



Control Number: 54947



Item Number: 1

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PUBLIC UTILITY COMMISSION  
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**EMERALD HILLS WATER**

A Texas 501(c)4 Corporation

PUBLIC UTILITY COMMISSION

WE ARE HAPPY TO PRESENT YOU OUR APPLICATION  
TO OBTAIN A NEW CCN FOR WATER SERVICES IN SOUTH TEXAS.

Thank you,



Lyndon Nance

4/28/2023

Legal Counsel contact information:

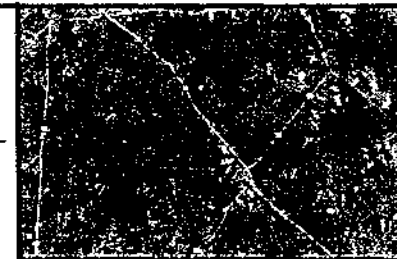
Sam Drugan

210-415-5224

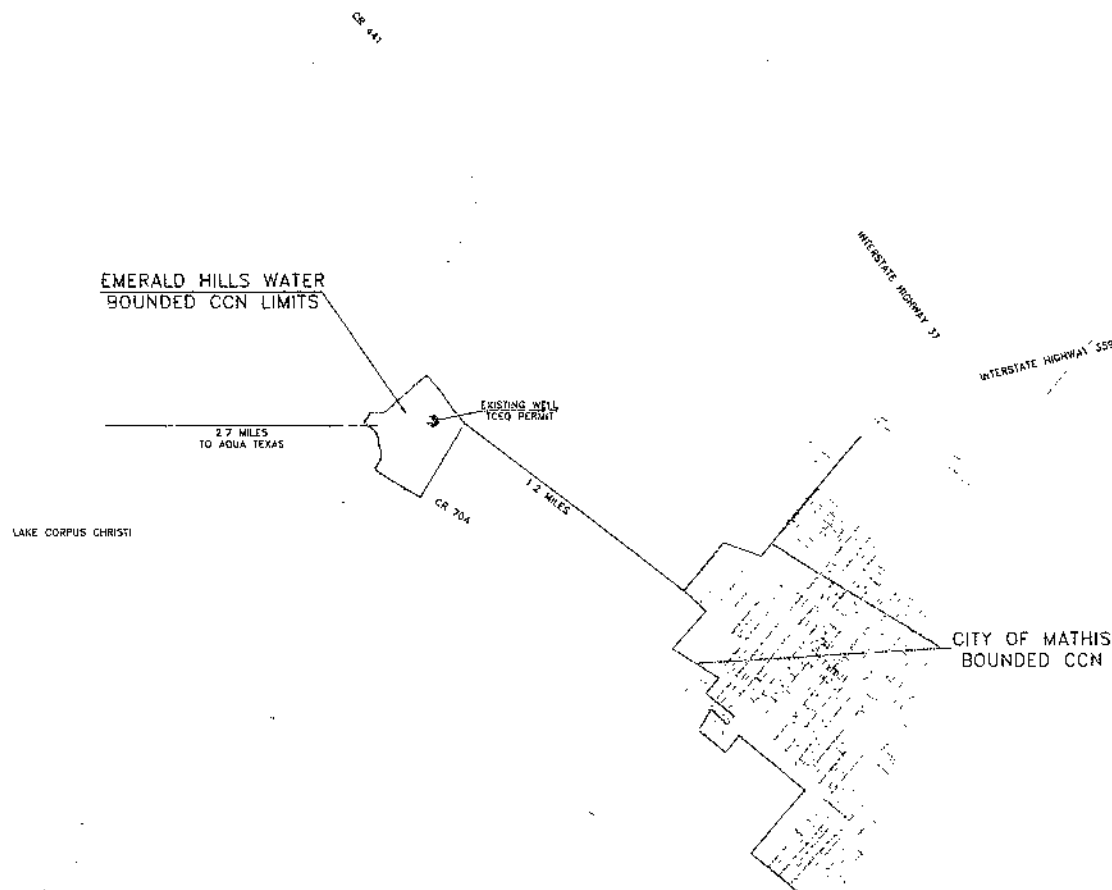
[sdrugan@wdbl.wa.gov](mailto:sdrugan@wdbl.wa.gov)

# NOTES

1. All boundary lines are as shown on publicly available maps and data.
2. Topographic information is provided per publicly available maps and data.
3. Illustrated utilities are proposed locations only; no physical field search was performed for visible evidence, only information provided publicly by utility companies. Information provided by utility companies is not guaranteed to be accurate. The location and depth of existing utilities should be field verified before construction. The availability of services to, or the status of the utilities on this site has not been confirmed.



Location Map  
Not to Scale



A 78.703 ACRE TRACT OUT OF LOTS 9 & 10 OF THE  
SCHLEICHER & JOSEPH SUBDIVISION AS SHOWN ON  
MAP RECORDED IN VOLUME 37, PAGE 568 DEED  
RECORDS OF SAN PATRICIO COUNTY, TEXAS

## EXHIBIT MAP OF EMERALD HILLS WATER BOUNDED SERVICE AREA

JOB NO. 20211102

DATE AUGUST 29, 2022

SHEET 1 OF 1



# **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 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: Emerald Hills Water

CCN No. to be amended: \_\_\_\_\_

or ☒ Obtain NEW CCN ☐ Water ☐ Sewer

County(ies) affected by this application: San Patricio

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

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Please mark the items included in this filing

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

**Part A: Applicant Information**

1. A. Name: Emerald Hills Water  
(individual, corporation, or other legal entity)  
☐ Individual ☐ Corporation ☐ WSC ☒ Other: 501c4 Not for profit
- B. Mailing Address: 725 FM 1103, PO Box 904  
Cibolo, Texas 78108  
Phone No.: (361) 537-8890 Email: EmeraldHillsWater@gmail.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: Lyndon Nance Title: President  
Mailing Address: 725 FM 1103, PO Box 904, Cibolo, Texas 78108  
Phone No.: (361) 537-8890 Email: emeraldhillswater@gmail.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: Emerald Hills Water

**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.

ESTABLISHING A NEW STATE APPROVED PRIVATE WATER SUPPLY CORPORATION FOR THE BENEFIT OF THE PUBLIC, TO PROVIDE WATER AND FIRE PROTECTION TO UNDERSERVED AND LOW AND MODERATE INCOME FAMILIES WITHIN THE CCN BOUNDARIES DESCRIBED AS A ±76 ACRE TRACT BEING ENTIRELY ENCOMPASSED WITHIN SAN PATRICIO COUNTY, TEXAS, WITH A POTENTIAL TO EXPAND TO ENCOMPASS ±4,408 ACRE TRACT BEING COMPRISED OF THE CITY OF LAKECITY, TEXAS, THE COLONIAS OF EDGEWATER, LAKESHORE GARDENS, AND HIDDEN ACRES, THE REMAINING PORTION AND TOTAL BEING ENTIRELY ENCOMPASSED WITHIN SAN PATRICIO COUNTY, TEXAS.

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:

The cities of Lake City and Lake Side have expressed interest in a private water supply corporation servicing their territory. However, neither city want to build a water supply corporation. We are currently in communication with both cities with items on the Agenda, this CCN application is in parallel with those agreement. The Honorable David Krebs Judge San Patricio County has been notified and issued letter of support.

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

The land development in this area was performed prior to current health regulations being established that require separation between private wells and septic drain fields, these requirements cannot and are not currently being met at a majority of the parcels within the service area. This region is the watershed basin for the City of Corpus Christi's regional drinking water reservoir.

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: 09/29/2008



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

Year one: Complete Design and Funding

Year two: Expand CCN to include Lakeside and Hidden Acres

Years three-ten: Expand CCN to include Edgewater and San Patricio County, continue development of Hidden Acres and Lake City.

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

Funding through private investment and in kind services from owner, along with grants from Texas Water Development Board EDAP, Texas Department of Agriculture Colonia and TCDP, USDA RUS, Texas General Land Office (HUD).

**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:

NA, see attached exhibit maps based upon existing PUC CCN map. This current CCN application is specifically for the property currently owned and controlled 23934 CR 704, LLC. With the intention to expand operations and service territory as investment is available. The final phase design will remain 1/2 mile minimum from the City Mathis CCN and any other existing CCN within the area.

- 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.

There currently is not a water service provider for this area. This water system will aid in local land development, increasing property values through fire protection, making properties septic systems legal for public use, and aide in the preservation of the regional drinking water supply by reducing shallow non-potable water wells consumption within the permeability zone of the City of Corpus Christi water storage area.

### **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:

There currently is not a water service provider for this area. This water system will aid in local land development, increasing property values through fire protection, making properties septic systems legal for public use, and aide in the preservation of the regional drinking water supply by reducing shallow non-potable water wells consumption within the permeability zone of the City of Corpus Christi water storage area.

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

Please see attached resumes for the Lyndon Nance, President, and Daniel Drugan, Plant Manger, Class A water license.

- 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:

This water system will aid in fire protection, and in the preservation of the regional drinking water supply by reducing shallow non-potable water wells consumption within the permeability zone of the City of Corpus Christi water storage area. The majority of construction will be performed within public right-of-ways and in accordance with TCEQ environmental standards.

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

Yes, an estimated 85% of the final proposed service area is economically distressed.

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:

City of Mathis 1.5 miles  
Aqua Texas 0.87 miles

**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:
2050077	Emerald Hills RV Park	5/24/2019	Lot 9&10 Schleicher & Joseph Subdivision

\*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: 2050077  
WQ -

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

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

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

Water				Sewer	
	Non-metered		2"		Residential
0	5/8" or 3/4"		3"		Commercial
	1"		4"		Industrial
	1 1/2"		Other		Other
Total Water Connections:				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	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
Daniel Drugan	A	WO0000198	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:
Per Current Application: Engineering and design of new treatment plant and well	12/31/2024	\$ 1,000,000.00
Expansion: Lake Side and Hidden Acres: Lay ±67,200 lf of new wl.	12/31/2025	\$ 10,455,000.00
Expansion: Edgewater, lay ±42,000 lf of new wl.	12/31/2028	\$ 7,842,000.00
Expansion: San Patricio County and Lakeshore Gardens: Lay ±38,000 lf of new wl.	12/31/2030	\$ 9,150,000.00

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

## Part E: Financial Information

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

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

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

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

☐ No

☐ Yes

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

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

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

30. **Financial Information**

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

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

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

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

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

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

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

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

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

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

#### Part G: Notice Information

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

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

The total acreage of the requested area is approximately: 76

Number of customer connections in the requested area: 62

The closest city or town: Lake Side

Approximate mileage to closest city or town center: 1

Direction to closest city or town: southeast

The requested area is generally bounded on the North by: 94-foot contour line of Lake Corpus Christi and creek

on the East by: Properties east boundary line as shown on survey attached.

on the South by: County Road 704

on the West by: County Road 4a

34. A copy of the proposed map will be available at Please see attached hard and digital copies.

## Applicant's Oath

STATE OF Texas

COUNTY OF San Patricio

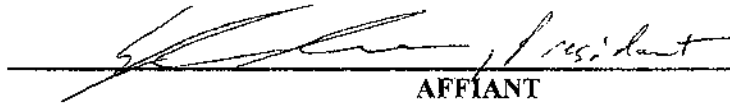
I, Lyndon Nance, President being duly sworn, file this application to  
obtain or amend a water or sewer CCN, as Emerald Hills Water

(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

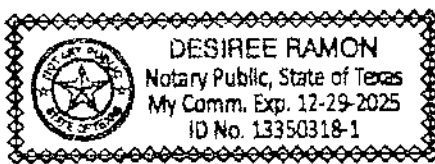
(Utility's Authorized Representative)

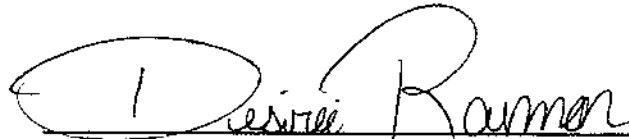
If the Affiant to this form is any person other than the sole owner, partner, officer of the Applicant, or its attorney, a properly verified Power of Attorney must be enclosed.

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

this day the 19<sup>th</sup> of April, 2023

SEAL





NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

Desiree Ramon

PRINT OR TYPE NAME OF NOTARY

My commission expires:

12-29-2025



**Appendix B: Projected Information**

<b>HISTORICAL BALANCE SHEETS (ENTER DATE OF YEAR END)</b>	<b>CURRENT(A) (12-31-22)</b>	<b>A-1 YEAR (12-31-23)</b>	<b>A-2 YEAR (12-31-24)</b>	<b>A-3 YEAR (12-31-25)</b>	<b>A-4 YEAR (12-31-26)</b>	<b>A-5 YEAR (12-31-27)</b>
<b>CURRENT ASSETS</b>						
Cash	\$ 20,000.00	\$ 450,000.00	\$ 450,000.00	\$ 450,000.00	\$ 450,000.00	\$ 450,000.00
Accounts Receivable	\$ 0.00	\$ 35,000.00	\$ 569,755.18	\$ 560,000.00	\$ 500,000.00	\$ 500,000.00
Inventories	\$ 0.00	\$ 450,000.00	\$ 450,000.00	\$ 450,000.00	\$ 350,000.00	\$ 300,000.00
Income Tax Receivable	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Other	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
<b>A. Total Current Assets</b>	<b>\$ 20,000.00</b>	<b>\$ 935,000.00</b>	<b>\$ 1,469,755.18</b>	<b>\$ 1,460,000.00</b>	<b>\$ 1,300,000.00</b>	<b>\$ 1,250,000.00</b>
<b>FIXED ASSETS</b>						
Land	\$ 2,000,000.00	\$ 2,075,000.00	\$ 2,075,000.00	\$ 2,075,000.00	\$ 2,075,000.00	\$ 2,075,000.00
Collection/Distribution System	\$ 120,000.00	\$ 450,000.00	\$ 725,000.00	\$ 1,175,000.00	\$ 1,525,000.00	\$ 1,825,000.00
Buildings	\$ 400,000.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00
Equipment	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
Other	\$ 50,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00
Less: Accum. Depreciation or Reserves	-\$ 1.00	-\$ 77,333.00	-\$ 192,999.00	-\$ 346,999.00	-\$ 530,472.00	-\$ 743,419.00
<b>B. Total Fixed Assets</b>	<b>\$ 2,669,999.00</b>	<b>\$ 3,697,667.00</b>	<b>\$ 3,857,001.00</b>	<b>\$ 4,153,001.00</b>	<b>\$ 4,319,528.00</b>	<b>\$ 4,406,581.00</b>
<b>C. TOTAL Assets (A + B)</b>	<b>\$ 2,689,999.00</b>	<b>\$ 4,632,667.00</b>	<b>\$ 5,326,756.18</b>	<b>\$ 5,613,001.00</b>	<b>\$ 5,619,528.00</b>	<b>\$ 5,656,581.00</b>
<b>CURRENT LIABILITIES</b>						
Accounts Payable	\$ 100,000.00	\$ 323,275.00	\$ 499,686.00	\$ 250,000.00	\$ 250,000.00	\$ 200,000.00
Notes Payable, Current	\$ 2,500,000.00	\$ 1,000,000.00	\$ 750,000.00	\$ 750,000.00	\$ 126,000.00	\$ 92,890.52
Accrued Expenses	\$ 70,000.00	\$ 93,406.86	\$ 236,015.86	\$ 341,212.90	\$ 215,656.82	\$ 282,820.00
Other	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00		
<b>D. Total Current Liabilities</b>	<b>\$ 2,670,000.00</b>	<b>\$ 1,416,681.86</b>	<b>\$ 1,485,701.86</b>	<b>\$ 1,341,212.90</b>	<b>\$ 591,656.82</b>	<b>\$ 575,710.52</b>
<b>LONG TERM LIABILITIES</b>						
Notes Payable, Long-term	\$ 0.00	\$ 3,400,000.00	\$ 4,000,000.00	\$ 4,000,000.00	\$ 4,000,000.00	\$ 4,000,000.00
Other	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
<b>E. Total Long Term Liabilities</b>	<b>\$ 0.00</b>	<b>\$ 3,400,000.00</b>	<b>\$ 4,000,000.00</b>	<b>\$ 4,000,000.00</b>	<b>\$ 4,000,000.00</b>	<b>\$ 4,000,000.00</b>
<b>F. TOTAL LIABILITIES (D + E)</b>	<b>\$ 2,670,000.00</b>	<b>\$ 4,816,681.86</b>	<b>\$ 5,485,701.86</b>	<b>\$ 5,341,212.90</b>	<b>\$ 4,591,656.82</b>	<b>\$ 3,575,710.52</b>
<b>OWNER'S EQUITY</b>						
Paid in Capital	\$ 20,000.00	\$ 50,000.00	\$ 75,000.00	\$ 100,000.00	\$ 125,000.00	\$ 150,000.00
Retained Equity	\$ 0.00	\$ 691.04	-\$ 234,014.86	-\$ 233,945.68	\$ 171,788.10	\$ 902,871.18
Other	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Current Period Profit or Loss	-\$ 1.00	-\$ 234,705.90	\$ 69.18	\$ 405,733.78	\$ 731,083.08	\$ 1,027,999.30
<b>G. TOTAL OWNER'S EQUITY</b>	<b>\$ 19,999.00</b>	<b>-\$ 184,014.86</b>	<b>-\$ 158,945.68</b>	<b>\$ 271,788.00</b>	<b>\$ 1,027,871.18</b>	<b>\$ 2,080,870.48</b>
<b>TOTAL LIABILITIES+EQUITY (F + G) = C</b>	<b>\$ 2,689,999.00</b>	<b>\$ 4,632,667.00</b>	<b>\$ 5,326,756.18</b>	<b>\$ 5,613,001.00</b>	<b>\$ 5,619,528.00</b>	<b>\$ 5,656,581.00</b>
<b>WORKING CAPITAL (A - D)</b>	<b>-\$ 2,650,000.00</b>	<b>-\$ 481,681.86</b>	<b>-\$ 15,946.76</b>	<b>\$ 118,787.10</b>	<b>\$ 708,343.18</b>	<b>\$ 674,289.48</b>
<b>CURRENT RATIO (A / D)</b>	<b>0.0075</b>	<b>0.6600</b>	<b>0.9893</b>	<b>1.0886</b>	<b>2.1972</b>	<b>2.1712</b>
<b>DEBT TO EQUITY RATIO (F / G)</b>	<b>133.5066</b>	<b>26.1755</b>	<b>34.5131</b>	<b>19.6521</b>	<b>4.4672</b>	<b>1.7184</b>

# PROJECTED NET INCOME INFORMATION

(ENTER DATE OF YEAR END )	CURRENT(A) ( 12 - 31 - 22 )	A-1 YEAR ( 12 - 31 - 21 )	A-2 YEAR ( 12 - 31 - 24 )	A-3 YEAR ( 12 - 31 - 25 )	A-4 YEAR ( 12 - 31 - 26 )	A-5 YEAR ( 12 - 31 - 27 )
<b>METER NUMBER</b>						
Existing Number of Taps	0	0	145	521	941	1,276
New Taps Per Year	0	145	376	420	335	309
<b>Total Meters at Year End</b>	0	145	521	941	1,276	1,585
<b>METER REVENUE</b>						
Revenue per Meter (use for projections)	\$ 635.04	\$ 92,080.00	\$ 330,855.84	\$ 597,572.64	\$ 810,311.04	\$ 1,006,538.40
Expense per Meter (use for projections)	-\$ 92.00	-\$ 13,340.00	-\$ 47,932.00	-\$ 86,572.00	-\$ 117,392.00	-\$ 145,820.00
<b>Operating Revenue Per Meter</b>	\$ 543.04	\$ 78,740.00	\$ 282,923.84	\$ 511,000.64	\$ 692,919.00	\$ 860,718.40
<b>GROSS WATER REVENUE</b>						
Revenues- Base Rate & Gallonage Fees	\$ 1.00	\$ 78,740.00	\$ 282,923.84	\$ 511,000.64	\$ 692,919.00	\$ 860,718.40
Other (Tap, reconnect, transfer fees, etc.)	\$ 150.00	\$ 1,087.00	\$ 3,907.50	\$ 7,057.50	\$ 9,570.00	\$ 11,887.50
<b>Gross Income</b>	\$ 694.04	\$ 158,569.10	\$ 569,755.18	\$ 1,029,058.78	\$ 1,395,408.08	\$ 1,733,324.30
<b>EXPENSES</b>						
General & Administrative (see schedule)	\$ 1.00	\$ 198,942.00	\$ 202,942.00	\$ 205,942.00	\$ 205,942.00	\$ 205,942.00
Operating (see schedule)	\$ 1.00	\$ 124,333.00	\$ 296,744.00	\$ 347,383.00	\$ 388,383.00	\$ 429,383.00
Interest	\$ 1.00	\$ 70,000.00	\$ 70,000.00	\$ 70,000.00	\$ 70,000.00	\$ 70,000.00
Other (list)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
<b>NET INCOME</b>	\$ 691.04	-\$ 234,705.90	\$ 69.18	\$ 405,733.78	\$ 731,083.08	\$ 1,027,999.30

