



Filing Receipt

Filing Date - 2023-07-07 11:22:57 AM

Control Number - 54947

Item Number - 8

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 ±81.17 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:

For the current phase there is very little improvement required, only installation of meters on the existing 62 connections.

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.

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.

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:
62 Water meters	12/31/2024	\$ 11,408.00

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.

Appendix B: Projected Information

HISTORICAL BALANCE SHEETS (ENTER DATE OF YEAR END)	CURRENT(A) (12-31-22)	A-1 YEAR (12-31-23)	A-2 YEAR (12-31-24)	A-3 YEAR (12-31-25)	A-4 YEAR (12-31-26)	A-5 YEAR (12-31-27)
CURRENT ASSETS						
Cash	\$ 5,000.00	\$ 15,000.00	\$ 25,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
Accounts Receivable	\$ 0.00	\$ 5,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Inventories	\$ 0.00	\$ 2,805.84	\$ 3,888.54	\$ 3,471.24	\$ 4,021.84	\$ 3,072.44
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
A. Total Current Assets	\$ 5,000.00	\$ 22,805.84	\$ 38,888.54	\$ 43,471.24	\$ 44,021.84	\$ 43,072.44
FIXED ASSETS						
Land	\$ 15,000.00	\$ 25,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
Collection/Distribution System	\$ 5,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Buildings	\$ 20,000.00	\$ 30,000.00	\$ 35,000.00	\$ 35,000.00	\$ 37,000.00	\$ 35,000.00
Equipment	\$ 15,000.00	\$ 25,000.00	\$ 27,000.00	\$ 30,000.00	\$ 35,000.00	\$ 30,000.00
Other	\$ 5,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Less: Accum. Depreciation or Reserves	-\$ 1.00	-\$ 1,500.00	-\$ 2,500.00	-\$ 3,000.00	-\$ 4,000.00	-\$ 4,500.00
B. Total Fixed Assets	\$ 59,999.00	\$ 98,500.00	\$ 109,500.00	\$ 112,000.00	\$ 118,000.00	\$ 110,500.00
C. TOTAL Assets (A + B)	\$ 64,999.00	\$ 121,305.84	\$ 148,388.54	\$ 155,471.24	\$ 162,021.84	\$ 153,572.44
CURRENT LIABILITIES						
Accounts Payable	\$ 10,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
Notes Payable, Current	\$ 8,000.00	\$ 20,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 20,000.00
Accrued Expenses	\$ 12,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 15,000.00
Other	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00		
D. Total Current Liabilities	\$ 30,000.00	\$ 65,000.00	\$ 70,000.00	\$ 70,000.00	\$ 70,000.00	\$ 60,000.00
LONG TERM LIABILITIES						
Notes Payable, Long-term	\$ 15,000.00	\$ 20,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 20,000.00
Other	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
E. Total Long Term Liabilities	\$ 15,000.00	\$ 20,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 20,000.00
F. TOTAL LIABILITIES (D + E)	\$ 45,000.00	\$ 85,000.00	\$ 95,000.00	\$ 95,000.00	\$ 95,000.00	\$ 80,000.00
OWNER'S EQUITY						
Paid in Capital	\$ 20,000.00	\$ 30,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00
Retained Equity	\$ 0.00	\$ 691.04	\$ 6,305.84	\$ 13,388.54	\$ 20,471.24	\$ 27,021.84
Other	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Current Period Profit or Loss	-\$ 1.00	\$ 5,614.80	\$ 7,082.70	\$ 7,082.70	\$ 6,550.60	\$ 6,550.60
G. TOTAL OWNER'S EQUITY	\$ 19,999.00	\$ 36,305.84	\$ 53,388.54	\$ 60,471.24	\$ 67,021.84	\$ 73,572.44
TOTAL LIABILITIES+EQUITY (F + G) = C	\$ 64,999.00	\$ 121,305.84	\$ 148,388.54	\$ 155,471.24	\$ 162,021.84	\$ 153,572.44
WORKING CAPITAL (A - D)	-\$ 25,000.00	-\$ 42,194.16	-\$ 31,111.46	-\$ 26,528.76	-\$ 25,978.16	-\$ 16,927.56
CURRENT RATIO (A / D)	0.1667	0.3508	0.5555	0.6210	0.6289	0.7179
DEBT TO EQUITY RATIO (F / G)	2.2501	2.3412	1.7794	1.5710	1.4174	1.0874

