

WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY NOTICE OF MEETING

TO: THE BOARD OF DIRECTORS OF THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of the West Travis County Public Utility Agency (“WTCPUA”) will hold its regular meeting at 10:00 a.m. on Thursday, November 15, 2018 at City of Bee Cave City Hall, 4000 Galleria Parkway, Bee Cave, Texas. The following matters will be considered and may be acted upon at the meeting.

The Consent Agenda allows the Board of Directors to approve all routine, non-controversial items with a single motion, without the need for discussion by the full Board. Any item may be removed from the Consent Agenda and considered individually upon request of a Board member.

Public comments will be accepted only during designated portions of the Board meeting. Citizens wishing to address the Board should complete the citizens’ communication form provided at the entrance to the meeting room so they may be recognized to speak. Speakers will be limited to three minutes to facilitate the opportunity to comment by all those so interested and to support the orderly flow of the meeting.

- I. CALL TO ORDER**
- II. ESTABLISH QUORUM**
- III. PUBLIC COMMENT**
- IV. CONSENT AGENDA (R. Pugh)**
 - A. Approve minutes of October 18, 2018 regular Board Meeting.**
 - B. Approve payment of invoices and other related bookkeeping matters.**
 - C. Approve Contractor Pay Requests including:**
 - 1. SJ Louis Construction of Texas., Ltd. Pay Request No. 4, \$90,664.97, 1340 Transmission Main Project.**
 - 2. CFG Industries LLC, Pay Request No. 9, \$21,185.00, Water Tank and Pump Stations Improvements Project.**
 - 3. Landmark Structures I, LP, Pay Request No. 7, \$288,111.25, 1340 Elevated Storage Tank Project.**
 - 4. Payton Construction, Inc. Pay Request No. 9, \$188,071.50, Raw Water Intake Pump Station Expansion and Upgrade.**

5. Austin Underground, Pay Request No. 1, Revision 1, \$257,288.50, Lakepointe Manhole Rehabilitation Project.
6. Austin Underground, Pay Request No. 3 and Final, \$13,900, Lakepointe Manhole Rehabilitation Project.
- D. Approve audited Developer Reimbursement in the amount of \$55,740, David Weekley Homes, for Burba Property.
- E. Approve Service Extension Request (SER) including Location Map for:
 1. Forbes Tract, 107 Water LUEs, 290 System.
- F. Approve Non-Standard Service Agreement (NSSA) including Location Map for:
 1. Spillman Ridge Townhomes, 88 Water and Wastewater LUEs, 71 System.
- G. Approve purchase of replacement vehicles for PUA Operations Fleet through Buy Board approved vendor Caldwell Country and declare replaced vehicles as surplus property:
 1. Replace PUA Unit 001, 2008 Ford 150, ½ Ton Pick-up, Extended Cab, with 2018 Ford F150 ½ Ton Pick-up, 4 x 2 Super Cab (Extended Cab), \$24,905.
 2. Replace PUA Unit 005, 2002 Chevrolet 1500 ½ Ton Pick-up, Extended Cab, with 2018 Ford F150 ½ Ton Pick-up, 4 x 2 Super Cab (Extended Cab), \$24,905.

V. STAFF REPORTS

- A. General Manager's Report (R. Pugh).
- B. Controller's Report (J. Smith) including:
 1. Quarterly investment report.
- C. Engineer's Report (D. Lozano/J. Coker) including:
 1. Capital Improvements Plan Update.
- D. Operations Report (T. Cantu).

VI. OLD BUSINESS

- A. Discuss, consider and take action regarding pending and/or anticipated litigation, including:
 1. *William R. Holms v. West Travis County Public Utility Agency; in Travis County Court of Law #2; C-1-CV-17-003601 (S. Albright).*

2. *John Hatchett, Sandra Hatchett and JPH Capital, LLP v. West Travis County Public Utility Agency; in the 201st Judicial District Court, Travis County, Texas; Cause No. D-1-GN-18-001654 (S. Albright).*

(These items under VI.A may be taken into Executive Session under the consultation with attorney exception).

- B. Discuss, consider and take action on WTCPUA Ethics Policy regarding acceptance of gifts (S. Roberts).**

VII. NEW BUSINESS

- A. Discuss, consider and take action on proposal from Lloyd Gosselink Rochelle & Townsend, P.C. to assist WTCPUA in legislative session monitoring, communication and reporting (D. Walden/R. Pugh/S. Albright).** *(This item may be taken into Executive Session under the consultation with attorney exception).*

- B. Discuss, consider and take action on FY2019 Rate Study, including (J. Smith/N. Heddin):**

1. Review retail and wholesale rate calculation methodology.
2. Call Public Hearing for consideration at January 17, 2019 Board Meeting, as applicable.

(This item may be taken into Executive Session under the consultation with attorney exception).

- C. Discuss, consider and take action regarding Wholesale Water Supply Agreement Between the WTCPUA and the City of Dripping Springs, and related water service issues in Hays County (S. Roberts).** *(This item may be taken into Executive Session under the consultation with attorney exception).*

- D. Discuss, consider and take action regarding Water Supply Analysis and Planning in Hays County including:**

1. Engineering Services Proposal estimate from Murfee Engineering Company, Inc. (S. Roberts). *(This item may be taken into Executive Session under the consultation with attorney exception).*

- E. Discuss, consider and take action on Murfee Engineering Company additional fee requests including (D. Lozano):**

1. 1340 Water Line: Additional Services, \$50,000.
2. Raw Water Line No. 2, Permitting, ACI Consulting, \$31,652.

- F. Discuss, consider and take action on recommendation to enter into annual Generator Service Agreement between Generator Field Services LLC and WTCPUA in the amount of \$20,492 (T. Cantu).**

- G. Discuss, consider and take action on Letter Agreement with Lake Pointe Homeowners' Association regarding Raw Waterline No. 2 (S. Albright). *(This item may be taken into Executive Session under the consultation with attorney exception).*

VIII. ADJOURNMENT

Dated: November 9, 2018



Robert Pugh
WTCPUA General Manager

The Board of Directors may go into Executive Session, if necessary, pursuant to the applicable section of Subchapter D, Chapter 551, Texas Government Code, of the Texas Open Meetings Act, on any of the above matters under the following sections: Texas Government Code Ann. 551.071 – Consultation with Attorney; Texas Government Code Ann. 551.072 – Real and Personal Property; Texas Government Code Ann. 551.074 – Personnel Matters. No final action, decision, or vote will be taken on any subject or matter in Executive Session.

The West Travis County Public Utility Agency is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call Robert Pugh, General Manager at (512) 263-0100 for information.

IV. CONSENT AGENDA

ITEM A

**MINUTES OF MEETING OF
THE BOARD OF DIRECTORS OF THE
WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY**

October 18, 2018

Present:

Scott Roberts, President
Don Walden, Vice President
Ray Whisenant, Secretary
Bill Goodwin, Assistant Secretary
Eileen Brzoska, Director

Staff and Consultants:

Robert Pugh, General Manager
Jennifer Smith, Controller
Keli Kirkley, Accountant
Stefanie Albright (Lloyd Gosselink Rochelle & Townsend, P.C.), General Counsel
David Klein (Lloyd Gosselink Rochelle & Townsend, P.C.), General Counsel
Judith Coker, Senior Engineer
Pierce Powers, Engineer
Reuben Ramirez, Engineering Technician
Trey Cantu, Operations Manager
Dennis Lozano (Murfee Engineering), District Engineer

I. CALL TO ORDER

Director Roberts called the meeting to order at 10:01 a.m.

II. ESTABLISH QUORUM

A quorum was established. Also present were the above-referenced staff and consultants.

III. PUBLIC COMMENT

Thomas Campbell addressed the Board with concerns about the receipt of two bills in one month, and the fact that there was a minimum bill on both water bills. He is concerned that there may be “double dipping” with the minimum charge. He stated that he was concerned about the two statements, and that he would look to the minutes of the Board to see how the billing cycles were approved. Mr. Campbell confirmed that Mr. Pugh has offered to assist him with speaking to customer service on the issue.

IV. CONSENT AGENDA

- A. Approve minutes of September 20, 2018 regular Board Meeting and October 2, 2018 Special Board Meeting.**

Director Walden asked that this item be considered separately. He stated that under the operations report, Director Goodwin asked about the Homestead waterline break. Director Goodwin stated that there was no repair made with asphalt regarding aesthetics, and that this point should be clarified.

Director Walden flagged the discussion regarding billing which was to address mail delays and not accounting delays.

MOTION: A motion was made by Director Walden to approve the minutes of the September 20, 2018 regular Board meeting, provided as Exhibit A, as amended. The motion was seconded by Director Goodwin.

The vote was taken with the following result:

Voting Aye:	Directors Roberts, Goodwin, Whisenant, Walden, and Brzoska
Voting Nay:	None
Absent:	None

B. Approve payment of outstanding invoices and other related bookkeeping matters including:

1. Tenant Improvement Construction Allowance payment in the amount of \$84,010.20 per Lease Agreement with Hill Country Texas Galleria, LLC and WTCPUA.

C. Approve Contractor Pay Requests including:

1. Austin Underground, Inc. Final Pay Request, \$6811.50, Lakepointe Manhole Rehabilitation Project.
2. SJ Louis Construction of Texas, Ltd. Pay Request No. 3, \$142,239.42, 1340 Transmission Main Project.
3. CFG Industries, LLC, Pay Request No. 8, \$63,840, Water Tank and Pump Stations Improvements Project.
4. Landmark Structures I, LP, Pay Request No. 6, \$205,147.75, 1340 Elevated Storage Tank Project.
5. PrimeSpec Construction LLC, Pay Request No. 6, \$25,652.24 Lakepointe WWTP Rehabilitation Project.

Director Walden asked that this item be considered separately. He asked why 10% retainage was withheld for the 1340 transmission. Mr. Lozano stated that previous contracts with the contractor had some delays, and that withholding this retainage was intended to be an incentive for timely completion.

MOTION: A motion was made by Director Walden to approve the Contract Pay Requests, provided as Exhibit B. The motion was seconded by Director Goodwin.

The vote was taken with the following result:

Voting Aye: Directors Roberts, Goodwin, Whisenant, Walden, and Brzoska
Voting Nay: None
Absent: None

D. Approve Contractor Change Orders including:

1. CFG Industries LLC, Change Order No. 4, 55 weather days, Water Tank Painting and Pump Station Rehabilitation Project.

E. Approve audited 70% Developer Reimbursement in the amount of \$653,544.00 for CCNG Development Company, L.P., for Spanish Oaks-East Village.

F. Approve Non-Standard Service Agreements (NSSAs) (System) (Location Map) for:

1. Mantra Medical, 11 LUEs, 290 System.
2. Key Ranch Section 3, 64 LUEs, 290 System.

MOTION: A motion was made by Director Roberts to approve the Consent Agenda Items B and D-F, provided as **Exhibits C- F.** The motion was seconded by Director Whisenant.

The vote was taken with the following result:

Voting Aye: Directors Roberts, Goodwin, Whisenant, Walden, and Brzoska
Voting Nay: None
Absent: None

V. STAFF REPORTS

A. General Manager’s Report.

Mr. Pugh presented this item, provided as **Exhibit G.** He stated that the office move has been completed and there are a few remaining punch list items.

Director Walden asked about the emergency interconnect agreement and the City of Austin’s lack of concurrence on certain issues. Mr. Pugh stated that this would be discussed later in the agenda.

Director Walden asked about the CCNG beneficial reuse agreement and cost-sharing. Mr. Pugh stated that CCNG would be paying for the project itself, and there were issues regarding the filtration system and placement of the facilities. Director Walden asked who was paying Murfee Engineering’s fees, to which Mr. Pugh stated that CCNG was paying for such costs under agreements.

Director Walden asked about the reserved PUA parking spaces for the new office. Mr. Pugh stated that there were 5 additional visitors spaces added, but they are not dedicated to the PUA. Director Roberts and Director Walden asked Mr. Pugh to check and see the cost of having dedicated spaces for PUA customers to utilize.

Director Goodwin asked for additional information on the CCNG beneficial reuse project. Mr. Pugh stated that the purpose was to convert HOA irrigation to beneficial reuse, and CCNG had determined that to make the transition more amenable to residents, a filtration system would be added by CCNG at Lift Station 14.

Director Goodwin addressed Item 14 and stated that he appreciated the replacement of the dead trees at the Bohl's WWTP. In response to a question from Director Goodwin, Mr. Cantu stated that there was no warranty on the trees.

Director Roberts asked if flood waters went over the spillway, could the pump station be flooded. Mr. Lozano stated it was not likely, and the intake is at the bottom of Lake Austin and was secured.

B. Controller's Report.

Ms. Smith presented this report, provided as Exhibit H. Director Walden flagged the budget overage regarding vehicle expenses and asked who was managing the maintenance and repair. Mr. Cantu stated that vehicle maintenance is overseen by managers, and he reviewed all receipts for such services. He stated that the repair amounts are higher than expected, but he anticipated they would be coming down. Director Walden stated that the PUA wants to have safe vehicles, but every dollar spent on maintenance is a dollar that can't be applied to rate reduction. Director Goodwin confirmed that all repair work is generally done by one repair shop.

Director Walden stated that there was a net of \$3.4 million from Fiscal Year 2017, and Ms. Smith stated that these funds are invested until they are transferred to another fund.

Director Goodwin confirmed with Ms. Smith that the PUA Board was not paid, and that Board members may not take gifts from vendors under the new policy.

C. Engineer's Report including: 1. Capital Improvements Plan Update.

Mr. Lozano presented on this item, provided as Exhibit I. He flagged that during the 1240 Transmission Line project it was discovered that the 1420 Waterline is outside of the dedicated easement at Sawyer Ranch Road and US Highway 290. He stated that there are monuments and utility lines in this area. Mr. Lozano stated that this was not in the record drawings, and may have been a field decision, and there are no as-built drawings of this line showing the field adjustments.

Director Roberts asked about Darden Hill Storage SER, and Ms. Coker stated that the PUA is still waiting on feedback from the developer. Director Roberts confirmed that Parten Ranch is on the 290 System.

Director Walden asked that for the report on SER updates there be a notation on the date the applications were filed.

Director Goodwin asked about the TCMUD 22 storage tank and confirmed with Mr. Lozano that it is a 400,000 gallon tank.