PROJECTED EXPENSE DETAIL	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTALS
<b>GENERAL/ADMINISTRATIVE EXPENSES</b>						
Salaries	\$ 140,000.00	\$ 140,000.00	\$ 140,000.00	\$ 140,000.00	\$ 140,000.00	\$ 700,000.00
Office	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 60,000.00
Computer	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 2,500.00
Auto	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00	\$ 90,000.00
Insurance	\$ 7,200.00	\$ 7,200.00	\$ 7,200.00	\$ 7,200.00	\$ 7,200.00	\$ 36,000.00
Telephone	\$ 1,440.00	\$ 1,440.00	\$ 1,440.00	\$ 1,440.00	\$ 1,440.00	\$ 7,200.00
Utilities	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 12,000.00
Depreciation	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 1,000.00
Property Taxes	\$ 9,202.00	\$ 9,202.00	\$ 9,202.00	\$ 9,202.00	\$ 9,202.00	\$ 46,010.00
Professional Fees	\$ 8,000.00	\$ 12,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 65,000.00
Other	0	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
<b>Total</b>	\$ 198,942.00	\$ 202,942.00	\$ 205,942.00	\$ 205,942.00	\$ 205,942.00	\$ 1,019,710.00
<b>% Increase Per projected Year</b>	2%	2%	0%	0%	0%	4%
<b>OPERATIONAL EXPENSES</b>						
Salaries	\$ 0.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 320,000.00
Auto	\$ 0.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 24,000.00
Utilities	\$ 0.00	\$ 38,411.00	\$ 48,050.00	\$ 48,050.00	\$ 48,050.00	\$ 182,561.00
Depreciation	\$ 124,333.00	\$ 165,333.00	\$ 206,333.00	\$ 247,333.00	\$ 288,333.00	\$ 1,031,666.00
Repair & Maintenance	\$ 0.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 20,000.00
Supplies	\$ 0.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 8,000.00
Other	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
<b>Total</b>	\$ 124,333.00	\$ 296,744.00	\$ 347,383.00	\$ 388,383.00	\$ 429,383.00	\$ 1,586,227.00

<b>PROJECTED SOURCES AND USES OF CASH STATEMENTS</b>	<b>YEAR 1</b>	<b>YEAR 2</b>	<b>YEAR 3</b>	<b>YEAR 4</b>	<b>YEAR 5</b>	<b>TOTALS</b>
<b>SOURCES OF CASH</b>						
Net Income	\$ 234,705.90	\$ 69.18	\$ 405,733.78	\$ 731,083.08	\$ 1,027,999.30	\$ 902,180.14
Depreciation (If funded by revenues of system)	\$ 124,333.00	\$ 165,333.00	\$ 206,333.00	\$ 247,333.00	\$ 288,333.00	\$ 1,031,666.00
Loan Proceeds	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Other	\$ 3,500,000.00	\$ 3,500,000.00	\$ 3,500,000.00	\$ 2,614,200.00	\$ 2,614,200.00	\$ 15,728,400.00
<b>Total Sources</b>	\$ 3,389,627.10	\$ 3,665,402.18	\$ 4,112,066.78	\$ 3,592,606.08	\$ 3,930,532.30	\$ 18,690,234.45
<b>USES OF CASH</b>						
Net Loss	\$ 234,705.90	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 234,705.90
Principle Portion of Pmts.	\$ 70,000.00	\$ 70,000.00	\$ 70,000.00	\$ 70,000.00	\$ 70,000.00	\$ 350,000.00
Fixed Asset Purchase	\$ 200,000.00	\$ 1,150,000.00	\$ 1,150,000.00	\$ 884,200.00	\$ 884,200.00	\$ 5,993,400.00
Reserve	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Other	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
<b>Total Uses</b>	\$ 504,705.00	\$ 1,220,000.00	\$ 1,220,000.00	\$ 954,200.00	\$ 954,200.00	\$ 4,853,105.00
<b>NET CASH FLOW</b>	\$ 2,884,922.10	\$ 2,445,402.18	\$ 2,892,066.78	\$ 2,638,406.08	\$ 2,976,332.30	\$ 13,837,129.40
<b>DEBT SERVICE COVERAGE</b>						
Cash Available for Debt (CADS)						
A: Net Income (Loss)	\$ 234,705.90	\$ 69.18	\$ 405,733.78	\$ 731,083.08	\$ 1,027,999.30	\$ 1,930,179.44
B: Depreciation, or Reserve Interest	\$ 124,333.00	\$ 165,333.00	\$ 206,333.00	\$ 247,333.00	\$ 288,333.00	\$ 1,031,665.00
<b>C: Total CADS (A + B = C)</b>	\$ 110,372.90	\$ 165,402.18	\$ 612,066.78	\$ 978,416.08	\$ 1,316,332.30	\$ 2,961,844.44
<b>D: DEBT SERVICE</b>						
Annual Principle Plus Interest	\$ 140,000.00	\$ 136,500.00	\$ 133,000.00	\$ 129,500.00	\$ 126,000.00	\$ 665,000.00
<b>E: DEBT SERVICE COVERAGE RATIO</b>						
CADS Divided by DS (E = C / D)	-0.7884	1.2117	4.6020	7.5553	10.4471	4.4539

**Articles of Incorporation  
of  
EMERALD HILLS WATER**

We, the undersigned are natural persons, at least two (2) of whom are citizens of the United States and residents of the State of Texas, and who are of the age of eighteen (18) years or more, acting as Incorporators of a corporation under the Texas Not-for-Profit Corporations Act, do hereby adopt the following Articles of Incorporation for such corporation.

**ARTICLE I. NAME.** The Name of the Corporation is:  
**EMERALD HILLS WATER**

**ARTICLE II. NOT-FOR-PROFIT CORPORATION.**

The Corporation is a not-for-profit corporation organized under section 501c4.

**ARTICLE III. DURATION.**

The period of its duration is perpetual.

**ARTICLE IV. PURPOSES.**

Emerald Hills Water primarily provides fresh water to the residence and businesses, along with developing pipeline and other infrastructure improvements within and around the approved Certificate of Convenience and Necessity Bounded Region. Upon completion of the construction of the infrastructure currently planned or future expansion, the primary goal is to provide clean drinking water at low and reasonable rates with secondary goals being to assist in combating community deterioration through upgrades to infrastructure, such as potentially expanding to include sewer services, and or education through scholarships in the fields of STEM, water, electricity or business and is open to any persons connected to the Emerald Hills Water System. Additionally a fund may be setup to acquire and remove dilapidated homes which are deemed a threat by the local government authority to the welfare of the public and communities served. If properties are acquired any potential proceeds from a sale of remedied lots may only go back into the funds for continued community improvement.

No part of the net earnings of the Corporation shall inure to the benefit of any Director of the Corporation, Officer of the Corporation, or any private individual (except that reasonable compensation may be paid for services rendered to or for the Corporation affecting one or more of its purposes), and no Director or Officer of the Corporation, or any private individual shall be entitled to share in the distribution of any of the Corporate Assets on dissolution of the Corporation.

No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in, or intervene in (including the publication or distribution of statements) any political campaign on behalf of any candidate for public office.

Notwithstanding any other provisions of these Articles of Incorporation, the Corporation shall not conduct or carry on any activities not permitted to be conducted or carried on by an organization

under Section 501(c)4 of the Internal Revenue Code and its Regulations as they now exist or as they may hereafter be amended.

Upon dissolution of the Corporation or the winding up of its affairs, the assets of the Corporation shall be distributed exclusively to charitable, religious, scientific, testing for public safety, literary, or educational organizations which would then qualify under the provisions of Section 501(c)3 of the Internal Revenue Code and its Regulations as they now exist or as they may hereafter be amended.

#### **ARTICLE V. REGISTERED OFFICE.**

The Company's initial agent (the "Agent") for service of process is TRUE SPACE, INC. The Agent's registered office is 4245 N Central EXPY, #492, Dallas, TEXAS 75205. The Company may change its registered office, its registered agent, or both, upon filing a statement with the Texas Secretary of State.

#### **ARTICLE VI. DIRECTORS.**

The number of Officers constituting the initial Board of Directors is four (4), and the names and addresses of the persons who are to serve as Directors until the first Annual Meeting of the Members or until their successors are elected and qualified are:

	Name:	Address:
President:	<u>Lyndon Nance</u>	<u>611 Lower Valley LN, Cibolo, TX 78108</u>

Vice-President: \_\_\_\_\_

Treasurer: \_\_\_\_\_

Secretary: \_\_\_\_\_

#### **ARTICLE VII. INCORPORATORS.**

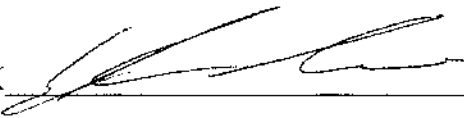
The name and address of each Incorporator is

	Name	Address:
1)	<u>Lyndon Nance</u>	<u>611 Lower Valley LN, Cibolo, TX 78108</u>
2)	_____	_____
3)	_____	_____
4)	_____	_____

#### **ARTICLE VIII. MEMBERS.**

The Corporation shall have members. The eligibility, rights and obligations of the members will be determined by the Bylaws.

IN WITNESS WHEREOF, for the purpose of forming this Corporation under the laws of the State of Texas, we the undersigned, constituting the Incorporators of this Corporation, have executed these Articles of Incorporation on this the \_\_\_\_\_ day of \_\_\_\_\_.

X 

X \_\_\_\_\_

X \_\_\_\_\_

X \_\_\_\_\_

THE STATE OF Texas

COUNTY OF Bexar

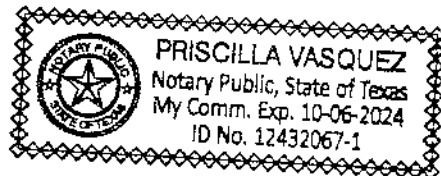
BEFORE ME, the undersigned authority, on this the 24 day of October, 2022,  
personally appeared Lyndon Vance, \_\_\_\_\_, and  
\_\_\_\_\_, who being by me first duly sworn, declared that they are the  
Incorporators of the foregoing Corporation, that they signed the foregoing document as such, and  
that the statements contained therein are true and correct. IN WITNESS WHEREOF, I have  
hereunto set my hand and seal the day and year written above.

My Commission Expires: 10-06-2024

NOTARY PUBLIC, STATE OF Texas

Bexar County

Priscilla Vasquez (Typed/Printed Name of Notary)



**By Laws**  
**of**  
**EMERALD HILLS WATER**  
**A Texas 501c4 Not-For-Profit Company**

We, the undersigned natural persons, are citizens of the United States and residents of the State of Texas, and who are of the age of eighteen (18) years or more, acting as Incorporators of a corporation under the Texas Non-Profit Corporations Act, do hereby adopt the following Articles of Incorporation for such corporation. **THESE BY LAWS** of Emerald Hills Water, (the "Company"), are executed and agreed to by the undersigned members (the "Member").

**I. Formation.**

A. State of Formation. This Corporation is a not-for profit corporation hereby known as Emerald Hills Water, a Manager-managed Texas not-for-profit company (the "Company") formed under and pursuant to Texas law.

B. Articles Control. To the extent that the rights or obligations of the Members or the Company under provisions of these Articles differ from what they would be under Texas law absent such a provision, these Articles, to the extent permitted under Texas law, shall control.

C. Primary Business Address. The location of the primary place of business of the Company is:  
  
725 FM 1103, PO BOX 904, CIBOLO, TEXAS 78108, or such other location as shall be selected from time to time by the Member.

D. Registered Agent and Office. The Company's initial agent (the "Agent") for service of process is TRUE SPACE, INC. The Agent's registered office is 4245 N Central EXPY, #492, Dallas, TEXAS 75205. The Company may change its registered office, its registered agent, or both, upon filing a statement with the Texas Secretary of State.

E. No State Law Partnership. No provisions of these Articles shall be deemed or construed to constitute a partnership (including, without limitation, a limited partnership) or joint venture, or any Member a partner or joint venture of or with any other Member, for any purposes other than federal and state tax purposes.

**II. Purposes and Powers.**

A. Purpose. The Company is created for the following business purpose:

Emerald Hills Water primarily provides fresh water to the residence and businesses, along with developing pipeline and other infrastructure improvements within and around the approved Certificate of Convenience and Necessity Bounded Region. Upon completion of the construction of the infrastructure currently planned or future expansion, the primary goal is to provide clean drinking water at low and reasonable rates with secondary goals being to assist in combating community deterioration through upgrades to infrastructure, such as potentially expanding to include sewer services, and or education through scholarships in the fields of STEM, water, electricity or business and is open to any persons connected to the Emerald Hills Water System.

Additionally a fund may be setup to acquire and remove dilapidated homes which are deemed a threat by the local government authority to the welfare of the public and communities served. If properties are acquired any potential proceeds from a sale of remedied lots may only go back into the funds for continued community improvement.

No part of the net earnings of the Corporation shall inure to the benefit of any Director of the Corporation, Officer of the Corporation, or any private individual (except that reasonable compensation may be paid for services rendered to or for the Corporation affecting one or more of its purposes), and no Director or Officer of the Corporation, or any private individual shall be entitled to share in the distribution of any of the Corporate Assets on dissolution of the Corporation.

No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in, or intervene in (including the publication or distribution of statements) any political campaign on behalf of any candidate for public office.

Notwithstanding any other provisions of these Articles of Incorporation, the Corporation shall not conduct or carry on any activities not permitted to be conducted or carried on by an organization under Section 501(c)4 of the Internal Revenue Code and its Regulations as they now exist or as they may hereafter be amended.

Upon dissolution of the Corporation or the winding up of its affairs, the assets of the Corporation shall be distributed exclusively to charitable, religious, scientific, testing for public safety, literary, or educational organizations which would then qualify under the provisions of Section 501(c)3 of the Internal Revenue Code and its Regulations as they now exist or as they may hereafter be amended.

B. Powers. The Company shall have all of the powers of a corporation set forth under Texas law.

C. Duration. The Company's term shall commence upon the filing of an Articles of Incorporation and all other such necessary materials with the state of Texas. The Company will operate until terminated as outlined in this Articles unless:

1. The Member votes to dissolve the Company;
2. No Member of the Company exists, unless the business of the Company is continued in a manner permitted by Texas law;
3. It becomes unlawful for either the Member or the Company to continue in business;
4. A judicial decree is entered that dissolves the Company; or
5. Any other event results in the dissolution of the Company under federal or Texas law.



### **III. Member.**

A. The Member. The sole member of Emerald Hills Water at the time of adoption of these Articles is Lyndon Nance (the "Member").

B. Initial Contribution. The Member shall make an Initial Contribution to the Company. The Initial Contribution shall be as described in Attachment A, Initial Contributions of the Member.

No Member shall be entitled to interest on their Initial Contribution. Except as expressly provided by these Articles, or as required by law, no Member shall have any right to demand or receive the return of their Initial Contribution.

C. Limited Liability of the Member. Except as otherwise provided for in these Articles or otherwise required by Texas law, no Member shall be personally liable for any acts, debts, liabilities or obligations of the Company beyond their respective Initial Contribution. The Member shall look solely to the Company property for the return of their Initial Contribution, or value thereof, and if the Company property remaining after payment or discharge of the debts, liabilities or obligations of the Company is insufficient to return such Initial Contributions, or value thereof, no Member shall have any recourse against any other Member, if any other Member exists, except as is expressly provided for by these Articles.

D. Creation or Substitution of New Members or Assignees. Any Member may assign in whole or in part its Membership Interest only with the prior written consent of all Members.

1. *Entire transfer.* If a Member transfers all of its Membership Interest, the transferee shall be admitted to the Company, only upon majority approval of the remaining members, as a substitute Member upon its execution of an instrument signifying its agreement to be bound by the terms and conditions of these Articles. Such admission shall be deemed effective immediately upon majority approval and said agreement execution, the transfer, and, simultaneously, the transferor Member shall cease to be a Member of the Company and shall have no further rights or obligations under these Articles.
2. *Partial transfer.* If a Member transfers only a portion of its Membership Interest, only upon majority approval of the remaining members, as an additional Member upon its execution of an instrument signifying its agreement to be bound by the terms and conditions of these Articles. However, any existing members retain first right of refusal to purchase any partial transfer of shares of membership at the same price offered to any unrelated party. Upon the partial transfer of membership to descendants or spouses, existing members have the right to limit the transferee to a nonvoting member if so deemed. Any nonvoting member can be taken back into consideration on an annual basis at the first quarterly meeting.
3. Absent the majority approval all existing Members of the Company, the transferee shall not be considered a Member and possess no monetary rights of the transferor and without any voting power as a Member in the Company.

**E. Member Voting.**

1. *Voting power.* In the event that the Company has multiple Members simultaneously, the Company's Members shall each have one Vote equal to the Vote of each other Member.

**F. Member's Duty to File Notices.** The Member shall be responsible for preparation, maintenance, filing and dissemination of all necessary returns, notices, statements, reports, minutes or other information to the Internal Revenue Service, the state of Texas, and any other appropriate state or federal authorities or agencies. Notices shall be filed in accordance with the section titled "Notices" below. The Member may delegate this responsibility to an Officer or a Manager at the Members' sole discretion.

**G. Fiduciary Duties of the Members.** The Members shall have no fiduciary duties whatsoever, whether to each other or to the Company, unless that Member is a Manager or an Officer of the Company, in which instance they shall owe only the respective fiduciary duties of a Manager or Officer, as applicable. No Member shall bear any liability to the Company or to other present or former Members by reason of being or having been a Member.

**IV. Accounting and Distributions.**

A. *Fiscal Year.* The Company's fiscal year shall end on the last day of December.

B. *Distributions.* As a 501c4 not-for-profit organization, no distributions are allowed for any reason, at any moment in time.

C. *Charging Order Protections.* In the event the company, a member or officer is under the duress of a charging order, the Company is not required to make distributions to members or officers under Section IV.B above. The company cannot be forced to distribute interest to a third party, if so ordered by a court of competent jurisdiction said third party will be deemed an assignee and will not be considered a Member and possess no monetary rights of the member or officer and no voting power as a Member in the Company. If there is a standing Charging Order issued by any Court or similar jurisdictional authority against a Member, Manager or Officer of the Company, and their assets or ownership of the Company, there shall be no distributions to the Member to which a standing Charging Order has been issued. A Member, Manager or Officer may still receive regular payroll or loans as approved by the Board and Member. These Articles do not deprive any Member of the benefit of any exemption laws applicable to the Member's interest. A Charging Order shall not cause such Member to cease to be a Member of the Company, in the occurrence of a member resignation, the Company shall continue without dissolution. A Charging Order cannot dissolve the Company upon the Bankruptcy of any Member or the occurrence of any event that causes any Member to cease to be a Member of the Company.

D. *Rights of an Assignee.* Unless and until admitted as a Member under Section III.D, an Assignee will have no Approval Rights or Management Rights.

**V. Tax Treatment Election.**

A. *Tax Designation.* The Company has filed with the Internal Revenue Service for treatment as a 501c4 not-for-profit corporation.

## **VI. Board of Managers.**

A. Creation of a Board of Managers. The Member shall create a board of Managers (the "Board") consisting of Managers appointed at the sole discretion of the Member and headed by the Chairman of the Board. The Member may install itself as a Manager and as the Chairman. The Member may determine at any time in its sole and absolute discretion the number of Managers to constitute the Board, subject in all cases to any requirements imposed by Texas law. The authorized number of Managers may be increased or decreased by the Member at any time in its sole and absolute discretion, subject to Texas law. Each Manager elected, designated or appointed shall hold office until a successor Manager is elected and qualified or until such Manager's earlier death, resignation or removal.

B. Powers and Operation of the Board of Managers. The Board shall have the power to do any and all acts necessary, convenient or incidental to or for the furtherance of the Company's purposes described herein, including all powers, statutory or otherwise.

1. *Meetings.* The Board may hold meetings, both regular and special, within or outside the state of Texas. Regular meetings of the Board may be held without notice at such time and at such place as shall from time to time be determined by the Board. Meetings may be held in person, or conference call. Special meetings of the Board may be called by the Chairman on not less than one day's notice to each Manager by telephone, facsimile, mail or any other means of communication.

i. At all meetings of the Board, a majority of the Managers shall constitute a quorum for the transaction of business and, except as otherwise provided in any other provision of these Articles, the act of a majority of the Managers present at any meeting at which there is a quorum shall be the act of the Board. If a quorum shall not be present at any meeting of the Board, the Managers present at such meeting may adjourn the meeting until a quorum shall be present. Any action required or permitted to be taken at any meeting of the Board may be taken without a meeting if all Managers consent thereto in writing, and the writing or writings are filed with the minutes of proceedings of the Board.

ii. Managers may participate in meetings of the Board by means of telephone conference or similar communications equipment that allows all persons participating in the meeting to hear each other, and such participation in a meeting shall constitute presence in person at the meeting. If all the participants are participating by telephone conference or similar communications equipment, the meeting shall be deemed to be held at the primary business address of the Company.

C. Compensation of Managers. The Board shall have the authority to fix the compensation of Managers. The Managers may be paid for their expenses, if any, of attendance at meetings of the Board, which may be a fixed sum for attendance at each meeting of the Board or a stated salary as Manager. No such payment shall preclude any Manager from serving the Company in any other capacity and receiving compensation therefor.

D. Removal of Managers. Unless otherwise restricted by law, any Manager or the entire Board may be removed, with or without cause, by the Member, and any vacancy caused by any such removal may be filled by action of the Member.

E. Managers as Agents. To the extent of their powers set forth in these Articles, the Managers are agents of the Company for the purpose of the Company's business, and the actions of the Managers taken in accordance with such powers set forth in these Articles shall bind the Company for actions as required or permitted to be performed pursuant to the Company's Purpose as described in Section II (A) above.

F. No Power to Dissolve the Company. Notwithstanding any other provision of these Articles to the contrary or any provision of law that otherwise so empowers the Board, none of the Board shall be authorized or empowered, nor shall they permit the Company, without the affirmative vote of the Member, to institute proceedings to have the Company be adjudicated bankrupt or insolvent, or consent to the institution of bankruptcy or insolvency proceedings against the Company or file a petition seeking, or consent to, reorganization or relief with respect to the Company under any applicable federal or state law relating to bankruptcy, or consent to the appointment of a receiver, liquidator, assignee, trustee (or other similar official) of the Company or a substantial part of its property, or make any assignment for the benefit of creditors of the Company, or admit in writing the Company's inability to pay its debts generally as they become due, or, to the fullest extent permitted by law, take action in furtherance of any such action.