PROJECTED NET INCOME INFORMATION

(ENTER DATE OF YEAR END)	CURRENT(A) (12 - 31 - 20)	A-1 YEAR (12 - 31 - 26)	A-2 YEAR (12 - 31 - 26)	A-3 YEAR (12 - 31 - 26)	A-4 YEAR (12 - 31 - 27)	A-5 YEAR (12 - 31 - 28)
METER NUMBER						
Existing Number of Taps	0	60	65	65	70	70
New Taps Per Year	0	5	0	5	0	0
Total Meters at Year End	60	65	65	70	70	70
METER REVENUE						
Revenue per Meter (use for projections)	\$ 635.04	\$ 38,102.40	\$ 41,277.60	\$ 41,277.60	\$ 44,452.80	\$ 44,452.80
Expense per Meter (use for projections)	-\$ 92.00	-\$ 5,520.00	-\$ 5,980.00	-\$ 5,980.00	-\$ 6,440.00	\$ 6,440.00
Operating Revenue Per Meter	\$ 543.04	\$ 32,582.40	\$ 35,297.60	\$ 35,297.60	\$ 38,012.80	\$ 38,012.80
GROSS WATER REVENUE						
Revenues- Base Rate & Gallonage Fees	\$ 1.00	\$ 32,582.40	\$ 35,297.60	\$ 35,297.60	\$ 38,012.80	\$ 38,012.80
Other (Tap, reconnect, transfer fees, etc.)	\$ 150.00	\$ 450.00	\$ 487.50	\$ 487.50	\$ 525.00	\$ 525.00
Gross Income	\$ 694.04	\$ 65,614.80	\$ 71,082.70	\$ 71,082.70	\$ 76,550.60	\$ 76,550.60
EXPENSES						
General & Administrative (see schedule)	\$ 1.00	\$ 25,000.00	\$ 26,000.00	\$ 26,000.00	\$ 30,000.00	\$ 30,000.00
Operating (see schedule)	\$ 1.00	\$ 30,000.00	\$ 33,000.00	\$ 33,000.00	\$ 35,000.00	\$ 35,000.00
Interest	\$ 1.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Other (list)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
NET INCOME	\$ 691.04	\$ 5,614.80	\$ 7,082.70	\$ 7,082.70	\$ 6,550.60	\$ 6,550.60

PROJECTED EXPENSE DETAIL	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTALS
GENERAL/ADMINISTRATIVE EXPENSES						
Salaries	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 16,500.00	\$ 16,500.00	\$ 78,000.00
Office	\$ 4,500.00	\$ 5,000.00	\$ 5,000.00	\$ 6,000.00	\$ 6,000.00	\$ 26,500.00
Computer	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,500.00	\$ 1,500.00	\$ 6,000.00
Auto	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,500.00	\$ 1,500.00	\$ 6,000.00
Insurance	\$ 500.00	\$ 500.00	\$ 500.00	\$ 750.00	\$ 750.00	\$ 3,000.00
Telephone	\$ 500.00	\$ 500.00	\$ 500.00	\$ 750.00	\$ 750.00	\$ 3,000.00
Utilities	\$ 500.00	\$ 500.00	\$ 500.00	\$ 750.00	\$ 750.00	\$ 3,000.00
Depreciation	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Property Taxes	\$ 500.00	\$ 500.00	\$ 500.00	\$ 750.00	\$ 750.00	\$ 3,000.00
Professional Fees	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 5,000.00
Other	0	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Total	\$ 25,000.00	\$ 26,000.00	\$ 26,000.00	\$ 30,000.00	\$ 30,000.00	\$ 137,000.00
% Increase Per projected Year	0%	104%	0%	115%	0%	0%
OPERATIONAL EXPENSES						
Salaries	\$ 20,000.00	\$ 21,000.00	\$ 21,000.00	\$ 22,000.00	\$ 22,000.00	\$ 106,000.00
Auto	\$ 2,000.00	\$ 3,000.00	\$ 3,000.00	\$ 4,000.00	\$ 4,000.00	\$ 16,000.00
Utilities	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 2,500.00
Depreciation	\$ 1,500.00	\$ 1,500.00	\$ 15,001,500.00	\$ 1,500.00	\$ 1,500.00	\$ 7,500.00
Repair & Maintenance	\$ 3,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 19,000.00
Supplies	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 10,000.00
Other	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 5,000.00
Total	\$ 30,000.00	\$ 33,000.00	\$ 33,000.00	\$ 35,000.00	\$ 35,000.00	\$ 168,000.00

