gasoline is accidentally spilled, move unit away from the spill area and avoid creating any source of ignition until gasoline vapors have dissipated.

SPRAYING PRECAUTIONS

15. Do not spray in vicinity of open flame or other places where engines/motors can ignite vapors.
17. Use a face mask and spray in a well ventilated area.
18. Do not smoke when spraying paint, insecticides, or other toxic or flammable substances.
19. Always direct paint or sprayed material away from compressor and locate compressor at a safe distance to minimize paint overspray accumulation on compressor or sprayer parts.
20. When using cleaning solvents, follow the manufacturers instruction.
21. Spray in a well-ventilated area to prevent health and fire hazards.
22. When spraying with solvent or toxic chemicals, follow the instructions provided by the manufacturer.

MOISTURE IN COMPRESSED AIR

Moisture in compressed air will form into droplets as the air comes from the compressor pump. When humidity is high or when a compressor is in continuous use for an extended period of time, moisture will collect in the tank. When using a paint spray or sandblast gun, this water will be carried from the tank through the hose and out of the gun as droplets mixed with the material being sprayed.

IMPORTANT: THIS CONDENSATION WILL CAUSE WATER SPOTS IN A PAINT JOB, ESPECIALLY WHEN SPRAYING OTHER THAN WATER BASED PAINTS. IF SANDBLASTING, IT WILL CAUSE THE SAND TO CAKE AND CLOG THE GUN, RENDERING IT INEFFECTIVE.

A filter in the airline, located as near to the gun as possible, will help eliminate this moisture.

Model 2Z435, 150 PSI Air Line Belt Filter designed to hang on the users belt, and available from Dayton Electric Mfg. Co., is the best answer to this moisture problem.

Assembly

AIR FILTER MODELS 4B244 AND 4B245

1. Place the gasket on the head intake flange and hold in place while positioning the filter housing on the gasket. Align the holes in the flange, the gasket, and the housing (at the top edge of the side of the housing).
2. Insert two screws through the holes in the filter housing and the gasket, and into the flange. Tighten screws to snug, then one-half turn further.
3. Place the felt filter element into the slot nearest the filter housing hinge.
4. Close the filter housing. The air filter is ready for operation.

COMPRESSOR PUMP

Remove the dipstick breather and fill pump with SAE industrial grade, non-detergent, air compressor oil (Model 4ZF21, Mobil Rarus® 427). For Model 2Z498B, remove filler plug and use approximately 7 ounces. For Model 4B244 use approximately 11.5 ounces. For Model 4B245 use approximately 16 ounces. Figure 1 illustrates proper oil fill. For Model 2Z498B, oil level in crankcase should be no higher than bottom of the threads of fillport hole.

MODEL 2Z498B ONLY

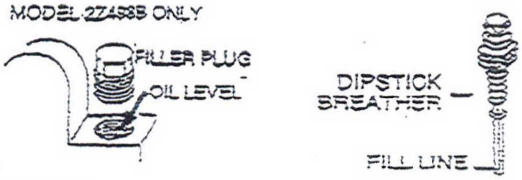


Figure 1

LIMITED WARRANTY

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

Manufactured for Dayton Electric Mfg. Co.,
5959 W. Howard St., Niles, IL 60714 U.S.A.

Maintenance

TORQUE REQUIREMENTS

Compressor head bolts .... 175-225 in. lbs.
Bearing caps bolts .... 50-60 in. lbs.

Operation	Daily	Weekly	Monthly	3 Months
Check oil level	●			
Drain tank	●			
Check air filter		●		
Check safety valve		●		
Blow dirt from inside motor			●	
Check belt tension			●	
Change oil				●

DRIVE BELT

Belts stretch is a result of normal use. When properly adjusted, the belt deflects about 1/2" with five pounds of pressure applied midway between the engine pulley and pump. To adjust drive belt tension:

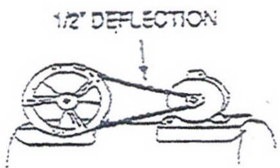


Figure 2

1. Disconnect from power source.
2. Remove belt guard.
3. Loosen the four fasteners holding the motor to the baseplate.
4. Shift the motor in the proper direction. The belt must be properly aligned when adjutment is made.
5. To align belt, lay a straight edge against the face of the flywheel, touching the rim at two places.

