

Texas Commission on Environmental Quality

INTEROFFICE MEMORANDUM

TO: Laurie Gharis, Chief Clerk DATE: March 14, 2025

THRU: Deba Dutta, P.E., Team Leader
DD
Municipal Team, Wastewater Permitting Section (MC-148)

FROM: J. Alfonso Martinez III, Municipal Permits Team, Wastewater Permitting Section
03/14/2025

SUBJECT: **CHANGES TO BE MADE TO DRAFT PERMIT**

Preserve Hutto, LLC - TPDES Permit No. WQ0016145001, EPA ID No. TX0142743 (CN606007193; RN111476545); TCEQ Docket No. 2023-1566-MWD

We request that the attached page(s) be substituted in the permit file which was filed with the Office of the Chief Clerk on September 29, 2022.

- Revised the Treatment Units description adding tertiary filter and alum addition. This is based on the review for the hearing that is coming up.
- Update the Permit Writer name that is currently assigned to the permit application.

These changes do not require the permit application to be re-noticed.

Attached please find pages 1 – 5 of the Statement of Basis.

JAM III

J. Alfonso Martinez III

***End of Notice Period has past
and changes have been incorporated into
draft permit by:***

**STATEMENT OF BASIS/TECHNICAL SUMMARY
AND EXECUTIVE DIRECTOR'S PRELIMINARY DECISION**

DESCRIPTION OF APPLICATION

Applicant: Preserve Hutto, LLC
Texas Pollutant Discharge Elimination System (TPDES) Permit No. WQ0016145001, EPA I.D. No. TX0142743

Regulated Activity: Domestic Wastewater Permit

Type of Application: New Permit

Request: New Permit

Authority: Federal Clean Water Act (CWA) § 402; Texas Water Code § 26.027; 30 Texas Administrative Code (TAC) Chapters 30, 305, 307, 309, 312, and 319; Commission policies; and United States Environmental Protection Agency (EPA) guidelines.

EXECUTIVE DIRECTOR RECOMMENDATION

The Executive Director has made a preliminary decision that this permit, if issued, meets all statutory and regulatory requirements. The draft permit includes an expiration date of **five years from the date of issuance**.

REASON FOR PROJECT PROPOSED

The applicant has applied to the Texas Commission on Environmental Quality (TCEQ) for a new permit to authorize the discharge of treated domestic wastewater at a daily average flow not to exceed 0.048 million gallons per day (MGD). The proposed wastewater treatment facility will serve the Preserve at Star Ranch development.

PROJECT DESCRIPTION AND LOCATION

The Preserve at Star Ranch Wastewater Treatment Facility will be an activated sludge process plant operated in the extended aeration mode. Treatment units will include a bar screen, two aeration basins, a final clarifier, two sludge digesters, a tertiary filter, alum addition, and a chlorine contact chamber. The facility has not been constructed.

Sludge generated from the treatment facility will be hauled by a registered transporter and disposed of at Mount Houston Road Municipal Utility District Wastewater Treatment Facility, Permit No. WQ0011154001, to be digested, dewatered, and then disposed of with the bulk of the sludge from the plant accepting the sludge. The draft permit also authorizes the disposal of sludge at a TCEQ-authorized land application site, co-disposal landfill, wastewater treatment facility, or facility that further processes sludge.

The plant site will be located at 4428 Priem Lane, in the City of Pflugerville, Travis County, Texas 78660.

Outfall Location:

| Outfall Number | Latitude | Longitude |
|-----------------------|-----------------|------------------|
| 001 | 30.495742 N | 97.587783 W |

The treated effluent will be discharged via pipe to an unnamed tributary, thence to Wilbarger Creek, thence to Colorado River Above La Grange in Segment No. 1434 of the Colorado River Basin. The unclassified receiving water use is limited aquatic life use for the unnamed tributary. The designated uses for Segment No. 1434 are primary contact recreation, public water supply, and exceptional aquatic life use. The effluent limitations in the draft permit will maintain and protect the existing instream uses. In accordance with 30 Texas Administrative Code §307.5 and the TCEQ's Procedure to Implement the Texas Surface Water Quality Standards (June 2010), an antidegradation review of the receiving waters was performed. A Tier 1 antidegradation review has preliminarily determined that existing water quality uses will not be impaired by this permit action. Numerical and narrative criteria to protect existing uses will be maintained. This review has preliminarily determined that no water bodies with exceptional, high, or intermediate aquatic life uses are present within the stream reach assessed; therefore, no Tier 2 degradation determination is required. No significant degradation of water quality is expected in water bodies with exceptional, high, or intermediate aquatic life uses downstream, and existing uses will be maintained and protected. The preliminary determination can be reexamined and may be modified if new information is received.

Effluent limitations for the conventional effluent parameters (i.e., Five-Day Biochemical Oxygen Demand or Five-Day Carbonaceous Biochemical Oxygen Demand, Ammonia Nitrogen, etc.) are based on stream standards and waste load allocations for water-quality limited streams as established in the Texas Surface Water Quality Standards (TSWQS) and the State of Texas Water Quality Management Plan (WQMP).

In a case such as this, end-of-pipe compliance with pH limits between 6.0 and 9.0 standard units reasonably assures instream compliance with the TSWQS for pH when the discharge authorized is from a minor facility. This technology-based approach reasonably assures instream compliance with TSWQS criteria due to the relatively smaller discharge volumes authorized by these permits. This conservative assumption is based on TCEQ sampling conducted throughout the state which indicates that instream buffering quickly restores pH levels to ambient conditions. Similarly, this approach has been historically applied within EPA issued NPDES general permits where technology-based pH limits were established to be protective of water quality criteria.

The effluent limits recommended above have been reviewed for consistency with the State of Texas Water Quality Management Plan (WQMP). The recommended limits are not contained in the approved WQMP. However, these limits will be included in the next WQMP update.

The Houston Toad (*Bufo houstonensis* Sanders), an endangered aquatic-dependent species of critical concern, occurs within the Segment 1434 watershed as well as the United States Geological Survey hydrologic unit code 12090301. This determination is based on the United States Fish and Wildlife Service's (USFWS) biological opinion on the State of Texas authorization of the Texas Pollutant Discharge Elimination System (TPDES; September 14, 1998, October 21, 1998 update). To make this determination for TPDES permits, TCEQ and EPA only consider aquatic or aquatic dependent species occurring in watersheds of critical concern or high priority as listed in Appendix A of the USFWS biological opinion. The determination is subject to reevaluation due to subsequent updates or amendments to the biological opinion. Species distribution information for the Segment 1434 watershed is provided by the United States Fish and Wildlife Service and documents the Houston toad's presence solely in the vicinity of Alum Creek, Copperas Creek, Gills Branch, Piney Creek, Price Creek

and Puss Hollow in Bastrop County, which are located in separate sub-watersheds from the facility associated with this permit action. Based upon this information, it is determined that the facility's discharge is not expected to impact the Houston. Additionally, the Barton Springs salamander (*Eurycea sosorum*), an endangered, aquatic species, is known to occur in Travis County, but its distribution is limited to Barton Springs and adjacent springs and their outflows in Zilker Park, downtown Austin, Texas. The permit does not require EPA review with respect to the presence of endangered or threatened species.

Segment No. 1434 is not currently listed in the State's inventory of impaired and threatened waters (the 2020 CWA § 303(d) list).

SUMMARY OF EFFLUENT DATA

Self-reporting data is not available since the facility is not in operation.

DRAFT PERMIT CONDITIONS

The draft permit authorizes a discharge of treated domestic wastewater at a volume not to exceed a daily average flow of 0.048 MGD.

The effluent limitations in the draft permit, based on a 30-day average, are 5 mg/l five-day carbonaceous biochemical oxygen demand (CBOD₅), 5 mg/l total suspended solids (TSS), 2 mg/l ammonia-nitrogen (NH₃-N), 1.0 mg/l total phosphorus, 126 colony forming units (CFU) or most probable number (MPN) of *Escherichia coli* (*E. coli*) per 100 ml, and 4.0 mg/l minimum dissolved oxygen (DO). The effluent shall contain a total chlorine residual of at least 1.0 mg/l and shall not exceed a total chlorine residual of 4.0 mg/l after a detention time of at least 20 minutes based on peak flow.

The permittee shall comply with the requirements of 30 TAC § 309.13(a) through (d). In addition, by ownership of the required buffer zone area, the permittee shall comply with the requirements of 30 TAC § 309.13(e).

The draft permit includes Sludge Provisions according to the requirements of 30 TAC Chapter 312, Sludge Use, Disposal, and Transportation. Sludge generated from the treatment facility will be hauled by a registered transporter and disposed of at Mount Houston Road Municipal Utility District Wastewater Treatment Facility, Permit No. WQ0011154001, to be digested, dewatered, and then disposed of with the bulk of the sludge from the plant accepting the sludge. The draft permit also authorizes the disposal of sludge at a TCEQ-authorized land application site, co-disposal landfill, wastewater treatment facility, or facility that further processes sludge.

SUMMARY OF CHANGES FROM APPLICATION

None.

BASIS FOR DRAFT PERMIT

The following items were considered in developing the draft permit:

1. Application received on April 8, 2022, and additional information received on June 13, 2022.
2. The effluent limitations and conditions in the draft permit comply with EPA-approved portions of the 2018 Texas Surface Water Quality Standards (TSWQS), 30 TAC §§ 307.1 - 307.10, effective March 1, 2018; 2014 TSWQS, effective March 6, 2014; 2010 TSWQS, effective July 22, 2010; and

2000 TSWQS, effective July 26, 2000. The effluent limitations and conditions in the draft permit comply with the requirements in 30 TAC Chapter 311: Watershed Protection; Subchapter E: Colorado River Watershed.

3. The effluent limitations in the draft permit meet the requirements for secondary treatment and the requirements for disinfection according to 30 TAC Chapter 309, Subchapter A: Effluent Limitations.
4. Interoffice Memoranda from the Water Quality Assessment Section of the TCEQ Water Quality Division.
5. Consistency with the Coastal Management Plan: The facility is not located in the Coastal Management Program boundary.
6. *Procedures to Implement the Texas Surface Water Quality Standards (IP)*, Texas Commission on Environmental Quality, June 2010, as approved by EPA, and the IP, January 2003, for portions of the 2010 IP not approved by EPA.
7. Texas 2020 Clean Water Act Section 303(d) List, Texas Commission on Environmental Quality, March 25, 2020; approved by the U.S. Environmental Protection Agency on May 12, 2020.
8. Texas Natural Resource Conservation Commission, Guidance Document for Establishing Monitoring Frequencies for Domestic and Industrial Wastewater Discharge Permits, Document No. 98-001.000-OWR-WQ, May 1998.

PROCEDURES FOR FINAL DECISION

When an application is declared administratively complete, the Chief Clerk sends a letter to the applicant advising the applicant to publish the Notice of Receipt of Application and Intent to Obtain Permit in the newspaper. In addition, the Chief Clerk instructs the applicant to place a copy of the application in a public place for review and copying in the county where the facility is or will be located. This application will be in a public place throughout the comment period. The Chief Clerk also mails this notice to any interested persons and, if required, to landowners identified in the permit application. This notice informs the public about the application and provides that an interested person may file comments on the application or request a contested case hearing or a public meeting.

Once a draft permit is completed, it is sent, along with the Executive Director's preliminary decision, as contained in the technical summary or fact sheet, to the Chief Clerk. At that time, the Notice of Application and Preliminary Decision will be mailed to the same people and published in the same newspaper as the prior notice. This notice sets a deadline for making public comments. The applicant must place a copy of the Executive Director's preliminary decision and draft permit in the public place with the application.

Any interested person may request a public meeting on the application until the deadline for filing public comments. A public meeting is intended for the taking of public comment and is not a contested case proceeding.

After the public comment deadline, the Executive Director prepares a response to all significant public comments on the application or the draft permit raised during the public comment period. The Chief Clerk then mails the Executive Director's response to comments and final decision to people who have filed comments, requested a contested case hearing, or requested to be on the mailing list. This notice provides that if a person is not satisfied with the Executive Director's response and decision, they can request a contested case hearing or file a request to reconsider the Executive Director's decision within

30 days after the notice is mailed.

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If the Executive Director calls a public meeting or the Commission grants a contested case hearing as described above, the Commission will give notice of the date, time, and place of the meeting or hearing. If a hearing request or request for reconsideration is made, the Commission will consider all public comments in making its decision and shall either adopt the Executive Director's response to public comments or prepare its own response.

For additional information about this application, contact Jose Alfonso Martinez III, at (512) 239-4668.

JAM III

Jose Alfonso Martinez III
Municipal Permits Team
Wastewater Permitting Section (MC 148)

August 25, 2022 (Revised on
March 13, 2025)

Date

**STATEMENT OF BASIS/TECHNICAL SUMMARY
AND EXECUTIVE DIRECTOR'S PRELIMINARY DECISION**

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Preserve Hutto, LLC
TPDES Permit No. WQ0016145001
Statement of Basis/Technical Summary and Executive Director's Preliminary Decision

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Preserve Hutto, LLC
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Preserve Hutto, LLC
TPDES Permit No. WQ0016145001
Statement of Basis/Technical Summary and Executive Director's Preliminary Decision

30 days after the notice is mailed.

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For additional information about this application, contact [Jose Alfonso Martinez III](#), at (512) 239-4668.