Director Walden asked when the Raw Waterline No. 2 project is going to be bid. Mr. Lozano stated that LTISD is close to approving an easement, and the hope is that a meeting with Lake Pointe HOA and Lake Pointe MUD will resolve any issues, and then the site plan can be submitted to the City of Bee Cave, Travis County, and TXDoT. The hope is to advertise in December with a January award. Mr. Pugh stated that after meeting with LTISD, he anticipates approval of easements in November. Director Brzoska stated that the Lake Pointe HOA is on board with the easement, but that there are some security and safety concerns that need to be addressed.

D. Operations Report.

Mr. Cantu presented this item, provided as **Exhibit J**. He stated that local rainfall had not impacted the system except for some higher turbidity levels that had not affected water quality. Director Walden inquired about effluent pond levels, and Mr. Cantu stated that the ponds are 24% higher than they were at this time last year.

Director Brzoska asked about the service line break on Portola Court and asked about the remediation. Mr. Cantu stated that the line was repaired quickly, but the road and sidewalk repairs had been delayed due to weather.

VI. OLD BUSINESS

At 11:23 a.m., Director Roberts announced that the Board would convene in executive session to consult with its attorney under Texas Government Code § 551.071 regarding Items VI. A/B/C/D; and VII. A/G/I/J/K; and pursuant to Texas Government Code § 551.074 regarding personnel matters for Items VI. C/D

At 2:00 p.m., Director Roberts announced that the Board would convene in open session and that no action had been taken in closed session.

A. Discuss, consider and take action regarding pending and/or anticipated litigation, including:

- 1. Williams R. Holms v. West Travis County Public Utility Agency; in Travis County Court of Law #2; C-1-CV-17-003601.**

2. **John Hatchett, Sandra Hatchett and JPH Capital, LLP v. West Travis County Public Utility Agency; in the 201st Judicial District Court, Travis County, Texas; Cause No. D-1-GN-18-001654.**
3. **Cause No. D-1-GN-16-0005368; Travis County Municipal Utility District No. 12 vs. Public Utility Commission of Texas in the 250th District Court of Travis County, Texas.**

B. Discuss, consider and take action on Non-Standard Service Agreement with LTISD Middle School No. 3, 20 Wastewater LUEs.

MOTION: A motion was made by Director Roberts to approve the Non-Standard Service Agreement with LTISD Middle School No. 3, provided as **Exhibit K**. The motion was seconded by Director Goodwin.

The vote was taken with the following result:

Voting Aye:	Directors Roberts, Goodwin, Whisenant, Walden, and Brzoska
Voting Nay:	None
Absent:	None

C. Discuss, consider and take action on employee annual reviews and compensation.

This item was discussed in Executive Session. The Board deferred Items VI. C and D until the December meeting, to be held on December 13, 2018.

D. Discuss, consider and take action on annual review and compensation of General Manager.

This item was discussed in Executive Session.

VII. NEW BUSINESS

A. Discuss, consider and take action on Wholesale Water Agreement between WTCPUA and SJWTX, Inc., d/b/a Canyon Lake Water Service Company.

This item was discussed in Executive Session.

B. Discuss, consider and take action on Conveyance Agreements to convey facilities to the WTCPUA from the following:

1. Sweetwater Crossing Phase 1.
2. Blue Blazes Development.
3. Lennar Homes of Texas, Land and Construction, Ltd., for Spanish Oaks-East Village.

4. Falconhead Office Park.

5. Key Ranch Section 3.

MOTION: A motion was made by Director Goodwin to approve the Conveyance Agreements to convey facilities to the WTCPUA from Sweetwater Crossing Phase 1, Blue Blazes Development, Lennar Homes for Spanish Oaks-East Village, Falconhead Office Park, and Key Ranch Section 3, provided as **Exhibit L**. The motion was seconded by Director Roberts.

The vote was taken with the following result:

Voting Aye:	Directors Roberts, Goodwin, Whisenant, Walden, and Brzoska
Voting Nay:	None
Absent:	None

C. Discuss, consider and take action on Tariff Revisions including:

- 1. Irrigation meter size and LUE allocations.**
- 2. Requests for modification of WTCPUA facilities not related to new service requests.**

Mr. Pugh presented the proposed tariff changes, included as **Exhibit M**. He stated that these edits would clarify the application process for service requests and an update to the fee schedule. Director Walden asked about timing for feedback on certain projects from the PUA. Mr. Pugh stated that review times for administrative reviews and relocation projects are typically 30 days, but some are quicker.

Director Goodwin stated that he is amenable with adding staff timelines for review to 2 weeks.

MOTION: A motion was made by Director Walden to approve the Tariff revisions including Irrigation Meter size and LUE allocations, provided as **Exhibit N**. The motion was seconded by Director Roberts.

The vote was taken with the following result:

Voting Aye:	Directors Roberts, Goodwin, Whisenant, Walden, and Brzoska
Voting Nay:	None
Absent:	None

Director Goodwin asked about the irrigation meters and clarified that the edits would require applicants to estimate what their irrigation use would be. Mr. Pugh stated that staff has determined that there is a variety of methods used to analyze irrigation predicted use, and that this demand could be underestimated. He stated that language is proposed to set requirements on irrigation usage. Mr. Lozano stated that Mr. Pugh was accurate that determinations were in the

past made on meter size, but that later demand-based analysis was added. He stated that in the past, the usage-based analysis was not performed.

Mr. Pugh stated that the proposal is to use a more accurate evaluation process to determine use and payment of impact fees. Director Goodwin stated that it seemed that this would be a significant plan review for staff, to which Mr. Pugh stated that it would be relatively straightforward. Discussion ensued regarding tracking of meter reads for irrigation to confirm usage.

Director Goodwin stated that there was a LUE equivalent of 5 for the Spanish Oaks HOA, but that the use was closer to 40 LUEs. He stated that it's not clear how many impact fees were paid.

MOTION: A motion was made by Director Walden to approve the Tariff revisions regarding requests for modification of WTCPUA facilities not related to new service requests, provided as **Exhibit Q**. The motion was seconded by Director Roberts.

The vote was taken with the following result:

Voting Aye:	Directors Roberts, Goodwin, Whisenant, Walden, and Brzoska
Voting Nay:	None
Absent:	None

D. Discuss, consider and take action on Murfee Engineering Company engineering services proposals including:

1. WTCPUA 1280 Tank Warranty Repairs, \$13,205.

Mr. Lozano presented this item, provided as **Exhibit P**. He stated that this is for Murfee Engineering's review and the coating inspector of the identified repairs.

MOTION: A motion was made by Director Whisenant to approve Murfee Engineering Company's proposal for the 1280 Tank Warranty Repairs. The motion was seconded by Director Roberts.

The vote was taken with the following result:

Voting Aye:	Directors Roberts, Goodwin, Whisenant, Walden, and Brzoska
Voting Nay:	None
Absent:	None

2. WTCPUA Zebra Mussels Control System, \$75,820.

Mr. Lozano presented this item, provided as **Exhibit Q**. He stated that this was a need identified in the raw waterline project and is a growing problem statewide. Only small amounts of zebra mussels have been found at PUA facilities, and it is recommended that this issue be addressed. He stated that using potassium permanganate dosing is the proposed approach, as this chemical is currently used in the treatment process. He recommends moving the dosing to the raw water intake.

Director Walden asked if the cost and scope was acceptable to Mr. Pugh, to which Mr. Pugh responded affirmatively.

Director Roberts inquired about aspects of the proposal and asked if construction administration was typically a percentage of a project. Mr. Lozano stated that this could be a method to determine engineering fee, but Murfee Engineering looks at the hours needed and other factors of the projects to confirm the amount of a proposal. Director Roberts asked about the cost of construction, to which Mr. Lozano stated that he would obtain this information. He also asked that Murfee Engineering review the literature review fee and other items in the proposal, and that this be brought back next month.

E. Discuss, consider and take action on Murfee Engineering Company additional fee requests including:

1. 1340 Water Line: Additional Services, \$50,000

The Board determined that this item would be discussed at the next meeting.

2. 1080 Transmission Main Easement Identification and Acquisition, Design, Approval and Construction Administration, \$77,050.

Mr. Lozano stated that surveying was not included in the original cost of this project, and that Murfee Engineering was requesting an adjustment to the contract administration price. Director Walden stated that there is a 15% charge related to this fee and stated that the charge should be removed.

MOTION: A motion was made by Director Walden to approve the 1080 Transmission Main Easement Identification and Acquisition, Design, Approval and Construction Administration removing the 15% surcharge to Murfee Engineering. The motion was seconded by Director Whisenant.

The vote was taken with the following result:

Voting Aye:	Directors Roberts, Goodwin, Whisenant, Walden, and Brzoska
Voting Nay:	None
Absent:	None

3. RWI Expansion and Upgrade Project, Design Services, \$6,610.

Mr. Lozano presented on this item, provided as **Exhibit R**. He stated that this amount is for additional design and administration work associated with changes needed to the project.

MOTION: A motion was made by Director Whisenant to approve the RWI Expansion and Upgrade Project, Design Services in the amount of \$6,610. The motion was seconded by Director Roberts.

The vote was taken with the following result:

Voting Aye:	Directors Roberts, Goodwin, Whisenant, Walden, and Brzoska
Voting Nay:	None
Absent:	None

F. Discuss, consider and take action on authorizing General Manager to execute Conservation Credit Purchase Agreement closing between Hickory Pass, LP, and West Travis County Public Utility Agency including:

- 1. Purchase of 28 GCWA Conservation Credits at \$7500 per credit in the amount of \$210,000.**

Mr. Pugh presented this item, provided as **Exhibit S**. He stated that closing of the conservation mitigation credits is required within 60 days of issuance of the USFWS 10a permit.

Director Walden asked if there are any limitations on the reselling of credits, to which Mr. Pugh stated he was not aware. Director Roberts asked that this be addressed following executive session.

This item was discussed in Executive Session.

MOTION: A motion was made by Director Roberts to authorize the General Manager to execute the Conservation Credit Purchase Agreement closing between Hickory Pass, LP and the WTCPUA, provided as **Exhibit S**. The motion was seconded by Director Goodwin.

The vote was taken with the following result:

Voting Aye:	Directors Roberts, Goodwin, Whisenant, Walden, and Brzoska
Voting Nay:	None
Absent:	None

G. Discuss, consider and take action on Amendments to WTCPUA Personnel Policy Manual regarding discretionary bonuses.

MOTION: A motion was made by Director Roberts to approve amendments to the WTCPUA Personnel Policy Manual regarding discretionary bonuses, with the changes directed by the Board. The motion was seconded by Director Whisenant.

The vote was taken with the following result:

Voting Aye: Directors Roberts, Goodwin, Whisenant, Walden, and Brzoska
Voting Nay: None
Absent: None

The Board discussed that the approval of bonuses should be at the sole discretion of the Board. Ms. Albright read aloud the policy, attached as **Exhibit T**, with the included revision regarding Board discretion.

H. Discuss, consider and take action on Consent to Assignment to Falconhead Offices LLC from St. Croix Capital Advisors, LLC for Falconhead Office Park.

This item was provided as **Exhibit U**.

MOTION: A motion was made by Director Walden to approve the Consent to Assignment to Falconhead Offices LLC from St. Croix Capital Advisory, LLC for Falconhead Office Park. The motion was seconded by Director Roberts.

The vote was taken with the following result:

Voting Aye: Directors Roberts, Goodwin, Whisenant, Walden, and Brzoska
Voting Nay: None
Absent: None

I. Discuss, consider and take action on Wholesale Water Service Agreement between Lazy 9 MUD and WTCPUA.

This item was discussed in executive session.

J. Discuss, consider and take action regarding water supply and capacity issues in Hays County, including wholesale water contracts and service.

This item was discussed in executive session.

K. Discuss, consider and take action on draft Agreement for Emergency Water Service between the City of Austin, and WTCPUA.

This item was discussed in executive session.

VIII. ADJOURNMENT

MOTION: A motion was made by Director Brzoska to adjourn. The motion was seconded by Director Roberts.

The vote was taken with the following result:

Voting Aye: Directors Roberts, Whisenant, Goodwin, Walden, and Brzoska
Voting Nay: None
Absent: None

The meeting adjourned at 2:04 p.m.

PASSED AND APPROVED this ___ day of November, 2018.

ATTEST:

Scott Roberts, President
Board of Directors

Ray Whisenant, Secretary/Treasurer
Board of Directors

ITEM B

West Travis County Public Utility Agency
Check Detail
October 2018

Type	Date	Name	Memo	Account	Paid Amount	Class
Bill Pmt -Check	10/25/2018	180 Office Solutions, LLC		11118 · Manager Ckg 8314		
Bill	10/09/2018		Galleria Oaks Furniture	17900 · Capital Outlay-GOF>\$10K, UL 5+	-26,792.80 -26,792.80	1 General Fund
Bill Pmt -Check	10/15/2018	360 ICT, LLC	https://app.bill.com/BillPay?id=blp01NJHCVDKDF35c6j7	11002 · Bill.com Money Out Clearing		
Bill	10/04/2018		Cabling for New Office- 40% Completion	17900 · Capital Outlay-GOF>\$10K, UL 5+	-7,011.20 -7,011.20	1 General Fund
Bill Pmt -Check	10/15/2018	360 ICT, LLC	https://app.bill.com/BillPay?id=blp01YXYRPIBPH35c6j8	11002 · Bill.com Money Out Clearing		
Bill	10/10/2018		Service- Move & Set Up Phones At New Office	17900 · Capital Outlay-GOF>\$10K, UL 5+	-2,812.50 -2,812.50	1 General Fund
Bill Pmt -Check	10/15/2018	Absolute Propane	https://app.bill.com/BillPay?id=blp01UUULZZOOQ35c6if	11002 · Bill.com Money Out Clearing		
Bill	08/27/2018		Fuel- Forklift	16101 · Maintenance & Repairs-W	-23.00 -23.00	1 General Fund
Bill Pmt -Check	10/24/2018	Access Controls of Austin	https://app.bill.com/BillPay?id=blp01FULKIPGT369r0e	11002 · Bill.com Money Out Clearing		
Bill	10/16/2018		Maintenance & Repair- Bohl's WWTP- 50% of Proposal	16201 · Maintenance & Repairs-WW	-2,925.00 -2,925.00	1 General Fund
Bill Pmt -Check	10/05/2018	Accountemps	https://app.bill.com/BillPay?id=blp01QKVARZKYI34i2ax	11002 · Bill.com Money Out Clearing		
Bill	08/13/2018		Wk End Dt 8/10/18	17430 · Contract Labor	-640.08 -640.08	1 General Fund
Bill Pmt -Check	10/11/2018	ACT Pipe & Supply	https://app.bill.com/BillPay?id=blp01TVKGKTWKH34i2b1	11002 · Bill.com Money Out Clearing		
Bill	09/25/2018		Repair & Maintenance - Air Release Valve	16101 · Maintenance & Repairs-W	-445.00 -445.00	1 General Fund