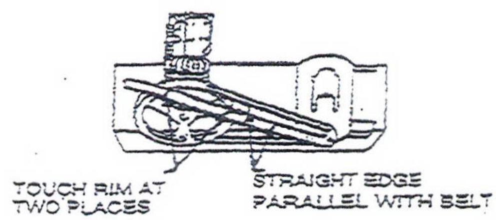


Figure 3

5. Adjust flywheel or motor pulley so that the belt runs parallel to the straight edge.

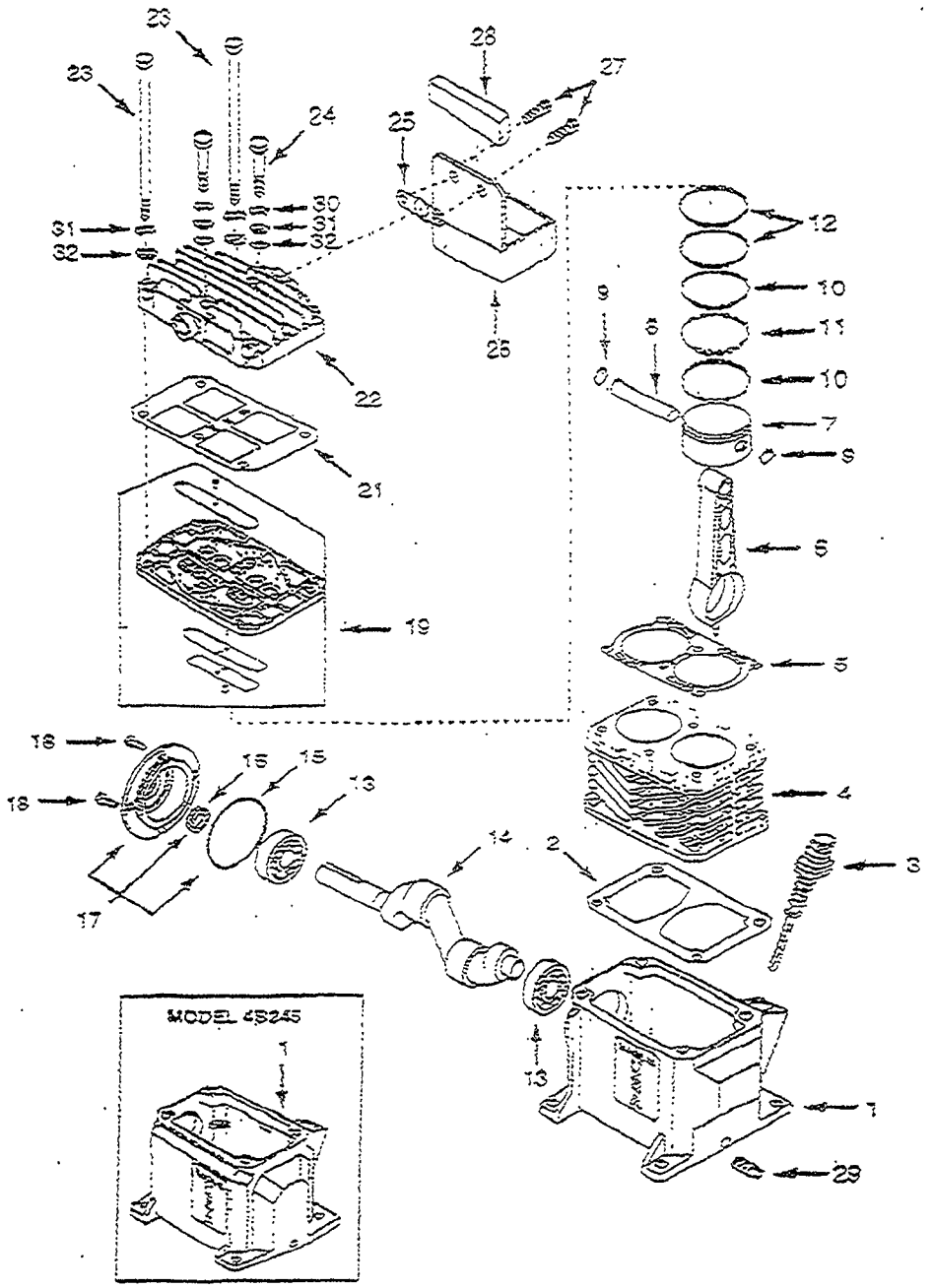


Figure 4 - Replacement Parts List for Models 4S244 & 4S245

TERM:

This easement shall run with the land and shall be binding on all parties and persons claiming under the Grantor(s) for a period of two years from the date that this easement is recorded; after which time, this easement shall be automatically extended until the use of the subject water well as a source of water for public water systems ceases.

ENFORCEMENT:

Enforcement of this easement shall be proceedings at law or in equity against any person or persons violating or attempting to violate the restrictions in this easement, either to restrain the violation or to recover damages.

INVALIDATION:

Invalidation of any one of these restrictions or uses (covenants) by a judgment or court order shall not affect any of the other provisions of this easement, which shall remain in full force and effect.

The owner does hereby establish the sanitary control easement described in this easement.

OWNER(S)

By:_____

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF MEDINA §

BEFORE ME, the undersigned authority, on the day of _____, 2_____, personally appeared _____ known to me to be the person(s) whose name(s) is (are) subscribed to the foregoing instrument and acknowledged to me that executed the same for the purposes and consideration therein expressed.