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JAM III

Jose Alfonso Martinez III

Municipal Permits Team

Wastewater Permitting Section (MC 148)

August 25, 2022 (Revised on
March 13, 2025)

Date

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Texas Commission on Environmental Quality

INTEROFFICE MEMORANDUM

TO: Laurie Gharis, Chief Clerk

DATE: March 14, 2025

FROM: J. Alfonso Martinez III, Municipal Permits Team, Wastewater Permitting
Section (MC-148)

SUBJECT: **ADDITIONS TO THE PERMIT FILE**

Preserve Hutto, LLC - TPDES Permit No. WQ0016145001, EPA ID No.
TX0142743 (CN606007193; RN111476545); TCEQ Docket No. 2023-1566-
MWD

Please add the following attached documentation to the permit file.

Thank you,

JAM III

J. Alfonso Martinez III

***End of Notice Period has past
and changes have been incorporated into
draft permit by:***



January 14, 2025

Jose Alfonso Martinez III

Re: Preserve Hutto, LLC
WQ0016145001
Clarification to Permit Application

Mr. Martinez,


Please see the response to your questions involving this permit application in the attached documents.

1. We notified the neighboring wastewater providers that we needed a flow of 60,000 GPD and our request for a permit was for a flow of 48,000 GPD. The reason this was done was because if the neighboring providers were able to provide us with the requested flow of 60,000 GPD, we would've been able to install a higher number of units on the site and be able to send the higher flows to the provider's WWTP. Since we are now planning to construct a WWTP to treat the flows from the site, we made allowance for a lower number of units on site which equates to an average daily flow of 48,000 GPD.
2. The box stating that our project site resides within someone else's CCN was not checked. See Appendix A for the revised sheet. It should be further noted that we are in the City of Hutto's CCN which we attached as an exhibit in the original permit application. The City of Hutto responded that they could not provide service which we have included in Appendix B. Williamson County Water, Sewer, Irrigation and Drainage District No.3 responded that they could provide treatment service, but that they did not have existing capacity and could not give us a date or final cost to do so, and further, the feasibility study ultimately showed that there was not sufficient capacity for service and would not be, for an indeterminate amount of years into the future. There were multiple criteria required in addition as stated in the documentation that we provided in Appendix C, such as signing our water rights over to them, annexing into their District, relinquishing 75% of the district reimbursement rates, de annexation from the City of Hutto, and redrawing of CCN maps. These costs are not included in our cost analysis which you can find in Appendix D.
3. Our justification for the flow we applied for is that the development will have 310 units with a total of 480 beds rated as apartments at 100 gallons per bed. This equals 48,000 GPD.
4. You inquired about the treatment needed to meet the 0.5 mg/L phosphorous limit. Normally we address this in final design, but we have clarified the information in the applicable sheets for these parameters in Appendix E. We are adding a tertiary filter after the secondary clarifier and

before the chlorine contact basin. We are also adding alum injection before the secondary clarifier and after the aeration basin in order to precipitate the phosphorus from the mixed liquor.

Note: All Appendix sheets referenced above have been initialed at your request due to the original application being TCEQ's 2017 version as opposed to the most current one.

Sincerely,



Jerry G. Ince, P.E.
Ward, Getz & Associates, PLLC
Firm #9756



1/14/2025

Appendix A

Utility CCN Areas

DOMESTIC TECHNICAL REPORT 1.1

The following is required for new and amendment applications

Section 1. Justification for Permit (Instructions Page 66)

A. Justification of permit need

Provide a detailed discussion regarding the need for any phase(s) not currently permitted. Failure to provide sufficient justification may result in the Executive Director recommending denial of the proposed phase(s) or permit.

The current site is not serviced by any facilities and there are no WWTP within 3 miles which can serve our site. The site will begin construct around December 2022 and begin discharging around July 2023. The site will be constructing an apartment complex which consist of 310 units and don't expect any future growth.

B. Regionalization of facilities

Provide the following information concerning the potential for regionalization of domestic wastewater treatment facilities:

1. Municipally incorporated areas

If the applicant is a city, then Item 1 is not applicable. Proceed to Item 2 Utility CCN areas.

Is any portion of the proposed service area located in an incorporated city?

Yes No Not Applicable

If yes, within the city limits of: [REDACTED]

If yes, attach correspondence from the city.

Attachment: [REDACTED]

If consent to provide service is available from the city, attach a justification for the proposed facility and a cost analysis of expenditures that includes the cost of connecting to the city versus the cost of the proposed facility or expansion attached.

Attachment: [REDACTED]

2. Utility CCN areas

Is any portion of the proposed service area located inside another utility's CCN area?

Yes No

If yes, attach a justification for the proposed facility and a cost analysis of expenditures that includes the cost of connecting to the CCN facilities versus the cost of the proposed facility or expansion.

Attachment: M

3. *Nearby WWTPs or collection systems*

Are there any domestic permitted wastewater treatment facilities or collection systems located within a three-mile radius of the proposed facility?

Yes No

If yes, attach a list of these facilities that includes the permittee's name and permit number, and an area map showing the location of these facilities.

Attachment: Appendix H

If yes, attach copies of your certified letters to these facilities **and** their response letters concerning connection with their system.

Attachment: 

Does a permitted domestic wastewater treatment facility or a collection system located within three (3) miles of the proposed facility currently have the capacity to accept or is willing to expand to accept the volume of wastewater proposed in this application?

Yes No

If yes, attach an analysis of expenditures required to connect to a permitted wastewater treatment facility or collection system located within 3 miles versus the cost of the proposed facility or expansion.

Attachment: 

Section 2. Organic Loading (Instructions Page 67)

Is this facility in operation?

Yes No

If no, proceed to Item B, Proposed Organic Loading.

Appendix B

Denial of Service

Zac Castillo

From: Samuel Ray <Samuel.Ray@HuttoTX.gov>
Sent: Monday, April 12, 2021 4:48 PM
To: Burks, Kevin
Subject: RE: Utility Info Request

Kevin,

The City of Hutto does not have any wastewater infrastructure in that area. I would recommend reaching out to Round Rock, Pflugerville regarding public service in this area.

Thanks,



Samuel Ray P.E.
Director of Engineering
Engineering Department

500 W. Live Oak Street. | Hutto, TX | 78634

T: (512) 759-5989
C: (512) 466-1142
E: Samuel.Ray@Huttotx.gov
W: www.huttotx.gov

This email, plus any attachments, may constitute a public record of the City of Hutto and may be subject to public disclosure under the [Texas Public Information Act](#). Improper disclosure of the content of this email or its content may constitute a violation of the Texas Penal Code.

From: Burks, Kevin
Sent: Monday, April 12, 2021 2:41 PM
To: Samuel Ray
Subject: RE: Utility Info Request

Afternoon Samuel,

I wanted to take a moment to follow up on my previous email regarding wastewater infrastructure out along Priem Lane – the City’s GIS lists the City as the provider, and I’m hoping to get a better handle on the existing lines out there. Can you let me know what lines exist out in this part of town?

Thanks!

Kevin Burks, P.E.
Kimley-Horn | 10814 Jollyville Road, Building 4, Suite 200 | Austin, Texas 78759
Office: 512-418-1771 | Direct: 512-418-4528 | Mobile: 512-689-2072

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From: Burks, Kevin
Sent: Thursday, March 4, 2021 2:41 PM
To: samuel.ray@huttotx.gov
Subject: Utility Info Request

Good afternoon Samuel,

I'm looking at a potential single family for rent project near the intersection of Gattis School Road and Priem Lane in the ETJ, and I wanted to get a few quick things clarified about the Wastewater infrastructure in the area. I saw on the CCN map that our WW provider is listed as the City, but the shading doesn't appear to correlate with the map legend – see below for a screenshot. I was hoping to get confirmation that the City can serve this development, and see if I can get a better understanding of the lines in the area. Is there any info you can pass along for this part of town?

City of Hutto Utility Information Lookup

Find address or place

Your wastewater service provider is **City of Hutto**.

Your water service provider is **Manville W.S.C.**

Water CCN Service Area

| | |
|------------|----------------------------|
| CCN Number | 11114 |
| City | Manville (S.E.) |
| County | BASTROP TRAVIS, WILLIAMSON |
| Service | Commercial Approved |

Water CCN Service Area

Utility

- City of Hutto
- City of Round Rock
- Jonestown W.S.C.
- Manville W.S.C.

Wastewater CCN Service Area

Utility

- City of Hutto
- City of Pflugerville
- City of Round Rock
- Jonestown W.S.C.
- Kelly Lane Utility Co.
- Shoemaker Utility Co.

Thanks!

Kevin Burks, P.E.
Kimley-Horn | 10814 Jollyville Road, Building 4, Suite 200 | Austin, Texas 78759
Office: 512-418-1771 | Direct: 512-418-4528 | Mobile: 512-689-2072

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Appendix C

Additional Documentation & Responses From The MUD

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

JOHN W. BARTRAM
(512) 435-2319
jbartram@abaustin.com

September 18, 2023

Via email

Preserve Hutto, LLC
Attn: Richard Owen
3200 Southwest Freeway, Suite 1870
Houston, Texas 77027
Email: rowen@guefen.com

Mr. David C. Martin
Porter Hedges LLP
1000 Main Street, 36th Floor
Houston, Texas 77002
Email: DMartin@porterhedges.com

Re: Proposed annexation of Lots 2, 3, 4, 6, and 7, LARKSPUR, a subdivision in Travis and Williamson Counties, according to the map or plat thereof recorded in Volume 81, Pages 82-84, Map and/or Plat Records of Travis County, Texas, and Cabinet E, Slide 23-25, Map and/or Plat Records of Williamson County, Texas (the "*Priem Lane Parcels*") into the boundaries of Williamson County Water, Sewer, Irrigation, and Drainage District No. 3 (the "*District*").

Gentlemen:

Preserve Hutto, LLC has requested to re-engage in negotiations with the District regarding the proposed annexation of the Priem Lane Parcels into the boundaries of the District. The purpose of this letter is to confirm that the Board of Directors of the District is willing to do so provided that, as conditions to final action by the District, Preserve Hutto, LLC: (i) pay all expenses incurred by the District in connection with the District's consideration of the annexation request; and (ii) withdraw its application to the Texas Commission on Environmental Quality for a wastewater discharge permit for the Priem Lane Parcels. If Preserve Hutto, LLC is willing to proceed on these terms, please return a countersigned copy of this letter to me so that I can advise the District's consultant team that work on this matter may resume.

Thank you, and let me know if you have questions.

Sincerely,

ARMBRUST & BROWN, PLLC,
Attorneys for the District

By: John W. Bartram
John W. Bartram

AGREED AND ACCEPTED BY:

PRESERVE HUTTO, LLC,
a Texas limited liability company

By: _____
Name: _____
Title: _____
Date: _____

September 16, 2021

Via e-mail: blake@timmermancapital.com
Blake Reed
Timmerman Capital Investments

Via e-mail: dkulkarni@guefen.com
Preserve Hutto, LLC
c/o Guefen Development Partners, LLC
3200 Southwest Freeway, Suite 1870
Houston, Texas 77027

RE: Williamson County Water, Sewer, Irrigation, and Drainage District No. 3 (the "District"); Wastewater Utility Service for the Preserve at Priem Lane Project (the "Project") to be developed and constructed by Preserve Hutto, LLC, a Texas limited liability company (the "Developer").

Ladies and Gentlemen:

This letter is provided regarding the District's ability to provide wastewater utility service to the Project, a tract of land currently outside of, but adjacent to the District. We understand from your request that the proposed development includes approximately 311 free standing apartment units on that certain real property containing approximately 29 acres of land, as more particularly described on Exhibit "A" attached hereto and incorporated herein (the "Property"), such Project as generally depicted on Exhibit "B" attached hereto and incorporated herein, with wastewater service in a capacity amount of at least 217 LUEs

The Project currently lies within the boundary of the wastewater Certificate of Convenience & Necessity (the "CCN") for the City of Hutto, Texas. The District has a wholesale wastewater contract with SWWC Utilities, Inc. dba Windermere Utility Company with service provided from Windermere's Forest Creek Wastewater Treatment Plant (the "WWTP"), which WWTP may need to be expanded in order to accommodate the requested service.

The District agrees that the requested utility service can be provided, upon satisfaction of the following stipulations and conditions:

1. The City of Hutto provides all approvals necessary to proceed with the annexation of the Property to the District (including without limitation amending its CCN for wastewater to remove the Property therefrom, and approving the annexation of the Property which lies within the City of Hutto extra-territorial jurisdiction).

2. The District receives the results of a feasibility study reasonably satisfactory to the District with regard to the provision of wastewater capacity to the Property for the construction and use of the Project (the "Feasibility Study").

3. SWWC Utilities, Inc. dba Windermere Utility Company, which is the entity that provides wholesale wastewater service to the District, amends its wholesale agreement with the District to include the Property.

4. Developer agrees to pay its pro-rata share of any work which is necessary to satisfy any conditions of the Feasibility Study and provide wastewater service the Property (which may include upsizing a lift station, extending a service to the Property and expansion of the WWTP) by payment of the impact fees set forth below.

This letter will confirm that, subject to the satisfaction of the above conditions precedent and approval of the District's board of directors with respect to the annexation of the Property into the District, , all of the terms and conditions of the District's contracts with its utility suppliers and the rules, policies, and procedures of the District, and upon completion of all necessary off-site, connecting, extending, and internal facilities (including, without limitation, any capital improvements or upgrades required under the District's wholesale wastewater contract or by the District's wholesale provider, increasing the capacity of the District's lift station pumps, and upsizing the District's wastewater force main) and payment of all applicable fees and charges (including, without limitation, impact or other fees charged by the District's wholesale providers), wastewater service will be available in a reasonable amount for the District to provide retail service to the Project. The end use of the Project will determine the level of service required for the Project. This letter does not constitute a commitment or guarantee of utility service or a specific quantity or level of utility service.