West Travis County Public Utility Agency

Check Detail

October 2018

Type	Date	Name	Memo	Account	Paid Amount	Class
Bill Pmt -Check	10/11/2018	ACT Pipe & Supply	https://app.bill.com/BillPay?id=blp01SJTEVNEGJ34i2b0	11002 · Bill.com Money Out Clearing		
Bill	09/25/2018		Repair & Maintenance - Air Release Valve	16101 · Maintenance & Repairs-W	-667.50 -667.50	1 General Fund
Bill Pmt -Check	10/24/2018	ACT Pipe & Supply	https://app.bill.com/BillPay?id=blp01AQKXCFTNC369r0h	11002 · Bill.com Money Out Clearing		
Bill	10/04/2018		Repair & Maintenance - 2" PVC Pipe	16101 · Maintenance & Repairs-W	-188.91 -188.91	1 General Fund
Bill Pmt -Check	10/24/2018	ACT Pipe & Supply	https://app.bill.com/BillPay?id=blp01VXINURWLS369r0g	11002 · Bill.com Money Out Clearing		
Bill	10/03/2018		Repair & Maintenance - Oval Meter Flanges & Ball Valve	16101 · Maintenance & Repairs-W	-693.47 -693.47	1 General Fund
Bill Pmt -Check	10/24/2018	ACT Pipe & Supply	https://app.bill.com/BillPay?id=blp01VPTHOCTHQ369r0i	11002 · Bill.com Money Out Clearing		
Bill	10/08/2018		Repair & Maintenance	16101 · Maintenance & Repairs-W	-217.85 -217.85	1 General Fund
Bill Pmt -Check	10/05/2018	Affordable Asphalt Paving	https://app.bill.com/BillPay?id=blp01QVQPKGTFH34i2b5	11002 · Bill.com Money Out Clearing		
Bill	09/25/2018		Re patch asphalt at Sawyer Ranch Rd & Rachel Canyon	16101 · Maintenance & Repairs-W	-3,100.00 -3,100.00	1 General Fund
Bill Pmt -Check	10/15/2018	Alee Abbott	https://app.bill.com/BillPay?id=blp01PLBBUXOGX35c7kc	11002 · Bill.com Money Out Clearing		
Bill	10/10/2018		Refund for Overpayment	14101 · Retail Revenues-W	-19,945.53 -19,945.53	1 General Fund
Bill Pmt -Check	10/05/2018	Aqua-Tech Laboratories, Inc	https://app.bill.com/BillPay?id=blp01GZEBBCIWR34i2b7	11002 · Bill.com Money Out Clearing		
Bill	09/16/2018		August 2018 Analysis- Bohl's WWTP	16272 · Laboratory Fees-WWW	-1,021.00 -1,021.00	1 General Fund
Bill Pmt -Check	10/05/2018	Aqua-Tech Laboratories, Inc	https://app.bill.com/BillPay?id=blp01QNVUDFKH34i2bk	11002 · Bill.com Money Out Clearing		

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Type	Date	Name	Memo	Account	Paid Amount	Class
Bill	09/16/2018		August 2018 Analysis- Pizza Hut	16236 · Pre-Treatment Program-WW	-164.46 -164.46	1 General Fund
Bill Pmt -Check	10/05/2018	Aqua-Tech Laboratories, Inc	https://app.bill.com/BillPay?id=blp01ZVZHBAIO34i2ba	11002 · Bill.com Money Out Clearing		
Bill	09/16/2018		August 2018 Analysis- LT2	16172 · Laboratory Fees-W	-1,656.00 -1,656.00	1 General Fund
Bill Pmt -Check	10/05/2018	Aqua-Tech Laboratories, Inc	https://app.bill.com/BillPay?id=blp01WOHJJYDRF34i2bi	11002 · Bill.com Money Out Clearing		
Bill	09/16/2018		August 2018 Analysis- Milk and Honey	16236 · Pre-Treatment Program-WW	-139.46 -139.46	1 General Fund
Bill Pmt -Check	10/05/2018	Aqua-Tech Laboratories, Inc	https://app.bill.com/BillPay?id=blp01CAHJNNIVB34i2bn	11002 · Bill.com Money Out Clearing		
Bill	09/16/2018		August 2018 Analysis- Schlotzsky's	16236 · Pre-Treatment Program-WW	-164.46 -164.46	1 General Fund
Bill Pmt -Check	10/05/2018	Aqua-Tech Laboratories, Inc	https://app.bill.com/BillPay?id=blp01OVPMJRRPV34i2bc	11002 · Bill.com Money Out Clearing		
Bill	09/16/2018		August 2018 Analysis- WTP	16172 · Laboratory Fees-W	-161.00 -161.00	1 General Fund
Bill Pmt -Check	10/05/2018	Aqua-Tech Laboratories, Inc	https://app.bill.com/BillPay?id=blp01XRHNIBQFO34i2bb	11002 · Bill.com Money Out Clearing		
Bill	09/16/2018		August 2018 Analysis	16172 · Laboratory Fees-W	-1,200.00 -1,200.00	1 General Fund
Bill Pmt -Check	10/05/2018	Aqua-Tech Laboratories, Inc	https://app.bill.com/BillPay?id=blp01WRMADEGZK34i2bf	11002 · Bill.com Money Out Clearing		
Bill	09/16/2018		August 2018 Analysis- Gigis	16236 · Pre-Treatment Program-WW	-157.46 -157.46	1 General Fund
Bill Pmt -Check	10/05/2018	Aqua-Tech Laboratories, Inc	https://app.bill.com/BillPay?id=blp01KXIUNDORS34i2bq	11002 · Bill.com Money Out Clearing		

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Type	Date	Name	Memo	Account	Paid Amount	Class
Bill	09/16/2018		August 2018 Analysis- Shipley's	16236 · Pre-Treatment Program-WW	-164.46	1 General Fund
					-164.46	
Bill	Pmt -Check	10/05/2018	Aqua-Tech Laboratories, Inc	https://app.bill.com/BillPay?id=blp01ZPCWXABSE34i2bh	11002 · Bill.com Money Out Clearing	
Bill	09/16/2018		August 2018 Analysis- McDonald's	16236 · Pre-Treatment Program-WW	-164.46	1 General Fund
					-164.46	
Bill	Pmt -Check	10/05/2018	Aqua-Tech Laboratories, Inc	https://app.bill.com/BillPay?id=blp01MHNWKMRF34i2b9	11002 · Bill.com Money Out Clearing	
Bill	09/16/2018		August 2018 Analysis- LakePointe WWTP	16272 · Laboratory Fees-WW	-1,229.00	1 General Fund
					-1,229.00	
Bill	Pmt -Check	10/05/2018	Aqua-Tech Laboratories, Inc	https://app.bill.com/BillPay?id=blp01UNWDJZZSS34i2bt	11002 · Bill.com Money Out Clearing	
Bill	09/16/2018		August 2018 Analysis- Whole Foods	16236 · Pre-Treatment Program-WW	-164.46	1 General Fund
					-164.46	
Bill	Pmt -Check	10/05/2018	Aqua-Tech Laboratories, Inc	https://app.bill.com/BillPay?id=blp01VHNTQQRZ34i2bj	11002 · Bill.com Money Out Clearing	
Bill	09/16/2018		August 2018 Analysis- Panera	16236 · Pre-Treatment Program-WW	-164.46	1 General Fund
					-164.46	
Bill	Pmt -Check	10/05/2018	Aqua-Tech Laboratories, Inc	https://app.bill.com/BillPay?id=blp01VUFJAODUU34i2bm	11002 · Bill.com Money Out Clearing	
Bill	09/16/2018		August 2018 Analysis- Rosie's	16236 · Pre-Treatment Program-WW	-164.46	1 General Fund
					-164.46	
Bill	Pmt -Check	10/05/2018	Aqua-Tech Laboratories, Inc	https://app.bill.com/BillPay?id=blp01MVWFRMWOE34i2bo	11002 · Bill.com Money Out Clearing	
Bill	09/16/2018		August 2018 Analysis- Schmidt's BBQ	16236 · Pre-Treatment Program-WW	-164.46	1 General Fund
					-164.46	
Bill	Pmt -Check	10/05/2018	Aqua-Tech Laboratories, Inc	https://app.bill.com/BillPay?id=blp01DUNOUITYS34i2bi	11002 · Bill.com Money Out Clearing	
Bill	09/16/2018		August 2018 Analysis- Roccas Grill	16236 · Pre-Treatment Program-WW	-164.46	1 General Fund
					-164.46	

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Type	Date	Name	Memo	Account	Paid Amount	Class
Bill Pmt -Check	10/05/2018	Aqua-Tech Laboratories, Inc	https://app.bill.com/BillPay?id=blp01BNTIFMFIS34i2b8	11002 · Bill.com Money Out Clearing	-164.46	
Bill	09/16/2018		August 2018 Analysis	16172 · Laboratory Fees-W	-612.00	1 General Fund
					-612.00	
Bill Pmt -Check	10/05/2018	Aqua-Tech Laboratories, Inc	https://app.bill.com/BillPay?id=blp01RFNOPQLFP34i2bd	11002 · Bill.com Money Out Clearing		
Bill	09/16/2018		August 2018 Analysis- Buenos Aires Cafe	16236 · Pre-Treatment Program-WW	-164.46	1 General Fund
					-164.46	
Bill Pmt -Check	10/05/2018	Aqua-Tech Laboratories, Inc	https://app.bill.com/BillPay?id=blp01JTWDEMNJM34i2bg	11002 · Bill.com Money Out Clearing		
Bill	09/16/2018		August 2018 Analysis- Hill Country Indoor	16236 · Pre-Treatment Program-WW	-164.46	1 General Fund
					-164.46	
Bill Pmt -Check	10/05/2018	Aqua-Tech Laboratories, Inc	https://app.bill.com/BillPay?id=blp01ZSIFDOJFU34i2be	11002 · Bill.com Money Out Clearing		
Bill	09/16/2018		August 2018 Analysis- Chisos Grill	16236 · Pre-Treatment Program-WW	-164.46	1 General Fund
					-164.46	
Bill Pmt -Check	10/05/2018	Aqua-Tech Laboratories, Inc	https://app.bill.com/BillPay?id=blp01OMPRHCCLY34i2bs	11002 · Bill.com Money Out Clearing		
Bill	09/16/2018		August 2018 Analysis- The Ginger Man	16236 · Pre-Treatment Program-WW	-164.46	1 General Fund
					-164.46	
Bill Pmt -Check	10/09/2018	ARC Document Solutions	https://app.bill.com/BillPay?id=blp01XJNQEDYYA34i2bv	11002 · Bill.com Money Out Clearing		
Bill	09/23/2018		Board Packet Printing	17810 · Board Meeting Expense	-852.12	1 General Fund
					-852.12	
Bill Pmt -Check	10/24/2018	AT&T	https://app.bill.com/BillPay?id=blp01HXQLRKHJG369r0k	11002 · Bill.com Money Out Clearing		
Bill	10/05/2018		Telephone Expense- Consolidated Bill	17662 · Telephone	-1,260.52	1 General Fund
					-1,260.52	

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Type	Date	Name	Memo	Account	Paid Amount	Class
Bill Pmt -Check	10/10/2018	AT&T Mobility-CC	https://app.bill.com/BillPay?id=blp01NIXVDSEQL34i2bx	11002 · Bill.com Money Out Clearing		
Bill	09/24/2018		SCADA System Cellular Network- 8/19/18 - 9/18/18	16162 · Telephone-W	-439.49	1 General Fund
			SCADA System Cellular Network- 8/19/18 - 9/18/18	16262 · Telephone-WW	-439.48	1 General Fund
					<u>-878.97</u>	
Bill Pmt -Check	10/24/2018	AT&T Wireless	https://app.bill.com/BillPay?id=blp01GTJTPESBZ369r0o	11002 · Bill.com Money Out Clearing		
Bill	10/05/2018		Wireless Expense - 9/5/18 - 10/4/18	16162 · Telephone-W	-1,336.06	1 General Fund
			Wireless Expense - 9/5/18 - 10/4/18	16262 · Telephone-WW	-1,336.05	1 General Fund
					<u>-2,672.11</u>	
Bill Pmt -Check	10/05/2018	Austin Armature Works, LP	https://app.bill.com/BillPay?id=blp01CVPSDGI8O34i2bz	11002 · Bill.com Money Out Clearing		
Bill	09/18/2018		Lakepointe Blower #2	16201 · Maintenance & Repairs-WW	-2,291.43	1 General Fund
					<u>-2,291.43</u>	
Bill Pmt -Check	10/05/2018	AVR Inc.	https://app.bill.com/BillPay?id=blp01HNRZHR8BU34i2c2	11002 · Bill.com Money Out Clearing		
Bill	09/18/2018		Monthly Billing - 290 HPR - August 2018	17105 · Billing System & Support	-2,262.55	1 General Fund
					<u>-2,262.55</u>	
Bill Pmt -Check	10/05/2018	AVR Inc.	https://app.bill.com/BillPay?id=blp01PYJQAGDFJ34i2c3	11002 · Bill.com Money Out Clearing		
Bill	09/18/2018		Monthly Billing - Bee Cave South - August 2018	17105 · Billing System & Support	-1,611.25	1 General Fund
					<u>-1,611.25</u>	
Bill Pmt -Check	10/05/2018	AVR Inc.	https://app.bill.com/BillPay?id=blp01KNROJDYDV34i2c1	11002 · Bill.com Money Out Clearing		
Bill	09/18/2018		Monthly Billing - Homestead Meadow - August 2018	17105 · Billing System & Support	-195.87	1 General Fund
					<u>-195.87</u>	
Bill Pmt -Check	10/24/2018	AVR Inc.	https://app.bill.com/BillPay?id=blp01RIVKMECSG369r0s	11002 · Bill.com Money Out Clearing		
Bill	10/05/2018		Monthly Billing - Bee Cave - September 2018	17105 · Billing System & Support	-2,697.09	1 General Fund