Notary Public in and for
THE STATE OF TEXAS
My Commission Expires:
Typed or Printed Name of Notary

Recorded in _____ Courthouse, _____ Texas on _____, 2

MEDINA COUNTY, TEXAS

A PLAT OF

SAND HURST SUBDIVISION

PREPARED FOR
NAFTA FREEWAY JO INT VENTURES
718 STATE STREET
HOUSTON TEXAS 77007

PREPARED BY
HOWARD SURVEYING, LLC
TBPLS FIRM NO 10175700
402 STATE HWY 173 SOUTH
BONDO, TEXAS 78861
830-426-4776

DATE PREPARED NOVEMBER 19, 2018

75 LOTS

8500 LINEAR FEET OF ROAD

1 95 ACRES IN ROADS

LEGEND.

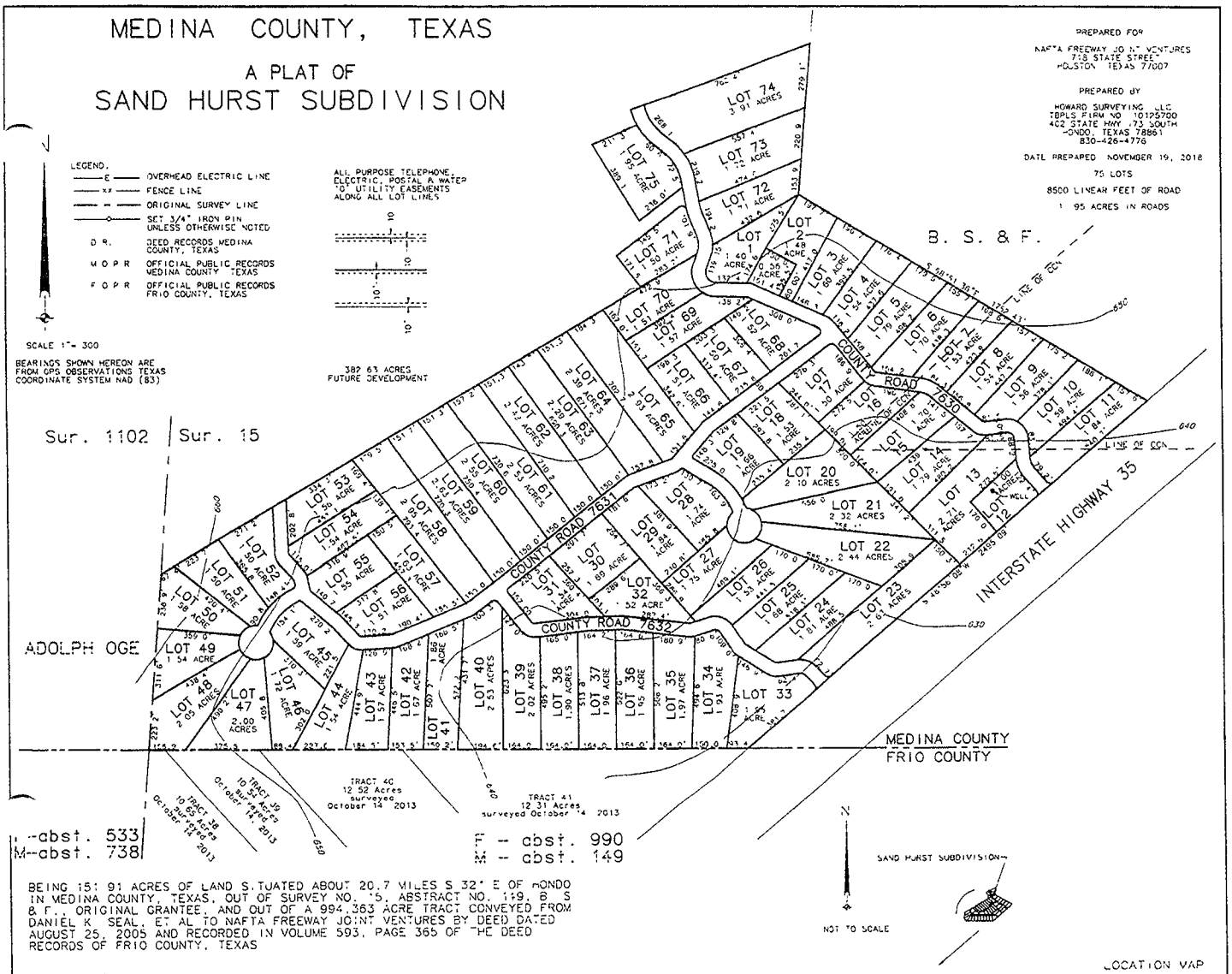
——E——	OVERHEAD ELECTRIC LINE
——x——	FENCE LINE
— — —	ORIGINAL SURVEY LINE
——o——	SET 3/4" IRON PIN UNLESS OTHERWISE NOTED
D R.	DEED RECORDS MEDINA COUNTY, TEXAS
M O P R	OFFICIAL PUBLIC RECORDS MEDINA COUNTY TEXAS
F O P R	OFFICIAL PUBLIC RECORDS FRIO COUNTY, TEXAS

ALL PURPOSE TELEPHONE, ELECTRIC, POSTAL & WATER 10' UTILITY EASEMENTS ALONG ALL LOT LINES

SCALE 1"= 300

BEARINGS SHOWN HEREON ARE FROM GPS OBSERVATIONS TEXAS COORDINATE SYSTEM NAD (83)