The District discloses to Developer and by this letter agrees with Developer that the total cost of impact fees related to the provision of wastewater service to the Property for the construction and use of the Project are currently estimated to be \$11,000 per LUE and that the District's rate order provides that impact fees are pass through costs which are due and payable without markup by the District.

The District does not require fiscal arrangement to be posted for the cost of wastewater and drainage improvements. This letter does not constitute approval of any proposed utility plan or points of connection to the District's facilities. All utility plans must be submitted to, and reviewed and approved by, the District. A review deposit may be required when plans are submitted.

The provision of wastewater utilities is dependent upon the satisfaction of the conditions precedent discussed in this letter. If you have questions or if you need additional information, you may contact Mr. John Bartram of Armbrust & Brown, PLLC at (512) 435-2319 or me at (512) 327-9204.

Sincerely,

cc: Rance Richter – President, WCWSIDD#3
John Bartram – Armbrust & Brown, PLLC
Tim Timmerman – Star Golf Development, Inc.
Dennis Hendrix – Crossroads Utility Services

DRAFT

Appendix D

Cost Analysis



WARD, GETZ & ASSOCIATES, PLLC
TEXAS REGISTERED ENGINEERING FIRM F-9756
2500 Tanglewilde, Suite 120
Houston, TX 77063
713.789.1900

**PRESERVE AT STAR RANCH INDEPENDENT WASTEWATER TREATMENT
SYSTEM COST ANALYSIS AND DOCUMENTATION**

PRESERVE HUTTO
January 2025

00029

FIVE YEAR BUDGET PROJECTION - INDEPENDENT WASTEWATER TREATMENT SYSTEM

System Name: Preserve at Star Ranch
 Type of System: Community Sewer
 Expected Population: 306 Units
 Appropriate TCEQ Rule: _____
 Capacity or MDD: 48,000 GPD

Inflation Factor: 2.00%

| LINE | EXPENSES AND SOURCE OF FUNDS | Year | | | | |
|------|--|----------------|--------------|----------------|--------------|--------------|
| | | 2025 | 2026 | 2027 | 2028 | 2029 |
| 1 | | | | | | |
| 2 | OPERATIONS AND MAINTENANCE (O&M) EXPENSES | | | | | |
| 3 | Operator Salaries and Benefits | \$70,000.00 | \$71,400.00 | \$72,828.00 | \$74,284.56 | \$75,770.25 |
| 4 | Sludge Disposal | \$20,000.00 | \$20,400.00 | \$20,808.00 | \$21,224.16 | \$21,648.64 |
| 5 | Power Cost | \$50,000.00 | \$51,000.00 | \$52,020.00 | \$53,060.40 | \$54,121.61 |
| 6 | Regulatory Fees (TPDES Permitting) | \$5,000.00 | | | | |
| 7 | Treatment Chemicals (Sodium Hypochlorite and Alum) | \$10,000.00 | \$10,200.00 | \$10,404.00 | \$10,612.08 | \$10,824.32 |
| 8 | Materials, Supplies, and Parts | \$10,000.00 | \$10,200.00 | \$10,404.00 | \$10,612.08 | \$10,824.32 |
| 9 | | | | | | |
| 10 | Total O&M Expenses: | \$165,000.00 | \$163,200.00 | \$166,464.00 | \$169,793.28 | \$173,189.15 |
| 11 | | | | | | |
| 12 | WASTEWATER TREATMENT PLANT CONSTRUCTION | | | | | |
| 13 | Sitework | \$250,000.00 | | | | |
| 14 | Aeration | \$300,000.00 | | | | |
| 15 | Clarifier | \$600,000.00 | | | | |
| 16 | Disinfection | \$125,000.00 | | | | |
| 17 | Tertiary Treatment | \$250,000.00 | | | | |
| 18 | Sludge Holding | \$125,000.00 | | | | |
| 19 | Electrical Improvements | \$100,000.00 | | | | |
| 20 | | | | | | |
| 21 | Total Construction Expenses: | \$1,750,000.00 | | | | |
| 22 | | | | | | |
| 23 | GENERAL AND ADMINISTRATIVE EXPENSES | | | | | |
| 24 | Engineering and Professional Services | \$25,000.00 | | | | |
| | Construction Permitting | \$10,000.00 | | | | |
| 25 | 10% Contingency | \$195,000.00 | \$16,320.00 | \$16,646.40 | \$16,979.33 | \$17,318.91 |
| 26 | | | | | | |
| 27 | | | | | | |
| 28 | | | | | | |
| 29 | | | | | | |
| 30 | | | | | | |
| 31 | Total General and Administrative Expenses: | \$230,000.00 | \$16,320.00 | \$16,646.40 | \$16,979.33 | \$17,318.91 |
| 32 | Total Expenses (Line 10 + Line 21 + Line 31): | \$2,145,000.00 | \$179,520.00 | \$183,110.40 | \$186,772.61 | \$190,508.06 |
| 33 | Total Expenses (5 Years): | | | \$2,884,911.07 | | |



WARD, GETZ & ASSOCIATES, PLLC
TEXAS REGISTERED ENGINEERING FIRM F-9756
2500 Tanglewilde, Suite 120
Houston, TX 77063
713.789.1900

**ATTACHMENT NO. 1
OPERATOR LABOR COST DOCUMENTATION**

PRESERVE HUTTO
January 2025

00031

AI Overview

Learn more

In Texas, the average salary for a wastewater treatment plant (WWTP) operator is \$53,716 per year, or \$26 per hour. Here are some other salary ranges for WWTP operators in Texas:

- Top earners: \$76,395 per year, or \$37 per hour
- 75th percentile: \$61,500 per year, or \$30 per hour
- 25th percentile: \$41,000 per year, or \$20 per hour

Some of the highest paying cities for WWTP operators in Texas include:

- Austin: \$30.65 per hour
- San Antonio: \$26.06 per hour
- Galveston: \$26.01 per hour
- Spring: \$23.66 per hour
- Conroe: \$22.79 per hour

Leonard, Wylie, and Wichita Falls are also among the highest paying cities for WWTP operators in Texas.

Generative AI is experimental.



Waste Water Treatment Plant Operator Salary in Texas

ZipRecruiter

Wastewater operator salary in Texas - Indeed

Highest paying cities for Wastewater Operators near Texas * Austin, TX, \$30.65 per hour. 6 salaries reported. * San Antonio,

Indeed

Salary: Water Plant Operator in Texas (November, 2024) - ZipRecruiter

What are Top 10 Highest Paying Cities for Water Plant Operator Jobs in Texas. We've identified 10 cities where the typical sala...

ZipRecruiter

Show all

Salary Estimates

| | | |
|---|--|--|
| <p>ZipRecruiter</p> <p>\$36k-76k per year</p> <p>Waste Water Treatment Plant Operator</p> <p>Texas</p> | <p>Talent.com</p> <p>\$32k-62k per year</p> <p>Wastewater Operator</p> <p>Texas</p> | <p>Indeed</p> <p>\$11-33 per hour</p> <p>Wastewater Operator</p> <p>Aqua America, Inc., Texas</p> |
|---|--|--|



WARD, GETZ & ASSOCIATES, PLLC
TEXAS REGISTERED ENGINEERING FIRM F-9756
2500 Tanglewilde, Suite 120
Houston, TX 77063
713.789.1900


**ATTACHMENT NO. 2
WASTEWATER TREATMENT PLANT OPERATION AND MAINTENANCE
COSTS DOCUMENTATION**

PRESERVE HUTTO
January 2025

00033



The cost of operating a wastewater treatment plant (WWTP) varies significantly based on the plant's size, capacity, location, treatment processes, and regulatory requirements. Here's a general breakdown of typical cost factors and ranges:

1. **Personnel Costs:** Labor is often the largest operating expense.
 - **Small Plants:** \$150,000 - \$500,000 annually
 - **Medium to Large Plants:** \$500,000 - \$2 million or more annually
2. **Energy Costs:** Energy is crucial for pumping, aeration, and other processes. WWTPs can be energy-intensive, especially if they use advanced treatment methods.
 - **Small Plants:** \$50,000 - \$200,000 annually
 - **Large Plants:** \$500,000 - \$2 million or more annually, depending on the processes used (e.g., activated sludge, membrane bioreactors)
3. **Chemical Costs:** Chemicals like coagulants, disinfectants (e.g., chlorine, UV), and pH adjusters are used in many WWTPs.
 - **Small Plants:** \$10,000 - \$50,000 annually
 - **Large Plants:** \$100,000 - \$500,000+ annually
4. **Maintenance and Repairs:** Regular upkeep of equipment, pumps, and infrastructure is essential.
 - **Small Plants:** \$20,000 - \$100,000 annually
 - **Large Plants:** \$100,000 - \$500,000 or more annually
5. **Sludge Disposal:** Costs vary based on disposal method (e.g., landfill, composting, incineration).
 - **Small Plants:** \$5,000 - \$50,000 annually
 - **Large Plants:** \$100,000 - \$300,000+ annually
6. **Permits and Compliance:** Regulatory compliance is essential for WWTPs, and this may require periodic testing, reporting, and permits.
 - **Varies:** \$5,000 - \$50,000+ annually,  depending on the local and state requirements.

The pricing in our table was reduced from these values due to the proposed plant having less capacity. In addition our plant would only require one operator, whereas the above pricing is assuming at least two workers on site at a time.



WARD, GETZ & ASSOCIATES, PLLC
TEXAS REGISTERED ENGINEERING FIRM F-9756
2500 Tanglewilde, Suite 120
Houston, TX 77063
713.789.1900

**ATTACHMENT NO. 3
INDEPENDENT WASTEWATER TREATMENT SYSTEM CONSTRUCTION
COST DOCUMENTATION**

PRESERVE HUTTO
January 2025

00035



WGA BID FORM
 Port Adventure WWTP Upgrade
 Aqua Texas, Inc.



August 10, 2023

WGA Job No:
 40008-053

| ITEM | DESCRIPTION | QUANTITY & UNIT | AMOUNT |
|---|---|-----------------|----------------------|
| UNIT 1: PORT ADVENTURE WWTP SITE | | | |
| 1 | <u>Mobilization and Demobilization:</u> Contractor bonds, insurance, mobilization, demobilization, complete TPDES requirements including but not limited to BMP's and permitting, and temporary facilities and controls for the total project. Contractor shall secure and pay for all permits, government bonds, licenses and inspections for the proper execution and completion of the Work. | 1 LS | \$ 300,000.00 |
| 2 | <u>Demolition</u> Removal of all components per demo plan provided. This price shall not include costs associated with demo or removal of the two (2) existing lift stations on site, refer to the alternative items provided at the end of this section to include pricing. | 1 LS | \$ 121,000.00 |
| 3 | <u>All Weather Access Drive</u> Contractor to install new all weather access drive per plans and rehab existing access drive way as needed per plans. | 1 LS | \$ 18,000.00 |
| 4 | <u>Pump and Haul</u> Pump and dispose wastewater to a certified disposal site, if necessary, to facilitate construction efforts and shutdown time of the plant as needed. Coordinate all activities with plant operator. | 1 LS | \$ 22,000.00 |
| 5 | <u>Bypass Pumping</u> Furnish and install a temporary bypass pumping system, as necessary, to continue plant operation during required shutdown time of the existing lift station to facilitate construction efforts as detailed within the construction documents. Coordinate all activities with plant operator. | 1 LS | \$ 40,000.00 |
| 6 | <u>Storage/Chemical Building & Chlorine Injection System</u> The building shall have sloped roof, all weather sealants, concrete foundation pad, appropriate light inside and outside the building, liquid chlorine disinfection system (Sodium Hypochlorite), suitable coating for chemical resistance and corrosion, vents, fans, one (1) mini-split AC & Heating unit installed in each room, electrical sockets, all plumbing connections, piping and fittings, doors, emergency eye wash and other required appurtenances to constitute a complete TCEQ approved installation. Include all labor, materials, supervision, testing, start-up and appurtenances for a complete and operational system. | 1 LS | \$ 60,000.00 |
| 7 | <u>Generator and Pad</u> Furnish and install 100kW diesel emergency generator w/ 48-hr fuel tank, including concrete foundation pad, automatic transfer switch, main circuit breaker, electrical components, startup, testing and all appurtenances required for a complete and operational system. | 1 LS | \$ 180,000.00 |
| 8 | <u>Electrical</u> Furnish and install all site electrical equipment, controls, instrumentation assemblies, conduits, conductors, wire terminations, duct banks, labor, materials, supervision, testing, start-up, coordination with service provider and all related appurtenances required for a complete and operational system. | 1 LS | \$ 110,000.00 |
| 9 | <u>Arc Flash Assessment</u> Contractor to contract with a licensed Professional Electrical Engineer to conduct an Arc Flash Assessment of site, in accordance with NFPA 70E, OSHA, and all other applicable rules and regulations. | 1 LS | \$ 5,000.00 |
| 10 | <u>Site Restoration & Grading</u> Upon completion of project, cleanup project area, grade area away from WWTP to prevent ponding and achieve proper drainage, and provide an as-built showing the location of finished installations and site work. | 1 LS | \$ 10,000.00 |
| SUB-TOTAL SITE | | | \$ 866,000.00 |



WGA BID FORM
 Port Adventure WWTP Upgrade
 Aqua Texas, Inc.