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Type	Date	Name	Memo	Account	Paid Amount	Class
Bill Pmt -Check	10/24/2018	AVR Inc.	https://app.bill.com/BillPay?id=blp01RDUKNTOPL369r0t	11002 · Bill.com Money Out Clearing	-2,697.09	
Bill	10/05/2018		Monthly Billing - Homestead Meadow - September 2018	17105 · Billing System & Support	-195.00	1 General Fund
					-195.00	
Bill Pmt -Check	10/24/2018	AVR Inc.	https://app.bill.com/BillPay?id=blp01ERTIEWRNE369r0u	11002 · Bill.com Money Out Clearing		
Bill	10/05/2018		Monthly Billing - 290 HPR - September 2018	17105 · Billing System & Support	-2,257.24	1 General Fund
					-2,257.24	
Bill Pmt -Check	10/24/2018	BB&T - Cantu	https://app.bill.com/BillPay?id=blp01TFZYHHRJB369r0w	11002 · Bill.com Money Out Clearing		
Bill	10/05/2018		Credit Card Purchases		-4,066.77	1 General Fund
					-4,066.77	
Bill Pmt -Check	10/24/2018	BB&T - Coker	https://app.bill.com/BillPay?id=blp01QJGNTSAJ369r0y	11002 · Bill.com Money Out Clearing		
Bill	10/05/2018		Credit Card Purchases		-11.43	1 General Fund
					-11.43	
Bill Pmt -Check	10/24/2018	BB&T - Gonzales	https://app.bill.com/BillPay?id=blp01THZQCWVYQ369r10	11002 · Bill.com Money Out Clearing		
Bill	10/05/2018		Credit Card Purchases		-973.60	1 General Fund
					-973.60	
Bill Pmt -Check	10/24/2018	BB&T - Harkrider	https://app.bill.com/BillPay?id=blp01PRGDAXDKV369r16	11002 · Bill.com Money Out Clearing		
Bill	10/05/2018		Credit Card Purchases		-1,113.71	1 General Fund
					-1,113.71	
Bill Pmt -Check	10/24/2018	BB&T - Jeffrey	https://app.bill.com/BillPay?id=blp01GUJYSTISG369r19	11002 · Bill.com Money Out Clearing		
Bill	10/05/2018		Credit Card Purchases		-1,173.33	1 General Fund
					-1,173.33	

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Type	Date	Name	Memo	Account	Paid Amount	Class
Bill Pmt -Check	10/24/2018	BB&T - Main Office 4972	https://app.bill.com/BillPay?id=blp01FSISQBKBG369r1c	11002 · Bill.com Money Out Clearing		
Bill	10/05/2018		Credit Card Purchases		-1,591.49 -1,591.49	1 General Fund
Bill Pmt -Check	10/24/2018	BB&T - Pugh	https://app.bill.com/BillPay?id=blp01BCHRUFNLM369r1e	11002 · Bill.com Money Out Clearing		
Bill	10/05/2018		Credit Card Purchases		-7,666.33 -7,666.33	1 General Fund
Bill Pmt -Check	10/01/2018	BB&T - Rendon	Credit Card Purchases- Rendon	11118 · Manager Ckg 8314		
Bill	09/05/2018		Credit Card Purchases		-854.90 -854.90	1 General Fund
Bill Pmt -Check	10/24/2018	BB&T - Rendon	https://app.bill.com/BillPay?id=blp01VEKWKTNON369r1g	11002 · Bill.com Money Out Clearing		
Bill	10/05/2018		Credit Card Purchases		-1,110.57 -1,110.57	1 General Fund
Bill Pmt -Check	10/24/2018	BB&T - Sarot	https://app.bill.com/BillPay?id=blp01SMPMUEGWP369r1i	11002 · Bill.com Money Out Clearing		
Bill	10/05/2018		Credit Card Purchases		-555.41 -555.41	1 General Fund
Bill Pmt -Check	10/24/2018	BB&T - Schwabe	https://app.bill.com/BillPay?id=blp01JDLJXHMOH369r1m	11002 · Bill.com Money Out Clearing		
Bill	10/05/2018		Credit Card Purchases		-40.90 -40.90	1 General Fund
Bill Pmt -Check	10/29/2018	BB&T - Sifuentes		11118 · Manager Ckg 8314		
Bill	10/05/2018		Credit Card Purchases		-1,609.91 -1,609.91	1 General Fund

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Type	Date	Name	Memo	Account	Paid Amount	Class
Bill Pmt -Check	10/30/2018	BB&T - Smith		11118 · Manager Ckg 8314		
Bill	10/05/2018		Credit Card Purchases		-4,181.51 -4,181.51	1 General Fund
Bill Pmt -Check	10/24/2018	BB&T - Strickland	https://app.bill.com/BillPay?id=blp01KDFAOBDNL369r1o	11002 · Bill.com Money Out Clearing		
Bill	10/05/2018		Credit Card Purchases		-69.49 -69.49	1 General Fund
Bill Pmt -Check	10/15/2018	Bill Bailey's Signs Corp.	https://app.bill.com/BillPay?id=blp01TTOBGUMZJ35c6ix	11002 · Bill.com Money Out Clearing		
Bill	10/05/2018		Vehicle Lettering	17704 · Vehicle Other Expense	-90.00 -90.00	1 General Fund
Bill Pmt -Check	10/11/2018	Brenntag Southwest Inc.	https://app.bill.com/BillPay?id=blp01JGJSVPRZK34i2c7	11002 · Bill.com Money Out Clearing		
Bill	09/25/2018		Chemicals-Bohl's WWTP	16230 · Chemicals-WW	-413.83 -413.83	1 General Fund
Bill Pmt -Check	10/05/2018	Brenntag Southwest Inc.	https://app.bill.com/BillPay?id=blp01DZLBEKBRN34i2c5	11002 · Bill.com Money Out Clearing		
Bill	09/17/2018		Chemicals-WTP	16130 · Chemicals-W	-3,801.50 -3,801.50	1 General Fund
Bill Pmt -Check	10/11/2018	Brenntag Southwest Inc.	https://app.bill.com/BillPay?id=blp01XUMCJXQPJ34i2c8	11002 · Bill.com Money Out Clearing		
Bill	09/25/2018		Chemicals-Lakepointe WWTP	16230 · Chemicals-WW	-804.16 -804.16	1 General Fund
Bill Pmt -Check	10/24/2018	C.C. Carlton	https://app.bill.com/BillPay?id=blp01OGNXAODJU369h3g	11002 · Bill.com Money Out Clearing		
Bill	09/05/2018		Customer Deposit Refund	14101 · Retail Revenues-W	-1,373.28 -1,373.28	1 General Fund
Bill Pmt -Check	10/01/2018	Calabria Investments L.P.	https://app.bill.com/BillPay?id=blp01JHPUJAWXN33s0m5	11002 · Bill.com Money Out Clearing		

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Type	Date	Name	Memo	Account	Paid Amount	Class
Bill	10/01/2018		Lease Expense	17125 · Occupancy	<u>-1,517.67</u> -1,517.67	1 General Fund
Bill Pmt -Check	10/16/2018	Capitol Courier	https://app.bill.com/BillPay?id=blp01DKSAKFYAN35c61b	11002 · Bill.com Money Out Clearing		
Bill	09/30/2018		Courier Service -9/01 to 9/30	17855 · Postage & Delivery	<u>-69.09</u> -69.09	1 General Fund
Bill Pmt -Check	10/15/2018	Carbon Activated Corporation	https://app.bill.com/BillPay?id=blp01PJIAWMXBP35c616	11002 · Bill.com Money Out Clearing		
Bill	08/02/2018		Anthracite	16101 · Maintenance & Repairs-W	<u>-15,282.50</u> -15,282.50	1 General Fund
Bill Pmt -Check	10/15/2018	Century Link	https://app.bill.com/BillPay?id=blp01OSDQXKERV35c61f	11002 · Bill.com Money Out Clearing		
Bill	09/19/2018		Long Distance Expense	17662 · Telephone	<u>-85.54</u> -85.54	1 General Fund
Bill Pmt -Check	10/24/2018	CFG Industries, LLC	https://app.bill.com/BillPay?id=blp01ADCVFLEKA369r1q	11002 · Bill.com Money Out Clearing		
Bill	10/09/2018		Pay app #8 - Tank and Pump Station Coating Imp.	45040 · Tank & PS Repainting-C	<u>-63,840.00</u> -63,840.00	2 Facilities Fund
Bill Pmt -Check	10/10/2018	ChemEquip	https://app.bill.com/BillPay?id=blp01LLBHSXCMC3412ca	11002 · Bill.com Money Out Clearing		
Bill	09/24/2018		Repair & Maintenance- Chlorination Equipment @ WWTP (Napa D	16201 · Maintenance & Repairs-VWV	<u>-2,051.05</u> -2,051.05	1 General Fund
Bill Pmt -Check	10/10/2018	ChemEquip	https://app.bill.com/BillPay?id=blp01QKEMAHWHT3412cc	11002 · Bill.com Money Out Clearing		
Bill	09/24/2018		Repair & Maintenance- Chlorination Equipment @ WWTP (BC Plkw	16201 · Maintenance & Repairs-VWV	<u>-1,447.97</u> -1,447.97	1 General Fund
Bill Pmt -Check	10/17/2018	ChemEquip	https://app.bill.com/BillPay?id=blp01TYROILBPZ35c61w	11002 · Bill.com Money Out Clearing		

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Type	Date	Name	Memo	Account	Paid Amount	Class
Bill	10/01/2018		Repair & Maintenance- Chlorine System @ WTP	16101 · Maintenance & Repairs-W	-981.90	1 General Fund
					-981.90	
Bill	Pmt -Check	10/15/2018	ChemEquip	11002 · Bill.com Money Out Clearing		
			https://app.bill.com/BillPay?id=blp01RSEMAFDQK35c6jl			
Bill	09/20/2018		Repair & Maintenance- Main WTP	16101 · Maintenance & Repairs-W	-510.00	1 General Fund
					-510.00	
Bill	Pmt -Check	10/05/2018	City of Austin 04065 16047	11002 · Bill.com Money Out Clearing		
			https://app.bill.com/BillPay?id=blp01MHFIKMEEC34i2ce			
Bill	09/27/2018		Electric billing	16261 · Electric-WW	-106.27	1 General Fund
					-106.27	
Bill	Pmt -Check	10/15/2018	City of Austin 07107 11753	11002 · Bill.com Money Out Clearing		
			https://app.bill.com/BillPay?id=blp01AAMCUTZYX35c6jr			
Bill	10/08/2018		Utility Expense	16261 · Electric-WW	-8,570.13	1 General Fund
			Utility Expense	16161 · Electric-W	-55,881.70	1 General Fund
			Utility Expense	17661 · Electric	-548.51	1 General Fund
					-65,000.34	
Bill	Pmt -Check	10/24/2018	City of Austin 22455 82422	11002 · Bill.com Money Out Clearing		
			https://app.bill.com/BillPay?id=blp01QYWURCXJW369r1s			
Bill	10/15/2018		Utility Expense	16261 · Electric-WW	-145.29	1 General Fund
					-145.29	
Bill	Pmt -Check	10/24/2018	City of Austin 39852 19450	11002 · Bill.com Money Out Clearing		
			https://app.bill.com/BillPay?id=blp01LYORMZXXF369r1u			
Bill	10/16/2018		Utility Expense	16261 · Electric-WW	-208.42	1 General Fund
					-208.42	
Bill	Pmt -Check	10/24/2018	City of Austin 39975 21324	11002 · Bill.com Money Out Clearing		
			https://app.bill.com/BillPay?id=blp01UJMMYGGQU369r1w			
Bill	10/11/2018		Utility Expense	16161 · Electric-W	-65.40	1 General Fund
					-65.40	
Bill	Pmt -Check	10/15/2018	City of Austin 44118 09855	11002 · Bill.com Money Out Clearing		
			https://app.bill.com/BillPay?id=blp01XYBKDRHKE35c6jh			

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Type	Date	Name	Memo	Account	Paid Amount	Class
Bill	10/02/2018		Utility Expense - WW Utility Expense - W	16261 · Electric-WW 16161 · Electric-W	-8,815.85 -8,212.60 <u>-17,028.45</u>	1 General Fund 1 General Fund
Bill Pmt -Check	10/24/2018	City of Austin 54002 73163	https://app.bill.com/BillPay?id=blp01ZZKJLJPBE369r1y	11002 · Bill.com Money Out Clearing		
Bill	10/17/2018		Utility Expense	16261 · Electric-WW	-186.74 <u>-186.74</u>	1 General Fund
Bill Pmt -Check	10/24/2018	City of Austin 71822 19829	https://app.bill.com/BillPay?id=blp01JTARTIPT369r22	11002 · Bill.com Money Out Clearing		
Bill	10/12/2018		Utility Expense Utility Expense	16161 · Electric-W 16261 · Electric-WW	-11,862.13 -318.42 <u>-12,180.55</u>	1 General Fund 1 General Fund
Bill Pmt -Check	10/24/2018	Coachworks Car Wash	https://app.bill.com/BillPay?id=blp01PAUTHFTWE369r24	11002 · Bill.com Money Out Clearing		
Bill	09/30/2018		Lube Charges - 9/30/18	17702 · Vehicle Maintenance	-290.03 <u>-290.03</u>	1 General Fund
Bill Pmt -Check	10/18/2018	Comdata Universal Mastercard	https://app.bill.com/BillPay?id=blp01RPJZBHTK34i2cg	11002 · Bill.com Money Out Clearing		
Bill	10/01/2018		Fuel 09/02/2018-10/01/2018	17701 · Vehicle Fuel	-7,292.13 <u>-7,292.13</u>	1 General Fund
Bill Pmt -Check	10/05/2018	Core & Main LP	https://app.bill.com/BillPay?id=blp01EPPOFGXB34i2ci	11002 · Bill.com Money Out Clearing		
Bill	09/18/2018		Maintenance & Repair	16101 · Maintenance & Repairs-W	-41.25 <u>-41.25</u>	1 General Fund
Bill Pmt -Check	10/05/2018	Core & Main LP	https://app.bill.com/BillPay?id=blp01HPNMBYYRi34i2cj	11002 · Bill.com Money Out Clearing		
Bill	09/18/2018		Maintenance & Repair	16101 · Maintenance & Repairs-W	-1,000.00 <u>-1,000.00</u>	1 General Fund