382 63 ACRES FUTURE DEVELOPMENT



BEING 15! 91 ACRES OF LAND S.TUATED ABOUT 20.7 MILES S 32° E OF MONDO IN MEDINA COUNTY, TEXAS, OUT OF SURVEY NO. '5, ABSTRACT NO. 149, B. S & F., ORIGINAL GRANTEE, AND OUT OF A 994.363 ACRE TRACT CONVEYED FROM DANIEL K. SEAL, ET AL TO NAFTA FREEWAY JOINT VENTURES BY DEED DATED AUGUST 25, 2005 AND RECORDED IN VOLUME 593, PAGE 365 OF THE DEED RECORDS OF FRIO COUNTY, TEXAS

LOCATION MAP

STATE OF TEXAS
COUNTY OF MEDINA

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

PRELIMINARY
NOT TO BE FILED OR RECORDED
BEAU KING
NAFTA FREEWAY JOINT VENTURES

STATE OF TEXAS
COUNTY OF MEDINA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BEAU KING, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 2018

PRELIMINARY
NOT TO BE FILED OR RECORDED
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF MEDINA

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

PRELIMINARY
NOT TO BE FILED OR RECORDED
VERNON YOUNG
NAFTA FREEWAY JOINT VENTURES

STATE OF TEXAS
COUNTY OF MEDINA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VERNON YOUNG, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 2018

PRELIMINARY
NOT TO BE FILED OR RECORDED
NOTARY PUBLIC

WATER WASTE WATER AND UTILITIES

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO STATE APPROVED COMMUNITY WATER SYSTEM OR PRIVATE WELL DUE TO DECLINING WATER SUPPLY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY MEDINA COUNTY TO QUESTION THE SELLER CONCERNING GROUNDWATER AVAILABILITY RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE

STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE SEWAGE SYSTEM THAT HAS BEEN APPROVED AND PERMITTED BY THE MEDINA COUNTY HEALTH INSPECTOR

NO STRUCTURE OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL FINAL APPROVAL OF THE PLAT BY MEDINA COUNTY COMMISSIONERS' COURT

RESOLUTIONS BY MEDINA COUNTY COMMISSIONERS' COURT

THE DISCHARGE OF FIREARMS ON LOTS OF TEN ACRES OR LESS IS PROHIBITED ACCORDING TO VOLUME 30 PAGE 127 OF OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY TEXAS

HUNTING WITH BOW AND ARROW ON LOTS OF TEN ACRES OR LESS IS PROHIBITED ACCORDING TO VOLUME 30 PAGE 129 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY TEXAS

STREET AND RIGHT OF WAY INFORMATION

"IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE PRECINCT COMMISSIONER OF MEDINA COUNTY OR STATE DEPARTMENT OF HIGHWAYS FOR DRIVEWAYS ENTERING LAND STATE ROADS AND THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENTS FOR DRIVEWAYS SET FORTH AS PER THE MEDINA COUNTY SUBDIVISION REGULATIONS."

STATE OF TEXAS
COUNTY OF MEDINA

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY PERFORMED ON THE GROUND AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS TRUE AND CORRECT THIS THE 20TH DAY OF MARCH 2018

PRELIMINARY
NOT TO BE FILED OR RECORDED
REGISTERED PROFESSIONAL SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ 2018

PRELIMINARY
NOT TO BE FILED OR RECORDED
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF MEDINA

THE COUNTY JUDGE OF MEDINA COUNTY CERTIFIES THAT THIS SUBDIVISION PLAT HAS BEEN CONSIDERED AND APPROVED

THIS THE _____ DAY OF _____ 2018

PRELIMINARY
NOT TO BE FILED OR RECORDED
COUNTY JUDGE

STATE OF TEXAS
COUNTY OF MEDINA

THE COUNTY COMMISSIONER OF MEDINA COUNTY PRECINCT _____ HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE COUNTY AS TO WHICH HIS APPROVAL IS REQUIRED THIS THE _____ DAY OF _____ 2018

PRELIMINARY
NOT TO BE FILED OR RECORDED
COUNTY COMMISSIONER

STATE OF TEXAS
COUNTY OF MEDINA

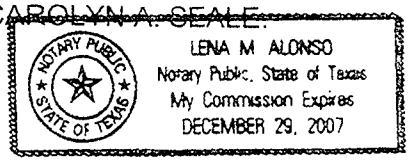
I, GINA CHAMPION, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE THIS THE _____ DAY OF _____ A D 2018 AT _____ M AND DULY RECORDED THE _____ DAY OF _____ A D 2018 AT _____ M IN THE RECORDS OF PLATS OF SAID COUNTY IN VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ A D 2018

PRELIMINARY
NOT TO BE FILED OR RECORDED
GINA CHAMPION
COUNTY CLERK, MEDINA COUNTY TEXAS

PRELIMINARY
NOT TO BE FILED OR RECORDED
DEPUTY

STATE OF TEXAS §
§
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 25th day of August, 2005, by CAROLYN A. SEALE.