G. Duties of the Board. The Board and the Member shall cause the Company to do or cause to be done all things necessary to preserve and keep in full force and effect its existence, rights (charter and statutory) and franchises. The Board also shall cause the Company to:

1. Maintain its own books, records, accounts, financial statements, stationery, invoices, checks and other limited liability company documents and bank accounts separate from any other person;
2. At all times hold itself out as being a legal entity separate from the Member and any other person and conduct its business in its own name;
3. File its own tax returns, if any, as may be required under applicable law, and pay any taxes required to be paid under applicable law;
4. Not commingle its assets with assets of the Member or any other person, and separately identify, maintain and segregate all Company assets;
5. Pay its own liabilities only out of its own funds, except with respect to organizational expenses;
6. Maintain an arm's length relationship with the Members, and, with respect to all business transactions entered into by the Company with the Member, require that the terms and conditions of such transactions (including the terms relating to the amounts paid thereunder) are the same as

would be generally available in comparable business transactions if such transactions were with a person that was not a Member;

7. Pay the salaries of its own employees, if any, out of its own funds and maintain a sufficient number of employees in light of its contemplated business operations;

8. Not guarantee or become obligated for the debts of any other person or hold out its credit as being available to satisfy the obligations of others;

9. Allocate fairly and reasonably any overhead for shared office space;

10. Not pledge its assets for the benefit of any other person or make any loans or advances to any person, except as directed by the member;

11. Correct any known misunderstanding regarding its separate identity;

12. Maintain adequate capital in light of its contemplated business purposes;

13. Cause its Board to meet or act pursuant to written consent and keep minutes of such meetings and actions and observe all other corporate formalities;

14. Make any permitted investments directly or through brokers engaged and paid by the Company or its agents;

15. Not require any obligations or securities of the Member; and

Failure of the Board to comply with any of the foregoing covenants shall not affect the status of the Company as a separate legal entity or the limited liability of the Member. Failure of the Board to comply with any of the foregoing covenants shall at the discretion of the Members be deemed to be grounds for immediate termination of offending Board Members.

H. Prohibited Actions of the Board. Notwithstanding any other provision of these Articles to the contrary or any provision of law that otherwise so empowers the Board, none of the Board on behalf of the Company, shall, without the unanimous approval of the Board, do any of the following:

1. Guarantee any obligation of any person;

2. Engage, directly or indirectly, in any business or activity other than as required or permitted to be performed pursuant to the Company's Purpose as described in Section II (A) above; or

3. Incur, create or assume any indebtedness other than as required or permitted to be performed pursuant to the Company's Purpose as described in Section II (A) above.

## **VII. Officers.**

A. Appointment and Titles of Officers. The initial Officers shall be appointed by the Member and shall consist of at least a Chairman, a Secretary and a Treasurer. Any additional or substitute Officers shall be chosen by the Board. The Board may also choose one or more President, Vice-President, Assistant Secretaries and Assistant Treasurers. Any number of offices may be held by the same person. The Board may appoint such other Officers and agents as it shall deem necessary or advisable who shall hold their offices for such terms and shall exercise such powers and perform such duties as shall be determined from time to time by the Board. The Officers and agents of the Company shall hold office until their successors are chosen and qualified. Any Officer elected or appointed by the Member or the Board may be removed at any time, with or without cause, by the affirmative vote of a majority of the Board or Member. Any vacancy occurring in any office of the Company shall be filled by the Board or Member. Unless the Board decides otherwise, if the title of an Officer is one commonly used for officers of a corporation formed under Texas law, the assignment of such title shall constitute the delegation to such person of the authorities and duties that are normally associated with that office.

1. *Chairman.* The Chairman shall be the chief executive officer of the Company, shall preside at all meetings of the Board, shall be responsible for the general and active management of the business of the Company and shall see that all orders and resolutions of the Board are carried into effect. The Chairman shall execute all contracts on behalf of the Company, except:

- i. where required or permitted by law or these Articles to be otherwise signed and executed;
- ii. where signing and execution thereof shall be expressly delegated by the Board to some other Officer or agent of the Company.

2. *President.* In the absence of the Chairman or in the event of the Chairman's inability to act, the President shall perform the duties of the Chairman, and when so acting, shall have all the powers of and be subject to all the restrictions upon the Chairman. The President shall perform such other duties and have such other powers as the Board may from time to time prescribe.

3. *Vice-Presidents.* In the absence of the Chairman and President or in the event of their inability to act, any Vice-Presidents in the order designated by the Board (or, in the absence of any designation, in the order of their election) shall perform the duties of the Chairman, and when so acting, shall have all the powers of and be subject to all the restrictions upon the Chairman. Vice-Presidents, if any, shall perform such other duties and have such other powers as the Board may from time to time prescribe.

4. *Secretary and Assistant Secretary.* The Secretary shall be responsible for filing legal documents and maintaining records for the Company. The Secretary shall attend all meetings of the Members and record all the proceedings of the meetings of the Company and of the Members in a book to be kept for that purpose. The Secretary shall give, or cause to be given, notice of all meetings of the Members, as required in these Articles or by Texas law, and shall perform such other duties as may be prescribed by the Board or the Chairman, under whose supervision the Secretary shall serve. The Secretary shall cause to be prepared such reports and/or information as the Company is required to prepare by applicable law, other than financial reports. The Assistant

Secretary, or if there be more than one, the Assistant Secretaries in the order determined by the Members (or if there be no such determination, then in order of their election), shall, in the absence of the Secretary or in the event of the Secretary's inability to act, perform the duties and exercise the powers of the Secretary and shall perform such other duties and have such other powers as the Board may from time to time prescribe.

5. *Treasurer and Assistant Treasurer.* The Treasurer shall have the custody of the Company funds and securities and shall keep full and accurate accounts of receipts and disbursements in books belonging to the Company according to generally accepted accounting practices, using a fiscal year ending on the last day of the month of December. The Treasurer shall deposit all moneys and other valuable effects in the name and to the credit of the Company in such depositories as may be designated by the Board. The Treasurer shall distribute the Company's profits to the Member as and when deemed by the member. The Treasurer shall disburse the funds of the Company as may be ordered by the Board and shall render to the Chairman and to the Board, at its regular meetings or when the Board Members so require, an account of all of the Treasurer's transactions and of the financial condition of the Company. As soon as practicable after the end of each fiscal year of the Company, the Treasurer shall prepare a statement of financial condition as of the last day of the Company's fiscal year, and a statement of income and expenses for the fiscal year then ended, together with supporting schedules. Each of said annual statements shall be prepared on an income tax basis and delivered to the Member forthwith upon its preparation. In addition, the Treasurer shall keep all financial records required to be kept pursuant to Texas law. The Assistant Treasurer, or if there shall be more than one, the Assistant Treasurers in the order determined by the Board (or if there be no such determination, then in the order of their election), shall, in the absence of the Treasurer or in the event of the Treasurer's inability to act, perform the duties and exercise the powers of the Treasurer and shall perform such other duties and have such other powers as the Board may from time to time prescribe.

B. Officers as Agents. The Officers, to the extent of their powers set forth in these Articles or otherwise vested in them by action of the Board not inconsistent with these Articles, are agents of the Company for the purpose of the Company's business, and the actions of the Officers taken in accordance with such powers shall bind the Company.

#### **VIII. Fiduciary Duties of the Board and Officers.**

A. Loyalty and Care. Except to the extent otherwise provided herein, each Manager and Officer shall have a fiduciary duty of loyalty and care similar to that of managers of business corporations organized under the laws of Texas.

B. Competition with the Company. The Managers and Officers shall refrain from dealing with the Company in the conduct of the Company's business as or on behalf of a party having an interest adverse to the Company unless a majority, by individual vote, of the Board of Managers excluding the interested Manager, consents thereto. The Managers and Officers shall refrain from competing with the Company in the conduct of the Company's business.

C. Duties Only to the Company. The Managers' and Officers' fiduciary duties of loyalty and care are to the Company and not to the other Managers, other Officers or other Companies. The Managers and Officers shall owe fiduciary duties of disclosure, good faith and fair dealing to the

Company and to the other Managers, but shall owe no such duties to Officers unless the Officer is a Manager. A Manager or Officer who so performs their duties shall not have any liability by reason of being or having been a Manager or an Officer.

D. Reliance on Reports. In discharging the Manager's or Officer's duties, a Manager or Officer is entitled to rely on information, opinions, reports, or statements, including financial statements and other financial data, if prepared or presented by any of the following:

1. One or more Members, Managers, or employees of the Company whom the Manager reasonably believes to be reliable and competent in the matters presented.
2. Legal counsel, public accountants, or other persons as to matters the Manager or Officer reasonably believes are within the persons' professional or expert competence.
3. A committee of Members or Managers of which the affected Manager or Officer is not a participant, if the Manager or Officer reasonably believes the committee merits confidence.

#### **IX. Dissolution.**

A. Limits on Dissolution. The Company shall have a perpetual existence, and shall be dissolved, and its affairs shall be wound up only upon the provisions established in Section II above.

Notwithstanding any other provision of these Articles, the Bankruptcy of any Member shall not cause such Member to cease to be a Member of the Company and upon the occurrence of such an event, the business of the Company shall continue without dissolution.

Each Member waives any right that it may have to agree in writing to dissolve the Company upon the Bankruptcy of any Member or the occurrence of any event that causes any Member to cease to be a Member of the Company.

B. Winding Up. Upon the occurrence of any event specified in Section II, the Company shall continue solely for the purpose of winding up its affairs in an orderly manner, liquidating its assets, and satisfying the claims of its creditors. The Member, or in the event of multiple Members, one or more Members, selected by the remaining Members, shall be responsible for overseeing the winding up and liquidation of the Company, shall take full account of the liabilities of the Company and its assets, shall either cause its assets to be distributed as provided under these Articles or sold, and if sold as promptly as is consistent with obtaining the fair market value thereof, shall cause the proceeds therefrom, to the extent sufficient therefore, to be applied and distributed as provided under these Articles.

C. Termination. The Company shall terminate when (i) all of the assets of the Company, after payment of or due provision for all debts, liabilities and obligations of the Company, shall have been distributed in the manner provided for under these Articles and (ii) the Company's registration with the state of Texas shall have been canceled in the manner required by Texas law.



D. Accounting. Within a reasonable time after complete liquidation, the Company Treasurer shall furnish the Members with a statement which shall set forth the assets and liabilities of the Company as at the date of dissolution and the proceeds and expenses of the disposition thereof.

E. Limitations on Payments Made in Dissolution. Except as otherwise specifically provided in these Articles, each Member shall only be entitled to look solely to the assets of the Company for the return of its Initial Contribution and shall have no recourse for its Initial Contribution and/or share of profits (upon dissolution or otherwise) against any other Member, if any other such Member exists.

F. Notice to Texas Authorities. Upon the winding up of the Company, the Member with the highest percentage of Membership Interest in the Company shall be responsible for the filing of all appropriate notices of dissolution with Texas and any other appropriate state or federal authorities or agencies as may be required by law.

#### **X. Exculpation and Indemnification.**

A. No Member, Manager, Officer, employee or agent of the Company and no employee, agent or affiliate of a Member (collectively, the "Covered Persons") shall be liable to the Company or any other person who has an interest in or claim against the Company for any loss, damage or claim incurred by reason of any act or omission performed or omitted by such Covered Person in good faith on behalf of the Company and in a manner reasonably believed to be within the scope of the authority conferred on such Covered Person by these Articles, except that a Covered Person shall be liable for any such loss, damage or claim incurred by reason of such Covered Person's gross negligence or willful misconduct.

B. To the fullest extent permitted by applicable law, a Covered Person shall be entitled to indemnification from the Company for any loss, damage or claim incurred by such Covered Person by reason of any act or omission performed or omitted by such Covered Person in good faith on behalf of the Company and in a manner reasonably believed to be within the scope of the authority conferred on such Covered Person by these Articles. Expenses, including legal fees, incurred by a Covered Person defending any claim, demand, action, suit or proceeding shall be paid by the Company. The Covered Person shall be liable to repay such amount if it is determined that the Covered Person is not entitled to be indemnified as authorized in these Articles. No Covered Person shall be entitled to be indemnified in respect of any loss, damage or claim incurred by such Covered Person by reason of such Covered Person's gross negligence or willful misconduct with respect to such acts or omissions unless such Covered Person is a Member of the Company, who shall have full indemnity against gross negligence or willful misconduct. Any indemnity under these Articles shall be provided out of and to the extent of Company assets only.

C. A Covered Person shall be fully protected in relying in good faith upon the records of the Company and upon such information, opinions, reports or statements presented to the Company by any person as to matters the Covered Person reasonably believes are within such other person's professional or expert competence and who has been selected with reasonable care by or on behalf of the Company, including information, opinions, reports or statements as to the value

and amount of the assets, liabilities, or any other facts pertinent to the existence and amount of assets from which distributions to the Member might properly be paid.

D. To the extent that, at law or in equity, a Covered Person has duties (including fiduciary duties) and liabilities relating thereto to the Company or to any other Covered Person, a Covered Person acting under these Articles shall not be liable to the Company or to any other Covered Person for its good faith reliance on the provisions of these Articles. The provisions of these Articles, to the extent that they restrict the duties and liabilities of a Covered Person otherwise existing at law or in equity, are agreed by the Member to replace such other duties and liabilities of such Covered Person.

E. The foregoing provisions of this Article X shall survive any termination of these Articles.

#### **XI. Insurance.**

The Company shall have the power to purchase and maintain insurance, including insurance on behalf of any Covered Person against any liability asserted against such person and incurred by such Covered Person in any such capacity, or arising out of such Covered Person's status as an agent of the Company, whether or not the Company would have the power to indemnify such person against such liability under the provisions of Article X or under applicable law.

#### **XII. General Provisions.**

A. Notices. All notices, offers or other communications required or permitted to be given pursuant to these Articles shall be in writing and may be personally served or sent by United States mail and shall be deemed to have been given when delivered in person or three (3) business days after deposit in United States mail, registered or certified, postage prepaid, and properly addressed, by or to the appropriate party.

B. Number of Days. In computing the number of days (other than business days) for purposes of these Articles, all days shall be counted, including Saturdays, Sundays and holidays; provided, however, that if the final day of any time period falls on a Saturday, Sunday or holiday on which national banks are or may elect to be closed, then the final day shall be deemed to be the next day which is not a Saturday, Sunday or such holiday.

C. Execution of Counterparts. These Articles may be executed in any number of counterparts, each of which shall be an original, and all of which shall together constitute one and the same instrument.

D. Severability. The provisions of these Articles are independent of and separable from each other, and no provision shall be affected or rendered invalid or unenforceable by virtue of the fact that for any reason any other or others of them may be invalid or unenforceable in whole or in part.

E. Headings. The Article and Section headings in these Articles are for convenience and they form no part of these Articles and shall not affect its interpretation.

F. Controlling Law. These Articles shall be governed by and construed in all respects in accordance with the laws of the state of Texas (without regard to conflicts of law principles thereof).

G. Application of Texas Law. Any matter not specifically covered by a provision of these Articles shall be governed by the applicable provisions of Texas law.

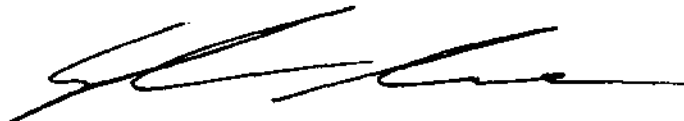
H. Amendment. These Articles may be amended only by written consent of all the Members. Upon obtaining the approval of any such amendment, supplement or restatement as to the Certificate, the Company shall cause a Certificate of Amendment or Amended and Restated Certificate to be prepared, executed and filed in accordance with Texas law.

I. Entire Agreement. This Article contains the entire understanding among the parties hereto with respect to the subject matter hereof, and supersedes all prior and contemporaneous Articles and understandings, inducements or conditions, express or implied, oral or written, except as herein contained.

IN WITNESS WHEREOF, the Member has executed and agreed to these By Laws, which shall be effective as of September 28, 2022.

These By Laws are executed and agreed to by:  
LYNDON NANCE, Director Emerald Hills Water

LYNDON NANCE  
EmeraldHillsWater@gmail.com  
September 28, 2022 at 07:19 pm



9-28-22


**CHARLOTTE REPOSITORY, LLC**

725 FM 1103

PO Box 904

Cibolo, Texas

Letter of Consent Regarding the formation of Emerald Hills WSC, LLC, a Texas LLC.

I, Lyndon Nance, manager of Charlotte Repository, LLC, consent to Lyndon Nance to register the name Emerald Hills WSC, LLC. Dated: 09/11/2022,  Lyndon Nance, manager



## Office of the Secretary of State

### CERTIFICATE OF FILING OF

Emerald Hills Water  
File Number: 805023690

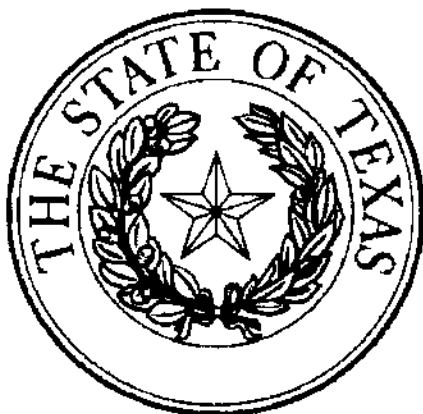
The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Nonprofit Corporation has been received in this office and has been found to conform to the applicable provisions of law

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 04/19/2023

Effective: 04/20/2023



A handwritten signature in black ink that reads "Jane Nelson".

Jane Nelson  
Secretary of State

**CHARLOTTE REPOSITORY, LLC**

725 FM 1103

PO Box 904

Cibolo, Texas

Letter of Consent Regarding the change of Emerald Hills WSC, LLC, a Texas LLC to Emerald Hills Water with the intention of forming a 501c4 not-for-profit organization.

I, Lyndon Nance, manager of Charlotte Repository, LLC. consent for Lyndon Nance to change the name listed with the IRS on the EIN for Emerald Hills WSC, LLC to the new name of Emerald Hills Water.

Dated: 09/23/2022,  Lyndon Nance, manager

**CHARLOTTE REPOSITORY, LLC**

725 FM 1103

PO Box 904

Cibolo, Texas

Letter of Consent Regarding the separation of Emerald Hills Water, a Texas 501c4 not-for-profit organization from Charlotte Repository.

I, Lyndon Nance, Manager of Charlotte Repository, LLC. consent to Lyndon Nance, President of Emerald Hills Water to fully separate and operate Emerald Hills Water with no oversight nor ownership from Charlotte Repository.

Dated: 09/23/2022,  Lyndon Nance, Manager



Department of the Treasury  
Internal Revenue Service  
Tax Exempt and Government Entities  
P.O. Box 2508, Room 4024  
Cincinnati, OH 45021

**Date:** September 26, 2022  
**Person to Contact:** Customer Services  
**Contact telephone number:** 877-829-5500

Emerald Hills Water  
725 Fm 1103  
PO Box 904  
Cibola, Texas 78108

We received your Form 8976, *Notice of Intent to Operate Under 501(c)(4)*, you filed on September 23, 2022. This acknowledgement is not a determination by the IRS that you qualify as tax-exempt under Internal Revenue Code (Code) Section 501(a) as an organization described in Code Section 501(c)(4).

For important information about your responsibilities, including recordkeeping, reporting, and disclosure requirements, go to [www.irs.gov/charities](http://www.irs.gov/charities).

If you have questions, you can call Customer Services at 1-877-829-5500.



## EMERALD HILLS WATER

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

Engineering plans for the current water system as pertaining to this CCN request have been previously approved by TCEQ and are attached hereto.

Buddy Garcia, *Chairman*  
Larry R. Soward, *Commissioner*  
Bryan W. Shaw, Ph.D., *Commissioner*  
Mark R. Vickery, P.E., *Executive Director*

PWS/2050077/CO  
CN not assigned yet  
RN not assigned yet

## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

September 29, 2008

Dawn Corbett, Owner (Responsible Official)  
Emerald Hills RV Park (Legal Entity)  
23934 County Road 704  
Mathis, TX 78368-4541

Subject: Public Water Supply  
**Information for a Proposed Public Water System**  
Emerald Hills RV Park – PWD ID 2050077  
San Patricio County, TX

Dear Owner/Operator of a Future Public Water System:

The Public Drinking Water Section has assigned a new public water system (PWS) identification number to the project submitted by your engineer to our Texas Commission on Environmental Quality (TCEQ) Utilities Technical Review Team. The seven digit number can be found in the third line of the subject or on the top right of this letter. Please refer to this number in any correspondence or conversations with TCEQ with respect to public drinking water activities.

The TCEQ assigns PWS ID numbers in order to track public health matters; such assignment does not imply any general approval of the system. Please note that any modifications to your water system require your submittal of plans and specifications to TCEQ approval.

**Your system is classified as proposed transient/non-community at this time.** Though it may be many months or several years until your project is actually built, approved by TCEQ, and meets the definition of an active PWS, we would like this opportunity to introduce you to the regulatory requirements under the authority of the TCEQ. A water system that provides water to 15 connections or 25 people is a PWS by rule. You must let us know when your project reaches either of these numbers. At that time we will activate your PWS and you will be subject to all the rules and regulations applicable for your type of water system.

We have prepared this packet which provides information on design, operations, maintenance, and monitoring, reporting, and public notice protocols for public water supplies. And last but not least, opportunities for assistance. Included are the following documents:

- Link to TCEQ Water Utilities Database (WUD) - <http://www3.tceq.state.tx.us/iwud/>  
Please add and update inventory information concerning public water systems.
- Link to TCEQ Central Registry - <http://www4.tceq.state.tx.us/crpub/>  
Please complete a Core Data Form if ownership for this PWS is incorrect or changes.