February 21, 2024

WGA Job No:
40008-053

| ITEM | DESCRIPTION | QUANTITY & UNIT | AMOUNT |
|-------------|--|-----------------|---------------|
| WWTP | | | |
| 11 | <u>Aeration Basin</u> Contractor to fabricate or supply pre-fabricated tankage from manufacturer for use as a new aerobic digester conforming the provided Contract Documents. This item shall include costs for labor and material associated with installation of fine bubble tube diffusers throughout our tank as needed to meet minimum air requirements; installation of scum & RAS/WAS piping; new air piping; non-potable pump system, eyewash, all bracing walkways piping, and all other appurtenances to constitute a complete and operational installation compliant with all applicable TCEQ rules & regulations. | 1 LS | \$ 230,000.00 |
| 12 | <u>Static Bar Screen</u> Contractor to furnish and install a new semi-self-cleaning static bar screen per plans and specifications provided. This price shall include costs for installing a rectangular sheet metal trough at the solids outlet location, a stainless steel chute connected to a neoprene curtain for solids discharge connected to the trough and into dumpster, construction of the concrete dumpsters pad, and bollards located between proposed dumpster and tankage; and install a four inch drain line from the dumpster pad to the lift station on site. | 1 LS | \$ 160,000.00 |
| 13 | <u>Proposed Digester Basin</u> Contractor to fabricate or supply pre-fabricated tankage from manufacturer for use as a new aerobic digester conforming the provided Contract Documents. This item shall include costs related to the tank's foundation; fine bubble tube diffusers and air piping as needed to meet air requirements within the basin; adjustable decant airlift; and all other appurtenances to constitute a complete and operational installation compliant with all applicable TCEQ rules & regulations. | 1 LS | \$ 210,000.00 |
| 14 | <u>Chlorine Contact:</u> New chlorine contact tank to include but not limited: to basin divider walls, stainless steel V notch weir, fine bubble tube diffusers and pipe array, transfer line, and all required supporting systems. Contractor to provide all labor, materials, equipment and incidentals required for a complete installation ready for operation. Install non-potable water system clearly labeled with piping extending to top of clarifier. | 1 LS | \$ 125,000.00 |
| 15 | <u>Clarifier:</u> New clarifier tank as per plans including but not limited to: tank, support bridge, inlet connection, stilling well, sludge scraper assembly, surface skimmer arms with weir brushes, scum trough and air lift, effluent trough and weir, drive unit, and all required supporting systems. Contractor to provide all labor, materials, equipment and incidentals required for a complete installation and be ready for operation. | 1 LS | \$ 310,000.00 |
| 16 | <u>Blowers: 3 @ 500 scfm</u> Contractor to provide (3) blowers (multi-stage centrifugal with sound enclosures) as specified herein. Blower/ Motor units shall be complete preassembled units with concrete slab and installed on pedestals. Include all labor, materials and supervision, testing, start-up and appurtenances for a complete and operational system. | 3 EA | \$ 130,000.00 |
| 17 | <u>Air Bridge, Service Walkways, Stairway and Handrails:</u> Contractor to field coordinate final locations, install railing and all appurtenances required for a complete installation ready for operation. | 1 LS | \$ 80,000.00 |
| 18 | <u>Foundation:</u> Contractor to install 18" of compacted crushed rock foundation extending a minimum of two feet outside the tankage. | 1 LS | \$ 40,000.00 |



WGA BID FORM
 Port Adventure WWTP Upgrade
 Aqua Texas, Inc.



February 21, 2024

WGA Job No:
 40008-053

| ITEM | DESCRIPTION | QUANTITY & UNIT | AMOUNT |
|--|--|-----------------|--|
| 19 | Heat and Freez Protection: Contractor to install heat and freeze protection for all exposed piping. | 1 LS | \$ 8,000.00 |
| SUB-TOTAL WWTP | | | \$ 1,293,000.00 |
| DEMO OF IN GROUND CONCRETE STRUCTURE | | | |
| A. | Demo & Remove Contractor to demo entire concrete structure, remove all material, haul off site, backfill with sand, place topsoil, and seed. | 1 LS | \$ 60,000.00 |
| SUB-TOTAL OF DEMO OF IN GROUND CONCRETE STRUCTURE | | | \$ 60,000.00 |
| UNIT 1 - PORT ADVENTURE WWTP | | | |
| SUB-TOTAL SITE | | | \$ 866,000.00 |
| SUB-TOTAL WWTP | | | \$ 1,293,000.00 |
| DEMO OF IN GROUND CONCRETE STRUCTURE | | | \$ 60,000.00 |
| TOTAL UNIT 1 | | | \$ 2,219,000.00 |
| Total Calendar Days | | | 210 day depending on equipment delivery |

NOTE: The work described above will be awarded under **ONE** contract. The undersigned agrees that the prices listed includes sufficient compensation for the completion of the work bid upon including all necessary items of work incidental to the completion of the project.
 No changes shall be made in the phraseology of the Bid Form or of the items mentioned therein. The Bidder agrees that a bid may be disqualified if the bid contains an omission, erasure, alteration, or addition to the Bid Form.

This reference bid was for the demolition of an entire WWTP with the construction of a brand new plant. This bid was also for a plant with a capacity of 100,000 GPD. The construction of the proposed plant was approximately \$1,300,000 and the additional site items that would also be needed at our proposed site were approximately \$500,000. Our construction cost was estimated to be \$1,500,000 based on a reduction of pricing on the above bid due to a smaller plant capacity and site size.

[Handwritten Signature]
 # 5-10-24



WGA BID FORM
VILLAGE TRACE WWTP Upgrade
Aqua Texas, Inc.



WGA Job No:
40008-125

February 21, 2024

| ITEM | DESCRIPTION | QUANTITY & UNIT | AMOUNT |
|-------------|--|-----------------|---------------|
| SITE | | | |
| 1 | Mobilization and Demobilization: Contractor bonds (bid, payment, and performance), insurance, mobilization, demobilization, complete TPDES requirements including but not limited to BMP's and permitting, and temporary facilities and controls for the total project. Contractor shall secure and pay for all permits, government bonds, licenses and inspections for the proper execution and completion of the Work. | 1 LS | \$ 150,000.00 |
| 2 | Demolition Removal of all components per demo plan provided (Sheet C4). This includes demolishing the entire existing property fence, re-location of the blower area and RAS discharge. This also includes the removal of the existing bar screen, chlorine tanks, chlorine building, blowers, electrical panel, and re-routing of the influent piping and blower header piping, as well as, plugging and replacing the existing force main. | 1 LS | \$ 40,000.00 |
| 3 | Pump and Haul Pump and dispose wastewater to a certified disposal site, if necessary, to facilitate construction efforts and shutdown time of the plant as needed. Coordinate all activities with plant operator. | 1 LS | \$ 25,000.00 |
| 4 | Bypass Pumping Furnish and install a temporary bypass pumping system, as necessary, to continue plant operation during required shutdown time of the existing lift station to facilitate construction efforts as detailed within the construction documents. Coordinate all activities with plant operator. | 1 LS | \$ 25,000.00 |
| 5 | Blowers: 3 @ 400 scfm Contractor to provide (3) new 400 scfm 10 hp blowers to new location on site. Blower/ Motor units shall be complete preassembled units and installed on pedestals. Include all labor, materials and supervision, testing, start-up and appurtenances for a complete and operational system. | 3 EA | \$ 130,000.00 |
| 6 | Generator and Pad Furnish and install 130kW natural gas generator. If unavailable furnish and install diesel emergency generator w/ 48-hr fuel tank. Both to include concrete foundation pad, automatic transfer switch, main circuit breaker, electrical components, startup, testing and all appurtenances required for a complete and operational system. | 1 LS | \$ 110,000.00 |



WGA BID FORM
VILLAGE TRACE WWTP Upgrade
 Aqua Texas, Inc.



WGA Job No:
40008-125

February 21, 2024

| ITEM | DESCRIPTION | QUANTITY & UNIT | AMOUNT |
|-----------------------|---|-----------------|----------------------|
| 7 | <u>Electrical</u> Furnish and install all site electrical equipment, controls, instrumentation assemblies, conduits, conductors, wire terminations, duct banks, labor, materials, supervision, testing, start-up, coordination with service provider and all related appurtenances required for a complete and operational system. | 1 LS | \$ 80,000.00 |
| 8 | <u>Arc Flash Assessment</u> Contractor to contract with a licensed Professional Electrical Engineer to conduct an Arc Flash Assessment of site, in accordance with NFPA 70E, OSHA, and all other applicable rules and regulations. | 1 LS | \$ 10,000.00 |
| 9 | <u>Site Restoration & Grading</u> Upon completion of project, cleanup project area, grade area away from WWTP to prevent ponding and achieve proper drainage, and provide an as-built showing the location of finished installations and site work. | 1 LS | \$ 25,000.00 |
| 10 | <u>Painting</u> Upon completion of project, touch up paint where needed on site. | 1 LS | \$ 20,000.00 |
| 11 | <u>Storage/Chemical Building & Chlorine Injection System</u> The building shall have sloped roof, all weather sealants, concrete foundation pad, appropriate light inside and outside the building, liquid chlorine disinfection system (Sodium Hypochlorite), suitable coating for chemical resistance and corrosion, vents, fans, one (1) mini-split AC & Heating unit installed in each room, sink, chair, counter, fridge, electrical sockets, all plumbing connections, piping and fittings, doors, emergency eye wash and other required appurtenances to constitute a complete TCEQ approved installation. Include all labor, materials, supervision, testing, start-up and appurtenances for a complete and operational system. | 1 LS | \$ 40,000.00 |
| 12 | <u>All Weather Access Drive</u> Contractor to install new all weather access drive per plans and rehab existing access drive way as needed per plans. | 1 LS | \$ 25,000.00 |
| SUB-TOTAL SITE | | | \$ 680,000.00 |



WGA BID FORM
VILLAGE TRACE WWTP Upgrade
Aqua Texas, Inc.



WGA Job No:
40008-125

February 21, 2024

| ITEM | DESCRIPTION | QUANTITY & UNIT | AMOUNT |
|-------------|--|--------------------|---------------|
| WWTP | | | |
| 13 | <u>Static Bar Screen</u> Contractor to furnish and install a new semi-self-cleaning static bar screen per plans and specifications provided. This price shall include costs for installing a rectangular sheet metal trough at the solids outlet location, a neoprene curtain for solids discharge connected to the trough and into dumpster, construction of the concrete dumpsters pad, as well as a dumpster drain line to a sump pump, installing a line from the sump pump back to the EQ, and bollards located between proposed dumpster and tankage. | 1 LS | \$ 140,000.00 |
| 14 | <u>Air Bridge, Service Walkways, Stairway and Handrails:</u> Contractor to field coordinate final locations, install railing and all appurtenances required for a complete installation ready for operation | 1 LS | \$ 120,000.00 |
| 15 | <u>Tertiary Treatment:</u> Install tertiary treatment system as described on the plans. Include flow metering of discharge from system and connect to flow recording device as further described in the specifications, connect back wash line to the AB, install new 6" gravity discharge pipe from filter effluent to existing outfall, and install a 4" bypass line from chlorine contact to discharge pipe with gate valves. | 1 LS | \$ 230,000.00 |
| 16 | <u>Equalization Basin:</u> Contractor to fabricate or supply pre-fabricated tankage from manufacturer for use as a new equalization basin conforming to the provided Contract Documents. This item shall include costs related to the tank's foundation; fine bubble tube diffusers and air piping as needed to meet air requirements within the basin; float switches, controllers, stainless steel piping, valves, and all other appurtenances to constitute a complete and operational installation compliant with all applicable TCEQ rules & regulations. | 1 LS | \$ 80,000.00 |
| 17 | <u>Coarse Bubble Diffusers:</u> Contractor to provide and install coarse bubble diffusers in the digester basin as needed to meet air requirements. | 1 LS | \$ 25,000.00 |
| 18 | <u>Foundation:</u> Contractor to install 18" of compacted crushed rock foundation extending a minimum of two feet outside the tankage. | 1 LS | \$ 40,000.00 |
| 19 | <u>Gate & Fence:</u> Contractor to install new chain link fence with three strand barbed wire and 20' double gate. | 1 LS | \$ 25,000.00 |



WGA BID FORM
VILLAGE TRACE WWTP Upgrade
Aqua Texas, Inc.



WGA Job No:
40008-125

February 21, 2024

| ITEM | DESCRIPTION | QUANTITY & UNIT | AMOUNT |
|----------------------------|--|--------------------|------------------------|
| 20 | Heat and Freeze Protection: Contractor to install heat and freeze protection for all exposed piping. | 1 LS | \$ 15,000.00 |
| SUB-TOTAL WWTP | | | \$ 675,000.00 |
| SUB-TOTAL SITE | | | \$ 680,000.00 |
| SUB-TOTAL WWTP | | | \$ 675,000.00 |
| TOTAL BASE BID | | | \$ 1,355,000.00 |
| TOTAL CALENDAR DAYS | | | 220 |

NOTE: The work described above will be awarded under **ONE** contract. The undersigned agrees that the prices listed includes sufficient compensation for the completion of the work bid upon including all necessary items of work incidental to the completion of the project.

No changes shall be made in the phraseology of the Bid Form or of the items mentioned therein. The Bidder agrees that a bid may be disqualified if the bid contains an omission, erasure, alteration, or addition to the Bid Form.

6-11-24

This reference bid was for the rehabilitation of an existing WWTP with a capacity of approximately 30,000 gallons per day. This bid was utilized as the cost basis for the construction of the tertiary treatment that will be required to treat effluent at the plant to the revised phosphorus limitation. The construction of the proposed tertiary treatment in this referenced bid was \$230,000. Our construction cost was estimated to be \$250,000 based on an inflation of pricing on the above bid due to a larger plant capacity.