Notary Public State of Texas

STATE OF NEW MEXICO §
§
COUNTY OF _____ §

This instrument was acknowledged before me on the ___ day of August, 2005, by VICTORIA L. SEALE.

Notary Public State of New Mexico

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on the ___ day of August, 2005, by MARIAN SEALE FREELAND.

Notary Public State of Texas

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

Daniel K. Seale

Kathleen Seale Withers

Carolyn A. Seale

Victoria L. Seale

Marian Seale Freeland

GRANTEE:

NAFTA FREEWAY JOINT VENTURE

By:_____

Its:_____

(Acknowledgments)

STATE OF TEXAS §
§
COUNTY OF BEXAR §

This instrument was acknowledged before me on the ___ day of August, 2005, by DANIEL K. SEALE.

Notary Public State of Texas

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on the ___ day of August, 2005, by KATHLEEN SEALE WITHERS.

Notary Public State of Texas

STATE OF TEXAS §
§
COUNTY OF BEXAR §

This instrument was acknowledged before me on the ___ day of August, 2005, by CAROLYN A. SEALE.

Notary Public State of Texas

STATE OF NEW MEXICO §
§
COUNTY OF Santa Fe §

This instrument was acknowledged before me on the 25th day of August, 2005, by VICTORIA L. SEALE.

Notary Public State of New Mexico

OFFICIAL SEAL
Corrine Serna Arlaya
Notary Public - New Mexico
NOTARY BOND FILED WITH SECRETARY OF STATE
My Commission Expires: 12-2006

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on the ___ day of August, 2005. by MARIAN SEALE FREELAND.

Notary Public State of Texas

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

Daniel K. Seale

Kathleen Seale Withers

Carolyn A. Seale

Victoria L. Seale

Marian Seale Freeland

GRANTEE:

NAFTA FREEWAY JOINT VENTURE

By:_____

Its:_____

(Acknowledgments)

STATE OF TEXAS §
§
COUNTY OF BEXAR §

This instrument was acknowledged before me on the ___ day of August, 2005, by DANIEL K. SEALE.

Notary Public State of Texas

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on the ___ day of August, 2005, by KATHLEEN SEALE WITHERS.

Notary Public State of Texas

STATE OF TEXAS §
§
COUNTY OF BEXAR §

This instrument was acknowledged before me on the ___ day of August, 2005, by CAROLYN A. SEALE.

Notary Public State of Texas

STATE OF NEW MEXICO §
§
COUNTY OF _____ §

This instrument was acknowledged before me on the ___ day of August, 2005, by VICTORIA L. SEALE.

Notary Public State of New Mexico

STATE OF TEXAS §
§
COUNTY OF Nueces §

This instrument was acknowledged before me on the 27 day of August, 2005, by MARIAN SEALE FREELAND.

Leslie D. Light
Notary Public State of Texas
Leslie D. Light
Expires: 4-14-2007

LESLIE D. LIGHT
Notary Public
State of Texas
My Comm. Exp. 04-14-2007

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

Daniel K. Seale

Kathleen Seale Withers

Carolyn A. Seale

Victoria L. Seale

Marian Seale Freeland

GRANTEE:

NAFTA FREEWAY JOINT VENTURE

By: _____

Its: _____

(Acknowledgments)

STATE OF TEXAS §
§
COUNTY OF BEXAR §

This instrument was acknowledged before me on the ___ day of August, 2005, by DANIEL K. SEALE.

Notary Public State of Texas

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on the ___ day of August, 2005, by KATHLEEN SEALE WITHERS.

Notary Public State of Texas

STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 29th day of August, 2005, by Beau S. King, Partner of NAFTA FREEWAY JOINT VENTURE.

Jennifer Washington
Notary Public State of Texas

G:\DATA\RSS\SealeD\Schneider SWD.wpd

JENNIFER WASHINGTON
MY COMMISSION EXPIRES
December 2, 2006

After Recording Return To:

~~NAFTA~~ Freeway Joint Venture
P.O. Box ~~13079~~ 130179
Houston, Texas ~~77219~~

Frio County Abstract Co, Inc.
P.O. Box 607
Pearsall, Tx 78061

Vol. 2593 Pg. 375

ACE SURVEYING, INC.