PROJECTED SOURCES AND USES OF CASH STATEMENTS	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTALS
SOURCES OF CASH						
Net Income	\$ 5,614.80	\$ 7,082.70	\$ 7,082.70	\$ 6,550.60	\$ 6,550.60	\$ 32,881.40
Depreciation (If funded by revenues of system)	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 7,500.00
Loan Proceeds	\$ 20,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 20,000.00	\$ 115,000.00
Other	\$ 0.00	\$ 1.00	\$ 2.00	\$ 3.00	\$ 4.00	\$ 10.00
Total Sources	\$ 27,114.80	\$ 33,583.70	\$ 33,584.70	\$ 33,053.60	\$ 28,054.60	\$ 155,391.40
USES OF CASH						
Net Loss	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Principle Portion of Pmts.	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 50,000.00
Fixed Asset Purchase	\$ 10,000.00	\$ 2,000.00	\$ 3,000.00	\$ 5,000.00	\$ 0.00	\$ 20,000.00
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
Total Uses	\$ 20,000.00	\$ 12,000.00	\$ 13,000.00	\$ 15,000.00	\$ 10,000.00	\$ 70,000.00
NET CASH FLOW	\$ 7,114.80	\$ 21,583.70	\$ 20,584.70	\$ 18,053.60	\$ 18,054.60	\$ 85,391.40
DEBT SERVICE COVERAGE						
Cash Available for Debt (CADS)						
A: Net Income (Loss)	\$ 5,614.80	\$ 7,082.70	\$ 7,082.70	\$ 6,550.60	\$ 6,550.60	\$ 32,881.40
B: Depreciation, or Reserve Interest	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 7,500.00
C: Total CADS (A + B = C)	\$ 7,114.80	\$ 8,582.70	\$ 8,582.70	\$ 8,050.60	\$ 8,050.60	\$ 40,381.40
D: DEBT SERVICE						
Annual Principle Plus Interest	\$ 25,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 25,000.00	\$ 140,000.00
E: DEBT SERVICE COVERAGE RATIO						
CADS Divided by DS (E = C / D)	0.2800	0.2900	0.2900	0.2700	0.3200	1.4500

BACKGROUND 07/07/2023

Emerald Hills RV was acquired on 04/10/2023 with the intention to continue the RV Park Operations and improve/expand the water system.

Our current goal is to secure a CCN for our existing property and water connections. We intend to expand the service territory as funding is secured. We have had discussions with the Cities of Lakeside and Lake City, along with the County Judge Krebs about future expansion to provide water services and fire hydrants. Discussions are ongoing with Lakeside and Lake City, the Judge has given his full support.

Our long-term goal with the water system is to become the regional water supply corporation from Lake Corpus Christi State Park on the south, up to Live Oak County. This service territory will take in ±2118 taps and approximately 10 years to fully build out.

If there are further questions or comments, please feel free to contact me.

Thank you for your consideration.

Lyndon Nance

Emerald Hills Water is pleased to submit the following revised items for review and consideration 07/07/2023:

- An updated responses to application questions 11. C. and D., 26. A and B (only cost to meet TCEQ standards if any and charge for water service to the 62 existing connections such as to install water meters) or any other cost required,
- Updated Appendix B: Projected Information to serve the current 62 existing connections for the current and next five years,
- A proposed tariff to provide water service to the requested area,
- A facilities map showing the location of the existing water plant, facility lines, and connections within the requested CCN area boundary lines,
- Background information as to how the system was acquired and how water service has been provided as well as the planned changes,

Thank you for your consideration.