WARD, GETZ & ASSOCIATES, PLLC
TEXAS REGISTERED ENGINEERING FIRM F-9756
2500 Tanglewilde, Suite 120
Houston, TX 77063
713.789.1900

**PRESERVE AT STAR RANCH CONNECTION TO EXISTING WWTP COST
ANALYSIS AND DOCUMENTATION**

PRESERVE HUTTO
January 2025

00043

FIVE YEAR BUDGET PROJECTION - CONNECTION TO EXISTING WASTEWATER TREATMENT SYSTEM

System Name: Preserve at Star Ranch

Inflation Factor:

Type of System: Community Sewer

Expected Population: 306 Units

Appropriate TCEQ Rule:

Capacity or MDD:

48,000 GPD

| LINE | EXPENSES AND SOURCE OF FUNDS | Year | | | | |
|------|---|-----------------------|-----------------------|------|------|------|
| | | 2025 | 2026 | 2027 | 2028 | 2029 |
| 1 | | | | | | |
| 2 | CONNECTION TO EXISTING FACILITY CONSTRUCTION | | | | | |
| 3 | Retrofit Existing Lift Station (Upsize Pumps, Replace Riser Piping, New Electrical) | \$450,000.00 | | | | |
| 4 | Replacement of 700 Linear Feet of 4" Force Main with 6" Force Main | \$110,000.00 | | | | |
| 5 | Proposed 320 Linear Feet of 4" Sanitary Sewer Piping | \$25,000.00 | | | | |
| 6 | | | | | | |
| 7 | | | | | | |
| 8 | Total Construction Expenses: | \$585,000.00 | | | | |
| 9 | GENERAL AND ADMINISTRATIVE EXPENSES | | | | | |
| 10 | Engineering and Professional Services | \$50,000.00 | | | | |
| 11 | Site Survey | \$6,000.00 | | | | |
| 12 | Impact Fees (\$11,000 per unit) | \$3,366,000.00 | | | | |
| 13 | Land Acquisition and Easements | \$100,000.00 | | | | |
| 14 | Construction Permitting | \$10,000.00 | | | | |
| 15 | 10% Contingency | \$411,700.00 | | | | |
| 16 | | | | | | |
| 17 | Total General and Administrative Expenses: | \$3,943,700.00 | | | | |
| 18 | Total Expenses (Line 7 + Line 17): | \$4,528,700.00 | | | | |
| 19 | Total Expenses (5 Years): | | \$4,528,700.00 | | | |



WARD, GETZ & ASSOCIATES, PLLC
TEXAS REGISTERED ENGINEERING FIRM F-9756
2500 Tanglewilde, Suite 120
Houston, TX 77063
713.789.1900

ATTACHMENT NO. 1
SITE SURVEY COST DOCUMENTATION

PRESERVE HUTTO
January 2025

00045



AGREEMENT FOR SURVEYING SERVICES

This Agreement is made effective this ____ day of _____, 2023, by and between West Belt Surveying, Inc. (hereinafter called the "Surveyor"), and WGA Consulting Engineers, (hereinafter called the "Client"). The Client has requested services of the Surveyor in relation to:

Imperial Valley Water Well No. 1, Harris County, Texas
(SEE ATTACHED EXHIBIT A)
(Hereinafter called the "Project")

Therefore, the Client and Surveyor agree as follows:

After execution of this Agreement, the Surveyor will provide the Client with services as defined in this agreement and proceed with the work as expeditiously as practical, inform the Client of any schedule changes and provide the Client with copies of the final product.

The Client will place at the Surveyor's disposal all available information pertinent to the Project including previous drawings, reports and any other relevant data. The Client will arrange for and provide access to the Surveyor to enter upon public and private lands as required for the Surveyor to perform his work under this Agreement.

Payments for the services of the Surveyor as described under the Basic Scope of Services, as shown on attached Exhibit "A", shall be for a fixed fee of:

| | |
|--|----------------|
| Title Report – six hundred dollars | \$600 |
| <u>Boundary & Topographic Survey – four thousand three hundred dollars</u> | <u>\$4,300</u> |
| Project Total - four thousand nine hundred dollars | \$4,900 |

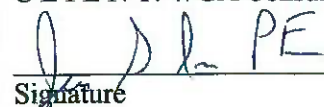
The Client shall make payments for services within thirty days after receipt of Surveyor's invoices. The Client shall receive the deliverable product as outlined under Exhibit "A". All documents, including but not limited to original drawings, field notes and data are and shall remain the property of the Surveyor.

Termination of this Agreement prior to completion must be made in writing and may be made by either party. If either party terminates this agreement at any time the Surveyor will be paid for services performed.

This Agreement contains the entire agreement of the parties and there are no other promises or conditions in any other agreement whether oral or written. This Agreement may be modified or amended if the amendment is made in writing and is executed by both parties. The laws of the State of Texas shall govern this Agreement.

CLIENT: WGA Consulting Engineers

SURVEYOR: West Belt Surveying, Inc.

 PE
Signature _____ Date 2/7/2023


Joel D. Walker, RPLS _____ 11/30/2022
Principal Revised 2/7/2022

Jerry G. Ince, Senior Project Manager
Print Name/ Title

EXHIBIT A
BASIC SCOPE OF SERVICES

West Belt Surveying, Inc. will perform surveying services for the Imperial Valley Water Well No. 1 located on Reserve F, Block 1, Imperial Valley Manufactured Housing Community Sec 1, Harris County, Texas. The scope of services will be as outlined in the following items:

1. Surveyor will contract a third party abstractor to provide a current title report of the property citing ownership and easements, restrictions and encumbrances affecting the property.
2. Perform a Boundary and Improvement Survey of the site (see attached aerial exhibit). The survey will meet the requirements of the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1B, Condition II Survey, which will include the items listed below:
 - Legal description of the subject tract described by metes and bounds.
 - Location and description of easements, rights-of-way and building set back lines.
 - Identify ownership and deed record of adjoining properties.
 - Survey plat depicting the property line locations labeled with bearings, distances, acreage and identifying found or set points marking the property corners.
3. Perform a Topographic Survey to include the items listed below:
 - Locate improvements including lift station, signs, fences, drives, paving and utilities.
 - Locate the perimeter of the wooded area.
 - Establish two (2) temporary benchmarks referenced to the North American Vertical Datum (NAVD) 1988, 2001 adjustment.
 - Measure spot elevations at a 50-foot grid interval extending beyond the property lines including breaks in grade between grid intersections.
3. Deliverable product for the Project will PDF drawings of the Boundary and Topographic Survey signed and sealed by a Registered Professional Land Surveyor and a digital file in AutoCAD 2010.

Exhibit A





WARD, GETZ & ASSOCIATES, PLLC
TEXAS REGISTERED ENGINEERING FIRM F-9756
2500 Tanglewilde, Suite 120
Houston, TX 77063
713.789.1900

**ATTACHMENT NO. 2
CONNECTION TO EXISTING WWTP CONSTRUCTION COST
WASTEWATER FEASIBILITY STUDY SUMMARY DOCUMENTATION**

PRESERVE HUTTO
January 2025

00049



September 21, 2021

Robert Ferguson
Star Ranch MUD #3
1101 South Capital of Texas Highway, Building D
Austin, Texas 78746

**Re: *Preserve at Priem
Wastewater Feasibility Study Summary
Pflugerville, Texas 78660***

To Whom It May Concern:

Please accept this Feasibility Study Summary Letter for the project referenced above. The proposed Preserve at Priem single family for rent project is a 30-acre site with approximately 310 living units for rent. This development will be replatted to have the entire development on one lot. This site is located north of Priem Lane, south of Gattis School Rd in Pflugerville, Texas.

Project improvements include 310 single family units for rent, detention facilities, utility infrastructure, private drives, and associated site improvements. The site is located within the City of Hutto ETJ. Wastewater service is intended to be provided by the Star Ranch MUD #3, and the Hutto City Council approved the MUD annexation of the property on September 16, 2021.

The proposed site density falls at approximately 10 units per acre, and all units average around 900 square feet. This results in a low-density multi-family LUE conversion of 0.7 LUEs per unit, per City of Austin design standards. This implies 217 LUEs requiring service, corresponding with an additional 160 gpm of proposed peak flow into the wastewater system.

In order to determine if sufficient capacity exists in the MUD infrastructure, 30 days of flow readings were recorded into the adjacent Star Ranch Section 3 lift station, as well as the 10" main in Gattis School Road, where two 8" gravity WW lines merge before continuing through the 10" main. These readings suggested that the existing peak dry weather flow into the "choke point" downstream was 205 gpm, with an average flow of 185 gpm. Assuming a 25% flow increase to account for inflow and infiltration, the peak wet weather flow (PWWF) through the 10" main is calculated to 256 gpm.

Based on a review of the as-built plans for the MUD infrastructure, the 10" main at its constructed slope of 0.33% can support a maximum of 478 gpm when 85% full. Therefore, the available capacity in the system is currently 273 gpm – should the District provide service to the project, approximately 113 gpm of wastewater capacity would still be available in the main after the proposed 160 gpm of additional WW flow from this project is introduced into the system.

The lift station capacity was also evaluated and determined to have an existing capacity of 150gpm. It was assumed that this capacity is being fully utilized by existing connections. Upgrades to the lift station will be needed to handle the proposed additional 160 gpm of waste water flow. The lift station pumps will need to be upgraded to handle 310 gpm, and approx. 700 LF of 4" forcemain will be upsized to 6" diameter. Depending on the proposed pump upsize, electrical equipment may also need to be upgraded. It was determined that the wet well is large enough to handle the increased flows and will not need to be upgraded.

The attached correspondence with the District's engineer suggests that there are no capacity concerns as a result of this analysis. This summary is being submitted in order to obtain confirmation from the MUD that the project will be served by the existing infrastructure, and that no offsite or downstream improvements are necessary beyond the connection into the system.

If you have any questions or comments regarding this request, please contact me at 512-418-1771.

Sincerely,



D. P. Furdock P.E.
Daniel Furdock, P.E.
Project Manager



HUTTO PRIEM LANE - OPINION OF PROBABLE COST

PREPARED FOR: Guefen Development

DESCRIPTION: Onsite/Offsite MUD Estimates

DATE: 10/26/2021

KH PROJECT #: 118382001

| ITEM DESCRIPTION | UNIT | QUANTITY | UNIT PRICE | TOTAL |
|---|------|----------|------------------------|---------------------|
| ONSITE | | | | |
| ONSITE SEWER LIFT STATION | LS | 1 | \$ 300,000 | \$ 300,000 |
| ONSITE SEWER GRAVITY MAIN - 8" | LF | 1580 | \$ 130 | \$ 205,400 |
| ONSITE GRAVITY SEWER MANHOLES | EA | 10 | \$ 5,000 | \$ 50,000 |
| ONSITE SEWER FORCED MAIN - 4" | LF | 1100 | \$ 140 | \$ 154,000 |
| | | | Sub-Total | \$ 709,400 |
| OFFSITE | | | | |
| OFFSITE SEWER LIFT STATION IMPROVEMENTS | LS | 1 | \$ 450,000 | \$ 450,000 |
| OFFSITE SEWER FORCED MAIN - UPGRADE FROM 4" TO 6" | LF | 800 | \$ 135 | \$ 108,000 |
| | | | Sub-Total | \$ 558,000 |
| | | | Total | \$ 1,267,400 |
| | | | 20% Contingency | \$ 190,110 |
| | | | Grand Total | \$ 1,457,510 |

NOTES:

1. The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs. Pricing and quantities are based on design assumptions, utility plans are not completed for the project.



WARD, GETZ & ASSOCIATES, PLLC
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713.789.1900

**ATTACHMENT NO. 3
WILLIAMSON COUNTY WATER SEWAGE IRRIGATION & DRAINAGE
DISTRICT NO. 3 CORRESPONDENCE DOCUMENTATION**

PRESERVE HUTTO
January 2025

00054

AMENDED ORDER ESTABLISHING WATER, WASTEWATER, AND SOLID WASTE SERVICE RATES, CHARGES AND TAP FEES, AND ADOPTING GENERAL POLICIES WITH RESPECT TO THE DISTRICT'S WATER, WASTEWATER AND DRAINAGE SYSTEMS

May 8, 2019

THE STATE OF TEXAS §
 §
 COUNTIES OF WILLIAMSON §
 AND TRAVIS §

WHEREAS, pursuant to Section 49.212, Texas Water Code, the Board of Directors (the "Board") of Williamson County Water, Sewer, Irrigation, and Drainage District No. 3 (the "District") is authorized to adopt and enforce all necessary rates, charges, fees, and deposits for providing District facilities or services;

IT IS, THEREFORE, ORDERED BY THE BOARD as follows:

I. GENERAL POLICIES

A. Definitions. For purposes of this Order, the following terms shall have the meanings indicated:

(1) "Builder" means a developer, contractor, or builder of Residential dwellings or Fourplexes.

(2) "Commercial" shall mean all structures which are receiving service from the Systems and are not dwellings with less than five dwelling units. Except as otherwise provided in this Order, Multi-family shall be considered Commercial.

(3) "Connection" shall mean and refer to each dwelling unit occupied by a separate family, including separate apartments located within a single building, and each business unit occupied by a separate business, including separate establishments within a single building.

(4) "District's representative" shall mean and refer to the general manager of the District or another representative or employee of the District acting pursuant to the direction of the general manager or the Board.