Phone: 830-334-7264
Fax: 830-665-5796
Email: acesurveying@sbcglobal.net

P. O. BOX 597
DEVINE, TEXAS 78016

RHONDA K. BUTLER
Registered Professional
Land Surveyor #5409

994.363 ACRES
MEDINA/FRIO COUNTY, TEXAS

A field note description of a 994.363 acre tract of land comprised of 527.889 acres of land out of Medina County, Texas and 466.474 acres of land out of Frio County, Texas, also being 326.189 acres of land out of the James Speed Survey 16, Abstract 1340 and 201.700 acres of land out of B. S. & F. Survey 15, Abstract 149, both in Medina County, Texas and 293.667 acres of land out of the J. Bourgevis Survey 1103, Abstract 987, 110.281 acres of land out of the A. Oge Survey 1102, Abstract 533 and 62.526 acres of land out of B. S. & F. Survey 15, Abstract 990, all in Frio County, Texas, also being the same tract of land called 1082.74 acres and described in deed recorded in Volume 325, Page 272 of the Official Public Records of Medina County, Texas, save and except that 80.876 acre portion of said 1082.74 acres taken for right-of-way purposes and described in deed recorded in Volume 222, Page 413 of the Deed Records of Frio County, Texas and being more particularly described by metes and bounds as follows; (Note: All iron pins set are ½" rebar with yellow plastic cap stamped "RKB 5409")

Beginning at a Type II concrete right-of-way monument found for the southwest corner of the herein described tract and the northwest corner of said 80.876 acre tract of land, at the cut-back corner in County Road 1657, in the ostensible west line of said Survey 1103;

Thence N 04°26'44" E, 5025.17 feet along the west line of the herein described tract and said 1082.74 acre tract and the ostensible west line of said Survey 1103 and the east line of said County Road 1657 to an iron pin set for the most westerly northwest corner of the herein described tract and said 1082.74 acre tract and the southwest corner of a 177.048 acre tract of land described in deed recorded in Volume 2, Page 590 of the Official Public Records of Medina County, Texas and the ostensible northwest corner of said Survey 1103;

Thence S 84°58'49" E, 2129.12 feet along an interior line of the herein described tract and the south line of said 177.048 acre tract and the ostensible common line between said Surveys 1103 and 1102, generally following a fence to an iron pin found for a re-entrant corner of the herein described tract and said 1082.74 acre tract and the southwest corner of said 177.048 acre tract;

Thence N 09°52'53" E, 1454.10 feet along an interior line of the herein described tract and said 1082.74 acre tract and an east line of said 177.048 acre tract, generally following a fence to a 26" elm for a corner of the herein described tract and said 1082.74 acre tract, in the northeast line of said 177.048 acre tract and the southwest line of a 365.609 acre tract of land described in deed recorded in Volume 328, Page 512 of the Official Public Records of Medina County, Texas;

Thence S 30°29'17" E, 72.67 feet along an interior line of the herein described tract and said 1082.74 acre tract to an iron pin found for a re-entrant corner of the herein described tract and said 1082.74 acre tract and the most southerly corner of said 365.609 acre tract;

Thence N 51°29'43" E, 210.64 feet along an interior line of the herein described tract and the southeast line of said 365.609 acre tract to a 22" mesquite for a corner of the herein described tract and said 1082.74 acre tract and a re-entrant corner of said 365.609 acre tract;

Thence S 85°39'35" E, 1358.05 feet along an interior line of the herein described tract and said 1082.74 acre tract and the most easterly south line of said 365.609 acre tract, generally following a fence to an fence post found for an angle point;

Thence S 85°15'46" E, 1536.64 feet along an interior line of the herein described tract and said 1082.74 acre tract and the most easterly south line of said 365.609 acre tract, generally following a fence to an iron pin found for a re-entrant corner of the herein described tract and said 1082.74 acre tract and the southeast corner of said 365.609 acre tract, in the ostensible east line of said Survey 15;

Thence N 04°18'39" E, along an interior line of the herein described tract and said 1082.74 acre tract and the east line of said 365.609 acre tract and the east line of a 215 acre tract of land described in deed recorded in Volume 186, Page 378 of the Official Public Records of Medina County, Texas, with the ostensible west line of said Survey 15 and said Survey 16, generally following a fence for a total distance of 9194.26 feet to an iron pin found for the most northerly northwest corner of the herein described tract and said 1082.74 acre tract, in the south line of a 343.573 acre tract of land described in deed recorded in Volume 334, Page 233 of the Official Public Records of Medina County, Texas, at the ostensible northwest corner of said Survey 16;

Thence S 85°57'48" E, 2650.79 feet along the most northerly line of the herein described tract and said 1082.74 acre tract and the south line of said 343.573 acre tract, then a line of a 1972.1494 acre tract of land described in several tracts in deed recorded in Volume 11, Page 483 of the Official Public Records of Medina County, Texas, generally following a fence to a fence post found for the most northerly northeast corner of the herein described tract and said 1082.74 acre tract and a re-entrant corner of said 1972.1494 acre tract;

Thence S 04°34'38" W, 5382.08 feet along the east line of the herein described tract and said 1082.74 acre tract and a west line of said 1972.1494 acre tract, generally following a fence to a 23" oak for a re-entrant corner of the herein described tract and a southwest corner of said 1972.1494 acre tract;

Thence S 58°51'36" E, 1752.43 feet along the northeast line of the herein described tract and said 1082.74 acre tract and a south line of said 1972.1494 acre tract, generally following a fence to an iron pin found for the east corner of the herein described tract and said 1082.74 acre tract and the south corner of said 1972.1494 acre tract and the north corner of aforesaid 80.876 acre tract, in the northwest right-of-way line of Interstate Highway 35;