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Bill Pmt -Check	10/24/2018	Core & Main LP	https://app.bill.com/BillPay?id=blp01HZRJTWBED369r26	11002 · Bill.com Money Out Clearing		
Bill	10/02/2018		Maintenance & Repair	16101 · Maintenance & Repairs-W	-1,363.14 -1,363.14	1 General Fund
Bill Pmt -Check	10/24/2018	CP&Y	https://app.bill.com/BillPay?id=blp01WDTWKZRRD369r2a	11002 · Bill.com Money Out Clearing		
Bill	10/04/2018		Uplands WTP Trident / Office Building and High Svc Pump	45025 · Uplands WTP Off/Trident Bld-D&A	-6,289.54 -6,289.54	2 Facilities Fund
Bill Pmt -Check	10/05/2018	D.A.D.'s Lawn Services, LLC	https://app.bill.com/BillPay?id=blp01WOTVEFTHZ34i2cl	11002 · Bill.com Money Out Clearing		
Bill	09/06/2018		Ground Maintenance Ground Maintenance	16110 · Grounds Maintenance-W 16210 · Grounds Maintenance-WW	-2,550.00 -3,250.00 -5,800.00	1 General Fund 1 General Fund
Bill Pmt -Check	10/11/2018	Dedicated Controls LLC	https://app.bill.com/BillPay?id=blp01CZDONMQOH34i2cn	11002 · Bill.com Money Out Clearing		
Bill	09/25/2018		RTU PLC Conversion	45105 · SCADA	-15,497.40 -15,497.40	2 Facilities Fund
Bill Pmt -Check	10/11/2018	Dedicated Controls LLC	https://app.bill.com/BillPay?id=blp01TCMAXKVEO34i2cp	11002 · Bill.com Money Out Clearing		
Bill	09/25/2018		Valve Control & Flowmeter Project	45105 · SCADA	-1,859.55 -1,859.55	2 Facilities Fund
Bill Pmt -Check	10/11/2018	Dedicated Controls LLC	https://app.bill.com/BillPay?id=blp01LLYETXSXR34i2co	11002 · Bill.com Money Out Clearing		
Bill	09/25/2018		RTU PLC Conversion	45105 · SCADA	-2,152.80 -2,152.80	2 Facilities Fund
Bill Pmt -Check	10/05/2018	Department of Information Resources	https://app.bill.com/BillPay?id=blp01ZMAPXZRR134i2cr	11002 · Bill.com Money Out Clearing		
Bill	09/20/2018		Internet Service- Raw Water Lift Station	16163 · Internet-W	-167.78 -167.78	1 General Fund

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Bill Pmt -Check	10/24/2018	Detection Instruments Corp.	https://app.bill.com/BillPay?id=blp01GOLLWMCDC369r2c	11002 · Bill.com Money Out Clearing		
Bill	10/05/2018		OdaLog H2S Logger	16201 · Maintenance & Repairs-VWW	-1,607.15 -1,607.15	1 General Fund
Bill Pmt -Check	10/24/2018	Ferguson Enterprises, Inc.	https://app.bill.com/BillPay?id=blp01ZMVAYSDAD369r2e	11002 · Bill.com Money Out Clearing		
Bill	10/16/2018		Repair & Maintenance- Lakepointe CL2	16201 · Maintenance & Repairs-VWW	-211.10 -211.10	1 General Fund
Bill Pmt -Check	10/15/2018	Ferguson Enterprises, Inc.	https://app.bill.com/BillPay?id=blp01MSAFDUMTU35c6j0	11002 · Bill.com Money Out Clearing		
Bill	09/26/2018		Repair & Maintenance	16101 · Maintenance & Repairs-W	-460.25 -460.25	1 General Fund
Bill Pmt -Check	10/15/2018	Ferguson Enterprises, Inc.	https://app.bill.com/BillPay?id=blp01SYRBACVUG35c6j1	11002 · Bill.com Money Out Clearing		
Bill	09/26/2018		Repair & Maintenance	16101 · Maintenance & Repairs-W	-1,972.50 -1,972.50	1 General Fund
Bill Pmt -Check	10/15/2018	Ferguson Enterprises, Inc.	https://app.bill.com/BillPay?id=blp01PUSAMTYJD35c6iz	11002 · Bill.com Money Out Clearing		
Bill	09/25/2018		Repair & Maintenance	16101 · Maintenance & Repairs-W	-353.52 -353.52	1 General Fund
Bill Pmt -Check	10/05/2018	Fluid Meter Service, Corp	https://app.bill.com/BillPay?id=blp01LQPEVZDR34i2ct	11002 · Bill.com Money Out Clearing		
Bill	09/21/2018		Repair & Maintenance	16101 · Maintenance & Repairs-W	-2,050.00 -2,050.00	1 General Fund
Bill Pmt -Check	10/24/2018	Generator Field Services LLC	https://app.bill.com/BillPay?id=blp01LAOMZDKEV369r2i	11002 · Bill.com Money Out Clearing		
Bill	09/21/2018		Annual Preventative Maintenance	16101 · Maintenance & Repairs-W	-3,992.00	1 General Fund
			Annual Preventative Maintenance	16201 · Maintenance & Repairs-VWW	-5,735.00	1 General Fund
			Annual Preventative Maintenance LS 14	16201 · Maintenance & Repairs-VWW	-730.00 -10,457.00	1 General Fund

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Type	Date	Name	Memo	Account	Paid Amount	Class
Bill Pmt -Check	10/15/2018	Grainger	https://app.bill.com/BillPay?id=blp01UQVKQJJPT35c6jb	11002 · Bill.com Money Out Clearing		
Bill	09/13/2018		Maintenance & Repair- Lakepointe Decant JIB	16201 · Maintenance & Repairs-VWV	-592.57 -592.57	1 General Fund
Bill Pmt -Check	10/24/2018	Grainger	https://app.bill.com/BillPay?id=blp01JVUYUJH0369r2k	11002 · Bill.com Money Out Clearing		
Bill	10/04/2018		Maintenance & Repair- LS #5 Grinder	16201 · Maintenance & Repairs-VWV	-135.00 -135.00	1 General Fund
Bill Pmt -Check	10/05/2018	Guardian Industrial Supply LLC	https://app.bill.com/BillPay?id=blp01FIGQCURYZ34i2cv	11002 · Bill.com Money Out Clearing		
Bill	08/01/2018		Repair & Maintenance -LS#22	16201 · Maintenance & Repairs-VWV	-513.75 -513.75	1 General Fund
Bill Pmt -Check	10/05/2018	Guardian Industrial Supply LLC	https://app.bill.com/BillPay?id=blp01WDGUKSTV34i2cx	11002 · Bill.com Money Out Clearing		
Bill	09/17/2018		Repair & Maintenance -WTP	16101 · Maintenance & Repairs-W	-509.22 -509.22	1 General Fund
Bill Pmt -Check	10/05/2018	Guardian Industrial Supply LLC	https://app.bill.com/BillPay?id=blp01BNJDOEMLE34i2cw	11002 · Bill.com Money Out Clearing		
Bill	09/17/2018		Repair & Maintenance -LakePointe CL2	16201 · Maintenance & Repairs-VWV	-1,563.25 -1,563.25	1 General Fund
Bill Pmt -Check	10/05/2018	Hach Company	https://app.bill.com/BillPay?id=blp01EJVEPNEJQ34i2cz	11002 · Bill.com Money Out Clearing		
Bill	09/19/2018		Turbidity Flow Monitors and Controllers WTP	16101 · Maintenance & Repairs-W	-7,509.75 -7,509.75	1 General Fund
Bill Pmt -Check	10/26/2018	Hamilton Electric Works, Inc.	https://app.bill.com/BillPay?id=blp01MNMFEFHOK369r2m	11002 · Bill.com Money Out Clearing		
Bill	10/10/2018		Maintenance & Repair- Lift Station # 17	16201 · Maintenance & Repairs-VWV	-548.00 -548.00	1 General Fund

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Type	Date	Name	Memo	Account	Paid Amount	Class
Bill Pmt -Check	10/01/2018	HarHos Bee Caves, LLC	https://app.bill.com/BillPay?id=blp01QYDHSHTY33s0ma	11002 · Bill.com Money Out Clearing		
Bill	09/24/2018		Cam Payment	17125 · Occupancy	-2,448.18	1 General Fund
			Base Rent	17125 · Occupancy	-3,752.42	1 General Fund
			Storage	17125 · Occupancy	-25.00	1 General Fund
					<u>-6,225.60</u>	
Bill Pmt -Check	10/01/2018	HarHos Bee Caves, LLC	https://app.bill.com/BillPay?id=blp01BQFIVLNRN33s0me	11002 · Bill.com Money Out Clearing		
Bill	09/24/2018		Cam Payment	17125 · Occupancy	-1,481.59	1 General Fund
			Base Rent	17125 · Occupancy	-2,270.87	1 General Fund
					<u>-3,752.46</u>	
Bill Pmt -Check	10/24/2018	HarHos Bee Caves, LLC	https://app.bill.com/BillPay?id=blp01CTFTBDYL369r2q	11002 · Bill.com Money Out Clearing		
Bill	10/19/2018		Cam Payment	17125 · Occupancy	-1,481.59	1 General Fund
			Base Rent	17125 · Occupancy	-2,270.87	1 General Fund
					<u>-3,752.46</u>	
Bill Pmt -Check	10/24/2018	HarHos Bee Caves, LLC	https://app.bill.com/BillPay?id=blp01URCQHAKVY369r2o	11002 · Bill.com Money Out Clearing		
Bill	10/19/2018		Cam Payment	17125 · Occupancy	-2,448.18	1 General Fund
			Base Rent	17125 · Occupancy	-3,752.42	1 General Fund
			Storage	17125 · Occupancy	-25.00	1 General Fund
					<u>-6,225.60</u>	
Bill Pmt -Check	10/24/2018	Hays County MUD No 4	https://app.bill.com/BillPay?id=blp01OJOTECWTV369r2s	11002 · Bill.com Money Out Clearing		
Bill	09/30/2018		Wastewater Billing Collections-September 2018	12411 · Hays Co MUD 4 WW Collections	-6,761.62	1 General Fund
			Deposits/Transfers-September 2018	12411 · Hays Co MUD 4 WW Collections	-216.76	1 General Fund
			Assessment Fee-September 2018	12452 · Bee Cave So-237	-33.81	1 General Fund
					<u>-7,012.19</u>	
Bill Pmt -Check	10/25/2018	Hickory Pass, LP		11118 · Manager Ckg 8314		
Bill	10/25/2018		Hickory Pass, LP- Golden Cheeked Warbler Conservation Credit P 26025 · RW TM #2-D&A		-210,000.00	5 Capital Projects Fund

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Type	Date	Name	Memo	Account	Paid Amount	Class
Bill Pmt -Check	10/05/2018	Hill Country Office Systems	https://app.bill.com/BillPay?id=blp01BIWSBUBRV34i2d1	11002 · Bill.com Money Out Clearing	-210,000.00	
Bill	09/24/2018		Quarterly Copy Machine Maintenance - 6/27/18 - 9/24/18	17840 · Office Equipment	-912.26	1 General Fund
					-912.26	
Bill Pmt -Check	10/15/2018	Hill Country Office Systems	https://app.bill.com/BillPay?id=blp01RHPCPNHSC35c6j3	11002 · Bill.com Money Out Clearing		
Bill	10/08/2018		Equipment Move-- Move 2 Copiers to New Office	17900 · Capital Outlay-GOF>\$10K, UL 5+	-400.00	1 General Fund
					-400.00	
Bill Pmt -Check	10/24/2018	Hill Country Texas Galleria, LLC	https://app.bill.com/BillPay?id=blp01MQBYUORND369r2w	11002 · Bill.com Money Out Clearing		
Bill	11/01/2018		Base Rent	17125 · Occupancy	-10,179.00	1 General Fund
			Operating Costs	17125 · Occupancy	-3,915.00	1 General Fund
					-14,094.00	
Bill Pmt -Check	10/24/2018	Hill Country Texas Galleria, LLC	https://app.bill.com/BillPay?id=blp01SFGKDEDNN369r2u	11002 · Bill.com Money Out Clearing		
Bill	09/30/2018		Tenant Improvements	17900 · Capital Outlay-GOF>\$10K, UL 5+	-84,010.20	1 General Fund
					-84,010.20	
Bill Pmt -Check	10/15/2018	HydroPro Solutions, LLC	https://app.bill.com/BillPay?id=blp01PQBHSRNA35c6jy	11002 · Bill.com Money Out Clearing		
Bill	09/28/2018		Maintenance & Repair	16101 · Maintenance & Repairs-W	-8,415.88	1 General Fund
					-8,415.88	
Bill Pmt -Check	10/15/2018	HydroPro Solutions, LLC	https://app.bill.com/BillPay?id=blp01ELTEVINZM35c6ju	11002 · Bill.com Money Out Clearing		
Bill	09/27/2018		Maintenance & Repair	16101 · Maintenance & Repairs-W	-3,568.32	1 General Fund
					-3,568.32	
Bill Pmt -Check	10/15/2018	HydroPro Solutions, LLC	https://app.bill.com/BillPay?id=blp01QTFKCIERT35c6jx	11002 · Bill.com Money Out Clearing		
Bill	09/28/2018		USB Cable	16101 · Maintenance & Repairs-W	-43.72	1 General Fund