Emerald Hills RV Park

Page 2

September 29, 2008

- RG-195 *Rules and Regulations for Public Water Systems – Subchapter D*
- RG-346 *Drinking Water Standards Governing Drinking Water Quality and Reporting Requirements for Public Water Systems – Subchapter F*
- *Consumer Confidence Reports – Subchapter H* (Community systems only)
- RG-384 *How to Develop a Monitoring Plan for a PWS*
- RG-407 *Disinfectant Residual Reporting for Public Water Systems*
- RG-421 *Coliform Sampling for Public Water Systems*
- Boil Water Notice template
- Texas Small Public Water System Training Program. If your community or non-transient non-community PWS serves fewer than 3300 persons, your operators may be eligible for free training. Contact Sandra Mota at 512/239-6133.
- Location map/contact information for TCEQ Regional offices - [http://www.tceq.state.tx.us/about/directory/maps\\_index.html](http://www.tceq.state.tx.us/about/directory/maps_index.html)
- Small Business and Local Governmental Assistance Program. If you need assistance working with TCEQ, please call the toll-free number 800-447-2827.

I hope that this information is useful in your continued planning and budgeting. If you require any assistance regarding the requirements for your system, please contact the Public Drinking Water Section at 512/239-4691 or by email to [pdws@tceq.state.tx.us](mailto:pdws@tceq.state.tx.us).

Sincerely,

Public Drinking Water Section  
Water Supply Division  
Texas Commission on Environmental Quality

cc: TCEQ Region 14 Public Water Supply  
J Fletcher Kelly, JFK Group, Inc., P.E., 201 E. Sinton Street, Sinton, TX, 78387-2654  
Vera Poe, P.E. - WSD, Utilities Technical Review Team Leader

Attention Owner:  
Confidentiality Privilege Notice  
on reverse side of owner's copy

# Texas Department of Licensing and Regulation

Water Well Driller/Pump Installer Section  
P.O. Box 12157 Austin, Texas 78711 (512)463-7880 FAX (512)463-8616  
Toll free (800)803-9202

This form must be completed  
and filed with the department  
and owner within 60 days  
upon completion of the well

Email address: [water.well@license.state.tx.us](mailto:water.well@license.state.tx.us) Web address: [www.license.state.tx.us](http://www.license.state.tx.us)

## WELL REPORT

### A. WELL IDENTIFICATION AND LOCATION DATA

#### 1) OWNER

Name:	Address:	City:	State:	Zip:
John Doe	12345 Main St	Austin	TX	78701

#### 2) WELL LOCATION

Well # or # of wells drilled	County	Physical Address:	City:
1	Brewster	23456 Main St	Midland

#### 3) Type of Work

- ☐ New Well ☐ Reconditioning  
☐ Replacement ☐ Deepening

Lat.	Long.	Grid #
31.123456	101.234567	123456

- 4) Proposed Use (check) ☐ Monitor ☐ Environmental Soil Boring ☐ Domestic ☐ Extraction  
☐ Industrial ☐ Irrigation ☐ Injection ☐ Closed-Loop Geothermal ☐ De-watering ☐ Testwell  
☐ Rig Supply ☐ Stock ☐ Public Supply - If Public Supply, were plans approved? ☒ Yes ☐ No

#### 6) Drilling Date

Started 1/1/12

Completed 3/1/12

#### Diameter of Hole

Dia.(in)	From (ft)	To (ft)
2	Surface	345

#### 7) Drilling Method (check)

- ☐ Driven ☐ Air Rotary ☐ Mud Rotary  
☐ Bored ☐ Air Hammer ☐ Cable Tool  
☐ Jetted ☐ Hollow Stem Auger  
☐ Reverse Circulation  
☐ Other

#### From (ft) To (ft) Description and color of formation material

From (ft)	To (ft)	Description and color of formation material
0	2	Topsoil
2	10	Clay
10	20	Sand
20	30	Gravel
30	345	Water

(Use reverse side of Well Owner's copy. If necessary.)

#### 8) Borehole Completion ☐ Open Hole ☒ Straight Wall

- ☐ Under-reamed ☐ Gravel Packed ☐ Other  
Gravel packed interval from \_\_\_\_\_ ft to \_\_\_\_\_ ft Size \_\_\_\_\_

#### Casing, Blank Pipe, and Well Screen Data

Dia. (in)	New Or Used	Steel, Plastic, etc Perf. Slotted etc Screen Mfg. if commercial	Setting (ft)		Cage Casing Screen
			From	To	
4	New	4" x 1/2" x 1/2"	0	345	

#### 9) Annular Seal Data: i.e. from 0 ft to 100 ft =sacks & material 13 cement

from \_\_\_\_\_ ft to \_\_\_\_\_ ft =sacks & material \_\_\_\_\_  
from \_\_\_\_\_ ft to \_\_\_\_\_ ft =sacks & material \_\_\_\_\_  
from \_\_\_\_\_ ft to \_\_\_\_\_ ft =sacks & material \_\_\_\_\_  
Method Used \_\_\_\_\_ Performed By \_\_\_\_\_  
Distance to septic field or other concentrated contamination \_\_\_\_\_ ft.  
Distance to Property Line \_\_\_\_\_ ft Method \_\_\_\_\_  
Verified: \_\_\_\_\_

#### 13) Plugged

- ☒ Well plugged within 48 hours

Casing left in well \_\_\_\_\_ Cement Bentonite placed in well \_\_\_\_\_

From (ft)	To (ft)	From (ft)	To (ft)	Sacks & Material used
0	2	0	2	
2	10	2	10	
10	20	10	20	
20	30	20	30	
30	345	30	345	

#### 14) Type Pump

- ☐ Turbine ☐ Jet ☒ Submersible ☐ Cylinder

☐ Other \_\_\_\_\_

Depth to pump bowls, cylinder, jet etc. \_\_\_\_\_ ft.

#### 15) Water Test

Type test ☐ Pump ☐ Bailor ☒ Jetted ☐ Estimated  
Yield \_\_\_\_\_ gpm with 100 ft. draw down after 2 hrs

#### 16) Water Quality

Type of water \_\_\_\_\_ Depth of Strata \_\_\_\_\_ Was a chemical analysis made? ☐ Yes ☒ No

Did you knowingly penetrate a strata which contains undesirable constituents? ☐ Yes ☒ No If yes, Continue

- Check One: ☐ Naturally poor-quality groundwater type \_\_\_\_\_ ☐ Hydrocarbons (i.e. gas, oil, etc.)  
☐ Hazardous material waste contamination encountered ☐ Other (describe) \_\_\_\_\_

☒ I certify that while drilling, deepening, or otherwise altering the above described well, undesirable water or constituents was encountered and the landowner was informed that such well must be completed or plugged in such a manner as to avoid injury or pollution

By signing this well report, I certify that I drilled or supervised the drilling of this well and that each and all of the statements herein are true and correct.

Company & Individual's Name: (type or print)	Lic. No.:
John Doe	123456

Address:	City:	State:	Zip:
12345 Main St	Austin	TX	78701

Signature:	Signature:
John Doe	John Doe

Licensed Driller/Pump Installer	Date	Apprentice	Apprentice Reg. Number
John Doe	1/1/12	John Doe	123456

# Thompson Water Well Service

P.O. Box 456 • Goliad, Texas 77963

Phone: (361) 645-2807

## Cementing Report

Page 1

Operator's Name				County of Well Site			
Location Name (Owner)		Emerald Hills RV Park		San Patricio			
				Physical Address			
				23934 Co. Rd 704 Mathis TX 78368			
Casing Cementing Data:		Surface Casing	Intermediate Casing	Production Casing		Multi-Stage Cementing Process	
				Single String	Multiple Parallel Strings	Tool	Shoe
Cementing Date				6-13-08			
Drilled Hole Size				8"			
Est. % wash or hole enlargement							
Size of casing (in.O.D.)				4"			
Top of liner (ft.)				261'			
Setting depth (ft.)				306			
Number of centralizers used							
Hrs. waiting on cement before drill-out							
1st Slurry	API cement used: No. of sacks			31			
	Class						
	Additives			/			
2nd Slurry	API cement used: No. of sacks						
	Class						
	Additives						
3rd Slurry	API cement used: No. of sacks						
	Class						
	Additives						
1st	Slurry pumped: Volume(cu. ft.)			64.43			
	Height (ft.)			270'			
2nd	Slurry pumped: Volume(cu. ft.)						
	Height (ft.)						
3rd	Slurry pumped: Volume(cu. ft.)						
	Height (ft.)						
Total	Slurry pumped: Volume(cu. ft.)			64.43			
	Height (ft.)			270'			
Was cement circulated to ground surface (or bottom of cellar) outside casing?				yes			
Remarks							

Cementing To Plug And Abandon	Plug #1	Plug #2	Plug #3	Plug #4	Plug #5	Plug #6	Plug #7	Plug #8
Cementing date								
Size of hole or pipe plugged (in.)								
Depth to bottom of tubing/drill pipe (ft.)								
Sacks of cement used (each plug)								
Slurry volume pumped (cu. ft.)								
Calculated top of plug (ft.)								
Measured top of plug, if tagged (ft.)								
Slurry wt. (lbs/gal)								
Type cement								

**Cementers Certificate:** I declare under penalties prescribed in Sec.91.143, Texas Natural Resources Code, that I am authorized to make this certification, that the cementing of casing and/or the placing of cement plugs in this well as shown in the report was performed by me or under my supervision, and that the cementing data and facts presented on both pages of this form are true, correct, and complete, to the best of my knowledge. This certification covers cementing data only.

Thompson  
Name and title of cementer's  
representative

Thompson Water Well  
Cementing Company

J. C. Thompson  
Signature

P.O. Box 456                      Goliad                      Tx                      77963  
Address                                      City                                      State                                      Zip Code

(361) 645-2607  
Tel: Area Code                      Number

6                      13                      08  
Date: Mo.                      Day                      Year

## STATE OF TEXAS WELL REPORT for Tracking #225045

Owner:	<b>CBC Enterprises</b>	Owner Well #:	<b>1</b>
Address:	<b>23934 Co Rd 704 Mathis , TX 78368</b>	Grid #:	<b>79-58-1</b>
Well Location:	<b>23934 Co Rd 704 Mathis , TX 78368</b>	Latitude:	<b>28° 06' 36" N</b>
Well County:	<b>San Patricio</b>	Longitude:	<b>097° 51' 25" W</b>
Elevation:	<b>No Data</b>	GPS Brand Used:	<b>No Data</b>
Type of Work:	<b>New Well</b>	Proposed Use:	<b>Public Supply; Plans Approved by TCEQ</b>

Drilling Started: **5/30/2008**  
Date: Completed: **6/16/2008**

Diameter of Hole: Diameter: **8 in From Surface To 346 ft**

Drilling Method: **Mud Rotary**

Borehole Completion: **Straight Wall**

Annular Seal Data: 1st Interval: **From 0 ft to 270 ft with 31 (#sacks and material)**  
2nd Interval: **No Data**  
3rd Interval: **No Data**  
Method Used: **Pressure**  
Cemented By: **T.W.W.**  
Distance to Septic Field or other Concentrated Contamination: **800 ft**  
Distance to Property Line: **800 ft**  
Method of Verification: **Measured**  
Approved by Variance: **No Data**

Surface Completion: **Surface Slab Installed**

Water Level: Static level: **50 ft. below land surface on 6/12/2008**  
Artesian flow: **No Data**

Packers: **Rubber 270'**  
**Rubber 265'**  
**Rubber 263'**  
**Rubber 261'**

Plugging Info: The well **was** plugged within 48 hours.  
Casing left in well: Cement/Bentonite left in well:  
From (ft) To (ft) From (ft) To (ft) Cem/Bent Sacks Used  
**Casing left in well:**

DESC. & COLOR OF FORMATION MATERIAL

From (ft) To (ft) Description

**0 - 2 SS**

**2 - 12 Clay & Caliche**

**12 - 27 Sand & Sand Streaks**

**27 - 47 Clay**

**47 - 57 Caliche**

**57 - 77 Sand Streak**

**77 - 127 Clay**

**127 - 160 Clay & Sand Streaks**

**160 - 167 Sand & Hard Streaks**

**167 - 270 Clay**

**270 - 327 Sand Streaks**

**327 - 346 Sand**

CASING, BLANK PIPE & WELL SCREEN DATA

Dia. New/Used Type Setting From/To

**4 New Plastic 0 - 306**

**4 New Plastic 306 - 346 .016**



CBC Enterprises  
Emerald Hill RV Park

23934 County Road 704  
Mathis, TX 78368

**36 hour water well flow test**

**6-16-08**

**Pump wired and switched on at 2:15 pm**

**Flow restricted to 1 1/8 inch and metered using a Pitot Gauge, gauge reading was 4 pounds which equates to 75 gallons per minute per the hose monster flow chart (see attachment). Two additional readings were taken over the next 30 minutes with the same outcome.**

**3:00 pm** Flow opened to 2 inches and turned on at 3:00 pm to start the 36 hour flow test. Flow checked at 3:00 pm visually and using the bucket test; 5 gal per 4 seconds or 75 gallons per minute.

**6:00 pm** Flow checked visually.

**9:00 pm** Flow checked visually and using the bucket test at 9:00 pm; 5 gal per 4 seconds or 75 gallons per minute.

**6-17-08**

**6:00 am** Flow checked visually and using the bucket test at 6:00 am; 5 gal per 4 seconds or 75 gallons per minute.

**9:00 am** Flow checked visually and using the bucket test at 9:00 am; 5 gal per 4 seconds or 75 gallons per minute.

**12:00 noon** Flow checked visually and using the bucket test at 12:00 noon; 5 gal per 4 seconds or 75 gallons per minute.

**3:00 pm** Flow checked visually.

**6:00 pm** Flow checked visually and using the bucket test at 6:00 pm; 5 gal per 4 seconds or 75 gallons per minute.

**9:00 pm** Flow checked visually and using the bucket test at 9:00 pm; 5 gal per 4 seconds or 75 gallons per minute.

**6-18-08**

**6:00 am** Flow checked visually and using the bucket test at 6:00 am; 5 gal per 4 seconds or 75 gallons per minute.

**9:00 am** Flow checked visually and using the bucket test at 9:00 am; 5 gal per 4 seconds or 75 gallons per minute.

**Pump switched off at 9:09 am on 6-18-08 after 42 hours of continuous flow at 75 gallons per minute for a total of 189,000 gallons.**

## Hose Monster Flow Chart

Pitot Pressure	Orifice Diameter		
	2-1/2"	1-3/4"	1-1/8"
2	257	127	53
3	315	155	65
4	364	179	75
5	406	200	84
6	445	219	92
7	481	237	99
8	514	253	106
9	545	269	112
10	575	283	118
11	603	297	124
12	630	310	129
13	655	323	135
14	680	335	140
15	704	347	145
16	727	358	150
17	749	369	154
18	771	380	159
19	792	390	163
20	813	400	167
21	833	410	171
22	853	420	175
23	872	429	179
24	891	439	183
25	909	448	187
26	927	457	191
27	945	465	194
28	962	474	198
29	979	482	201
30	996	490	205
31	1012	498	208
32	1028	506	211
33	1044	514	215
34	1060	522	218
35	1075	530	221
36	1091	537	224
37	1106	545	227
38	1121	552	230

"C"=	0.975	0.98	0.99
------	-------	------	------

Pitot Pressure	Orifice Diameter		
	2-1/2"	1-3/4"	1-1/8"
39	1135	559	233
40	1150	566	236
41	1164	573	239
42	1178	580	242
43	1192	587	245
44	1206	594	248
45	1219	601	251
46	1233	607	253
47	1246	614	256
48	1259	620	259
49	1272	627	262
50	1285	633	264
51	1298	639	267
52	1311	646	270
53	1323	652	272
54	1338	658	275
55	1348	664	277
56	1360	670	280
57	1372	676	282
58	1384	682	285
59	1396	688	287
60	1408	693	290
61	1420	699	292
62	1431	705	294
63	1443	711	297
64	1454	718	299
65	1466	722	301
66	1477	727	304
67	1488	733	306
68	1499	738	308
69	1510	744	310
70	1521	749	313
71	1532	754	315
72	1542	760	317
73	1553	765	319
74	1564	770	322
75	1574	775	324

Flow = $29.82 \times C \times d^2 \times \sqrt{P}$ or $177.23 \times \sqrt{P}$ (2 1/2 Dia.)
---

**Specification Summary  
100-Unit Recreational Vehicle Resort and Office  
Non-community Water System Serving Transient Accommodation Units  
Groundwater Well With NO Surface Water Influence**

**Water Well –**

Well Location	150 feet from any property boundary, See Site Plan
Approximate Depth	450 feet below ground surface
Minimum Borehole Size	4 inches larger than casing
Minimum Casing Size	4 inches
Minimum Well Capacity	60.6 gallons per minute – 101 units @0.6 gallons per unit

For detailed construction requirements see attached SPECIFICATIONS, Section 290.41  
– Water Source, and site plan drawings.

**Water Treatment –  
Phase I**

Treatment Location	See Site Plan
Average Daily Flow	1,400 gallons (40 RV connections @ 35 gallons per day each) 1 support facility @ 35 gallons per day
Total Daily Flow	1,435 gallons
Treatment Location	150 feet from any property boundary
Water Disinfection	Chlorine gas or Sodium Hypochlorite solution
Water Treatment	Not anticipated, but if required will meet TCEQ requirements
Treatment Capacity	Greater than 50% of average flow

**Phase II**

Average Daily Flow	2,100 gallons (60 RV connections @ 35 gals. per day each) 1 support facility @ 35 gallons per day
Total Daily Flow	2,135 gallons
Treatment Location	150 feet from any property boundary
Water Disinfection	Chlorine gas or Sodium Hypochlorite solution
Water Treatment	Not anticipated, but if required will meet TCEQ requirements
Treatment Capacity	Greater than 50% of average flow

**Phase III**

Average Daily Flow	2,800 gallons (80 RV connections @ 35 gals. per day each) 1 support facility @ 35 gallons per day
Total Daily Flow	2835 gallons
Treatment Location	150 feet from any property boundary
Water Disinfection	Chlorine gas or Sodium Hypochlorite solution
Water Treatment	Not anticipated, but if required will meet TCEQ requirements
Treatment Capacity	Greater than 50% of average flow

**Phase IV**

Average Daily Flow	3,500 gallons (100 RV connections @ 35 gals. per day each) 1 support facility @ 35 gallons per day
--------------------	---

**Emerald Hills RV Park – 23934 CR 704, San Patricio County, Texas**

---

Treatment Location	150 feet from any property boundary
Water Disinfection	Chlorine gas or Sodium Hypochlorite solution
Water Treatment	Not anticipated, but if required will meet TCEQ requirements
Treatment Capacity	Greater than 50% of average flow

For detailed construction requirements see attached SPECIFICATIONS, Section 290.42 – Water Treatment, and site plan drawings.

**Water Storage -**

Storage Location See Site Plan

**Phase I**

Storage Tank Minimum Size	1,435 gallons – 41 units @ 35 gallons per unit
Hydropneumatic Tank	410 gallons – 41 units @ 10 gallons per unit
Water Service Pumps (2)	41 gallons per minute – 41 units @ 1.0 gallons per minute

**Phase II**

Storage Tank Minimum Size	2,135 gallons – 61 units @ 35 gallons per unit
Hydropneumatic Tank	610 gallons – 61 units @ 10 gallons per unit
Water Service Pumps (2)	61 gallons per minute – 61 units @ 1.0 gallons per minute

**Phase III**

Storage Tank Minimum Size	2,835 gallons – 81 units @ 35 gallons per unit
Hydropneumatic Tank	810 gallons – 81 units @ 10 gallons per unit
Water Service Pumps (2)	81 gallons per minute – 81 units @ 1.0 gallons per minute

**Phase IV**

Storage Tank Minimum Size	3,535 gallons – 101 units @ 35 gallons per unit
Hydropneumatic Tank	1010 gallons – 101 units @ 10 gallons per unit
Water Service Pumps (2)	101 gallons per minute-101 units @ 1.0 gallons per minute

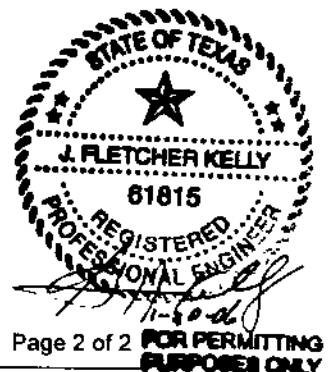
**Water Distribution System –**

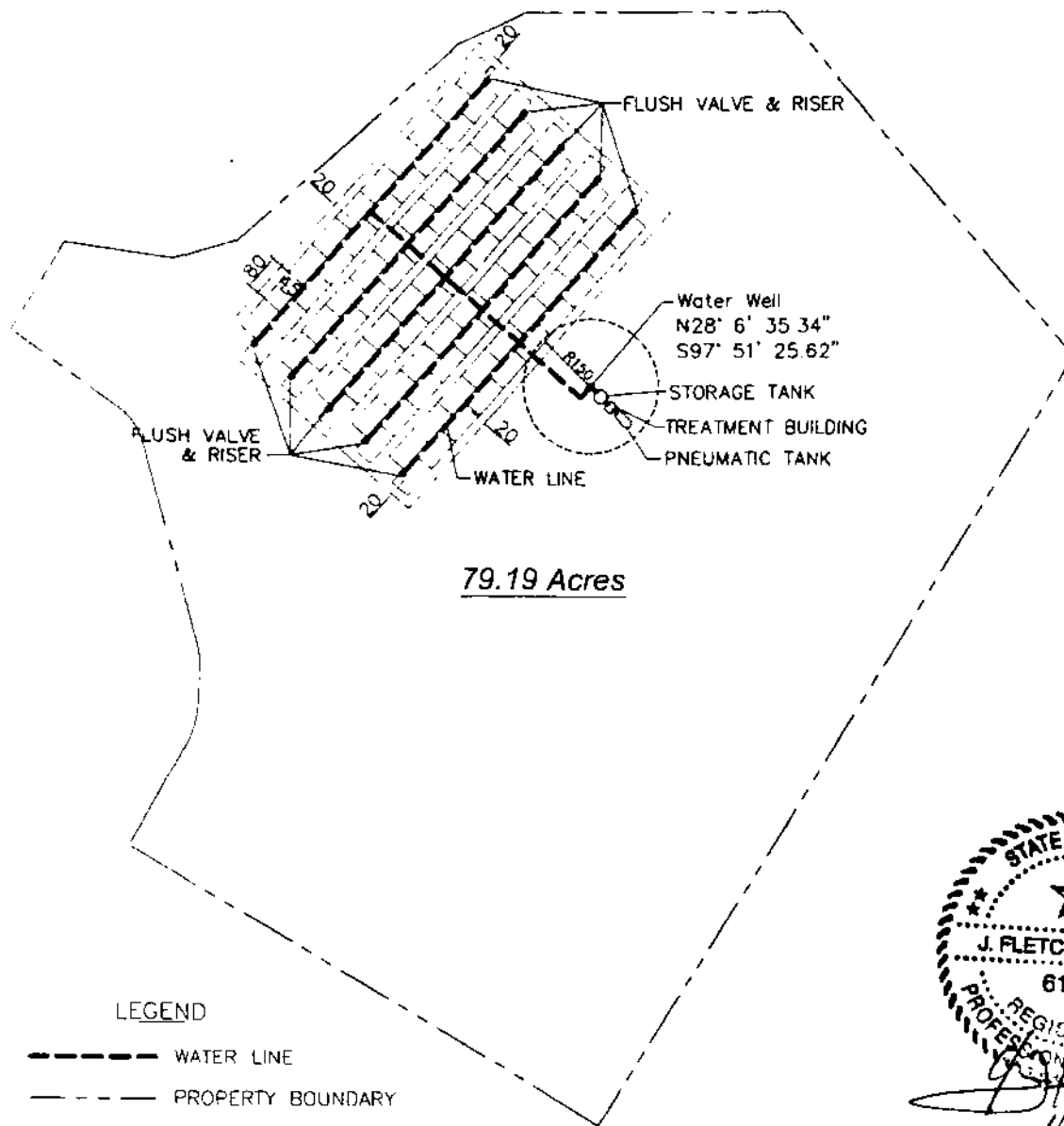
All piping shall be PVC or steel

Minimum Pipe Size	4 inches
Minimum Working Pressure	35 pounds per square inch (psi) at 1.5 gallons per minute per connection
Water Meter	A water meter will be installed between the water well and the ground storage tank
Water Circulation	All dead end mains will have flush valves and discharge piping, unless pipe is 2" or smaller.