Thence along the southeast boundary of the herein described tract and the northwest boundary of said 80.876 acre tract and the northwest right-of-way line of said Interstate Highway 35, generally following a fence the following 7 calls:

1) S 48°56'08" W, 2495.09 feet to a Type II concrete right-of-way monument found for an angle point;
2) S 52°43'34" W, 200.99 feet to a Type II concrete right-of-way monument found for an angle point;
3) S 49°00'10" W, 8400.19 feet to a Type II concrete right-of-way monument found for an angle point;
4) S 50°48'57" W, 487.52 feet to a Type II concrete right-of-way monument found for an angle point;
5) S 47°16'40" W, 512.93 feet to a Type II concrete right-of-way monument found for an angle point;
6) S 49°00'17" W, 1015.35 feet to a Type II concrete right-of-way monument found for an angle point;
7) S 50°47'17" W, 381.31 feet to a Type II concrete right-of-way monument found for the most southerly corner of the herein described tract and a re-entrant corner of said 80.876 acre tract, being the cut-back corner to aforesaid County Road 1657;

Thence N 62°21'06" W, 62.51 feet with said cut-back, generally following a fence to the place of beginning and containing 994.363 acres of land according to a survey made on the ground on June 8, 2005 by Ace Surveying, Inc.

Rhonda K. Butler
Registered Professional
Land Surveyor #5409
Job #md-00-00-16-1340
Corresponding Plat Prepared

EXHIBIT "A"
(Page 3 of 3 Pages)

ACE SURVEYING, INC.

Phone: 830-334-7264 *P. O. BOX 597* **RHONDA K. BUTLER**
Fax: 830-665-5796 *DEVINE, TEXAS 78016* *Registered Professional*
Email: acesurveying@sbcglobal.net *Land Surveyor #5409*

PROPOSED 60' EASEMENT
FRIO COUNTY, TEXAS

A field note description of a 60' wide strip of land situated in Frio County, Texas, being out of the J. S. Bourgevis Survey 1103, Abstract 987 and the Adolph Oge Survey 1102, Abstract 533, also being out of and a part of a 1082.74 acre tract of land described in Volume 325, Page 272 of the Official Public Records of Medina County, Texas, also being out of and a part of a 994.363 acre tract of land this day surveyed and being more particularly described by metes and bounds as follows;

Beginning at the intersection of the centerline of the herein described tract and the southeast line of said 994.363 acre tract and the northwest right-of-way line of Interstate Highway 35, at the center of an existing entrance, from which a Type II concrete right-of-way monument found for an angle point bears S 49°00'10" W a distance of 2969.05 feet;

Thence N 40°59'50" W, 11.88 feet along the centerline of the herein described tract to an angle point of the herein described tract, at the center of an existing gate;

Thence N 04°44'26" E, 2739.25 feet along the centerline of the herein described tract and the approximate center of an existing lane to the termination of the herein centerline, at the center of an existing gate, from which a fence post found for an angle point in a north line of said 994.363 acre tract and the south line of a 365.609 acre tract of land described in deed recorded in Volume 328, Page 512 of the Official Public Records of Medina County, Texas bears N 85°15'46" W a distance of 15.50 feet, said proposed easement being 60 feet in width, being 30 feet each side of the herein described centerline, according to a survey made on the ground on June 8, 2005 by Ace Surveying, Inc.

Rhonda K. Butler
Registered Professional
Land Surveyor #5409
Job #md-00-00-16-1340
Corresponding Plat Prepared

EXHIBIT "B"

1. Any visible and apparent roadway or easement over or across the subject property, the existence of which does not appear of record.

2. Right-of-Way Deed from S. Wiff, et ux, to the International& Great Northern Railroad Company dated July 16, 1881, recorded in Vol. 152, Page 211, of the Deed Records of Medina County, Texas.

3. Right-of-Way Easement from Mrs. Hedwig Wipff to Texas Central Power Company dated September 7, 1925, recorded in Vol. 77, Page 111, of the Deed Records of Medina County, Texas.

4. Right-of-Way Easement from Mrs. Hedwig Wipff to Central Power and Light Company dated April 4, 1940, recorded in Vol. 117, Page 417, of the Deed Records of Medina County, Texas.

5. Right-of-Way from Mid Seale, et ux, to Medina Electric Cooperative, Inc. dated November 4, 1953, recorded in Vol. 288, Page 892, of the Deed Records of Medina County, Texas.

6. Right-of-Way Easement from Mid Seale to Southwestern Bell telephone Company dated March 31, 1958, recorded in Vol. 177, Page 256, of the Deed Records of Medina County, Texas.

7. Right-of-Way Easement from H. Kyle Seale, et al, to Southwestern Bell Telephone Company dated May 23, 1966, recorded in Volume 213, Page 424, of the Deed Records of Medina County, Texas.

8. Easement as described in instrument from H. Wipff to Texas Central Power Company dated 1925 and recorded in Vol. 71, Page 420, of the Deed Records of Frio County, Texas.