Lyndon Nance

**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

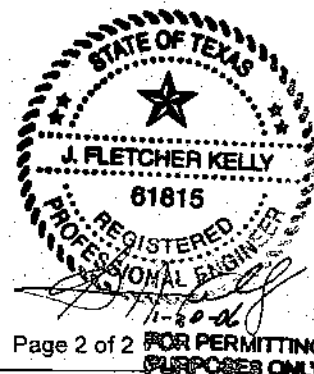
Minimum Working Pressure 35 pounds per square inch (psi) at 1.5 gallons per minute per connection

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

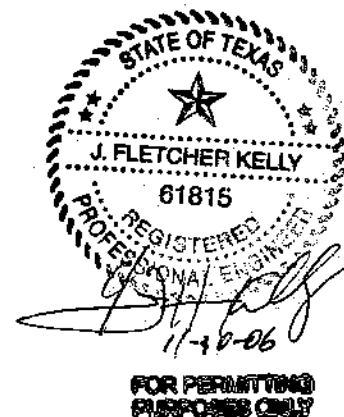
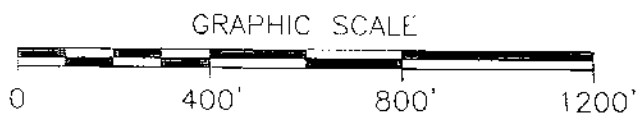
Water Circulation All dead end mains will have flush valves and discharge piping, unless pipe is 2" or smaller.

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



- 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.

APPROV'D, BY: JFK

DATE: 11/30/06

1 OF 1

\\J085\06-707\Metes&bounds.dwg

Emerald Hills Water
725 FM 1103, PO Box 904
Cibolo, Texas 78108

PROPOSED WATER RATES

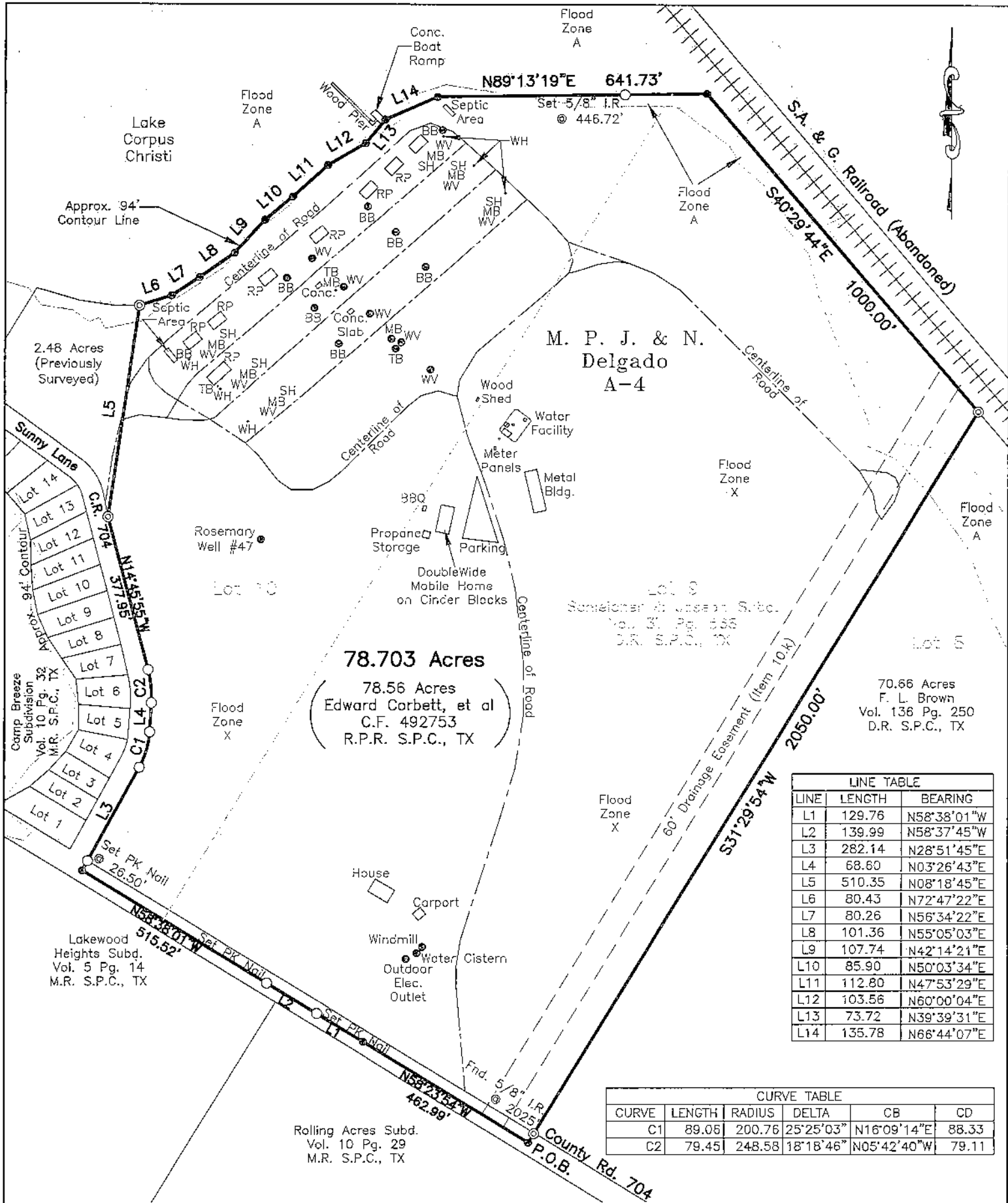
Volume	Rate	
First 3,000	\$35.87	Base rate
3,001 to 5,000	\$4.6601	per thousand
5,001 to 10,000	\$5.2689	per thousand
10,000 to 20,000	\$5.9539	per thousand
above 20,000	\$9.3155	per thousand