For detailed construction requirements see attached SPECIFICATIONS, Section 290.43 – Water Storage and Section 290.44 through 290.46, and site plan drawing.

\\Server\jobs\JOBS\06-707\Specifications\eh phasedspecsum 10-30-06.doc



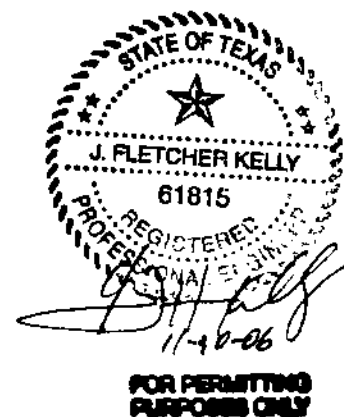


#### LEGEND

- WATER LINE
- PROPERTY BOUNDARY

#### NOTES:

- 1 ALL WATER SYSTEM PIPING 4" PVC MINIMUM
- 2 ALL WATER MAIN LINES TO BE BURIED A MINIMUM OF 24" BELOW NATURAL GROUND



EMERALD HILL RV PARK &  
GOLF COURSE  
CBC ENTERPRISES  
23934 COUNTY ROAD 704  
MATHIS, SAN PATRICIO COUNTY, TEXAS

#### JFK GROUP, INC.

201 EAST SINTON STREET P.O. BOX 460, SINTON, TEXAS 78387  
PHONE (361) 364-1294 FAX (361) 364-2656

DRAWN BY JC/JM SCALE AS SHOWN SHEET NO

APP'D BY JFK DATE 11/30/06

\\JOBS\06-707\Metes&bounds.dwg

1 OF 1

#### GRAPHIC SCALE



## **Item 12B and 19**

**WATER UTILITY CONNECTION REQUESTS WITHIN 2 MILES**



## CITY OF MATHIS UTILITY SERVICE AGREEMENT

Today's Date: 9-21-22

Name of account: Lyndon Nance, President Emerald Hills Water  
DL#: 11839147 State Issued: TX D.O.B.: 12-17-1981 SS#: 456-938761  
Co-Applicant Name: \_\_\_\_\_  
DL#: \_\_\_\_\_ State Issued: \_\_\_\_\_ D.O.B.: \_\_\_\_\_ SS#: \_\_\_\_\_  
Service Address: 23934 County Road 704, Mathis, TX 78368  
Mailing Address: 725 FM 1103, PO Box 904, Cibola, TX 78108  
Home Phone #: \_\_\_\_\_ Other #: \_\_\_\_\_  
Place of Employment: Aperion Energy Group Work phone #: 361-537-8890

Date service needed: 1-1-23 [ ☒ TOWN [ ☐ RENT  
Rental: (Required copy of Rental/Lease Agreement)  
Property Owner Name: Lyndon Nance, Purchasing  
Mailing address: 725 FM 1103, PO Box 904, Cibola, TX 78108 Phone #: 361-537-8890

### Name of nearest Relative (NOT LIVING WITH YOU)

Name: <u>Tom Nance</u>	Phone #: <u>361-255-1361</u>
Name: <u>Andrew Glenn</u>	Phone #: <u>361-786-3756</u>
Name: <u>Thomas Nance</u>	Phone #: <u>361-290-7694</u>

### PLEASE INITIAL EACH ITEM BELOW

*Require 340,800 gallons/day  
12-inch tag Request*

L/N I understand the \$\_\_\_\_\_ utility deposit must be paid at the time of application along with a copy of my driver's license, social security and a purchase or rental agreement or service will not be established.

LPN I have received a copy of the City of Mathis Rates and Fees schedule as well as the Service Agreement. I understand that depending upon the date I request my service to begin, my first bill may not reflect my average monthly usage and may include additional days of water usage or fewer days of usage.

LPN I understand the water service will remain in my name and will be my financial responsibility until I submit the Discontinuance Form along with a copy of my driver's license.

411 E. SAN PATRICIO AVENUE  
MATHIS, TEXAS 78368  
PHONE 361-547-3343 • FAX 361-547-3838

"This Institution is an equal opportunity provider and employer."

## CITY OF MATHIS UTILITY SERVICE AGREEMENT

L/N

I understand that if I vacate the property and leave an unpaid balance on my account the City of Mathis will apply my utility deposit to the account to satisfy the unpaid debt. If there is a credit after the deposit has been applied I will receive a refund within 60-90 days. In order to insure I receive my refund, I **MUST** provide a forwarding address. If there is a balance after the deposit has been applied, I understand that I will receive a final bill for that balance.

L/N

I understand that my payment is due on the 16<sup>th</sup> of each month by 4:30 pm. After the 16<sup>th</sup> at 4:30pm, all unpaid balances will be charged a 5% late fee on the net amount. Disconnect date is the 23<sup>rd</sup> of each month by 4:30pm. If payment is not received by the disconnect date a \$20.00 non-refundable disconnect fee will be assessed regardless of interruption of service.

L/N

I understand that a \$30.00 return check fee will be added to all checks, regardless of the reason. Customers will be given two opportunities -- **after presenting two nonsufficient fund checks** -- the customer will no longer be allowed to make payment by check. Only cash, cashier's check or money order will be accepted for payment. **Closed account** -- No opportunities will be given to pay by check. Only cash, cashier's check or money order will be accepted for payment. **CHECKS THAT ARE LEFT IN THE NIGHT DROP BOX FOR PAYMENT OF ACCOUNT WILL NOT ACCEPTED.**

L/N

I understand that if I do not receive a bill by mail, it is my responsibility to call or come to the Utility office and determine the amount of my bill. **THE DUE DATES ALWAYS REMAIN THE SAME, THE 16<sup>TH</sup> OF EVERY MONTH BY 4:30PM AND DISCONNECT DATE IS THE 23<sup>RD</sup> OF EACH MONTH BY 4:30PM. ALL PAYMENTS LEFT IN NIGHT DROP BOX AFTER 4:30PM WILL BE POSTED AND PROCESSED THE NEXT BUSINESS DAY.**

SIGNATURE(S):

  
PRIMARY APPLICANT

9-21-22  
DATE

SECONDARY SIGNATURE

DATE

NOTICE OF RIGHT TO REQUEST CONFIDENTIALITY - THIS NOTICE IS BEING PROVIDED TO YOU TO INFORM YOU OF YOUR RIGHT AS A UTILITY CUSTOMER OF THE CITY OF MATHIS. PLEASE BE ADVISED THAT THE CONFIDENTIAL INFORMATION DESCRIBED BELOW IS SUBJECT TO RELEASE UNDER CHAPTER 552, TEXAS GOVERNMENT CODE, AS AMENDED ("PUBLIC INFORMATION ACT"), UNLESS YOU ELECT THE FIRST OPTION.)

OPTIONS

☒ YES, I HEREBY REQUEST, PURSUANT TO §182.051, et. Seq., TEXAS UTILITIES CODE, AS AMENDED, THAT MY PERSONAL INFORMATION AND ANY INFORMATION RELATING TO UTILITY USAGE, AMOUNTS BILLED TO OR COLLECTED FROM ME FOR UTILITY USAGE ("CONFIDENTIAL INFORMATION") MAINTAINED BY THE CITY OF MATHIS UTILITY BILLING DEPARTMENT REMAIN CONFIDENTIAL.

☐ NO, MY CONFIDENTIAL INFORMATION MAY BE RELEASED FOR ANY AND ALL PURPOSES.

☐ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, I HEREBY RESCIND MY PREVIOUS REQUEST THAT THE CITY OF MATHIS MAINTAIN MY INFORMATION AS CONFIDENTIAL INFORMATION AND THAT IT MAY BE RELEASED FOR ANY AND ALL PURPOSES.

CUSTOMER SIGNATURE

DATE

THE FOLLOWING QUESTIONS APPLY TO THE PRIMARY APPLICANT. THE INFORMATION IS BEING COLLECTED FOR USE BY THE U. S. DEPARTMENT OF AGRICULTURE TO ASSURE NONDISCRIMINATION BY THE CITY OF MATHIS. THESE QUESTIONS ARE FOR STATISTICAL PURPOSES ONLY AND YOUR NAME WILL NOT BE SUBMITTED WITH THE DATA. ANSWERING THESE QUESTIONS IS OPTIONAL. CHECK ONE BOX IN EACH CATEGORY.

ETHNICITY ☐ HISPANIC OR LATINO ☒ NOT HISPANIC OR LATINO

GENDER ☒ MALE ☐ FEMALE

RACE ☐ AMERICAN INDIAN ☐ ALASKAN NATIVE ☐ ASIAN ☐ BLACK OR AFRICAN AMERICAN

☐ NATIVE HAWAIIAN OR OTHER PACIFIC ISLANDER ☒ WHITE

411 E. SAN PATRICIO AVENUE  
MATHIS, TEXAS 78368  
PHONE 361-547-3343 - FAX 361-547-3838

**"This Institution is an equal opportunity provider and employer."**





Lyndon Nance <emeraldhillswater@gmail.com>

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## Water Connection Request

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Lyndon Nance <emeraldhillswater@gmail.com>

Tue, Oct 18, 2022 at 4:38 PM

To: water@cityofmathis.com

Please see attached the completed water connection request.

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 mathis.pdf  
1436K

## WATER SERVICE APPLICATION

### GIS INFORMATION

(To be completed by Customer Service)

Today's Date	Zone	Map Page	Account Number
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General Description

### APPLICANT INFORMATION

Applicant's Name	Spouse's Name
Emerald Hills WSC, LLC - Lyndon Nance, President	
Billing Address	
725 FM 1103, PO BOX 904, CIBOLO, TEXAS 78108	
Telephone Number (Primary)	Telephone Number (Secondary)
361-537-8890	
Applicant's Drivers License Number	Applicant's E-mail Address
11839147	EMERALDHILLSWSC@GMAIL.COM
Applicant's Date of Birth	Applicant's E-mail Address (Secondary)
12-17-1981	
Proof of Ownership or Right of Occupancy Provided By	Type of Meter
Purchase Agreement	<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial

### PROPERTY INFORMATION

Legal Description of Property (Include name of road, subdivision with lot and block number)		
ABST 4 DELGADO SURVEY 76.5 ACRES		
Previous Member's Name and Address (If transferring membership)		
NA		
Acreage	Number in Family	Household Size (Square Feet)
76.5	NA	NA
Livestock Type and Number		
NA		

Special Service Needs of Applicant (Including multiple Connections)
Service Address:
23934 County Road 704, Mathis, Texas 78368
One twelve inch connection.
Require approximately 390,800 gallons/day.

### APPROVAL

Applicant's Name (Note: Form must be completed by Applicant only. A map of service location request must be attached.)

Lyndon Nance, President

Signature	Date
	9-23-22



Lyndon Nance <emeraldhillswater@gmail.com>

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## Water Service Request

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Lyndon Nance <emeraldhillswater@gmail.com>  
To: txappfaxes@aquaamerica.com

Thu, Oct 20, 2022 at 8:27 AM

[Quoted text hidden]

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 **AF006-Water-Service-Application Complete.pdf**  
903K

## EMERALD HILLS WATER

CCN – RESPONSE 12C. 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.

The City of Mathis, Texas is the closest CCN to the proposed Emerald Hills Water at ½ mile from our proposed CCN Boundary, and right at or beyond the two-mile mark for the majority of our proposed consumer base. At 0.88 miles, Aquamerica in Lagarto, Texas is actually closer to our service area than the City of Mathis, except Lake Corpus Christi is between us.

Additionally, the City of Mathis, Texas is a surface treatment facility that treats raw water from Lake Corpus Christi reservoir. The City of Mathis intake structure, at the end of the pier at the Sunrise/Sunset camping facility owned by the City of Corpus Christi, came out of water in the late 1980s due to the low water elevation of the lake. An emergency was declared, and the city of Mathis reverted to its old stand-by ground wells that have high sulfur and elevated sodium contents. This was the only option at the time. The drastic loss of elevation of the Lake Corpus Christi reservoir has historically impacted not only the City of Mathis, but also the City of Beeville and the City of Alice who purchase raw water from the City of Corpus Christi. The City of Mathis is currently near capacity of its existing facilities just to keep up with current demand and projected population growth. The City of Mathis purchases raw water from the City of Corpus Christi, currently at \$1.06/thousand gallons. Then the additional treatment costs of clarification, filtration, disinfection and pumping uphill to the city's overhead pressure and storage system cause the costs to be more expensive than the proposal of the Emerald Hills gulf aquifer ground water system.

National average consumption at 6,404

Emerald Hills Water = \$52.59

Aquamerica = \$64.6616

City of Mathis = \$67.55

The regional future option of redundancy would be a viable option for both the City of Mathis and the Emerald Hills Water. Emerald Hills Water, is proposing the construction and maintenance of at least two water wells, two standpipes and a 250,000 gallon above ground water storage tank, three back up natural gas/propane generators, along with 147,106 linear feet of pipe from 2 to 8 inch, 87 fire hydrants spaced at 500 feet in residential areas and 1,200 feet in rural areas along the proposed 8-inch pipeline routes and a potential of 1,841 connections.

817 W Missouri St  
El Paso, Texas 79902  
915-504-2550  
dandrugan34@yahoo.com

## **Daniel Drugan**

### **Education**

Graduated Jesuit High School, El Paso, Tx 1971  
Attended U.T. El Paso 1975-1976  
Attended Texas A&M University 1976-1978

### **Professional Experience**

November 2011-April 2013	Brazos Regional Public Utilities Agency Title: Senior Plant Operator
October 2008-June 2010	Southwest Water Company Title: Water Plant Operator
February 2002- June 2008	Schertz/Seguin Local Government Corporation Title: Water System Manager
August 1999- February 2002	Guadalupe/Blanco River Authority Title: Water Plant Operator
February 1999- August 1999	NBGS International- New Braunfels, Tx Title: Materials Handler
May 1994- December 1998	Canyon Regional Water Authority Title: Chief Operator
November 1993- May 1994	Guadalupe/Blanco River Authority Title: Water Plant Operator
August 1992- November 1993	Texas Lutheran University Title: Maintenance
November 1983- March 1992	City of Three Rivers Water Plant Superintendent

### **Professional**

**Memberships** Texas Water Utilities Association  
Secretary/Treasurer- Armadillo District TWUA 1999-2004

### **Computer Skills**

Knowledge of Windows Operating System, Microsoft Office, including Word and Excel. Experienced using spreadsheets and word processors to create reports. Experienced in using SCADA(Supervisory Control and Data Acquisition) programs for controlling water treatment processes.

**Accreditations** Class "A" Water Operator Certificate of Competency renewed by the Texas Natural Resources Conservation Commission, January, 2018.

Daniel Drugan  
817 W. Missouri St.  
El Paso, Tx 79902  
915-504-2550

I have thirty-five years of experience treating drinking water. I have a Class A Water Operator Certificate.

I have operated both surface water and groundwater systems. I have operated both conventional sedimentation basins and circular updraft-sludge blanket clarifiers. I have operated groundwater systems with multiple well sites, treatment facilities for iron and manganese removal, and transmission lines. I have operated a Reverse Osmosis plant for the removal of chlorides.

I have six years of experience operating eight-1200 gal/min water wells in the Carrizo Aquifer in Gonzales County Texas. I am familiar with the water chemistry. I am familiar with its unusually low pH and somewhat high carbon dioxide levels contributing to its corrosive nature. I am also familiar with its iron and manganese chemistry- their removal using potassium permanganate and manganese green-sand filters.

While employed at the Guadalupe/Blanco River Authority I wrote the chemical feed section of the Operation and Maintenance Manual for the new water treatment plant being built at San Marcos, Texas. I have the technical ability to set up and calibrate chemical metering pumps used in pH adjustment, iron and manganese removal, coagulants and polymers for sedimentation, water softening and other chemical feed systems including chlorine dioxide and powdered activated carbon.

While employed as Water System Manager at the Schertz/Seguin Local Government Corporation I produced and presented a monthly operations report to the Board of Directors. I met with engineers and contractors in construction meetings during plant expansion. After starting up the new treatment plant I developed and implemented a preventative maintenance program for the water well field and treatment plant.

While employed with Southwest Water Company I started up a Reverse Osmosis plant to remove chlorides from the Brazos River water. I ran the plant through the pilot study and into operation. I am familiar with Texas Commission on Environmental Quality rules and regulations and the forms used for reporting.

## TCEQ Search Licensing or Registration Information

### License Detail

To report a change of address, phone number, or email address, please fill out the form located at <http://www.tceq.texas.gov/licensing/forms/contactupdate>.

**CN:** CN602133506  
**Name:** DRUGAN, DANIEL J  
**Address:** 817 W MISSOURI AVE  
**City:** EL PASO  
**State:** TX  
**ZIP:** 79902-3716  
**County:** EL PASO

### License(s)

There were 1 licenses found.

Program ?	License Type and Level ?	License Number ?	Last Issued Date ?	Exp. Date ?	License Status ?	CE Hours ?
WATEROL	WATER OPERATOR A	W00000198	01/14/2021	01/23/2024	CURRENT	0

**Note:** The number of CE hours needed in order to renew a license is based on the term (length) of each license. Please go to the program page for the license you hold to determine the number of CE hours needed and to view the latest information and renewal requirements for your license.

### Application(s) within the Last 2 Years

There were 1 applications found.

Program ?	Type and Level ?	App. Type ?	App. Status ?	App. Review Date ?	App. Expiration Date ?	Deficiency Letter Date ?	Total Hours ?
WATEROL	WATER OPERATOR A RENEWAL	LICISSUED		01/14/2021	02/22/2021	No Deficiency	871

### Course(s)

There were 182 courses found. **Note:** You may see the same course listed multiple times. This occurs because the course counted towards multiple license programs.