9. Easement as described in instrument from Mid Seale to Southwestern Bell Telephone Company dated March 31, 1958, recorded in Vol. 179, Page 384, of the Deed Records of Frio County, Texas.

10. Channel Drainage Easement from H. Kyle Seale, et al, to the State of Texas, dated February 15, 1966, recorded in Vol. 222, Page 409, of the Deed Records of Frio County, Texas.

11. Easement dated May 23, 1966, from H. Kyle Seale, et al, to Southwestern Bell Telephone Company recorded in Vol. 229, Page 155, of the Deed Records of Frio County, Texas.

12. Easement and Right-of-Way dated August 18, 1998, from Daniel K. Seale, et al, to Central Power and Light Company recorded in Vol. 918, Page 276, of the Deed Records of Frio County, Texas.

13. An undivided one-half (½) of all the mineral estate (executive rights, bonuses, rentals, royalties, etc.) in, under or that may be produced from said land as reserved by Grantors in this Deed.

14. Grantee acknowledges and agrees that Grantor has not made, does not make and specifically negates and disclaims any representations, warranties (other than the special warranty of title set out in the deed or as expressly set forth herein), promises, covenants, agreements or guaranties of any kind or character whatsoever, whether express or implied, oral or written, past, present, or future, with respect to: (1) the value, nature, quality or condition of the Property, including, without limitation, the water, soil and geology; (2) the income to be derived from the property; (3) the suitability of the Property for any and all activities and uses which Grantee may conduct thereon; (4) the compliance of or by the Property or its operation with any laws, rules, ordinances or regulations of any applicable governmental authority or body; (5) the habitability, merchantability, marketability, profitability or fitness for a particular purpose of the Property; (6) the manner or quality of the construction or materials, if any, incorporated into the Property; (7) the manner, quality, state of repair or lack of repair of the Property; or (8) any other matter with respect to the Property, and specifically, that Grantor has not made, does not make and specifically disclaims any representations regarding compliance with any environmental protection, pollution or land user laws, rules, regulations, orders or requirements, including the existence in or on the Property of Hazardous Materials (as defined below) or endangered species. Grantee agrees to accept the Property in its present condition. Grantor is not liable or bound in any manner by any verbal or written statements, representations or information pertaining to the Property, or the operation thereof, furnished by any real estate broker, agent, employee, servant or other person. Grantee further acknowledges and agrees that as to the maximum extent permitted by law, the sale of the property as provided for herein is made on an "as is" condition and basis with any and all latent and patent defects and faults.

Grantee acknowledges and agrees that "Hazardous Materials" shall mean any substance which is or contains (i) any "hazardous substances" as now or hereafter defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (42 U.S.C. §9601 et seq.) ("CERCLA") or any regulations promulgated under or pursuant to CERCLA; (ii) any "hazardous waste" as now or hereafter defined in the Resource Conservation and Recovery Act (42 U.S.C. §6901 et seq.)("RCRA") or regulations promulgated under or pursuant to RCRA; (iii) any substance regulated by the Toxic Substances Control Act (15 U.S.C. §2601 et seq.); (iv) gasoline, diesel fuel, or other petroleum hydrocarbons; (v) asbestos and asbestos containing materials, in any form, whether friable or non-

friable; (vi) polychlorinated biphenyls; (vii) radon gas; and, (viii) any additional substances or materials which are now or hereafter classified or considered to be hazardous or toxic under Environmental Requirements (as hereafter defined) or the common law, or any other applicable laws relating to the Property. Hazardous Materials shall include, without limitation, any substance, the presence of which on the Property: (a) requires reporting investigation or remediation under Environmental Requirements; (b) causes or threatens to cause a nuisance on the Property or adjacent property or poses or threatens to pose a hazard to the health or safety of persons on the Property or adjacent property or, (c) which, if it emanated or migrated from the Property, could constitute a trespass. For purposes of this Article, "Environmental Requirements" shall mean all laws, ordinances, statutes, codes, rules, regulations, agreements, judgments, orders and decrees, now or hereafter enacted, promulgated, or amended, of the United States, the states, the counties, the cities, or any other political subdivisions in which the Property is located, and any other political subdivision, agency or instrumentality exercising jurisdiction over the owner of the Property, the Property, or the use of the Property, relating to pollution, the protection or regulation of human health, natural resources, or the environment, or the omission, discharge, release or threatened release of pollutants, contaminants, chemicals, or industrial, toxic or hazardous substances or waste or Hazardous Materials into the environment (including, without limitation, ambient air, surface water, ground water or land or soil).

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FILED IN MY OFFICE
ELVA MIRANDA

SEP 02 '05 AM -10 30

COUNTY COURT, MEDINA CO.

ANY PROVISION HERE WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW
THE STATE OF TEXAS
COUNTY OF MEDINA
hereby certify that the instrument was FILED in file number
Sequence on the date and at the time stamped hereon by me and was duly
RECORDED in the Official Public Records of Medina County, Texas
on

Elva Miranda

COUNTY CLERK
MEDINA COUNTY, TEXAS

SEP 0 2 2005

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