Deposit: \$150.00
Billing Cycle: Services 17th to 16th, billed end of month, due 16th following month.
Late Fee: 5% after 4:30 pm on 16th
Service Fee: \$20 after 4:30 pm of the 23rd

DISCONNECT DATE 24TH

Disconnect Fee: \$50
Meter Tamper Fee: \$100
Return Check Fee: \$30

Please pay online at www.*****



LINE TABLE		
LINE	LENGTH	BEARING
L1	129.76	N58°38'01"W
L2	139.99	N58°37'45"W
L3	282.14	N28°51'45"E
L4	68.60	N03°26'43"E
L5	510.35	N08°18'45"E
L6	80.43	N72°47'22"E
L7	80.26	N56°34'22"E
L8	101.36	N55°05'03"E
L9	107.74	N42°14'21"E
L10	85.90	N50°03'34"E
L11	112.80	N47°53'29"E
L12	103.56	N60°00'04"E
L13	73.72	N39°39'31"E
L14	135.78	N66°44'07"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	89.06	200.76	25°25'03"	N16°09'14"E	88.33
C2	79.45	248.58	18°18'46"	N05°42'40"W	79.11

- - 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set.
⊙ - 5/8" iron rod found unless noted otherwise.
WV - water valve
RP - RV port
SH - sewer hookup
WH - well house
TB - transformer box
BB - breaker box
MB - meter box

Bearings are Grid, Texas Coordinate System of 1927, South Zone.
FEMA Flood Insurance Rate Map Community Panel No. 48409C0180E, effective date November 4, 2016, shows that the property described herein is located in Flood Zones A and X as shown hereon.

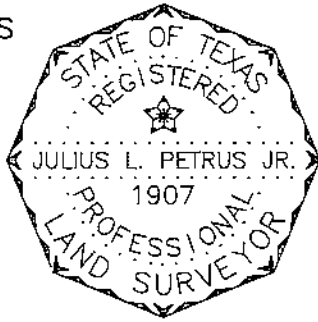
There may be existing pipelines not shown on this map. Use the Texas One Call System to locate pipelines before performing any excavation on this property.

A Schedule B.10 items table & metes and bounds description were prepared in conjunction with this plat.

I, Julius L. Petrus Jr., Registered Professional Land Surveyor of Texas, do hereby state that this plat represents an actual survey completed on the ground under my direction, and that there are no visible easements or intrusions of buildings or structures on this tract, except as shown, this the 19th day of January, 2023.

Julius L. Petrus Jr.

Registered Prof. Land Surveyor
Texas Registration No. 1907



PLAT SHOWING SURVEY OF
78.703 ACRES
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
SCALE: 1" = 300'
GF# 229713091

King & Petrus, Inc.
Firm No. 10127600
P. O. Box 606
Sinton, Texas 78387
Phone 361-364-2622
Fax 361-364-2641
Randy\27500\27592B

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 9th, 2001 recorded in Clerk's File No. 492753 of the Real Property Records of San Patricio County, Texas;

Said 78.703 acre tract us 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 1st, 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 19th 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)j. 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.", with a large, sweeping flourish at the end.

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.