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Type	Date	Name	Memo	Account	Paid Amount	Class
Bill Pmt -Check	10/15/2018	Jennifer Reichers.	Bar Stools/Art Work- New Office	11118 · Manager Ckg 8314	-43.72	
Bill	10/05/2018		Bar Stools/Art Work- New Office	17835 · Miscellaneous Expense	-695.92	1 General Fund
					-695.92	
Bill Pmt -Check	10/31/2018	Jennifer Reichers.		11118 · Manager Ckg 8314		
Bill	10/31/2018		Rental Car- Customer Service Workshop	17880 · Travel Expense	-236.66	1 General Fund
					-236.66	
Bill Pmt -Check	10/15/2018	Jennifer Smith.	Inv #97225047696291	11118 · Manager Ckg 8314		
Bill	10/06/2018		Bar Stools/Art Work -New Office	17835 · Miscellaneous Expense	-508.72	1 General Fund
					-508.72	
Bill Pmt -Check	10/05/2018	Lloyd Gosselink Rochelle & Townsend,	https://app.bill.com/BillPay?id=blp01ZQJEJAGMZ34i2dr	11002 · Bill.com Money Out Clearing		
Bill	09/17/2018		Amicus Brief	17502 · Litigation	-5,050.00	1 General Fund
					-5,050.00	
Bill Pmt -Check	10/05/2018	Lloyd Gosselink Rochelle & Townsend,	https://app.bill.com/BillPay?id=blp01QWUYWKZWR34i2du	11002 · Bill.com Money Out Clearing		
Bill	09/17/2018		Lake Travis ISD- SER	16175 · SER Review Fees-W	-781.00	1 General Fund
					-781.00	
Bill Pmt -Check	10/05/2018	Lloyd Gosselink Rochelle & Townsend,	https://app.bill.com/BillPay?id=blp01ZXSVCSFJT34i2di	11002 · Bill.com Money Out Clearing		
Bill	09/17/2018		Gateway to Falconhead SER	16175 · SER Review Fees-W	-534.50	1 General Fund
					-534.50	
Bill Pmt -Check	10/05/2018	Lloyd Gosselink Rochelle & Townsend,	https://app.bill.com/BillPay?id=blp01LEIRGYDGJ34i2do	11002 · Bill.com Money Out Clearing		
Bill	09/17/2018		General Employment	17501 · General Counsel	-509.00	1 General Fund
					-509.00	

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Bill Pmt -Check	10/05/2018	Lloyd Gosselink Rochelle & Townsend,	https://app.bill.com/BillPay?id=blp01IUKFTBAKV34i2dp	11002 · Bill.com Money Out Clearing		
Bill	09/17/2018		TCMUD 12 Litigation	17502 · Litigation	-887.00 -887.00	1 General Fund
Bill Pmt -Check	10/05/2018	Lloyd Gosselink Rochelle & Townsend,	https://app.bill.com/BillPay?id=blp01AJCXTRQTR34i2dz	11002 · Bill.com Money Out Clearing		
Bill	09/17/2018		Lake Travis ESD No 6	16175 · SER Review Fees-W	-591.38 -591.38	1 General Fund
Bill Pmt -Check	10/05/2018	Lloyd Gosselink Rochelle & Townsend,	https://app.bill.com/BillPay?id=blp01CATBKFPOS34i2dl	11002 · Bill.com Money Out Clearing		
Bill	09/17/2018		Anthem Apartments SER	16175 · SER Review Fees-W	-49.00 -49.00	1 General Fund
Bill Pmt -Check	10/05/2018	Lloyd Gosselink Rochelle & Townsend,	https://app.bill.com/BillPay?id=blp01QCGBUHKF34i2dm	11002 · Bill.com Money Out Clearing		
Bill	09/17/2018		1080 Transmission Main	17501 · General Counsel	-318.50 -318.50	1 General Fund
Bill Pmt -Check	10/05/2018	Lloyd Gosselink Rochelle & Townsend,	https://app.bill.com/BillPay?id=blp01TZOYEEUPO34i2dw	11002 · Bill.com Money Out Clearing		
Bill	09/17/2018		Anarene Tract Hill Tract Water Service	17501 · General Counsel	-1,029.00 -1,029.00	1 General Fund
Bill Pmt -Check	10/05/2018	Lloyd Gosselink Rochelle & Townsend,	https://app.bill.com/BillPay?id=blp01JGJCQESZJ34i2dh	11002 · Bill.com Money Out Clearing		
Bill	09/17/2018		Burba Property SER Review	16175 · SER Review Fees-W	-49.00 -49.00	1 General Fund
Bill Pmt -Check	10/05/2018	Lloyd Gosselink Rochelle & Townsend,	https://app.bill.com/BillPay?id=blp01VUSREPCKK34i2db	11002 · Bill.com Money Out Clearing		
Bill	09/17/2018		2018 LUA/CIP/IF Update	17501 · General Counsel	-775.12 -775.12	1 General Fund

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Bill Pmt -Check	10/05/2018	Lloyd Gosselink Rochelle & Townsend,	https://app.bill.com/BillPay?id=blp01EBRBJNLWW34i2de	11002 · Bill.com Money Out Clearing		
Bill	09/17/2018		Blue Blazes SER Review	16175 · SER Review Fees-W	-122.50 -122.50	1 General Fund
Bill Pmt -Check	10/05/2018	Lloyd Gosselink Rochelle & Townsend,	https://app.bill.com/BillPay?id=blp01QWVYMIMDH34i2d6	11002 · Bill.com Money Out Clearing		
Bill	09/17/2018		TCMUD 12 Drought Surcharge Rate Appeal	17502 · Litigation	-1,442.50 -1,442.50	1 General Fund
Bill Pmt -Check	10/05/2018	Lloyd Gosselink Rochelle & Townsend,	https://app.bill.com/BillPay?id=blp01GYHLGWAGW34i2dc	11002 · Bill.com Money Out Clearing		
Bill	09/17/2018		Hatchett Tract	16175 · SER Review Fees-W	-49.00 -49.00	1 General Fund
Bill Pmt -Check	10/05/2018	Lloyd Gosselink Rochelle & Townsend,	https://app.bill.com/BillPay?id=blp01PHHWHPIOG34i2dv	11002 · Bill.com Money Out Clearing		
Bill	09/17/2018		General Counsel Photocopying	17501 · General Counsel 17501 · General Counsel	-7,500.00 -96.60 -7,596.60	1 General Fund 1 General Fund
Bill Pmt -Check	10/05/2018	Lloyd Gosselink Rochelle & Townsend,	https://app.bill.com/BillPay?id=blp01NLGSNNIKQ34i2ds	11002 · Bill.com Money Out Clearing		
Bill	09/17/2018		Legal Fees - Sunset Canyon Baptist Church SER Review	17501 · General Counsel	-23.00 -23.00	1 General Fund
Bill Pmt -Check	10/05/2018	Lloyd Gosselink Rochelle & Townsend,	https://app.bill.com/BillPay?id=blp01JBBHPKNDQ34i2dt	11002 · Bill.com Money Out Clearing		
Bill	09/17/2018		Junction Athletic Complex SER Review	16175 · SER Review Fees-W	-23.00 -23.00	1 General Fund
Bill Pmt -Check	10/05/2018	Lloyd Gosselink Rochelle & Townsend,	https://app.bill.com/BillPay?id=blp01TBDSJMNAU34i2dy	11002 · Bill.com Money Out Clearing		
Bill	09/17/2018		Sweetwater Wholesale Service	16175 · SER Review Fees-W	-892.00 -892.00	1 General Fund

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Bill Pmt -Check	10/05/2018	Lloyd Gosselink Rochelle & Townsend,	https://app.bill.com/BillPay?id=blp01QCOZBDJQD34i2dj	11002 · Bill.com Money Out Clearing		
Bill	09/17/2018		Rim Rock Retail Service	17501 · General Counsel	-671.50 -671.50	1 General Fund
Bill Pmt -Check	10/05/2018	Lloyd Gosselink Rochelle & Townsend,	https://app.bill.com/BillPay?id=blp01DZXUJNKAK34i2d7	11002 · Bill.com Money Out Clearing		
Bill	09/17/2018		TLAP Major Amendment	26136 · TLAP Major Amend Application	-23.00 -23.00	5 Capital Projects Fund
Bill Pmt -Check	10/05/2018	Lloyd Gosselink Rochelle & Townsend,	https://app.bill.com/BillPay?id=blp01LTXDARAN34i2d5	11002 · Bill.com Money Out Clearing		
Bill	09/17/2018		Spanish Oaks	17501 · General Counsel	-815.50 -815.50	1 General Fund
Bill Pmt -Check	10/05/2018	Lloyd Gosselink Rochelle & Townsend,	https://app.bill.com/BillPay?id=blp01UCIAQHPUC34i2d8	11002 · Bill.com Money Out Clearing		
Bill	09/17/2018		Water CCN Amendment- Preserve at Oak Hill	16175 · SER Review Fees-W	-1,790.65 -1,790.65	1 General Fund
Bill Pmt -Check	10/05/2018	Lloyd Gosselink Rochelle & Townsend,	https://app.bill.com/BillPay?id=blp01KPXLEMQPG34i2dn	11002 · Bill.com Money Out Clearing		
Bill	09/17/2018		2000 USEFS MOU	17501 · General Counsel	-122.50 -122.50	1 General Fund
Bill Pmt -Check	10/05/2018	Lloyd Gosselink Rochelle & Townsend,	https://app.bill.com/BillPay?id=blp01WJRDAVFNW34i2dx	11002 · Bill.com Money Out Clearing		
Bill	09/17/2018		Rutherford West Retail Service	16175 · SER Review Fees-W	-768.00 -768.00	1 General Fund
Bill Pmt -Check	10/05/2018	Lloyd Gosselink Rochelle & Townsend,	https://app.bill.com/BillPay?id=blp01DCJDYVZVW34i2df	11002 · Bill.com Money Out Clearing		
Bill	09/17/2018		Headwaters/Barton Creek Dev	16175 · SER Review Fees-W	-1,503.00 -1,503.00	1 General Fund
Bill Pmt -Check	10/05/2018	Lloyd Gosselink Rochelle & Townsend,	https://app.bill.com/BillPay?id=blp01TZEWWVKVL34i2da	11002 · Bill.com Money Out Clearing		

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Bill	09/17/2018		Carrell Easement	17501 · General Counsel	-228.00 -228.00	1 General Fund
Bill Pmt -Check	10/05/2018	Lloyd Gosselink Rochelle & Townsend,	https://app.bill.com/BillPay?id=blp01WKPIFOOFQ34i2dq	11002 · Bill.com Money Out Clearing		
Bill	09/17/2018		Hatchett & JPH Capital Litigation	17502 · Litigation	-35,859.60 -35,859.60	1 General Fund
Bill Pmt -Check	10/05/2018	Lloyd Gosselink Rochelle & Townsend,	https://app.bill.com/BillPay?id=blp01BUDYQNSVC34i2dk	11002 · Bill.com Money Out Clearing		
Bill	09/17/2018		Raw Waterline No 2	17501 · General Counsel	-2,901.50 -2,901.50	1 General Fund
Bill Pmt -Check	10/05/2018	Lloyd Gosselink Rochelle & Townsend,	https://app.bill.com/BillPay?id=blp01CUPLOVWV34i2dg	11002 · Bill.com Money Out Clearing		
Bill	09/17/2018		Grumbles SER Review	16175 · SER Review Fees-W	-49.00 -49.00	1 General Fund
Bill Pmt -Check	10/05/2018	Lloyd Gosselink Rochelle & Townsend,	https://app.bill.com/BillPay?id=blp01TTTFSCVCVQ34i2d9	11002 · Bill.com Money Out Clearing		
Bill	09/17/2018		City of Austin Interconnect	17501 · General Counsel	-742.00 -742.00	1 General Fund
Bill Pmt -Check	10/05/2018	Lloyd Gosselink Rochelle & Townsend,	https://app.bill.com/BillPay?id=blp01YMWVETGQS34i2dd	11002 · Bill.com Money Out Clearing		
Bill	09/17/2018		Deer Creek Ranch	17501 · General Counsel	-469.30 -469.30	1 General Fund
Bill Pmt -Check	10/15/2018	Lower Colorado River Authority	https://app.bill.com/BillPay?id=blp01VFDELRASZ35c6kt	11002 · Bill.com Money Out Clearing		
Bill	09/28/2018		Municipal - Reservation Fee Municipal-Raw Water	16120 · Raw Water-W 16120 · Raw Water-W	-54,375.00 -48,464.13 -102,839.13	1 General Fund 1 General Fund
Bill Pmt -Check	10/15/2018	Lower Colorado River Authority	https://app.bill.com/BillPay?id=blp01CMRCLXHYW35c6kx	11002 · Bill.com Money Out Clearing		

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Type	Date	Name	Memo	Account	Paid Amount	Class
Bill	09/28/2018		Municipal - Reservation Fee Municipal-Raw Water	16120 · Raw Water-W 16120 · Raw Water-W	-2,718.75 -4,042.59 <u>-6,761.34</u>	1 General Fund 1 General Fund
Bill Pmt -Check	10/05/2018	Marcelo's Sand & Loam	https://app.bill.com/BillPay?id=blp01KOZLYFEUD34i2e2	11002 · Bill.com Money Out Clearing		
Bill	09/20/2018		Washed Concrete and Standard Base	16101 · Maintenance & Repairs-W	-563.34 <u>-563.34</u>	1 General Fund
Bill Pmt -Check	10/05/2018	Marcelo's Sand & Loam	https://app.bill.com/BillPay?id=blp01TPVGGYGZK34i2e1	11002 · Bill.com Money Out Clearing		
Bill	09/20/2018		Leveling Dump Fee	16101 · Maintenance & Repairs-W	-12.00 <u>-12.00</u>	1 General Fund
Bill Pmt -Check	10/15/2018	Marcelo's Sand & Loam	https://app.bill.com/BillPay?id=blp01WMTJMSEHZ35c6j5	11002 · Bill.com Money Out Clearing		
Bill	09/30/2018		1" River Rock and Standard Base	16101 · Maintenance & Repairs-W	-920.34 <u>-920.34</u>	1 General Fund
Bill Pmt -Check	10/01/2018	McCoy's Building Supply	https://app.bill.com/BillPay?id=blp01HELFBKKG33s0lg	11002 · Bill.com Money Out Clearing		
Bill	09/18/2018		Maintenance & Repair- Concrete Mix	16101 · Maintenance & Repairs-W	-14.80 <u>-14.80</u>	1 General Fund
Bill Pmt -Check	10/01/2018	McCoy's Building Supply	https://app.bill.com/BillPay?id=blp01KIVZLCTHJ33s0lc	11002 · Bill.com Money Out Clearing		
Bill	09/13/2018		Maintenance & Repair- Fuel/Oil and 14" Segment Blade	16101 · Maintenance & Repairs-W	-82.37 <u>-82.37</u>	1 General Fund
Bill Pmt -Check	10/01/2018	McCoy's Building Supply	https://app.bill.com/BillPay?id=blp01JEGMIVWLB33s0lk	11002 · Bill.com Money Out Clearing		
Bill	09/21/2018		Maintenance & Repair- Insect Repel and 55 Gal Drum Liner	16101 · Maintenance & Repairs-W	-24.98 <u>-24.98</u>	1 General Fund
Bill Pmt -Check	10/01/2018	McCoy's Building Supply	https://app.bill.com/BillPay?id=blp01LVIDAKIDF33s0le	11002 · Bill.com Money Out Clearing		