Program ?	Course Title	Course Code ?	Hours ?	Date ?	Provider
BPATOL	{DEACT 4/14} UNDERGROUND FACILITY DAMAGE PREV	1183	1.0	05/19/2005	TEXAS811
CSIOL	{DEACT 4/14} UNDERGROUND FACILITY DAMAGE PREV	1183	1.0	05/19/2005	TEXAS811
LIOL	{DEACT 4/14} UNDERGROUND FACILITY DAMAGE PREV	1183	1.0	05/19/2005	TEXAS811
LPSTOL	{DEACT 4/14} UNDERGROUND FACILITY DAMAGE PREV	1183	1.0	05/19/2005	TEXAS811
OSSFOL	{ONLINE} WATER UTILITY SAFETY (= 426)	1132	8.0	12/29/2020	TRWA
OSSFOL	{ONLINE} WATER UTILITY SAFETY (= 426)	1132	8.0	12/22/2017	TRWA
OSSFOL	{ONLINE} WATER UTILITY SAFETY (= 426)	1132	8.0	12/24/2014	TRWA
OSSFOL	{ONLINE} WATER UTILITY SAFETY (= 426)	1132	8.0	11/22/2011	TRWA-Online
OSSFOL	{DEACT 4/14} UNDERGROUND FACILITY DAMAGE PREV	1183	1.0	05/19/2005	TEXAS811
USTOL	{DEACT 4/14} UNDERGROUND FACILITY DAMAGE PREV	1183	1.0	05/19/2005	TEXAS811
WATEROL	{ONLINE} PUMP & MOTOR MAINTENANCE (TRWA)	397	20.0	12/30/2020	TRWA
WATEROL	{ONLINE} WATER UTILITY SAFETY (= 426)	1132	20.0	12/29/2020	TRWA
WATEROL	{ONLINE} WATER UTILITY SAFETY (= 426)	1132	20.0	12/22/2017	TRWA
WATEROL	{ONLINE} PUMP & MOTOR MAINTENANCE (TRWA)	397	20.0	11/08/2017	TRWA
WATEROL	{ONLINE} PUMP & MOTOR MAINTENANCE (TRWA)	397	20.0	02/18/2015	TRWA
WATEROL	{ONLINE} WATER UTILITY SAFETY (= 426)	1132	20.0	12/24/2014	TRWA
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	1.5	12/19/2012	TWUA DIST
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	1.5	11/29/2012	TWUA DIST
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	1.5	10/25/2012	TWUA DIST
WATEROL	{ONLINE} CHLORINE SYS & CHEM HANDLING	1133	20.0	01/07/2012	TRWA
WATEROL	{ONLINE} WATER UTILITY SAFETY (= 426)	1132	20.0	11/22/2011	TRWA-Online
WATEROL	ONLINE SURVEY-SURFACE W JOB ANALYSIS (2HR W)	864	2.0	04/22/2010	TCEQ
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	2.0	05/14/2008	TWUA DIST
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	2.0	01/09/2008	TWUA DIST
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	2.0	09/21/2007	TWUA DIST

WATEROL	SEMINAR (WATER ONLY)	1135	7.5	08/15/2007	TCEQ
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	2.0	08/14/2007	TWUA DIST
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	2.0	07/12/2007	TWUA DIST
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	2.0	05/22/2007	TWUA DIST
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	2.0	04/11/2007	TWUA DIST
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	2.0	02/14/2007	TWUA DIST
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	2.0	09/13/2006	TWUA DIST
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	2.0	08/09/2006	TWUA DIST
WATEROL	SPECIAL TOPICS IN WATER & WASTEWATER(TWUA)	457	20.0	07/19/2006	S/W TEX RS
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	2.0	07/12/2006	TWUA DIST
WATEROL	ADVANCED TOPICS FOR LAB ANALYSTS	686	20.0	03/09/2006	ANNUAL SCH
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	2.0	01/11/2006	ARMADILLO
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	2.0	11/09/2005	ARMADILLO
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	2.0	07/13/2005	ARMADILLO
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	2.0	06/08/2005	ARMADILLO
WATEROL	(DEACT 4/14) UNDERGROUND FACILITY DAMAGE PREV	1183	1.0	05/19/2005	TEXAS811
WATEROL	(DEACT 12/13) TELECONFERENCE-WATER	653	3.0	05/13/2005	TEX_AWWA
WATEROL	SURFACE WATER PRODUCTION II	954	20.0	03/09/2005	ANNUAL SCH
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	2.0	01/12/2005	ARMADILLO
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	6.0	12/31/2004	ARMADILLO
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	4.0	09/30/2004	ARMADILLO
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	6.0	06/30/2004	ARMADILLO
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	6.0	03/31/2004	ARMADILLO
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	4.0	12/30/2003	ARMADILLO
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	4.0	09/30/2003	ARMADILLO
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	2.0	06/30/2003	ARMADILLO
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	4.0	03/31/2003	ARMADILLO
WATEROL	GROUNDWATER PRODUCTION	223	20.0	03/05/2003	ANNUAL SCH
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	6.0	12/31/2002	ARMADILLO
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	6.0	06/30/2002	ARMADILLO
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	6.0	03/31/2002	ARMADILLO
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	6.0	12/31/2001	ARMADILLO
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	6.0	09/30/2001	ARMADILLO
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	6.0	06/30/2001	ARMADILLO
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	6.0	03/31/2001	ARMADILLO
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	6.0	12/31/2000	ARMADILLO
WATEROL	WATER TECHNOLOGY	613	40.0	10/06/2000	TEEX ITSI
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	4.0	09/30/2000	ARMADILLO
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	6.0	06/30/2000	ARMADILLO
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	4.0	03/31/2000	ARMADILLO
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	6.0	12/31/1999	ARMADILLO
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	6.0	09/30/1999	ARMADILLO
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	6.0	06/30/1999	ARMADILLO
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	6.0	03/31/1999	ARMADILLO
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	4.0	12/31/1998	ARMADILLO
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	2.0	09/30/1998	ARMADILLO
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	2.0	06/30/1998	ARMADILLO
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	4.0	03/31/1998	ARMADILLO
WATEROL	AWWA-CONFERENCE-WATER	45	4.0	03/12/1998	AWWA
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	2.0	09/30/1997	ARMADILLO
WATEROL	COMPREHENSIVE PERFORMANCE EVALUATION - CPE	162	80.0	08/29/1997	TEEX ITSI
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	4.0	06/30/1997	ARMADILLO
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	2.0	03/31/1997	ARMADILLO
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	18.0	12/31/1996	ARMADILLO
WATEROL	SEMINAR - WATER (DEACT 2/04) USE 1135	648	8.0	12/04/1996	TWUA
WATEROL	SEMINAR (W/WW)	34	8.0	12/03/1996	TWUA
WATEROL	MEETING, ANNUAL - WATER	636	10.0	07/18/1996	TRWA
WATEROL	SEMINAR - WATER (DEACT 2/04) USE 1135	648	7.0	01/18/1996	TWUA
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	10.0	12/31/1995	ARMADILLO
WATEROL	SEMINAR (W/WW)	34	14.0	08/01/1995	TNRCC
WATEROL	WATER UTILITY MANAGEMENT	550	20.0	06/01/1995	TEEX ITSI
WATEROL	WATER UTILITY SAFETY	426	20.0	02/01/1995	TEEX ITSI
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	6.0	12/01/1994	ARMADILLO
WATEROL	(DEACT 10/14) LEAK DETECTION WORKSHOP	296	8.0	03/01/1994	ENVIR OPS
WATEROL	FLUORIDATION PROCEDURES FOR W OPERATORS (TX DSHS)	214	8.0	02/01/1994	TX DSHS



WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	6 0	12/01/1993	ARMADILLO
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	2 0	12/01/1992	ARMADILLO
WATEROL	GROUNDWATER PRODUCTION	223	20 0	10/01/1991	TEEX ITS1
WATEROL	TASTE AND ODOR CONTROL	478	20.0	03/01/1991	TEEX ITS1
WATEROL	SURFACE WATER PRODUCTION (DEACT 8/03)	474	16.0	02/01/1991	TEEX ITS1
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	4.0	12/01/1990	CSTL BEND
WATEROL	SURFACE WATER PRODUCTION (DEACT 8/03)	474	20 0	09/01/1989	TEEX ITS1
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	4 0	12/01/1986	HOT WELLS
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	4 0	12/01/1985	CSTL BEND
WATEROL	WATER LABORATORY	285	20 0	10/01/1985	TEEX ITS1
WATEROL	(CORE) WATER DISTRIBUTION	605	20.0	10/01/1985	TEEX ITS1
WATEROL	SURFACE WATER PRODUCTION (DEACT 8/03)	474	20.0	08/01/1985	TEEX ITS1
WATEROL	ADVANCED WATER	27	20.0	03/01/1985	TEEX ITS1
WATEROL	MONTHLY MEETING TRAINING (W/WW)	33	2.0	12/01/1984	CSTL BEND
WWOL	(ONLINE) PUMP & MOTOR MAINTENANCE (TRWA)	397	20.0	12/30/2020	TRWA
WWOL	(ONLINE) WATER UTILITY SAFETY (= 426)	1132	20.0	12/29/2020	TRWA
WWOL	(ONLINE) WATER UTILITY SAFETY (= 426)	1132	20.0	12/22/2017	TRWA
WWOL	(ONLINE) PUMP & MOTOR MAINTENANCE (TRWA)	397	20.0	11/08/2017	TRWA
WWOL	(ONLINE) PUMP & MOTOR MAINTENANCE (TRWA)	397	20.0	02/18/2015	TRWA
WWOL	(ONLINE) WATER UTILITY SAFETY (= 426)	1132	20.0	12/24/2014	TRWA
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	1 5	12/19/2012	TWUA DIST
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	1.5	11/29/2012	TWUA DIST
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	1.5	10/25/2012	TWUA DIST
WWOL	(ONLINE) CHLORINE SYS & CHEM HANDLING	1133	20.0	01/07/2012	TRWA
WWOL	(ONLINE) WATER UTILITY SAFETY (= 426)	1132	20.0	11/22/2011	TRWA-Online
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	2.0	05/14/2008	TWUA DIST
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	2 0	01/09/2008	TWUA DIST
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	2 0	09/21/2007	TWUA DIST
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	2 0	08/14/2007	TWUA DIST
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	2 0	07/12/2007	TWUA DIST
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	2 0	05/22/2007	TWUA DIST
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	2 0	04/11/2007	TWUA DIST
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	2 0	02/14/2007	TWUA DIST
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	2 0	09/13/2006	TWUA DIST
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	2.0	08/09/2006	TWUA DIST
WWOL	SPECIAL TOPICS IN WATER & WASTEWATER(TWUA)	457	20.0	07/19/2006	S/W TEX RS
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	2 0	07/12/2006	TWUA DIST
WWOL	ADVANCED TOPICS FOR LAB ANALYSTS	686	20 0	03/09/2006	ANNUAL SCH
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	2 0	01/11/2006	ARMADILLO
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	2.0	11/09/2005	ARMADILLO
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	2 0	07/13/2005	ARMADILLO
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	2 0	06/08/2005	ARMADILLO
WWOL	(DEACT 4/14) UNDERGROUND FACILITY DAMAGE PREV	1183	1.0	05/19/2005	TEXAS811
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	2.0	01/12/2005	ARMADILLO
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	6.0	12/31/2004	ARMADILLO
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	4 0	09/30/2004	ARMADILLO
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	6.0	06/30/2004	ARMADILLO
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	6.0	03/31/2004	ARMADILLO
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	4 0	12/30/2003	ARMADILLO
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	4 0	09/30/2003	ARMADILLO
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	2 0	06/30/2003	ARMADILLO
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	4.0	03/31/2003	ARMADILLO
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	6.0	12/31/2002	ARMADILLO
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	6.0	06/30/2002	ARMADILLO
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	6.0	03/31/2002	ARMADILLO
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	6 0	12/31/2001	ARMADILLO
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	6.0	09/30/2001	ARMADILLO
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	6 0	06/30/2001	ARMADILLO
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	6 0	03/31/2001	ARMADILLO
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	6.0	12/31/2000	ARMADILLO
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	4 0	09/30/2000	ARMADILLO
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	6 0	06/30/2000	ARMADILLO
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	4 0	03/31/2000	ARMADILLO
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	6.0	12/31/1999	ARMADILLO
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	6 0	09/30/1999	ARMADILLO

WWOL	MONTHLY MEETING TRAINING (W/WW)	33	6 0	06/30/1999	ARMADILLO
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	6.0	03/31/1999	ARMADILLO
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	4.0	12/31/1998	ARMADILLO
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	2.0	09/30/1998	ARMADILLO
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	2.0	06/30/1998	ARMADILLO
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	4 0	03/31/1998	ARMADILLO
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	2.0	09/30/1997	ARMADILLO
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	4.0	06/30/1997	ARMADILLO
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	2.0	03/31/1997	ARMADILLO
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	18.0	12/31/1996	ARMADILLO
WWOL	SEMINAR (W/WW)	34	8.0	12/03/1996	TWUA
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	10.0	12/31/1995	ARMADILLO
WWOL	WATER UTILITY MANAGEMENT	550	20.0	08/19/1995	TEEX ITSI
WWOL	WATER UTILITY MANAGEMENT	550	20.0	06/08/1995	TEEX ITSI
WWOL	WATER UTILITY SAFETY	426	20.0	02/23/1995	TEEX ITSI
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	6.0	12/31/1994	ARMADILLO
WWOL	LEAKING SO2 & CL2 TANK RESPONSE	297	8.0	03/01/1994	GBRA
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	6.0	12/31/1993	ARMADILLO
WWOL	OPER OF ACTIVATED SLUDGE PLANTS(= 437)	9	20 0	08/25/1993	TEEX ITSI
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	2.0	12/31/1992	ARMADILLO
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	4.0	12/31/1990	CSTL BEND
WWOL	WASTEWATER TREATMENT	437	20.0	11/27/1990	TEEX ITSI
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	4 0	12/31/1986	HOT WELLS
WWOL	(CORE) BASIC WASTEWATER OPERATIONS	59	20 0	05/31/1986	TEEX ITSI
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	4 0	12/31/1985	CSTL BEND
WWOL	WASTEWATER LABORATORY	81	20.0	05/31/1985	TEEX ITSI
WWOL	MONTHLY MEETING TRAINING (W/WW)	33	2 0	12/31/1984	CSTL BEND

**Note:** Approved training providers are responsible for submitting approved training to TCEQ. Please allow 30 days from the last date of the training session for a record to appear in the search results. If a course does not appear in your training record after that time, please contact the training provider of the missing course. You may find contact information for approved training providers at <https://www.tceq.texas.gov/licensing/training/AllTrainingProviders>.

# Lyndon Nance, RPLS

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611 Lower Valley Ln., Cibolo, Texas 78108 • (361) 537-8890 • LNance@AEGPrime.com

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Position: Director of Surveying Department, Torcsill Foundations, Inc.  
Education: Bachelor of Science in Geomatics, Texas A&M University at Corpus Christi, 2007  
Registration: Registered Professional Land Surveyor, State of Texas, R.P.L.S. No. 6206  
Experience: Over 15 years experience in land surveying including land development, pipeline, commercial and industrial projects.

## Professional History:

Torcsill Foundations, Inc.	Director of Surveying Department
Aperion Energy Group, LLC	Co-Founder
Atwell	Team Lead
L.P. Nance Land Surveying, Inc	President/Project Manager
John Chance Land Surveyors, Inc.	Project Manager
Pape Dawson Engineers, Inc.	Project Surveyor
City of Corpus Christi Engineering Dept.	Assistant Project Surveyor

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## LICENSURE & CERTIFICATION

- *Texas - Registered Professional Land Surveyor, Number 6206*
  - *Colorado – Professional Land Surveyor, Number PLS-38301 NA*
  - *North Dakota – Land Surveyor, Number LS-7273 NA*
  - *FAA Remote Pilot in Command – sUAS License # 3914637*
- 

### Sanctuary of Hope

Project involved locating existing utilities and construction staking for utilities, Church, Dorms and parking/flat work.

### Hondo ISD High School Expansion

Project involved locating existing utilities and buildings and providing construction staking for construction of utilities, Gym, weight room, marching band and parking/flat work.

### City of San Antonio – Fire Station 30

Project involved locating existing utilities and building an addition onto an existing Fire Station with tracking of infield adjustments as needed to tie into the existing building slab, and providing construction staking for construction of utilities, buildings and flat work.

### Ft. Hood – Inspection Station Expansion

Project involved the mapping of all improvements and underground utilities within the work zone and providing construction staking for construction of utilities buildings and erosion control.

### San Antonio Airport Hanger Expansion

Project involved the mapping of all improvements and underground utilities within the work zone and providing construction staking for hanger expansion at San Antonio International Airport.

**Brooks Army Medical Center (BAMC), Ft. Sam Houston – Hyperbaric Chamber**

Project involved the mapping of all improvements and underground utilities within the work zone and providing construction staking for construction of utilities buildings and erosion control. Project is a 2 year ongoing project.

**Brooks Army Medical Center (BAMC), Ft. Sam Houston – Marine Corp. Physical Therapy Center**

Project involved the mapping of all improvements and underground utilities within the work zone and providing construction staking for construction of utilities buildings and erosion control.

**City of Corpus Christi, Sanitary/Storm Sewer Mapping**

Project involved mapping the location, elevation and invert measurements of every sanitary sewer and storm sewer manhole in the City of Corpus Christi.

**City of Corpus Christi, Wesley Seale Dam Movement Mapping**

Project involved mapping the location of known hard data points on the surface of the Seale Dam and 3 control points off the Seale Dam, along with collecting data and water samples from monitoring wells in the area.

# Lyndon Nance, RPLS

611 Lower Valley Ln., Cibolo, Texas 78108 • (361) 537-8890 • LNance@AEGPrime.com

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## EDUCATION

TEXAS A&M UNIVERSITY  
BS – Geomatics, May 2007

Corpus Christi, Texas

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## LICENSURE & CERTIFICATION

- *Texas - Registered Professional Land Surveyor, Number 6206*
- *Colorado – Professional Land Surveyor, Number PLS-38301*
- *North Dakota – Land Surveyor, Number LS-7273*
- *FAA Remote Pilot in Command – sUAS License # 3914637*

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## EMPLOYMENT

Torcsill Foundations, Inc.  
Director of Surveying Department

Pasadena, Texas  
April 2018 – April 2020

Aperion Energy Group, LLC  
Co-Founder, Business Development

Cibolo, Texas  
November 2016 – Present

Atwell  
Team Lead, Oil and Gas

San Antonio, Texas  
January 2017 - May 2017

L.P. Nance Land Surveying, Inc.  
President/Project Manager

Cibolo, Texas  
April 2012 – December 2016

John Chance Surveys, Inc.  
Project Manager

San Antonio, Texas  
February, 2011-April 2012

Pape-Dawson Engineers Inc.  
Project Surveyor

San Antonio, Texas  
May, 2007-February, 2011

City of Corpus Christi Surveying Department  
Cad Technician, Field Party Chief

Corpus Christi, Texas  
November 2006-May 2007

Urban Engineering  
Cad Technician, Field Party Chief

Corpus Christi, Texas  
March 2006-July 2006

Bass & Welsh Engineering  
Cad Technician, Field Party Chief

Corpus Christi, Texas  
September 2005-March 2006

King & Petrus Surveying & Engineering  
Cad Technician, Field Party Chief

Sinton, Texas  
September 2004-September 2005

Tony Trujillo Land Surveying  
Field Party Chief

Pecos, Texas  
May 2002-August 2004

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## EXPERIENCE

- Project Management
- Prepare Field Notes
- Quality Control
- Deeds and Plat Research
- Surface Use Plats Unit Plats, Right-of-Ways/Easements, Topographic, ALTA/ACSM, Construction Surveys
- Land Desktop Development 8/Microstation V8

## **Item 12B and 19**

**WATER UTILITY CONNECTION REQUESTS WITHIN 2 MILES**



## CITY OF MATHIS UTILITY SERVICE AGREEMENT

Today's Date: 9-21-22

Name of account: Lyndon Nance, President Emerald Hills Water  
DL#: 11839147 State Issued: TX D.O.B.: 12-17-1981 SS#: 456-938761  
Co-Applicant Name: \_\_\_\_\_  
DL#: \_\_\_\_\_ State Issued: \_\_\_\_\_ D.O.B.: \_\_\_\_\_ SS#: \_\_\_\_\_  
Service Address: 23934 County Road 704, Mathis, TX 78368  
Mailing Address: 725 FM 1103, PO Box 904, Cibola, TX 78108  
Home Phone #: \_\_\_\_\_ Other #: \_\_\_\_\_  
Place of Employment: Apexion Energy Group Work phone #: 361-537-8850

Date service needed: 1-1-23 [ ☒ ] TOWN [ ☐ ] RENT

Rental: (Required copy of Rental/Lease Agreement)

Property Owner Name: Lyndon Nance, Purchasing  
Mailing address: 725 FM 1103, PO Box 904, Cibola, TX 78108 Phone #: 361-537-8850

Name of nearest Relative (NOT LIVING WITH YOU)

Name: <u>Tom Nance</u>	Phone #: <u>361-255-1361</u>
Name: <u>Andrew Glenn</u>	Phone #: <u>361-786-3756</u>
Name: <u>Thomas Nance</u>	Phone #: <u>361-240-7694</u>

PLEASE INITIAL EACH ITEM BELOW

*Require 340,800 gallons/day  
12-inch Fay Request*

LMV I understand the \$\_\_\_\_\_ utility deposit must be paid at the time of application along with a copy of my driver's license, social security and a purchase or rental agreement or service will not be established.

LPN I have received a copy of the City of Mathis Rates and Fees schedule as well as the Service Agreement. I understand that depending upon the date I request my service to begin, my first bill may not reflect my average monthly usage and may include additional days of water usage or fewer days of usage

LPN I understand the water service will remain in my name and will be my financial responsibility until I submit the Discontinuance Form along with a copy of my driver's license.

411 E. SAN PATRICIO AVENUE  
MATHIS, TEXAS 78368  
PHONE 361-547-3343 • FAX 361-547-3838

"This Institution is an equal opportunity provider and employer."

## CITY OF MATHIS UTILITY SERVICE AGREEMENT

LIN

I understand that if I vacate the property and leave an unpaid balance on my account the City of Mathis will apply my utility deposit to the account to satisfy the unpaid debt. If there is a credit after the deposit has been applied I will receive a refund within 60-90 days. In order to insure I receive my refund, I **MUST** provide a forwarding address. If there is a balance after the deposit has been applied, I understand that I will receive a final bill for that balance.

LIN

I understand that my payment is due on the 16<sup>th</sup> of each month by 4:30 pm. After the 16<sup>th</sup> at 4:30pm, all unpaid balances will be charged a 5% late fee on the net amount. Disconnect date is the 23<sup>rd</sup> of each month by 4:30pm. If payment is not received by the disconnect date a \$20.00 non-refundable disconnect fee will be assessed regardless of interruption of service.

LIN

I understand that a \$30.00 return check fee will be added to all checks, regardless of the reason. Customers will be given two opportunities -- **after presenting two nonsufficient fund checks** -- the customer will no longer be allowed to make payment by check. Only cash, cashier's check or money order will be accepted for payment. **Closed account** -- No opportunities will be given to pay by check. Only cash, cashier's check or money order will be accepted for payment. CHECKS THAT ARE LEFT IN THE NIGHT DROP BOX FOR PAYMENT OF ACCOUNT WILL NOT ACCEPTED.