(5) "Fee Unit" shall mean a single unit of service as defined by continuous duty maximum flow rate in gallons per minute for a 5/8" water meter using American Water Works Association C700-C703 standards. The number of fee units shall be determined by the size and type of the water meter purchased for the property as follows:

| Meter Type and Size | Fee Unit Equivalent |
|---------------------|---------------------|
| 5/8" simple | 1.0 |
| 3/4" simple | 1.5 |
| 1" simple | 2.5 |
| 1-1/2" simple | 5 |
| 2" simple | 8 |
| 2" compound | 8 |

| | |
|-------------|-----|
| 2" turbine | 10 |
| 3" compound | 16 |
| 3" turbine | 24 |
| 4" compound | 25 |
| 4" turbine | 42 |
| 6" compound | 50 |
| 6" turbine | 92 |
| 8" compound | 80 |
| 8" turbine | 160 |

Larger meter sizes and equivalencies will be determined on a case by case basis by Manville Water Supply Corporation, the District's wholesale supplier.

(6) "Fourplex" means a dwelling structure within the Star Ranch Townhomes and the Links at Forest Creek developments, regardless of the number of actual dwelling units in such structure.

(7) "Multi-family" means a dwelling structure contained on a site with five or more dwelling units.

(8) "Residential" means a dwelling structure other than Fourplexes with four or less dwelling units.

(9) "Rules" shall mean and refer to such rules and regulations as the District may adopt pursuant to Section 54.205, Texas Water Code.

(10) "Solid Waste" shall mean solid waste resulting from normal municipal residential activities. It shall not include construction or demolition waste or any items defined by the U.S. Environmental Protection Agency, federal, state, or local law as Hazardous Waste.

(11) "Systems" shall mean and refer to the District's water, wastewater, and drainage systems.

B. All Services Required. Except as otherwise expressly authorized in the Rules, no service shall be provided by and through the District's Systems unless the applicant agrees to take water and wastewater services ("Services"). In the event District water is not yet available, wastewater service may be provided separately. Solid Waste collection is required for all Residential customers and customers in the Star Ranch Townhome development.

C. All Services Charged. At no time shall the District render Services without charge to any person, firm, corporation, organization, or entity.

D. Other Utilities. Prior to installing underground cables in the area of the District's Systems, representatives of utility companies shall meet with the District's representative to file such companies' construction plans and schedules and to review the engineering plans illustrating the location of the District's Systems.

E. Review of Utility and Drainage Construction Plans. Any person desiring to install water and wastewater facilities to be connected to the District's Systems shall obtain the approval of such plans by the District, upon recommendation of the District's Engineer, prior to construction. Prior to the District's Engineer's review of the plans, the person requesting review

shall pay a review fee of \$2,500 to the District. The fee is non-refundable. Should the District Engineer's estimated cost of such review exceed \$2,500, the person requesting the review shall post a deposit in an amount determined by the District Engineer. The cost of review over and above the initial \$2,500 review fee will be on a time and materials basis. Any portion of the deposit not used shall be refunded to the person who posted it.

II. CONNECTIONS TO THE DISTRICT'S SYSTEMS

A. Applications for Connections.

(1) Any party desiring to make a connection to the District's Systems shall first make an application to the District's representative in the form approved by the Board. The applicant shall, upon request, furnish the District's representative with evidence that the party who will actually install the tap and connecting line has comprehensive general liability insurance in the minimum amounts of \$300,000.00 bodily injury and \$50,000.00 property damage, with an underground rider and a completed operations rider.

(2) The District's representative shall review all applications for connections to the District's Systems. In the event that the District's representative finds that the materials to be used and the procedures and methods to be followed in laying the line and making the connection are equal to or better than the standards established by the International Plumbing Code, as amended from time to time, and are in compliance with all terms and conditions of the Rules, the District's representative may approve the application and the proposed connection, subject to such terms or conditions as the District's representative deems necessary or convenient to accomplish the purpose and objectives of the Rules.

B. Payment of Fees.

Any party desiring to make a connection to the District's water and wastewater system shall pay the appropriate water tap fee and/or sewer tap fee to the District's representative at the time the application for such connection is made. No connection shall be made until such fees are paid.

C. Tap and Inspection Fees.

(1) The District's water tap fees shall be as follows:

| <u>Meter Size</u> | <u>Tap Fee</u> |
|-------------------|---|
| 5/8" | \$350.00 |
| 3/4" | \$425.00 |
| 1" | \$650.00 |
| 1-1/2" | \$1,750.00 |
| Over 1-1/2" | If installed by the District, cost times three; if installed by the customer, \$350.00 per Fee Unit |

Water tap installation involving excavation for any tap 1-inch or smaller shall be performed by the District at cost plus 25% in addition to the above water tap fee.

(2) The District's sanitary sewer tap fees shall be as follows:

Residential/Fourplex/Builder \$350.00 times the number of LUE equivalents set forth in Exhibit "A" attached hereto

Commercial If installed by the District, cost times three; if installed by the customer, \$350.00 times the number of LUE equivalents set forth in Exhibit "A" attached hereto

Sewer tap installation involving excavation shall be performed by the District at cost plus 25% in addition to the above sewer tap fee.

If more than one (1) inspection is required before a tap is approved by the District the fee for each additional inspection shall be \$25.00.

The owner of a water or sewer tap may transfer a purchased tap from one lot within that District to another lot within the District upon application to the District and shall pay the following transfer fee:

| | |
|--------------------|---------|
| Water Tap Transfer | \$25.00 |
| Sewer Tap Transfer | \$25.00 |

Plumbing inspections of new construction shall be conducted by the District in accordance with the Plumbing License Law, Chapter 1301, *Texas Occupations Code*. An inspection will be conducted at the time the service line is constructed, at the time of plumbing rough-in, for copper, at top-out, and upon completion of construction. The fee for these inspections, which will be performed by an independent plumbing inspector retained by the District, will be as follows:

| | |
|---------------------|---|
| Each Dwelling Unit: | \$300.00 |
| Other: | To be determined by the District's representative based upon the size and scope of the project. |

In addition, an inspection will be performed on all new irrigation system plumbing installations at a cost of \$50 per inspection. The applicable inspection fees will be conducted at the time of purchase of the water and wastewater tap for the new construction. If an inspection is failed, a fee of \$50 will be assessed for any re-inspection required. If the property is not accessible for inspection at the time an inspection is scheduled, the inspection will be deemed to have been failed and a re-inspection fee will be assessed.

(3) Expiration of Taps. Reservation of capacity through the pre-purchase of water and wastewater taps will expire eighteen (18) months after date of purchase of said tap. Water and wastewater tap fees are non-refundable.

D. Capital Expenditure Fees. Any party desiring to connect to the District's Systems shall pay to the District, concurrently with payment of applicable tap fees, impact fees as set by the District's wholesale water and wastewater providers in accordance with the District's contracts with those wholesale providers.

E. Initiation of Service – Application Fee. The application fee for any party desiring to receive service from the District is \$35.00.

F. Security Deposit – Residential and Fourplex. A security deposit per Connection shall be paid to the District’s representative by each customer prior to the initiation of service in the following amounts. A security deposit for a metered Residential or Fourplex Connection over ¾ inch shall be assessed in accordance with Section II.G:

| <u>Meter Size</u> | <u>Residential Homeowner Security Deposit</u> | <u>Residential Renter Security Deposit</u> | <u>Fourplex Security Deposit</u> |
|-------------------|---|--|----------------------------------|
| 5/8" | \$150.00 | \$200.00 | \$150.00 |
| 3/4" | \$150.00 | \$200.00 | |
| 1" | \$150.00 | \$200.00 | |
| 1 ½" | \$200.00 | \$250.00 | |

G. Security Deposit – Commercial. A security deposit per Commercial Connection shall be paid to the District’s representative by each Commercial customer prior to the initiation of service.

(1) Initial Deposit. The Commercial customer shall be required to post an initial security deposit equal to 1.5 times the average monthly utility bill for that Connection or a similar Connection of its kind within the District. In the event no monthly historical bill information is available for the Connection, an initial deposit amount will be based on \$75.00 per Fee Unit.

(2) Additional Deposit. If the average total bill of a Commercial Connection is found to be in excess of the total security deposit on file for a Commercial customer, the customer may be required to post an additional deposit per Connection as determined annually by the District’s representative.

Security deposits shall not be transferable to another party and shall be held by the District to assure the prompt payment of all bills for Services to the customer. Following twenty-four (24) consecutive months of prompt payment, when due, of the District’s utility bills, a customer who owns and occupies a residence within the District and has no delinquent ad valorem taxes owed to the District on the property shall, upon written request to the District’s representative, be entitled to a refund of its security deposit; provided, however, that the District may require the customer to replace the security deposit in the event the customer thereafter makes late payments for two (2) or more months within a twelve (12) month period or in the event service is terminated due to delinquent fees not being received prior to the termination date set forth in the notice for termination. A Residential or Fourplex customer whose service is disconnected due to non-payment, violation of the District’s Rules, or any other reason other than the customer’s request will be required to deposit an additional security deposit of \$50 for each disconnection, up to a maximum deposit of \$600. A customer who is required to replace a deposit shall be subject to the requirements of this Order.

At its option, the District may apply all or any part of a customer’s security deposit against any delinquent bill of the customer. Upon discontinuation of service the deposit shall be applied against amounts due, including any disconnection fees, whether because of the customer’s delinquency or upon the customer’s request. Any portion of the deposit remaining after deduction of such amounts shall be refunded to the customer. In no event shall the security deposit bear interest for the benefit of the customer.

H. Security Deposit – Builder. Each builder shall make a one-time \$5,000.00 deposit covering all houses that the builder is building or intends to build within the District.

The District's representative shall carefully monitor the building of all houses covered by such \$5,000.00 deposit to make sure that the water and wastewater service connection at each such house has been inspected and approved prior to its being covered. In any instance in which this procedure is not followed, the District's representative shall require the builder to uncover the water or wastewater service connection so that it may be inspected. Any cost to the District for additional inspections or other work resulting from a violation of this requirement shall be deducted from the \$5,000.00 security deposit and the builder shall be billed for such amount as necessary to fully restore the \$5,000.00. The District's representative will not approve a water tap or wastewater tap for any such builder until such builder's security deposit has been re-established at the full \$5,000.00 amount. A connection permit will be granted after inspection confirms that all requirements of the District's Rules have been met. The \$5,000.00 security deposit will be refunded when the builder finishes its building program within the District. In no event shall the security deposit bear interest for the benefit of the builder. For a builder who intends to construct only one house in the District and executes an affidavit to that effect the builder deposit shall be reduced to \$1,000.00. Should such builder later apply to build an additional house within the District, the builder deposit shall be \$5,000.00.

I. Landlord Deposits. The owner of a Residential or Fourplex property used for rental purposes may, at his option, post a security deposit for such property to secure the provision of water and wastewater service to the property by the owner during temporary periods between rentals to tenants. The amount of the security deposit shall be the same as that set from time to time for rental units in this Order. The owner shall also be responsible for payment of any applicable service initiation fees set forth in this Order.

J. Transfers of Service Within the District. In the event a customer moves from one address within the District to another address within the District and immediately transfers service, the security deposit of the customer may be transferred to the new address. Such transfer is contingent upon the customer's paying the final bill for the previous address within the time limits set forth for prompt payment. If the customer has previously received a refund of his deposit pursuant to the "prompt payment" provisions set forth above, the customer may transfer his service without payment of a new deposit.

In the event payment of the final bill is not made when due, such deposit, if held by the District, shall be used toward payment of the final bill and an additional deposit shall be required to be made by the customer for the new address. Should the customer fail to pay such additional deposit, if required by the District, the account shall be delinquent and service may be terminated pursuant to Article IV below.

K. Transfer Fee. A customer who desires to transfer service from one address within the District to another address shall pay a transfer fee of \$30.00 at the time of the transfer of service.

L. Additional Charges. Any non-routine charges incurred by the District in connection with any water tap, sewer tap, and/or inspection shall be the responsibility of the applicant for such connection and shall be payable to the District upon demand.

III. WATER, WASTEWATER AND SOLID WASTE SERVICES

A. Applications for Services. Any party desiring to receive Services from the District shall make an application for such service to the District's representative in the form approved by the Board. All applications shall be made by the record owner or renter of the property for which service is being requested. Proof of residency shall be furnished to the District's representative upon request.

B. Water, Sewer, and Solid Waste Service Rates. The following rates and charges for the sale of water, the collection and disposal of sewage, and the collection and disposal of solid waste shall be in effect for customers within the District from the effective date of this Order.

(1) General Provisions.

(a) Bills for Commercial sewer service other than Multi-family shall be computed on the basis of a wastewater usage charge per Fee Unit plus a wastewater commodity charge calculated using the average amount of water used by the customer during the winter season based upon the average of the monthly readings of the customer's water meter for the preceding December, January, and February. For customers who have not established a winter average, bills shall be based on actual monthly water consumption.

(b) Bills for Multi-family sewer customers shall be computed on the basis of a wastewater usage charge per Fee Unit plus a wastewater commodity charge per 1,000 gallons of metered water usage until such time as the Multi-family complex reaches 85% occupancy, at which point the wastewater commodity charge will be calculated using the average amount of water used by the customer during the winter season based upon the average of the monthly readings of the customer's water meter for the preceding December, January, and February.

(c) Bills for Fourplex units shall be computed on the basis of a wastewater usage charge per Fee Unit plus a wastewater commodity charge. Until a winter average rate for the entire complex of Fourplex units on the property is established, the wastewater commodity charge for each unit will be based upon 3,000 gallons per unit. A winter average will be established by dividing the usage of all occupied units during the three month winter-averaging period by the number of occupied units during the time period. Such winter average will be calculated each year in March. After the winter average is established, the wastewater commodity charge will be calculated using the winter average established for that year.