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Type	Date	Name	Memo	Account	Paid Amount	Class
Bill	09/13/2018		Maintenance & Repair- Spark Plugs	16101 · Maintenance & Repairs-W	-5.98 -5.98	1 General Fund
Bill Pmt -Check	10/24/2018	McCoy's Building Supply	https://app.bill.com/BillPay?id=blp01FYBXRIRNL369r30	11002 · Bill.com Money Out Clearing		
Bill	10/05/2018		Maintenance & Repair- Teflon Tape	16101 · Maintenance & Repairs-W	-3.96 -3.96	1 General Fund
Bill Pmt -Check	10/24/2018	McCoy's Building Supply	https://app.bill.com/BillPay?id=blp01AARYHZM00369r33	11002 · Bill.com Money Out Clearing		
Bill	10/05/2018		Maintenance & Repair- PVC/DWV Pipe and Bags	16101 · Maintenance & Repairs-W	-28.57 -28.57	1 General Fund
Bill Pmt -Check	10/24/2018	McCoy's Building Supply	https://app.bill.com/BillPay?id=blp01RNFTRQMG369r32	11002 · Bill.com Money Out Clearing		
Bill	10/05/2018		Maintenance & Repair- 2" Elbows and Coupling	16101 · Maintenance & Repairs-W	-20.32 -20.32	1 General Fund
Bill Pmt -Check	10/15/2018	McCoy's Building Supply	https://app.bill.com/BillPay?id=blp01KXDCABAOB35c6ir	11002 · Bill.com Money Out Clearing		
Bill	09/27/2018		Maintenance & Repair- Concrete MIX, Ietlon, Sawzall Blade, Recipro Blade and Grinding Wheel	16101 · Maintenance & Repairs-W	-62.75 -62.75	1 General Fund
Bill Pmt -Check	10/24/2018	McCoy's Building Supply	https://app.bill.com/BillPay?id=blp01LGZFQEEWD369r2z	11002 · Bill.com Money Out Clearing		
Bill	10/02/2018		Maintenance & Repair- Bypass Lopper and Shovel	16101 · Maintenance & Repairs-W	-28.98 -28.98	1 General Fund
Bill Pmt -Check	10/24/2018	McCoy's Building Supply	https://app.bill.com/BillPay?id=blp01APPGJNRHL369r31	11002 · Bill.com Money Out Clearing		
Bill	10/05/2018		Maintenance & Repair- Rake and Shovels	16101 · Maintenance & Repairs-W	-174.89 -174.89	1 General Fund
Bill Pmt -Check	10/15/2018	McCoy's Building Supply	https://app.bill.com/BillPay?id=blp01OLBUBJLGJ35c6ip	11002 · Bill.com Money Out Clearing		

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Type	Date	Name	Memo	Account	Paid Amount	Class
Bill	09/24/2018		Maintenance & Repair- AAA Batteries	16101 · Maintenance & Repairs-W	-22.47	1 General Fund
					-22.47	
Bill Pmt -Check	10/24/2018	McCoy's Building Supply	https://app.bill.com/BillPay?id=blp01EHFQCFIWY369r34	11002 · Bill.com Money Out Clearing		
Bill	10/05/2018		Maintenance & Repair- Grass Seed, Glue, Pipe Cleaner and Torch Blades	16101 · Maintenance & Repairs-W	-67.94	1 General Fund
					-67.94	
Bill Pmt -Check	10/15/2018	McCoy's Building Supply	https://app.bill.com/BillPay?id=blp01KHLRKLFB35c6is	11002 · Bill.com Money Out Clearing		
Bill	09/27/2018		Maintenance & Repair- Fuel/Oil Trufuel	16101 · Maintenance & Repairs-W	-12.38	1 General Fund
					-12.38	
Bill Pmt -Check	10/15/2018	McCoy's Building Supply	https://app.bill.com/BillPay?id=blp01LZCIMGZIK35c6iq	11002 · Bill.com Money Out Clearing		
Bill	09/26/2018		Maintenance & Repair- 2" Spigots and Caution Tape	16101 · Maintenance & Repairs-W	-28.74	1 General Fund
					-28.74	
Bill Pmt -Check	10/25/2018	Mission Communications, LLC	https://app.bill.com/BillPay?id=blp01SDNATNEJZ369r36	11002 · Bill.com Money Out Clearing		
Bill	10/09/2018		Annual Service - SP800-12R- LS #8 11/1/18 - 10-31-19	16280 · Contracted Services-WW	-563.40	1 General Fund
					-563.40	
Bill Pmt -Check	10/15/2018	Murfee Engineering Company Inc.	https://app.bill.com/BillPay?id=blp01XQBTLVFFK35c6ia	11002 · Bill.com Money Out Clearing		
Bill	09/12/2018		Hamilton Pool Road Pump Station Conversion and Upgrade	17503 · Engineering	-2,478.75	1 General Fund
					-2,478.75	
Bill Pmt -Check	10/15/2018	Murfee Engineering Company Inc.	https://app.bill.com/BillPay?id=blp01RCYZXLPER35c6i9	11002 · Bill.com Money Out Clearing		
Bill	08/13/2018		Meter Replacement Procurement Support	17503 · Engineering	-675.00	1 General Fund
					-675.00	
Bill Pmt -Check	10/15/2018	Murfee Engineering Company Inc.	https://app.bill.com/BillPay?id=blp01GXFJZRORK35c6ib	11002 · Bill.com Money Out Clearing		

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Type	Date	Name	Memo	Account	Paid Amount	Class
Bill	09/12/2018		Meter Replacement Procurement Support	17503 · Engineering	-687.50 -687.50	1 General Fund
Bill	10/15/2018	Murfee Engineering Company Inc.	https://app.bill.com/BillPay?id=blp01ASYCKMCJP35c6i8	11002 · Bill.com Money Out Clearing		
Bill	08/13/2018		Hamilton Pool Road Pump Station Conversion and Upgrade	17503 · Engineering	-1,006.25 -1,006.25	1 General Fund
Bill	10/05/2018	Neltronics	https://app.bill.com/BillPay?id=blp01VRNPEQJCY34i2e4	11002 · Bill.com Money Out Clearing		
Bill	05/23/2018		Service Call to Admin Bldg-5/16/18- Restored Display Function on monitors	17507 · IT Support Services	-500.00 -500.00	1 General Fund
Bill	10/15/2018	Neopost	https://app.bill.com/BillPay?id=blp01YAHOWUKAX35c6i3	11002 · Bill.com Money Out Clearing		
Bill	10/01/2018		Postage	17855 · Postage & Delivery	-100.00 -100.00	1 General Fund
Bill	10/24/2018	Office Depot	https://app.bill.com/BillPay?id=blp01AHXOYRDIQ369r38	11002 · Bill.com Money Out Clearing		
Bill	10/05/2018		Office Supplies- Pencils	17845 · Office Supplies	-8.00	1 General Fund
			Office Supplies- Toner	17845 · Office Supplies	-85.98	1 General Fund
			Office Supplies- Notebooks	17845 · Office Supplies	-5.18	1 General Fund
			Office Supplies- Post It, Notepads, Binders and Copy Paper	17845 · Office Supplies	-91.72	1 General Fund
			Office Supplies- Post Its	17845 · Office Supplies	-0.16	1 General Fund
			Office Supplies- Note Holder, Labels and Writing Pad	17845 · Office Supplies	-81.76	1 General Fund
					-272.80	
Bill	10/15/2018	Pedernales	https://app.bill.com/BillPay?id=blp01DYSAERLMV35c6k3	11002 · Bill.com Money Out Clearing		
Bill	10/09/2018		Utility Expense- County Line Pump Station	16161 · Electric-W	-39.91 -39.91	1 General Fund
Bill	10/15/2018	Pedernales	https://app.bill.com/BillPay?id=blp01ZTLDMGARZ35c6k8	11002 · Bill.com Money Out Clearing		
Bill	10/09/2018		Utility Expense-Pump Station 5	16161 · Electric-W	-549.94	1 General Fund

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Bill Pmt -Check	10/15/2018	Pedernales 036972	https://app.bill.com/BillPay?id=blp01NFOLBWWAB35c6kb	11002 · Bill.com Money Out Clearing	-549.94	
Bill	10/09/2018		Utility Expense- Pump Station 6- 09/05/2018 - 10/07/2018	16161 · Electric-W	-55.11	1 General Fund
					-55.11	
Bill Pmt -Check	10/15/2018	Pedernales 222795	https://app.bill.com/BillPay?id=blp01ERXWUHLLS35c6kg	11002 · Bill.com Money Out Clearing		
Bill	10/09/2018		Utility Expense-County Line Pump Station	16161 · Electric-W	-7,411.41	1 General Fund
					-7,411.41	
Bill Pmt -Check	10/15/2018	Pedernales 265199	https://app.bill.com/BillPay?id=blp01PTDBEGWVX35c6kl	11002 · Bill.com Money Out Clearing		
Bill	10/09/2018		Utility Expense-Elevated Storage #2	16161 · Electric-W	-133.50	1 General Fund
					-133.50	
Bill Pmt -Check	10/01/2018	PostNet TX144	https://app.bill.com/BillPay?id=blp01YTELTPUKR33s0I5	11002 · Bill.com Money Out Clearing		
Bill	09/21/2018		Postage	17855 · Postage & Delivery	-29.65	1 General Fund
					-29.65	
Bill Pmt -Check	10/01/2018	PostNet TX144	https://app.bill.com/BillPay?id=blp01TPNIZSRJL33s0I9	11002 · Bill.com Money Out Clearing		
Bill	09/25/2018		Postage - William Carlton Survey	17855 · Postage & Delivery	-27.26	1 General Fund
					-27.26	
Bill Pmt -Check	10/01/2018	PostNet TX144	https://app.bill.com/BillPay?id=blp01EFTXWZLFW33s0I1	11002 · Bill.com Money Out Clearing		
Bill	09/21/2018		Customer Service Scans	17850 · Outside Printing	-455.50	1 General Fund
					-455.50	
Bill Pmt -Check	10/01/2018	PostNet TX144	https://app.bill.com/BillPay?id=blp01XPWAISSVR33s0I7	11002 · Bill.com Money Out Clearing		
Bill	09/25/2018		Postage - Fish & Wildlife Service- Section 10 Permits	17855 · Postage & Delivery	-15.41	1 General Fund
					-15.41	

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Type	Date	Name	Memo	Account	Paid Amount	Class
Bill Pmt -Check	10/01/2018	PostNet TX144	https://app.bill.com/BillPay?id=blp01PSGGJHEHC33s0l4	11002 · Bill.com Money Out Clearing		
Bill	09/21/2018		Postage- Admin Letter	17855 · Postage & Delivery	-3.26	1 General Fund
					-3.26	
Bill Pmt -Check	10/05/2018	PostNet TX144	https://app.bill.com/BillPay?id=blp01RNSCQYSAP34i2e8	11002 · Bill.com Money Out Clearing		
Bill	09/28/2018		Scan for Admin	17850 · Outside Printing	-1.50	1 General Fund
					-1.50	
Bill Pmt -Check	10/05/2018	PostNet TX144	https://app.bill.com/BillPay?id=blp01LFVNHVFOT34i2e6	11002 · Bill.com Money Out Clearing		
Bill	07/24/2018		Postage - Stamps for Admin Office	17855 · Postage & Delivery	-15.26	1 General Fund
					-15.26	
Bill Pmt -Check	10/05/2018	PostNet TX144	https://app.bill.com/BillPay?id=blp01VCKIH HUD34i2e7	11002 · Bill.com Money Out Clearing		
Bill	09/27/2018		Postage - Meter Replacement Project	17855 · Postage & Delivery	-59.60	1 General Fund
					-59.60	
Bill Pmt -Check	10/24/2018	PostNet TX144	https://app.bill.com/BillPay?id=blp01YQRHLCGRl369r3a	11002 · Bill.com Money Out Clearing		
Bill	10/18/2018		Postage for Admin- RTS Water Solutions	17855 · Postage & Delivery	-64.78	1 General Fund
					-64.78	
Bill Pmt -Check	10/15/2018	PostNet TX144	https://app.bill.com/BillPay?id=blp01JWLZLKD YD35c6iu	11002 · Bill.com Money Out Clearing		
Bill	10/04/2018		Postage - Odor Loggers	17855 · Postage & Delivery	-26.26	1 General Fund
					-26.26	
Bill Pmt -Check	10/15/2018	PostNet TX144	https://app.bill.com/BillPay?id=blp01VGKUFNFGQ35c6iv	11002 · Bill.com Money Out Clearing		
Bill	10/09/2018		Postage- MER's for Sept 2018	17855 · Postage & Delivery	-14.62	1 General Fund
					-14.62	

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Type	Date	Name	Memo	Account	Paid Amount	Class
Bill Pmt -Check	10/24/2018	Precision Calibrate Meter Services	https://app.bill.com/BillPay?id=blp01AHMSBEBZU369r3e	11002 · Bill.com Money Out Clearing		
Bill	10/03/2018		Meter Verification & Removal	16101 · Maintenance & Repairs-W	-6,650.00	1 General Fund
					-6,650.00	
Bill Pmt -Check	10/24/2018	PrimeSpec Construction LLC	https://app.bill.com/BillPay?id=blp01BNCWENNXX369r3g	11002 · Bill.com Money Out Clearing		
Bill	10/12/2018		Pay App #6 - LakePointe WWTP Plant Improvements	45010 · Lakepointe WWTP Imp Proj-C	-25,652.24	2 Facilities Fund
					-25,652.24	
Bill Pmt -Check	10/24/2018	Ready Refresh	https://app.bill.com/BillPay?id=blp01ZGQFYCEZB369r3i	11002 · Bill.com Money Out Clearing		
Bill	10/18/2018		Water Delivery & Rental Fees	17845 · Office Supplies	-153.04	1 General Fund
					-153.04	
Bill Pmt -Check	10/05/2018	Republic Services Inc.	https://app.bill.com/BillPay?id=blp01TKBGJKZVI34i2ea	11002 · Bill.com Money Out Clearing		
Bill	09/26/2018		Garbage Expense	16164 · Other-W	-391.77	1 General Fund
			Garbage Expense	16264 · Other-WW	-391.77	1 General Fund
					-783.54	
Bill Pmt -Check	10/31/2018	Robert Pugh		11118 · Manager Ckg 8314		
Bill	10/31/2018		Lunch- City of Dripping Springs Meeting.	17820 · Meals & Entertainment	-27.01	1 General Fund
					-27.01	
Bill Pmt -Check	10/15/2018	Shows Utilities, Inc.	https://app.bill.com/BillPay?id=blp01YUANNOQRQ35c6kp	11002 · Bill.com Money Out Clearing		
Bill	09/27/2018		41 Tall Oaks Trl 3" Slick Bore	16101 · Maintenance & Repairs-W	-3,000.00	1 General Fund
					-3,000.00	
Bill Pmt -Check	10/05/2018	Smith Pump Company, Inc.	https://app.bill.com/BillPay?id=blp01WXSEUJUSNC34i2ed	11002 · Bill.com Money Out Clearing		
Bill	09/27/2018		Repair & Maintenance- Lakepointe WWTP	16201 · Maintenance & Repairs-WW	-1,414.00	1 General Fund
					-1,414.00	