LIN

I understand that if I do not receive a bill by mail, it is my responsibility to call or come to the Utility office and determine the amount of my bill. THE DUE DATES ALWAYS REMAIN THE SAME, THE 16<sup>TH</sup> OF EVERY MONTH BY 4:30PM AND DISCONNECT DATE IS THE 23<sup>RD</sup> OF EACH MONTH BY 4:30PM. ALL PAYMENTS LEFT IN NIGHT DROP BOX AFTER 4:30PM WILL BE POSTED AND PROCESSED THE NEXT BUSINESS DAY.

SIGNATURE(S):

  
PRIMARY APPLICANT

9-21-22  
DATE

SECONDARY SIGNATURE

DATE

NOTICE OF RIGHT TO REQUEST CONFIDENTIALITY -- THIS NOTICE IS BEING PROVIDED TO YOU TO INFORM YOU OF YOUR RIGHT AS A UTILITY CUSTOMER OF THE CITY OF MATHIS. PLEASE BE ADVISED THAT THE CONFIDENTIAL INFORMATION DESCRIBED BELOW IS SUBJECT TO RELEASE UNDER CHAPTER 552, TEXAS GOVERNMENT CODE, AS AMENDED ("PUBLIC INFORMATION ACT"), UNLESS YOU ELECT THE FIRST OPTION.)

### OPTIONS

- ☒ YES, I HEREBY REQUEST, PURSUANT TO §182.051, et. Seq., TEXAS UTILITIES CODE, AS AMENDED, THAT MY PERSONAL INFORMATION AND ANY INFORMATION RELATING TO UTILITY USAGE, AMOUNTS BILLED TO OR COLLECTED FROM ME FOR UTILITY USAGE ("CONFIDENTIAL INFORMATION") MAINTAINED BY THE CITY OF MATHIS UTILITY BILLING DEPARTMENT REMAIN CONFIDENTIAL.
- ☐ NO, MY CONFIDENTIAL INFORMATION MAY BE RELEASED FOR ANY AND ALL PURPOSES.
- ☐ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, I HEREBY RESCIND MY PREVIOUS REQUEST THAT THE CITY OF MATHIS MAINTAIN MY INFORMATION AS CONFIDENTIAL INFORMATION AND THAT IT MAY BE RELEASED FOR ANY AND ALL PURPOSES.

  
CUSTOMER SIGNATURE

DATE

THE FOLLOWING QUESTIONS APPLY TO THE PRIMARY APPLICANT. THE INFORMATION IS BEING COLLECTED FOR USE BY THE U.S. DEPARTMENT OF AGRICULTURE TO ASSURE NONDISCRIMINATION BY THE CITY OF MATHIS. THESE QUESTIONS ARE FOR STATISTICAL PURPOSES ONLY AND YOUR NAME WILL NOT BE SUBMITTED WITH THE DATA. ANSWERING THESE QUESTIONS IS OPTIONAL. CHECK ONE BOX IN EACH CATEGORY.

ETHNICITY: ☐ HISPANIC OR LATINO ☒ NOT HISPANIC OR LATINO

GENDER: ☒ MALE ☐ FEMALE

RACE: ☐ AMERICAN INDIAN ☐ ALASKAN NATIVE ☐ ASIAN ☐ BLACK OR AFRICAN AMERICAN  
☐ NATIVE HAWAIIAN OR OTHER PACIFIC ISLANDER ☒ WHITE

411 E. SAN PATRICIO AVENUE  
MATHIS, TEXAS 78368  
PHONE 361-547-3343 - FAX 361-547-3838

"This Institution is an equal opportunity provider and employer."





Lyndon Nance <emeraldhillswater@gmail.com>

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## Water Connection Request

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Lyndon Nance <emeraldhillswater@gmail.com>  
To: water@cityofmathis.com

Tue, Oct 18, 2022 at 4:38 PM

Please see attached the completed water connection request.

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 mathis.pdf  
1436K

## WATER SERVICE APPLICATION

### GIS INFORMATION (To be completed by Customer Service)

Today's Date	Zone	Map Page	Account Number
General Description			

### APPLICANT INFORMATION

Applicant's Name	Spouse's Name
Emerald Hills WSC, LLC - Lyndon Nance, President	
Billing Address	
725 FM 1103, PO BOX 904, CIBOLO, TEXAS 78108	
Telephone Number (Primary)	Telephone Number (Secondary)
361-537-8890	
Applicant's Drivers License Number	Applicant's E-mail Address
11839147	EMERALDHILLSWSC@GMAIL.COM
Applicant's Date of Birth	Applicant's E-mail Address (Secondary)
12-17-1981	
Proof of Ownership or Right of Occupancy Provided By	Type of Meter
Purchase Agreement	<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial

### PROPERTY INFORMATION

Legal Description of Property (Include name of road, subdivision with lot and block number)		
ABST 4 DELGADO SURVEY 76.5 ACRES		
Previous Member's Name and Address (If transferring membership)		
NA		
Acreage	Number in Family	Household Size (Square Feet)
76.5	NA	NA
Livestock Type and Number		
NA		
Special Service Needs of Applicant (Including multiple Connections)		
Service Address: 23934 County Road 704, Mathis, Texas 78368		
One twelve inch connection. Require approximately 390,800 gallons/day.		

### APPROVAL

Applicant's Name (Note: Form must be completed by Applicant only. A map of service location request must be attached.)

Lyndon Nance, President

Signature	Date
	9-23-22



Lyndon Nance <emeraldhillswater@gmail.com>

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## Water Service Request

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Lyndon Nance <emeraldhillswater@gmail.com>  
To: txappfaxes@aquaamerica.com

Thu, Oct 20, 2022 at 8:27 AM

[Quoted text hidden]

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 **AF006-Water-Service-Application Complete.pdf**  
903K

Buddy Garcia, *Chairman*  
Larry R. Soward, *Commissioner*  
Bryan W. Shaw, Ph.D., *Commissioner*  
Mark R. Vickery, P.E., *Executive Director*

PWS/2050077/CO  
CN not assigned yet  
RN not assigned yet

## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

September 29, 2008

Dawn Corbett, Owner (Responsible Official)  
Emerald Hills RV Park (Legal Entity)  
23934 County Road 704  
Mathis, TX 78368-4541

Subject: **Public Water Supply**  
**Information for a Proposed Public Water System**  
Emerald Hills RV Park – PWD ID 2050077  
San Patricio County, TX

Dear Owner/Operator of a Future Public Water System:

The Public Drinking Water Section has assigned a new public water system (PWS) identification number to the project submitted by your engineer to our Texas Commission on Environmental Quality (TCEQ) Utilities Technical Review Team. The seven digit number can be found in the third line of the subject or on the top right of this letter. Please refer to this number in any correspondence or conversations with TCEQ with respect to public drinking water activities.

The TCEQ assigns PWS ID numbers in order to track public health matters; such assignment does not imply any general approval of the system. Please note that any modifications to your water system require your submittal of plans and specifications to TCEQ approval.

**Your system is classified as proposed transient/non-community at this time.** Though it may be many months or several years until your project is actually built, approved by TCEQ, and meets the definition of an active PWS, we would like this opportunity to introduce you to the regulatory requirements under the authority of the TCEQ. A water system that provides water to 15 connections or 25 people is a PWS by rule. You must let us know when your project reaches either of these numbers. At that time we will activate your PWS and you will be subject to all the rules and regulations applicable for your type of water system.

We have prepared this packet which provides information on design, operations, maintenance, and monitoring, reporting, and public notice protocols for public water supplies. And last but not least, opportunities for assistance. Included are the following documents:

- Link to TCEQ Water Utilities Database (WUD) - <http://www3.tceq.state.tx.us/iwud/>  
Please add and update inventory information concerning public water systems.
- Link to TCEQ Central Registry - <http://www4.tceq.state.tx.us/crpub/>  
Please complete a Core Data Form if ownership for this PWS is incorrect or changes.

Emerald Hills RV Park

Page 2

September 29, 2008

- RG-195 *Rules and Regulations for Public Water Systems – Subchapter D*
- RG-346 *Drinking Water Standards Governing Drinking Water Quality and Reporting Requirements for Public Water Systems – Subchapter F*
- *Consumer Confidence Reports – Subchapter H* (Community systems only)
- RG-384 *How to Develop a Monitoring Plan for a PWS*
- RG-407 *Disinfectant Residual Reporting for Public Water Systems*
- RG-421 *Coliform Sampling for Public Water Systems*
- Boil Water Notice template
- Texas Small Public Water System Training Program. If your community or non-transient non-community PWS serves fewer than 3300 persons, your operators may be eligible for free training. Contact Sandra Mota at 512/239-6133.
- Location map/contact information for TCEQ Regional offices - [http://www.tceq.state.tx.us/about/directory/maps\\_index.html](http://www.tceq.state.tx.us/about/directory/maps_index.html)
- Small Business and Local Governmental Assistance Program. If you need assistance working with TCEQ, please call the toll-free number 800-447-2827.

I hope that this information is useful in your continued planning and budgeting. If you require any assistance regarding the requirements for your system, please contact the Public Drinking Water Section at 512/239-4691 or by email to [pdws@tceq.state.tx.us](mailto:pdws@tceq.state.tx.us).

Sincerely,

Public Drinking Water Section  
Water Supply Division  
Texas Commission on Environmental Quality

cc: TCEQ Region 14 Public Water Supply  
J Fletcher Kelly, JFK Group, Inc., P.E., 201 E. Sinton Street, Sinton, TX, 78387-2654  
Vera Poe, P.E. - WSD, Utilities Technical Review Team Leader

This form must be completed and filed with the department and owner **within 60 days** upon completion of the well

TDLR FORM 001WWD : 2-06 *TDLR (Original)* *Landowner (copy)* *Driller/Pump Installer (copy)*

# Thompson Water Well Service

P.O. Box 456 • Goliad, Texas 77963

Phone: (361) 645-2607

## Cementing Report

Page 1

Operator's Name				County of Well Site		San Patricio	
Location Name (Owner)		Emerald Hills RV Park		Physical Address		23934 Co. Rd 704 Mathis TX 78368	
Casing Cementing Data:		Surface Casing	Intermediate Casing	Production Casing		Multi-Stage Cementing Process	
				Single String	Multiple Parallel Strings	Tool	Shoe
Cementing Date				6-13-08			
Drilled Hole Size				8"			
Est. % wash or hole enlargement							
Size of casing (in. O.D.)				4"			
Top of liner (ft.)				261'			
Setting depth (ft.)				306			
Number of centralizers used							
Hrs. waiting on cement before drill-out							
1st Slurry	API cement used: No. of sacks			31			
	Class						
	Additives						
2nd Slurry	API cement used: No. of sacks						
	Class						
	Additives						
3rd Slurry	API cement used: No. of sacks						
	Class						
	Additives						
1st	Slurry pumped: Volume(cu. ft.)			64.43			
	Height (ft.)			270'			
2nd	Slurry pumped: Volume(cu. ft.)						
	Height (ft.)						
3rd	Slurry pumped: Volume(cu. ft.)						
	Height (ft.)						
Total	Slurry pumped: Volume(cu. ft.)			64.43			
	Height (ft.)			270'			
Was cement circulated to ground surface (or bottom of cellar) outside casing?				Yes			
Remarks							

Cementing To Plug And Abandon	Plug #1	Plug #2	Plug #3	Plug #4	Plug #5	Plug #6	Plug #7	Plug #8
Cementing date								
Size of hole or pipe plugged (in.)								
Depth to bottom of tubing/drill pipe (ft.)								
Sacks of cement used (each plug)								
Slurry volume pumped (cu. ft.)								
Calculated top of plug (ft.)								
Measured top of plug, if tagged (ft.)								
Slurry wt. (lbs/gal)								
Type cement								

**Cementers' Certificate:** I declare under penalties prescribed in Sec.91.143, Texas Natural Resources Code, that I am authorized to make this certification, that the cementing of casing and/or the placing of cement plugs in this well as shown in the report was performed by me or under my supervision, and that the cementing data and facts presented on both pages of this form are true, correct, and complete, to the best of my knowledge. This certification covers cementing data only.

Thompson  
Name and title of cementer's  
representative

Thompson Water Well  
Cementing Company

J.C. Thompson  
Signature

PO Box 456  
Address

Goliad  
City

Tx  
State

77963  
Zip Code

(361) 645-2607  
Tel: Area Code Number

Date: 6 Mo. 13 Day 08 Year



## STATE OF TEXAS WELL REPORT for Tracking #225045

Owner:	<b>CBC Enterprises</b>	Owner Well #:	<b>1</b>
Address:	<b>23934 Co Rd 704 Mathis , TX 78368</b>	Grid #:	<b>79-58-1</b>
Well Location:	<b>23934 Co Rd 704 Mathis , TX 78368</b>	Latitude:	<b>28° 06' 36" N</b>
Well County:	<b>San Patricio</b>	Longitude:	<b>097° 51' 25" W</b>
Elevation:	<b>No Data</b>	GPS Brand Used:	<b>No Data</b>
Type of Work:	<b>New Well</b>	Proposed Use:	<b>Public Supply; Plans Approved by TCEQ</b>

Drilling Started: **5/30/2008**  
Date: Completed: **6/16/2008**

Diameter of Hole: Diameter: **8 in From Surface To 346 ft**

Drilling Method: **Mud Rotary**

Borehole Completion: **Straight Wall**

Annular Seal Data: 1st Interval: **From 0 ft to 270 ft with 31 (#sacks and material)**  
2nd Interval: **No Data**  
3rd Interval: **No Data**  
Method Used: **Pressure**  
Cemented By: **T.W.W.**  
Distance to Septic Field or other Concentrated Contamination: **800 ft**  
Distance to Property Line: **800 ft**  
Method of Verification: **Measured**  
Approved by Variance: **No Data**

Surface Completion: **Surface Slab Installed**

Water Level: Static level: **50 ft. below land surface on 6/12/2008**  
Artesian flow: **No Data**

Packers: **Rubber 270'**  
**Rubber 265'**  
**Rubber 263'**  
**Rubber 261'**

Plugging Info: The well **was** plugged within 48 hours.  
Casing left in well: Cement/Bentonite left in well:  
From (ft) To (ft) From (ft) To (ft) Cem/Bent Sacks Used  
**Casing left in well:**

DESC. & COLOR OF FORMATION MATERIAL

From (ft) To (ft) Description

**0 - 2 SS**

**2 - 12 Clay & Caliche**

**12 - 27 Sand & Sand Streaks**

**27 - 47 Clay**

**47 - 57 Caliche**

**57 - 77 Sand Streak**

**77 - 127 Clay**

**127 - 160 Clay & Sand Streaks**

**160 - 167 Sand & Hard Streaks**

**167 - 270 Clay**

**270 - 327 Sand Streaks**

**327 - 346 Sand**

CASING, BLANK PIPE & WELL SCREEN DATA

Dia. New/Used Type Setting From/To

**4 New Plastic 0 - 306**

**4 New Plastic 306 - 346 .016**

CBC Enterprises  
Emerald Hill RV Park

23934 County Road 704  
Mathis, TX 78368

**36 hour water well flow test**

**~~6-16-08~~**

**Pump wired and switched on at 2:15 pm**

**Flow restricted to 1 1/8 inch and metered using a Pitot Gauge, gauge reading was 4 pounds which equates to 75 gallons per minute per the hose monster flow chart (see attachment). Two additional readings were taken over the next 30 minutes with the same outcome.**

**3:00 pm** Flow opened to 2 inches and turned on at 3:00 pm to start the 36 hour flow test. Flow checked at 3:00 pm visually and using the bucket test; 5 gal per 4 seconds or 75 gallons per minute.

**6:00 pm** Flow checked visually.

**9:00 pm** Flow checked visually and using the bucket test at 9:00 pm; 5 gal per 4 seconds or 75 gallons per minute.

**~~6-17-08~~**

**6:00 am** Flow checked visually and using the bucket test at 6:00 am; 5 gal per 4 seconds or 75 gallons per minute.

**9:00 am** Flow checked visually and using the bucket test at 9:00 am; 5 gal per 4 seconds or 75 gallons per minute.

**12:00 noon** Flow checked visually and using the bucket test at 12:00 noon; 5 gal per 4 seconds or 75 gallons per minute.

**3:00 pm** Flow checked visually.

**6:00 pm** Flow checked visually and using the bucket test at 6:00 pm; 5 gal per 4 seconds or 75 gallons per minute.

**9:00 pm** Flow checked visually and using the bucket test at 9:00 pm; 5 gal per 4 seconds or 75 gallons per minute.

**~~6-18-08~~**

**6:00 am** Flow checked visually and using the bucket test at 6:00 am; 5 gal per 4 seconds or 75 gallons per minute.

**9:00 am** Flow checked visually and using the bucket test at 9:00 am; 5 gal per 4 seconds or 75 gallons per minute.

**Pump switched off at 9:09 am on 6-18-08 after 42 hours of continuous flow at 75 gallons per minute for a total of 189,000 gallons.**

## Hose Monster Flow Chart

Pitot Pressure	Orifice Diameter		
	2-1/2"	1-3/4"	1-1/8"
2	257	127	53
3	315	155	65
4	364	179	75
5	406	200	84
6	445	219	92
7	481	237	99
8	514	253	106
9	545	269	112
10	575	283	118
11	603	297	124
12	630	310	129
13	655	323	135
14	680	335	140
15	704	347	145
16	727	358	150
17	749	369	154
18	771	380	159
19	792	390	163
20	813	400	167
21	833	410	171
22	853	420	175
23	872	429	179
24	891	439	183
25	909	448	187
26	927	457	191
27	945	465	194
28	962	474	198
29	979	482	201
30	996	490	205
31	1012	498	208
32	1028	506	211
33	1044	514	215
34	1060	522	218
35	1075	530	221
36	1091	537	224
37	1106	545	227
38	1121	552	230

"C"=	0.975	0.98	0.99
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Pitot Pressure	Orifice Diameter		
	2-1/2"	1-3/4"	1-1/8"
39	1135	559	233
40	1150	566	236
41	1164	573	239
42	1178	580	242
43	1192	587	245
44	1206	594	248
45	1219	601	251
46	1233	607	253
47	1246	614	256
48	1259	620	259
49	1272	627	262
50	1285	633	264
51	1298	639	267
52	1311	646	270
53	1323	652	272
54	1338	658	275
55	1348	664	277
56	1360	670	280
57	1372	676	282
58	1384	682	285
59	1396	688	287
60	1408	693	290
61	1420	699	292
62	1431	705	294
63	1443	711	297
64	1454	716	299
65	1466	722	301
66	1477	727	304
67	1488	733	306
68	1499	738	308
69	1510	744	310
70	1521	749	313
71	1532	754	315
72	1542	760	317
73	1553	765	319
74	1564	770	322
75	1574	775	324

Flow = $29.82 \times C \times d^2 \times \sqrt{P}$ or $177.23 \times \sqrt{P}$ (2 1/2" Dia.)
--

**Specification Summary  
100-Unit Recreational Vehicle Resort and Office  
Non-community Water System Serving Transient Accommodation Units  
Groundwater Well With NO Surface Water Influence**

**Water Well –**

Well Location	150 feet from any property boundary, See Site Plan
Approximate Depth	450 feet below ground surface
Minimum Borehole Size	4 inches larger than casing
Minimum Casing Size	4 inches
Minimum Well Capacity	60.6 gallons per minute – 101 units @0.6 gallons per unit

For detailed construction requirements see attached SPECIFICATIONS, Section 290.41 – Water Source, and site plan drawings.

**Water Treatment –  
Phase I**

Treatment Location	See Site Plan
Average Daily Flow	1,400 gallons (40 RV connections @ 35 gallons per day each) 1 support facility @ 35 gallons per day
Total Daily Flow	1,435 gallons
Treatment Location	150 feet from any property boundary
Water Disinfection	Chlorine gas or Sodium Hypochlorite solution
Water Treatment	Not anticipated, but if required will meet TCEQ requirements
Treatment Capacity	Greater than 50% of average flow

**Phase II**

Average Daily Flow	2,100 gallons (60 RV connections @ 35 gals. per day each) 1 support facility @ 35 gallons per day
Total Daily Flow	2,135 gallons
Treatment Location	150 feet from any property boundary
Water Disinfection	Chlorine gas or Sodium Hypochlorite solution
Water Treatment	Not anticipated, but if required will meet TCEQ requirements
Treatment Capacity	Greater than 50% of average flow

**Phase III**

Average Daily Flow	2,800 gallons (80 RV connections @ 35 gals. per day each) 1 support facility @ 35 gallons per day
Total Daily Flow	2835 gallons
Treatment Location	150 feet from any property boundary
Water Disinfection	Chlorine gas or Sodium Hypochlorite solution
Water Treatment	Not anticipated, but if required will meet TCEQ requirements
Treatment Capacity	Greater than 50% of average flow

**Phase IV**

Average Daily Flow	3,500 gallons (100 RV connections @ 35 gals. per day each) 1 support facility @ 35 gallons per day
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**Emerald Hills RV Park – 23934 CR 704, San Patricio County, Texas**

Treatment Location	150 feet from any property boundary
Water Disinfection	Chlorine gas or Sodium Hypochlorite solution
Water Treatment	Not anticipated, but if required will meet TCEQ requirements
Treatment Capacity	Greater than 50% of average flow

For detailed construction requirements see attached SPECIFICATIONS, Section 290.42 – Water Treatment, and site plan drawings.