(d) Anything herein to the contrary notwithstanding, no charge for wastewater service shall be made based on water used as a result of a special water-only connection authorized pursuant to the Rules.

(2) Monthly Residential Water, Sewer, and Solid Waste Pick-Up.

| | |
|--|--------------------------|
| Water Usage and Solid Waste Pick-Up Charge (includes 2,000 gallons of usage) | \$34.70 |
| Water Gallonage Charge | |
| 2,001 - 15,000 Gallons | \$4.00 per 1,000 gallons |
| Over 15,001 Gallons | \$5.25 per 1,000 gallons |

Wastewater Usage Charge \$56.74
 Wastewater Commodity Charge: Not applicable

(3) Monthly Fourplex Water and Sewer Rates.

Water Usage Charge
 (does not include any usage)

- (a) The Links at Forest Creek \$9.50 per Fee Unit
 (Solid Waste pick-up is not provided)
- (b) Star Ranch Townhomes \$26.40 per Fee Unit
 (includes Solid Waste pick-up)

Water Gallonage Charge
 0 - 15,000 Gallons \$4.00 per 1,000 gallons
 Over 15,001 Gallons \$5.25 per 1,000 gallons

Wastewater Charge \$32.20 per Fee Unit

Wastewater Commodity Charge \$ 5.03 per 1,000 gallons

(4) Monthly Commercial, Multi-Family, and Builder Water Rates.

- (a) Water Usage Charge
 (does not include any usage or Solid Waste pick-up)

| <u>Meter</u> | <u>Rate per Fee Unit</u> |
|--------------|--------------------------|
| 5/8" | \$15.00 |
| 3/4" | \$22.50 |
| 1" | \$37.50 |
| 1-1/2" | \$75.00 |
| 2" | \$120.00 |
| 3" | \$225.00 |
| 4" | \$375.00 |
| 6" or larger | \$600.00 |

- (b) Water Gallonage Charge
 0 - 15,000 Gallons \$4.00 per 1,000 gallons
 Over 15,001 Gallons \$5.25 per 1,000 gallons

(5) Monthly Out-of-District Sewer Rates.

- (a) Wastewater Usage Charge \$113.48 per Fee Unit
- (b) Wastewater Commodity Charge Not applicable

(6) Monthly Commercial Sewer Rates.

- (a) Wastewater Usage Charge \$56.74 per Fee Unit

(b) Wastewater Commodity Charge \$5.03 per 1,000 gallons

(7) Monthly Multi-Family Sewer Rates.

(a) Wastewater Usage Charge \$56.74 per Fee Unit

(b) Wastewater Commodity Charge \$5.03 per 1,000 gallons

(8) Monthly Builder Sewer Rates.

(a) Wastewater Usage Charge \$56.74 per Fee Unit

(b) Wastewater Commodity Charge Not applicable

(9) Fire Hydrant Meter Fees. Sale of water on a temporary basis from fire hydrants within the District shall be requested from the District's representative. There shall be charged and collected for each fire hydrant meter a fire hydrant meter fee in the amount of \$75.00 per month or any part of a month plus the per 1,000 gallon usage rate as stated above. A security deposit shall be paid to the District's representative at the time application is made for a fire hydrant meter in the amount of \$1,000.00. Such security deposit shall be refunded to the applicant at the time the meter is returned in good working order less any amounts due for damage to the meter.

(10) The District shall charge each customer any regulatory assessment required by the Texas Commission on Environmental Quality.

C. Non-Domestic Waste Fees and Permits.

(1) Permitting Fees. Each wastewater customer required by the District's Rules to apply for and obtain a wastewater discharge permit prior to discharging waste into the wastewater system shall pay an application fee of \$300.00.

(2) Testing Fees. Each wastewater customer holding a wastewater discharge permit shall pay a monthly fee for testing, compliance and use of the wastewater system in the amount of \$25.00.

(3) Surcharge Fees:

(a) Payment of Surcharge for Extra Strength Wastewater. In addition to compliance with all other requirements of this article, any person discharging extra strength wastewater into the District's wastewater system shall pay a monthly surcharge for the additional costs of handling and treatment of such extra strength wastewater in addition to the usual monthly sewer service charges.

(b) Cost Factors. The cost factors for extra strength wastewater are based on the capital and operating cost of wastewater facilities to provide treatment for the reduction of excessive biochemical oxygen demand (BOD), chemical oxygen demand (COD), and suspended solids (SS).

(c) Computation of Surcharge. For extra strength wastewater having a COD concentration of 2.25 or more times that of the BOD concentration, the surcharge will be based on the COD category in lieu of the BOD category. Computations of surcharges shall be based on the following formula:

$$S = V \times 8.34 (A [\text{BOD} - 200] + B [\text{SS} - 200])$$

or

$$S = V \times 8.34 C [\text{COD} - 450] + B [\text{SS} - 200]$$

- S: Surcharge in dollars that will appear on the customers monthly bills.
- V: Wastewater actually billed in millions of gallons during the billing period.
- 8.34: Pounds per gallon of water.
- A: Unit charge in dollars per pound of BOD.
- BOD: BOD strength in milligrams per liter (mg/l) by weight.
- 200: Normal BOD strength in milligrams per liter (mg/l) by weight.
- B: Unit charge in dollars per pound for SS.
- SS: SS concentration in milligrams per liter (mg/l) by weight.
- 200: Normal SS concentration in milligrams per liter (mg/l) by weight.
- C: Unit charge in dollars per pound for COD.
- COD: COD strength in milligrams per liter (mg/l) by weight.
- 450: Normal COD strength in milligrams per liter (mg/l) by weight.

If the strength or concentration for BOD, SS, or COD is less than the normal strength for that category, then there shall be no surcharge for that category, nor shall there be credit given for the total surcharge if the strength or concentration is less than the normal.

(d) Current Unit Rates. The unit charges in dollars per pound used to assess the individual surcharges are:

| <u>Parameter</u> | <u>Unit Charge Dollars/Pound</u> |
|------------------|--------------------------------------|
| BOD | 0.50 |
| COD | 0.50 |
| TSS | 0.1049 |

(e) Adjustment of Rates. All flow rates, BOD, COD, and SS values used in determination of the surcharge of wastewater customers shall be reevaluated on a periodic basis as determined by the District's representative and shall be adjusted to reflect any increase or decrease in wastewater treatment costs. However, if there is a major change in the operation to cause changes in value, the values may be increased or decreased based on a study of changes or actual measurements. Every person discharging wastewater into the District's wastewater system shall be responsible for notifying the District's representative of major changes in its operation affecting the quantity or quality of extra strength wastewater discharged. In the absence of such notification, the surcharge applicable to such person shall be based on the data available to the District's representative at the time the surcharge is billed.

(4) Prohibited Discharges. In the event the District determines that there has been a prohibited discharge under the District's Rules or this Order, the District shall assess costs to the violator for the reasonable expenses of the District to locate the source of the violation, any testing of the waste associated with such violation, and for any damage to the District's sanitary sewer system.

IV. DELINQUENT ACCOUNTS

A. The District shall bill each customer monthly for all services rendered in the preceding month, in substantial compliance with the procedures established in the City of Austin Utility Service Regulations. All bills shall be due on the due date as specified on the bills and shall become delinquent if not paid as set forth on the bills. If the due date falls on the weekend or holiday, payment shall be due the following business day. For accounting purposes only, and with Board approval, the District's representative shall write off accounts receivable over ninety (90) days past due. This shall in no way relieve the past due customer of any liability for payment. The District's representative shall turn all overdue accounts over to a collection agency for appropriate action.

B. A late charge of ten percent (10%) of the amount of the bill shall be added for each monthly billing date the delinquent amount remains unpaid. If a bill remains delinquent for fifteen (15) days, water, wastewater, and, if applicable, Solid Waste collection service shall be discontinued in accordance with this paragraph. Prior to termination, the customer shall be notified of the amount due by letter sent by United States Mail, First Class. Once notice of termination has been sent to a customer, payment of the amount due must be in the form of cash, cashier's check, money order, or credit card payment only. No personal checks or other forms of payment will be accepted. A delinquent bill renders the entire account delinquent and the entire account must be paid in full in order to avoid interruption of service. The notice shall state the date upon which water service shall be terminated, which date shall be not less than seven (7) days from the date such notice is sent. Such notice shall state the time and place at which the account may be paid and that any errors in the bill may be corrected by contacting the District's representative, whose telephone number shall also be given in such notice. Provided, however, that in the event the customer contacts the District's representative within such seven (7) day period, the District's representative may, at its option, allow the customer to make arrangements to pay the delinquent amount in installments to be approved by the District's representative. After termination of service, payment by the customer of delinquent amounts due and reconnection charges shall be payable only by cash, money order, cashier's check, or credit card; no personal checks or other forms of payment will be accepted.

C. The District will charge a customer whose payment of a bill is dishonored or rejected by a financial institution a fee of \$30.00. If a customer's payment is dishonored or rejected by the financial institution, the District's representative will send a notice to the customer's email address on file. This notice will state that service will be terminated not earlier than three days from the date of the notice unless the account is paid in full by cash, money order, or cashier's check. If the customer does not have an email address on file, notice will be sent by First Class, U.S. mail and will state that service will be terminated not earlier than five days after the notice has been postmarked unless the account is paid in full by cash, money order, or cashier's check.

D. The District reserves the right to institute suit for the collection of any amounts due and unpaid, together with interest thereon at the maximum legal rate and reasonable attorneys' fees.

V. DISCONTINUATION OF SERVICE

A. Charge for Reconnection. In the event of any discontinuation of Service, whether because of customer's delinquency or upon a customer's request, the District shall charge the following charge per Connection prior to reconnecting such customer:

- (1) Water System.
 - (a) when meter removed \$100.00
 - (b) when meter not removed \$ 50.00
 - (c) after hours - 5:00 p.m. \$ 25.00 additional
- (2) Wastewater System. Two times the cost to the District.

VI. UNAUTHORIZED USE OF WATER, UNAUTHORIZED DEPOSIT OF DEBRIS

Any person, corporation or other entity which takes or uses water or connection to the District's wastewater system without prior authorization of the District or deposits debris, yard waste, garbage or other materials upon the property of the District, including District parks, drainage area, greenbelt and nature trails, violates this Order and shall be subject to a penalty of \$250.00 for each breach of this provision. Each day that a breach of this section continues shall be considered a separate breach. All water use, other than special connections approved by the Board, will be through a meter provided to the user by the District. The District shall not allow use of District water or connection to the District's Systems until all outstanding penalties assessed have been paid. This penalty shall be in addition to the other penalties provided by the laws of the State and to any other legal rights and remedies of the District as may be allowed by law. Board determination of a violation is required in order to levy a penalty and, upon such determination, notice in writing shall be delivered to the person, corporation, or entity held in violation providing said person the opportunity to appear before the Board and address the imposition of said penalty.

VII. LEAK ADJUSTMENT POLICY

In the event a customer experiences a water leak, the customer may submit a request for a billing adjustment. A water leak under the policy is defined as a leak beyond the normal control of the customer, such as a water line break or irrigation system leak. Water leaks due to customer error or negligence will not be approved under the policy. Examples include irrigation controller errors, water spigots or sprinklers left on for extended periods of time, water leaks that are not repaired in a timely fashion, etc. The District's representative retains the right to approve or deny a leak adjustment request as determined by the circumstances and duration of the water leak. To request review of a leak adjustment, the customer will be required to submit at a minimum the following items to the District's representative for review:

- a. A good faith payment toward the bill under leak adjustment review equal to the customer's prior month's bill;
- b. A written leak adjustment request detailing the circumstances of the leak;
- c. Documentation of the leak, such as a repair invoice, indicating what date the leak was corrected; and
- d. Duration of the leak period.

Upon receipt of a completed request including all items listed above, the customer's water bill will be recalculated according to a historical review of the customer's water usage as determined by the District's representative. The re-calculated amount of water during the leak period will be billed in accordance with the current rates. Water usage from the leak period in excess of the recalculated usage will be presumed to be attributed to the leak and will be billed at the wholesale cost of the water plus 5%. Customers will only qualify for a leak adjustment once during a 12-month period. Leak adjustments will only be granted for one billing cycle. If the leak occurred during a winter averaging period, the District's representative may upon approval of a similar wholesale adjustment by the District's wholesale supplier, make an adjustment to the winter average of the customer. If a leak adjustment credit exceeds \$250.00, the adjustment must be approved by the Board.

VIII. The Secretary of the Board is hereby directed to file a copy of this Order in the principal office of the District.

(signature page follows)

PASSED AND APPROVED this 8th day of May, 2019.

(SEAL)



Rance Richter, President
Board of Directors

ATTEST:

Daniel Bates, Secretary/Treasurer
Board of Directors

EXHIBIT A

LUE Criteria for District Sewer Tap Fees

A. A living unit equivalent (LUE) is defined as the typical flow that would be produced by a single family residence (SFR) located in a typical subdivision. For water this includes consumptive uses such as lawn watering and evaporative coolers. The wastewater system does not receive all of these flows, so the flows are expected to differ between water and wastewater. The number of LUEs for a project are constant; only the water and wastewater flows are different.