**Water Storage -**

Storage Location                      See Site Plan

**Phase I**

Storage Tank Minimum Size	1,435 gallons – 41 units @ 35 gallons per unit
Hydropneumatic Tank	410 gallons – 41 units @ 10 gallons per unit
Water Service Pumps (2)	41 gallons per minute – 41 units @ 1.0 gallons per minute

**Phase II**

Storage Tank Minimum Size	2,135 gallons – 61 units @ 35 gallons per unit
Hydropneumatic Tank	610 gallons – 61 units @ 10 gallons per unit
Water Service Pumps (2)	61 gallons per minute – 61 units @ 1.0 gallons per minute

**Phase III**

Storage Tank Minimum Size	2,835 gallons – 81 units @ 35 gallons per unit
Hydropneumatic Tank	810 gallons – 81 units @ 10 gallons per unit
Water Service Pumps (2)	81 gallons per minute – 81 units @ 1.0 gallons per minute

**Phase IV**

Storage Tank Minimum Size	3,535 gallons – 101 units @ 35 gallons per unit
Hydropneumatic Tank	1010 gallons – 101 units @ 10 gallons per unit
Water Service Pumps (2)	101 gallons per minute-101 units @ 1.0 gallons per minute

**Water Distribution System –**

All piping shall be PVC or steel

Minimum Pipe Size                      4 inches

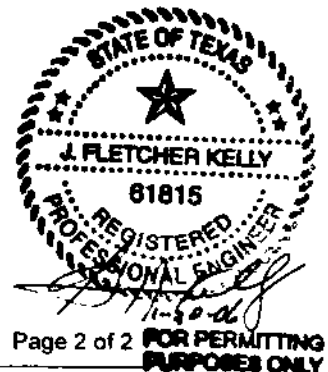
Minimum Working Pressure              35 pounds per square inch (psi) at 1.5 gallons per minute per connection

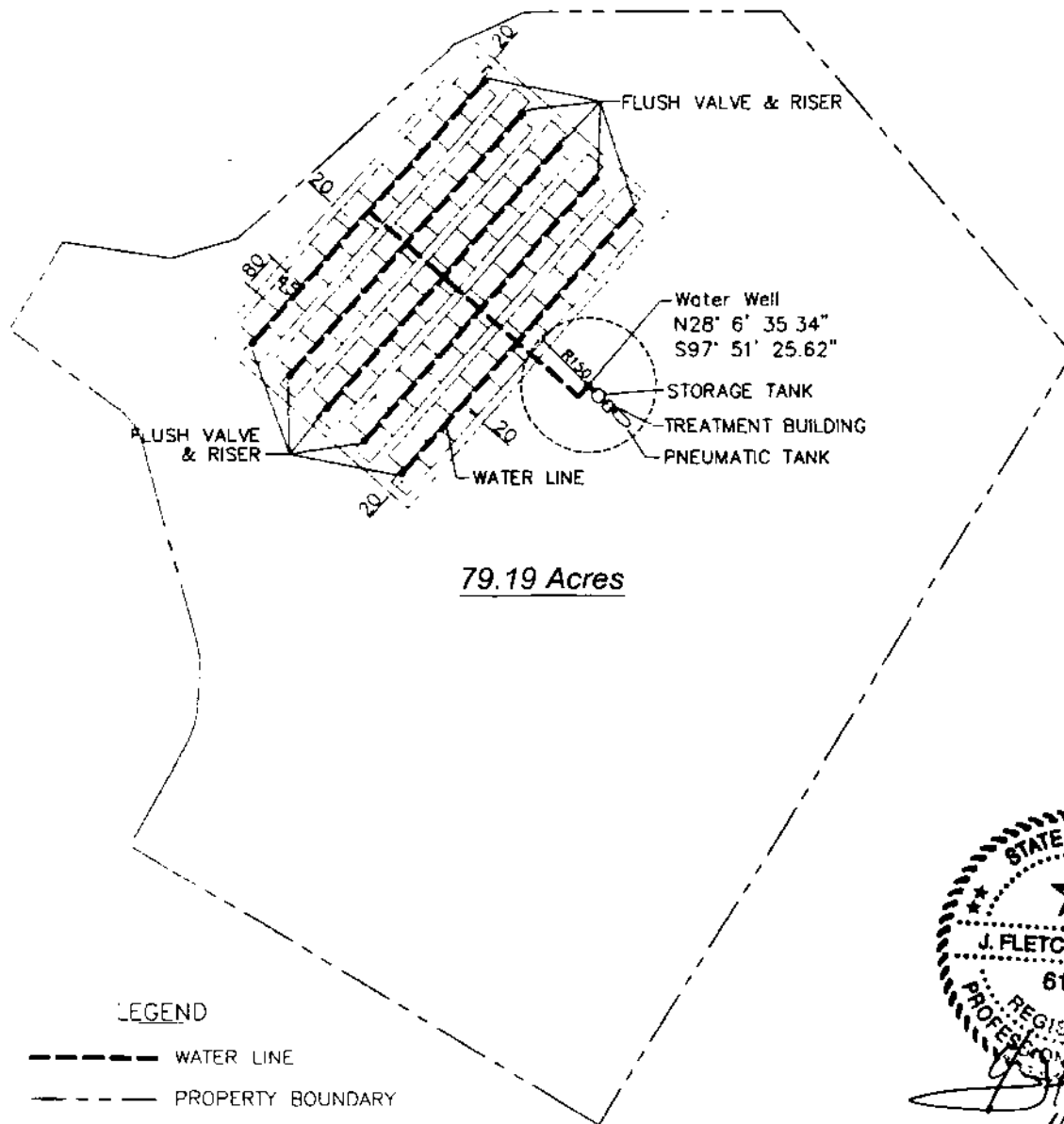
Water Meter                                  A water meter will be installed between the water well and the ground storage tank

Water Circulation                          All dead end mains will have flush valves and discharge piping, unless pipe is 2" or smaller.

For detailed construction requirements see attached SPECIFICATIONS, Section 290.43 – Water Storage and Section 290.44 through 290.46, and site plan drawing.

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#### LEGEND

- WATER LINE
- PROPERTY BOUNDARY

#### NOTES

- 1 ALL WATER SYSTEM PIPING 4" PVC MINIMUM
- 2 ALL WATER MAIN LINES TO BE BURIED A MINIMUM OF 24" BELOW NATURAL GROUND



**FOR PERMITTING  
PURPOSES ONLY**

EMERALD HILL RV PARK &  
GOLF COURSE  
CBC ENTERPRISES  
23934 COUNTY ROAD 704  
MATHIS, SAN PATRICIO COUNTY, TEXAS

#### JFK GROUP, INC.

201 EAST SINTON STREET P.O. BOX 460, SINTON, TEXAS 78387  
PHONE (361) 364-1294 FAX (361) 364-2656

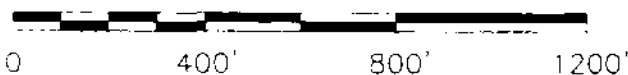
DRAWN BY JC/JM SCALE AS SHOWN SHEET NO

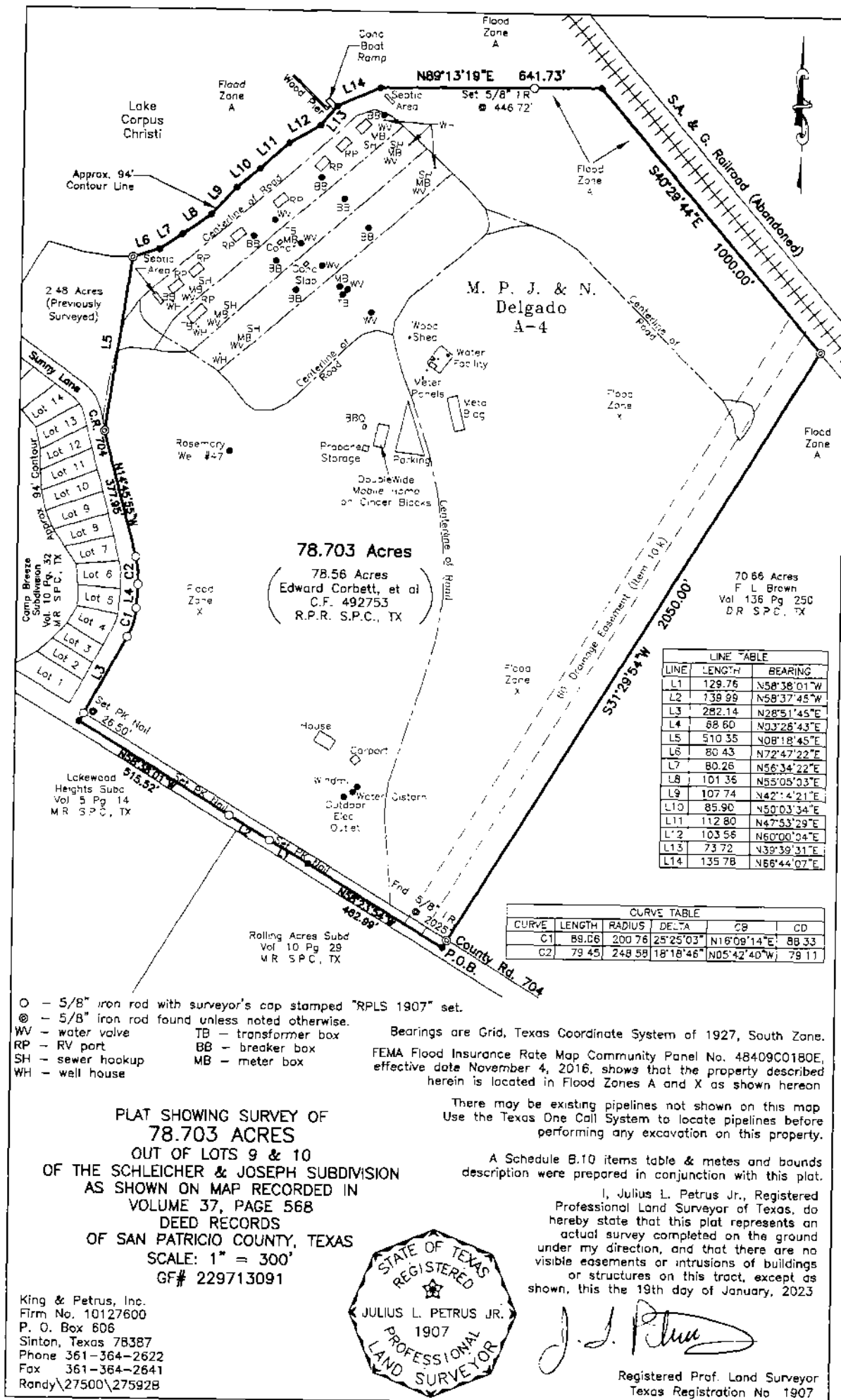
APP'VD BY JFK DATE 11/30/06

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1 OF 1

#### GRAPHIC SCALE







Field notes of a 78.703 acre tract of land, being part of a 78.56 acre tract of land conveyed from Garey G. Maiden and Judith Maiden to Edward Corbett, et al, by Warranty Deed filed March 9<sup>th</sup>, 2001 recorded in Clerk's File No. 492753 of the Real Property Records of San Patricio County, Texas,

Said 78.703 acre tract is out of Lots 9 and 10 of the Schleicher and Joseph Subdivision as shown on map recorded in Volume 37, Page 568 of the Deed Records of San Patricio County, Texas,

Said 78.703 acre tract is comprised of a portion of the M. P. J. & N. Delgado Survey, Abstract 4, is situated in San Patricio County, Texas, approximately 1 mile southwest of the town of Mathis, and is described by metes and bounds as follows:

Beginning at a point in the centerline of County Road 704, at the west corner of a 70.66 acre tract conveyed from J. B. Adams, et al. to F. L. Brown by Warranty Deed dated February 1<sup>st</sup>, 1944, recorded in Volume 136, Page 250 of the Deed Records of San Patricio County, Texas, for the south corner of said 78.56 acre tract, the south corner of said Lot 9, and the south corner of this tract,

Thence N 58° 23' 54" W along the centerline of said County Road 704, the southwest line of said Lot 9, the southwest line of said 78.56 acre tract, and the southwest line of this tract, a distance of 462.99 feet to a point for an angle corner of this tract;

Thence N 58° 38' 01" W continuing along the centerline of said County Road 704, the southwest line of said Lot 9, the southwest line of said 78.56 acre tract, and the southwest line of this tract, a distance of 129.76 feet to a pk nail set for an exterior corner of this tract,

Thence N 58° 37' 45" W continuing along the centerline of said County Road 704, the southwest line of said Lot 9, the southwest line of said 78.56 acre tract, and the southwest line of this tract, a distance of 139.99 feet to a pk nail set for an exterior corner of this tract,

Thence N 58° 38' 01" W with the centerline of said County Road 704 and a southwest line of this tract, a distance of 515.52 feet to a point for the southerly west corner of this tract;

Thence N 28° 51' 45" E along a northwest line of this tract, at 26.50 feet set a pk nail at the intersection of the northeast line of said County Road 704 and the southeast line of Sunny Lane Road for a line marker, in all a distance of 282.14 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set in the southeast line of said Sunny Lane Road at the beginning of a curve to the left, for an angle corner of this tract,

Thence with the southeast line of said Sunny Lane and with said curve to the left (Radius = 200.76 feet, Chord Bearing and Distance is N 16° 09' 14" E 88.33 feet, Delta Angle = 25° 25' 03") a distance of 89.06 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set in the southeast line of Sunny Lane Road, for an angle corner of this tract,

Thence N 03° 26' 43" E with the east line of said Sunny Lane Road and a west line of this tract, a distance of 68.60 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set at the beginning of a curve to the left, for an angle corner of this tract,

Thence with the east line of said Sunny Lane Road and with said curve to the left (Radius = 248.58 feet, Chord Bearing and Distance is N 05° 42' 40" W 79.11 feet, Delta Angle = 18° 18' 46") and with a west line of this tract, a distance of 79.45 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set in the east line of Sunny Lane Road, for an angle corner of this tract,

Thence N 14° 45' 55" W along the east line of said Sunny Lane Road and a west line of this tract, a distance of 377.95 feet to a 5/8" iron rod found at the south or southeast corner of a 2.48 acre tract previously surveyed, for an angle corner of this tract,

Thence N 08° 18' 45" E along the east line of said 2.48 acre tract, a distance of 510.35 feet to a 5/8" iron rod found in the northwest line of said 78.56 acre tract and on the approximate 94 ft. contour of the shoreline of Lake Corpus Christi for the northeast corner of said 2.48 acre tract, and an exterior corner of this tract;

Thence in a generally northeasterly direction with the northwest line of said 78.56 acre tract, the approximate 94 ft. contour along the southeast shoreline of Lake Corpus Christi, and along the northwest line of this tract as follows:

N 72° 47' 22" E	80.43 feet,
N 56° 34' 22" E	80.26 feet,
N 55° 05' 03" E	101.36 feet;
N 42° 14' 21" E	107.74 feet;
N 50° 03' 34" E	85.90 feet;
N 47° 53' 29" E	112.80 feet;
N 60° 00' 04" E	103.56 feet;

N 39° 39' 31" E 73.72 feet;  
N 66° 44' 07" E 135.78 feet;  
N 89° 13' 19" E 641.73 feet to a point in the approximate southwest  
right-of-way line of the S. A. & G. Railroad for the northerly corner of said 78.56 acre tract and the north  
corner of this tract.

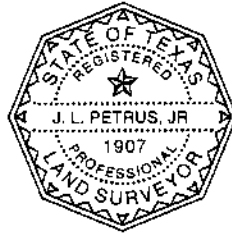
Thence S 40° 29' 44" E along the approximate southwest right-of-way line of said S. A. & G.  
Railroad, the northeast line of said 78.56 acre tract, and the northeast line of this tract, a distance of 1000.00  
feet to a 5/8" iron rod found at the north corner of said 70.66 acre tract, for the east corner of said 78.56  
acre tract and the east corner of this tract,

Thence S 31° 29' 54" W along the northwest line of said 70.66 acre tract, the southeast line of said  
78.56 acre tract, and the southeast line of this tract, at 2025 feet pass a 5/8" iron rod found near the  
northeast line of said County Road 704, in all a distance of 2050.00 feet to the place of beginning,  
containing 78.703 acres of land, more or less, subject to all easements of record.

Bearings and distances in this description are Grid, Texas Coordinate System of 1927, South Zone.  
A plat was prepared in conjunction with this legal description.

I, Julius L. Petrus, Jr., Registered Professional Land Surveyor of Texas, do hereby state that this description  
represents an actual survey made on the ground, this the 19<sup>th</sup> day of January, 2023

J. L. Petrus



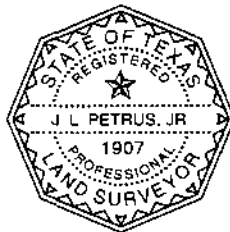
Registered Professional Land Surveyor  
Texas Registration No. 1907

Randy:27500\27592B

Table Addressing Schedule B Items, Title Commitment No. 229713091

- 10)f. Easement and Right of Way executed by Mrs. M. V. Wright, et al, to San Antonio-Uvalde and Gulf Railroad Company, recorded in Volume 115, Page 285, Deed Records of San Patricio County, Texas **DOES NOT** affect this tract.
- 10)g. Easement and Right of Way dated March 5, 1956, executed by Max Jonas and wife, Edna W. Jonas to Lower Nueces River Water Supply District, recorded in Volume 210, Page 49, Deed Records of San Patricio County, Texas **DOES NOT** affect this tract.
- 10)h. Easement and Right of Way dated April 8, 1957, from Max Jonas and wife, Edna W. Jonas to Central Power & Light Company, recorded in Volume 223, Page 249, Deed Records of San Patricio County, Texas is a blanket easement and **DOES** affect this tract.
- 10)i. Easement and Right of Way dated April 11, 2002, filed September 13, 2002, from Ed Corbett to Central Power & Light Company, recorded under Clerk's File No. 510164, Real Property Records of San Patricio County, Texas is a blanket easement and **DOES** affect this tract.
- 10)k. Easement and Right of Way dated April 9, 2004, filed April 20, 2004, executed by Edward Corbett and wife, Dawn Corbett, and Eugene Brown, to San Patricio County Drainage District, recorded under Clerk's File No. 530560, Real Property Records of San Patricio County, Texas **DOES** affect this tract, and is shown on plat.
- 10)l. Access Easement dated December 15, 2005, filed January 11, 2006, executed by Edward Corbett and wife, Dawn Corbett and Eugene Brown and wife, Jessica Brown to Navy Army Federal Credit Union, recorded under Clerk's File No. 552325, Real Property Records of San Patricio County, Texas **DOES NOT** affect this tract.

I, Julius L. Petrus, Jr., Registered Professional Land Surveyor of Texas, do hereby state that this table was prepared, to the best of my knowledge and ability, from the examination of recorded documents provided to me by the title company, this the 19th day of January, 2023.



A handwritten signature in black ink, appearing to read "J. L. Petrus, Jr.", written in a cursive style.

Registered Professional Land Surveyor  
Texas Registration No. 1907

Randy\27500\27592 Schedule B Items Table

*A Survey Plat and Metes & Bounds Descriptions were prepared in conjunction with this Schedule B Item Table*

I, Lyndon Nance, do currently own 100% the following LLC's, no public companies other than 401k and Roth IRA Mutual Funds.

Aperion Energy Group, LLC – Builds Power Systems for guaranteed operations in remote locations or cannot fail operations.

L.P. Nance and Associates, LLC – currently in active.

Capote Minerals – Holding Company for mineral interests, currently inactive.

Charlotte Repository – Wyoming LLC Parent holding company for assets.

Emerald Hills WSC, LLC – Set under Charlotte Repository as member managed, single member LLC, IRS disregarded entity for tax purposes.

23934 CR 704, LLC – As of 09/19/2022 not yet set up but will be set up with acquisition of Emerald Hills RV Park, the water system mentioned in the application above.



9-20-22

To whom it may concern,

I, the honorable Judge David R. Krebs of San Patricio County, Texas support the Emerald Hills Water in their pursuit of a Certificate of Convenience and Necessity (CCN) as it affects their property with a large potential to benefit the community at large. The County has no intention to build water systems and will not be in competition with this water system. Furthermore, this project could prove to be beneficial for the region and community for the following reasons:

1. The development of a TCEQ approved clean drinking water system for the proposed Emerald Hills Water system will provide water security to those individuals who choose to accept the water.
2. The Emerald Hills Water project can bring, if expanded, fire support to urban and rural areas which are currently vulnerable to fires.
3. Emerald Hills Water has the potential to provide a beneficial environmental impact for the residences by providing a clean water source for undersized lots which currently operate on wells and septic systems
4. The economic impact for this region of the County will far surpass the economic investment to build the system by making the previously stated undersized lots legal to sell thus raising home values for this region.

Respectfully,

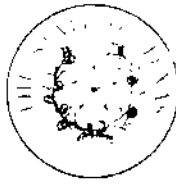


The Honorable Judge David R. Krebs

San Patricio County, Texas

Date: 4/20/23

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STATE OF TEXAS  
HOUSE OF REPRESENTATIVES

**J.M. LOZANO**

*District 43*

URBAN AFFAIRS, CHAIR • REDISTRICTING • SELECT COMMITTEE ON YOUTH HEALTH AND SAFETY • TRANSPORTATION

To whom it may concern,

I, Representative Lozano, of House District 43, of the great State of Texas do hereby offer my support of Emerald Hills Water in their pursuit of a Certificate of Convenience and Necessity (CCN) as it affects their property with a large potential to benefit the community at large. Furthermore, this project could prove to be beneficial for the region and community for the following reasons:

1. The development of a TCEQ approved clean drinking water system for the proposed Emerald Hills Water system will provide water security to those individuals who choose to accept the water.
2. The Emerald Hills Water project can bring, if expanded, fire support to urban and rural areas which are currently vulnerable to fires.
3. Emerald Hills Water has the potential to provide a beneficial environmental impact for the residences by providing a clean water source for undersized lots which currently operate on wells and septic systems.
4. The economic impact for this region of the County will far surpass the economic investment to build the system by making the previously stated undersized lots legal to sell thus raising home values for this region.

Respectfully,

A handwritten signature in black ink, appearing to read "J.M. Lozano", with a stylized flourish at the end.

State Representative J.M. Lozano  
Texas House District 43  
April 21st, 2023