One (1) LUE produces: 2.2 GPM (Peak Hour) of water flow
 1.3 GPM (Peak Day) of water flow
 350 GPD (0.243 GPM) average dry weather wastewater flow

B. Peak Flow Factor Formula for dry weather wastewater flow

$$PF = \frac{18 + [0.0144 (F)]^{0.5}}{4 + [0.0144 (F)]^{0.5}} \qquad F = \text{AVERAGE FLOW (GPM)}$$

RESIDENTIAL AND MULTI-FAMILY

LUE CONVERSION

| | |
|--|--------------|
| One (1) Single Family Residence Modular Home, Mobile Home | 1 LUE |
| One (1) Duplex | 2 LUEs |
| One (1) Triplex; Fourplex; Condo Unit P.U.D. unit (6+ Units/Acre to 24 Units/Acre) | 0.7 LUE/Unit |
| One (1) Apartment Unit (24 + Units/Acre) | 0.5 LUE/Unit |
| One (1) Hotel or Motel Room | 0.5 LUE/Room |

**COMMERCIAL (OTHER THAN
MULTI-FAMILY)**

LUE CONVERSION

| | |
|-------------------------------------|---------------------------------|
| Office | 1 LUE/3000 Square Feet of Floor |
| Office Warehouse | 1 LUE/4000 Square Feet of Floor |
| Retail, Shopping Center | 1 LUE/1660 Square Feet of Floor |
| Restaurant; Cafeteria | 1 LUE/200 Square Feet of Floor |
| Hospital | 1 LUE/Bed |
| Rest Home | 1 LUE/2 Beds |
| Church (Worship Services Only) | 1 LUE/70 Seats |
| School (Includes Gym and Cafeteria) | 1 LUE/13 Students |

Appendix E

Phosphorous Treatment Pages

treatment plant, mode of operation, and all treatment units. Start with the plant's head works and finish with the point of discharge. Include all sludge processing and drying units. If more than one phase exists or is proposed in the permit, a description of each phase must be provided. Process description:

Treatment plant process utilizes an onsite lift station to pump the influent to the wastewater treatment plant. The influent enters the wastewater treatment plant through a bar screen, then into the aeration basin, where the influent and return are mixed together. Flow then pushes the process into the clarifier. In order to treat for Phosphorus, Alum will be added in between the aeration basin and clarifier. From the clarifier effluent overflows the weir into a tertiary filter and then flows to the chlorination basin for discharge. One digester tank is used for wasting and solids concentration.

Port or pipe diameter at the discharge point, in inches: 6

B. Treatment Units

In Table 1.0(1), provide the treatment unit type, the number of units, and dimensions (length, width, depth) of each treatment unit, accounting for all phases of operation.

Table 1.0(1) - Treatment Units

| Treatment Unit Type | Number of Units | Dimensions (L x W x D) |
|---------------------|-----------------|------------------------|
| Clarifier | 1 | 18' Diameter |
| Aeration Basin | 2 | 12' x 16' x 10.3' |
| Digester | 2 | 12' x 10' x 10.3' |
| CL2 Basin | 1 | 6' x 10' x 8' |
| | | |
| | | |
| | | |
| | | |

C. Process flow diagrams

Provide flow diagrams for the existing facilities and each proposed phase of construction.

Attachment: Appendix F

| Source | Total Average Flow (MGD) | Influent BOD ₅ Concentration (mg/l) |
|---|--------------------------|--|
| School with cafeteria, no showers | | |
| Recreational park, overnight use | | |
| Recreational park, day use | | |
| Office building or factory | | |
| Motel | | |
| Restaurant | | |
| Hospital | | |
| Nursing home | | |
| Other | 0.048 | 300 |
| TOTAL FLOW from all sources | 0.048 | |
| AVERAGE BOD ₅ from all sources | | 300 |

Section 3. Proposed Effluent Quality and Disinfection (Instructions Page 68)

A. Existing/Interim I Phase Design Effluent Quality

Biochemical Oxygen Demand (5-day), mg/l: 10

Total Suspended Solids, mg/l: 15

Ammonia Nitrogen, mg/l: 3

Total Phosphorus, mg/l: 0.5

Dissolved Oxygen, mg/l: 4

Other: [REDACTED]

B. Interim II Phase Design Effluent Quality

Biochemical Oxygen Demand (5-day), mg/l: [REDACTED]

Total Suspended Solids, mg/l: [REDACTED]

Ammonia Nitrogen, mg/l: [REDACTED]

Total Phosphorus, mg/l: [REDACTED]

Dissolved Oxygen, mg/l: [REDACTED]

Other: [REDACTED]

C. Final Phase Design Effluent Quality

Biochemical Oxygen Demand (5-day), mg/l: 10

Total Suspended Solids, mg/l: 15

Ammonia Nitrogen, mg/l: 3

Total Phosphorus, mg/l: 0.5

Dissolved Oxygen, mg/l: 4

Other: [REDACTED]

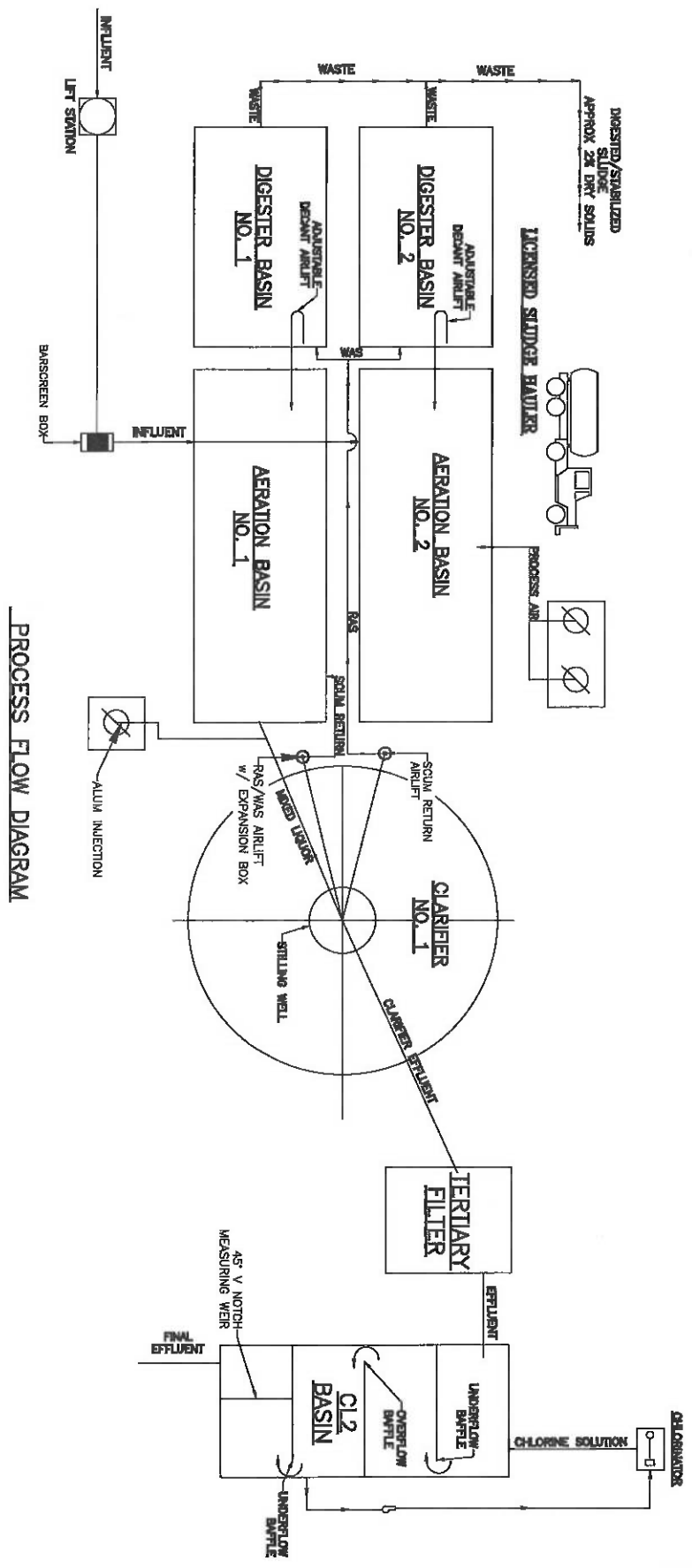
D. Disinfection Method

Identify the proposed method of disinfection.

- Chlorine: 1-4 mg/l after 20 minutes detention time at peak flow
Dechlorination process: [REDACTED]
- Ultraviolet Light: [REDACTED] seconds contact time at peak flow
- Other: [REDACTED]

Section 4. Design Calculations (Instructions Page 68)

Attach design calculations and plant features for each proposed phase. Example 4 of the instructions includes sample design calculations and plant features.



PRESERVE AT STAR RANCH

**INTERIM PHASE I & FINAL PHASE
WASTEWATER TREATMENT FLOW
DIAGRAM (0.048 MGD)**

JANUARY 2025

JOB No.
40009-414-02

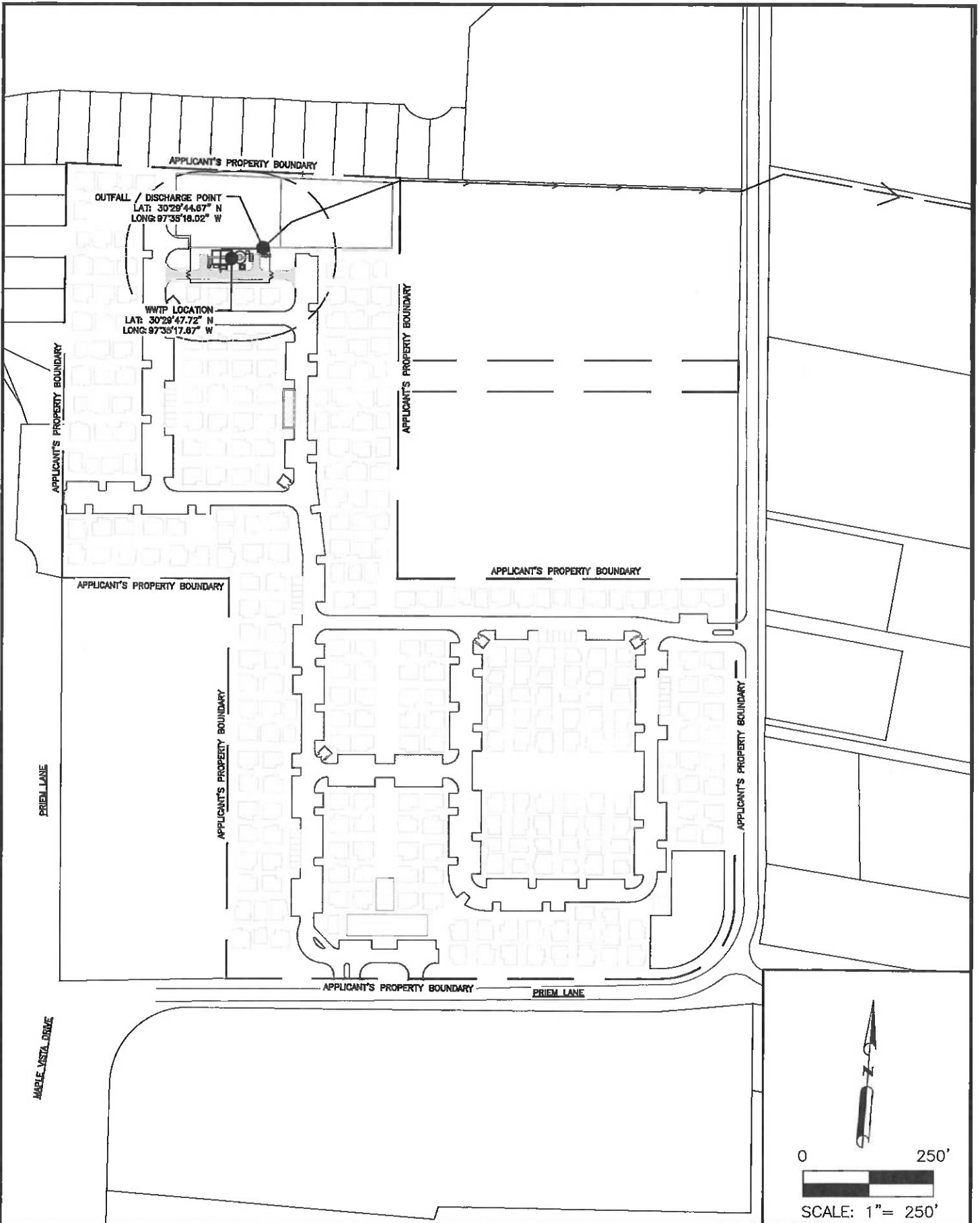
DRAWN BY: ZC

WGA

CONSULTING ENGINEERS

TEXAS REGISTERED ENGINEERING FIRM F-9756
2505 TangierMile, Suite 120
Houston, Texas 77063
713.783.1900

00073



PRESERVE AT STAR RANCH

SITE MAP

JANUARY 2025

JOB No.
40009-414-02

DRAWN BY: ZC

WGA

CONSULTING ENGINEERS

TEXAS REGISTERED ENGINEERING FIRM F-9756

2500 Tardenton, Suite 100
Houston, Texas 77089
213.289.1900

00074



March 10, 2025

Jose Alfonso Martinez III

Re: Preserve Hutto, LLC
WQ0016145001
Clarification to Permit Application

Mr. Martinez,

Please see the response to your question involving this permit application below.

1. Our justification for the flow we applied for is that the development will have 480 beds rated as apartments at 100 gallons per bed for 310 units. This equals 48,000 GPD. In addition, we used CoStar's data to project the current and future population growth of the area. CoStar is a leading provider of commercial real estate data. The area within 2 miles of our proposed facility has increased 1% annually from 2020-2024 and will increase 3.6% annually from 2024-2029. The development will be entirely built out in one phase.

Sincerely,

A handwritten signature in blue ink that reads "Jerry G. Ince PE". The signature is written in a cursive style.

Jerry G. Ince, P.E.
Ward, Getz & Associates, PLLC
Firm #9756