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Type	Date	Name	Memo	Account	Paid Amount	Class
Bill Pmt -Check	10/05/2018	Stratus Building Solutions	https://app.bill.com/BillPay?id=blp01GQKQLFFWP34i2eg	11002 · Bill.com Money Out Clearing		
Bill	10/01/2018		Janitorial Services- October 2018	17815 · Janitorial	-175.00 -175.00	1 General Fund
Bill Pmt -Check	10/23/2018	Texas Community Propane, Ltd	https://app.bill.com/BillPay?id=blp01RUHJWNXHH35c6i9	11002 · Bill.com Money Out Clearing		
Bill	10/02/2018		Gas Expense 3925 Sugarloaf Dr	16264 · Other-WW	-16.11 -16.11	1 General Fund
Bill Pmt -Check	10/16/2018	Texas Excavation Safety System, Inc.	https://app.bill.com/BillPay?id=blp01SGGWOEKOY35c6lk	11002 · Bill.com Money Out Clearing		
Bill	09/30/2018		Message Fees- September 2018	16180 · Contracted Services-W	-375.25 -375.25	1 General Fund
Bill Pmt -Check	10/15/2018	Texas Municipal League	https://app.bill.com/BillPay?id=blp01NGJYWBKEK135c6il	11002 · Bill.com Money Out Clearing		
Bill	10/01/2018		Workers' Comp- Additional Contribution Amended	17110 · Insurance	-35.00 -35.00	1 General Fund
Bill Pmt -Check	10/18/2018	Texas Water Conservation Association	https://app.bill.com/BillPay?id=blp01OMYARVWER34i2ei	11002 · Bill.com Money Out Clearing		
Bill	10/02/2018		TWCA Annual Membership Fee	17830 · Membership & Dues	-358.00 -358.00	1 General Fund
Bill Pmt -Check	10/01/2018	The Bridge Group	https://app.bill.com/BillPay?id=blp01HPKDFEPBM33s0lw	11002 · Bill.com Money Out Clearing		
Bill	08/31/2018		Consturction Inspection Fees- Parten Ranch Phase 1	16178 · Construction Inspection Fees-W	-2,870.00 -2,870.00	1 General Fund
Bill Pmt -Check	10/01/2018	The Bridge Group	https://app.bill.com/BillPay?id=blp01BFRMTFGCD33s0ly	11002 · Bill.com Money Out Clearing		
Bill	08/31/2018		Construction Inspection Fees- Provence EST & 16" Waterline	16178 · Construction Inspection Fees-W	-1,960.00 -1,960.00	1 General Fund
Bill Pmt -Check	10/01/2018	The Bridge Group	https://app.bill.com/BillPay?id=blp01VOKIRONBU33s0lr	11002 · Bill.com Money Out Clearing		

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Type	Date	Name	Memo	Account	Paid Amount	Class
Bill	08/31/2018		Construction Inspection Fees- Creeks Edge	16178 · Construction Inspection Fees-W	-2,240.00 -2,240.00	1 General Fund
Bill Pmt -Check	10/01/2018	The Bridge Group	https://app.bill.com/BillPay?id=blp01XCZQXKFUT33s0lp	11002 · Bill.com Money Out Clearing		
Bill	08/31/2018		Construction Inspection Fees- Burba Ranch	16178 · Construction Inspection Fees-W	-2,800.00 -2,800.00	1 General Fund
Bill Pmt -Check	10/01/2018	The Bridge Group	https://app.bill.com/BillPay?id=blp01ZFKHKTVOH33s0lz	11002 · Bill.com Money Out Clearing		
Bill	08/31/2018		Construction Inspection Fees- Provence Phase 1 Sec 1	16178 · Construction Inspection Fees-W	-3,850.00 -3,850.00	1 General Fund
Bill Pmt -Check	10/01/2018	The Bridge Group	https://app.bill.com/BillPay?id=blp01WPOLKEQEM33s0lu	11002 · Bill.com Money Out Clearing		
Bill	08/31/2018		Construction Inspection Fees- Park @ Bee Cave	16178 · Construction Inspection Fees-W	-1,190.00 -1,190.00	1 General Fund
Bill Pmt -Check	10/05/2018	The Bridge Group	https://app.bill.com/BillPay?id=blp01MYKOMHZQB34i2ek	11002 · Bill.com Money Out Clearing		
Bill	08/31/2018		Construction Inspection Fees- Spillman Ranch Phase 1 Sec 10	16178 · Construction Inspection Fees-W	-1,610.00 -1,610.00	1 General Fund
Bill Pmt -Check	10/09/2018	The HT Group	https://app.bill.com/BillPay?id=blp01DGXSVNKR34i2eo	11002 · Bill.com Money Out Clearing		
Bill	09/23/2018		9/17/18 to 9/23/18	17430 · Contract Labor	-1,198.00 -1,198.00	1 General Fund
Bill Pmt -Check	10/05/2018	The HT Group	https://app.bill.com/BillPay?id=blp01MBXTXBEHD34i2em	11002 · Bill.com Money Out Clearing		
Bill	09/16/2018		9/10/18 to 9/16/18	17430 · Contract Labor	-1,198.00 -1,198.00	1 General Fund
Bill Pmt -Check	10/24/2018	The HT Group	https://app.bill.com/BillPay?id=blp01DXLITZEU369r3l	11002 · Bill.com Money Out Clearing		

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Type	Date	Name	Memo	Account	Paid Amount	Class
Bill	09/02/2018		8/27/18 to 9/2/18	17430 · Contract Labor	-1,198.00 -1,198.00	1 General Fund
Bill Pmt -Check	10/16/2018	The HT Group	https://app.bill.com/BillPay?id=blp01TESDLPLOE35c6lq	11002 · Bill.com Money Out Clearing		
Bill	09/30/2018		9/24/18 to 9/30/18	17430 · Contract Labor	-1,198.00 -1,198.00	1 General Fund
Bill Pmt -Check	10/24/2018	The Print Shoppe	https://app.bill.com/BillPay?id=blp01VCBIRNNQD369r3o	11002 · Bill.com Money Out Clearing		
Bill	10/02/2018		Labels	17850 · Outside Printing	-119.00 -119.00	1 General Fund
Bill Pmt -Check	10/24/2018	The Wallace Group Inc	https://app.bill.com/BillPay?id=blp01NXOHPOJVY369r3r	11002 · Bill.com Money Out Clearing		
Bill	10/04/2018		TO #15 Construction Admin TO #15 Inspection Boswell	45035 · Tank & PS Repainting-D&A 45035 · Tank & PS Repainting-D&A	-402.50 -4,190.00 -4,592.50	2 Facilities Fund 2 Facilities Fund
Bill Pmt -Check	10/24/2018	Time Warner 27088	https://app.bill.com/BillPay?id=blp01GMKYKPCVB369r3t	11002 · Bill.com Money Out Clearing		
Bill	10/10/2018		Internet Service- LakePointe WWTP	16263 · Internet-WW	-130.66 -130.66	1 General Fund
Bill Pmt -Check	10/01/2018	Time Warner 39409	https://app.bill.com/BillPay?id=blp01RQPHKEMTJ33s0mp	11002 · Bill.com Money Out Clearing		
Bill	09/22/2018		Phone Service- LS #20	16262 · Telephone-WW	-102.19 -102.19	1 General Fund
Bill Pmt -Check	10/05/2018	Time Warner 48749	https://app.bill.com/BillPay?id=blp01ZBACTIRTJ34i2eq	11002 · Bill.com Money Out Clearing		
Bill	09/27/2018		Internet - Admin Office	17663 · Internet	-125.64 -125.64	1 General Fund
Bill Pmt -Check	10/15/2018	Time Warner 70172	https://app.bill.com/BillPay?id=blp01RZUECTGJS35c6jn	11002 · Bill.com Money Out Clearing		

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Type	Date	Name	Memo	Account	Paid Amount	Class
Bill	10/04/2018		Internet- Water Plant	16163 · Internet-W	-239.99	1 General Fund
Bill Pmt -Check	10/01/2018	TML MultiState Intergovernmental EBP	https://app.bill.com/BillPay?id=blp01RSUFIAIRP33s0mk	11002 · Bill.com Money Out Clearing		
Bill	09/17/2018		Employee Medical Benefits-October 2018	12307-1 · Medical	-25,137.76	1 General Fund
			Employee Dental Benefits- -October 2018	12307-3 · Dental	-1,462.70	1 General Fund
			Employee Vision Benefits- October 2018	12307-2 · Vision	-540.00	1 General Fund
			Group Life Benefit- Life/AD&D-October 2018	12308 · Group Life Ins	-1,779.46	1 General Fund
			Group Life Benefit- LTD/STD- October 2018	12309 · LTD/STD/ADD	-1,929.64	1 General Fund
			Greatland Reg Reporting- October 2018	17835 · Miscellaneous Expense	-45.10	1 General Fund
					-30,894.66	
Bill Pmt -Check	10/24/2018	TML MultiState Intergovernmental EBP	https://app.bill.com/BillPay?id=blp01LMHWRONCS369r3x	11002 · Bill.com Money Out Clearing		
Bill	10/15/2018		Employee Medical Benefits-November 2018	12307-1 · Medical	-25,669.44	1 General Fund
			Employee Dental Benefits- -November 2018	12307-3 · Dental	-1,491.14	1 General Fund
			Employee Vision Benefits- November 2018	12307-2 · Vision	-549.00	1 General Fund
			Group Life Benefit- Life/AD&D-November 2018	12308 · Group Life Ins	-1,821.43	1 General Fund
			Group Life Benefit- LTD/STD- November 2018	12309 · LTD/STD/ADD	-1,985.68	1 General Fund
					-31,516.69	
Bill Pmt -Check	10/15/2018	Travis County MUD No 16	https://app.bill.com/BillPay?id=blp01BQRWBMIK135c6ij	11002 · Bill.com Money Out Clearing		
Bill	09/30/2018		Sewer Collections-September 2018	12410 · TC MUD No 16 WW Collections	-27,243.40	1 General Fund
			Drainage Fees-September 2018	12410 · TC MUD No 16 WW Collections	-3,750.79	1 General Fund
			Tap Fee Collections-September 2018	12410 · TC MUD No 16 WW Collections	-1,922.20	1 General Fund
			Assessment Fees-September 2018	12454 · 290/HPR-477	-136.22	1 General Fund
					-33,052.61	
Bill Pmt -Check	10/05/2018	TRP Construction Group, LLC	https://app.bill.com/BillPay?id=blp01XOVZRVJIO34i2es	11002 · Bill.com Money Out Clearing		
Bill	09/20/2018		Waterfilled Barrier	16101 · Maintenance & Repairs-W	-1,125.00	1 General Fund
					-1,125.00	
Bill Pmt -Check	10/24/2018	TRP Construction Group, LLC	https://app.bill.com/BillPay?id=blp01BKTKTKTZR369r3z	11002 · Bill.com Money Out Clearing		

West Travis County Public Utility Agency
Check Detail
October 2018

Type	Date	Name	Memo	Account	Paid Amount	Class
Bill	10/04/2018		Traffic Control Devices Rental	16101 · Maintenance & Repairs-W	-250.00 -250.00	1 General Fund
Bill Pmt -Check	10/24/2018	U.S. Underwater Services, LLC	https://app.bill.com/BillPay?id=blp01AQXSYZNJJ369r41	11002 · Bill.com Money Out Clearing		
Bill	09/28/2018		Leak Detection	16101 · Maintenance & Repairs-W	-2,750.00 -2,750.00	1 General Fund
Bill Pmt -Check	10/11/2018	United Rentals, Inc.	https://app.bill.com/BillPay?id=blp01FZUVAZGIC34i2eu	11002 · Bill.com Money Out Clearing		
Bill	09/25/2018		Maintenance & repair	16101 · Maintenance & Repairs-W	-202.77 -202.77	1 General Fund
Bill Pmt -Check	10/15/2018	United Site Services of Texas, Inc.	https://app.bill.com/BillPay?id=blp01VOBQDORQX35c6id	11002 · Bill.com Money Out Clearing		
Bill	09/18/2018		Lakepointe	16290 · Other Expense-WW	-102.26 -102.26	1 General Fund
Bill Pmt -Check	10/11/2018	USABlueBook	https://app.bill.com/BillPay?id=blp01FMFJFGGOD34i2ex	11002 · Bill.com Money Out Clearing		
Bill	09/25/2018		Repair & Maintenance	16101 · Maintenance & Repairs-W	-10.90 -10.90	1 General Fund
Bill Pmt -Check	10/11/2018	USABlueBook	https://app.bill.com/BillPay?id=blp01LWXYMOLVYN34i2ew	11002 · Bill.com Money Out Clearing		
Bill	09/25/2018		Repair & Maintenance	16101 · Maintenance & Repairs-W	-1,029.42 -1,029.42	1 General Fund
Bill Pmt -Check	10/24/2018	USABlueBook	https://app.bill.com/BillPay?id=blp01ZQLSHNZTR369r44	11002 · Bill.com Money Out Clearing		
Bill	10/02/2018		Repair & Maintenance	16101 · Maintenance & Repairs-W	-101.95 -101.95	1 General Fund
Bill Pmt -Check	10/24/2018	USABlueBook	https://app.bill.com/BillPay?id=blp01ZNPFJVZIL369r43	11002 · Bill.com Money Out Clearing		

West Travis County Public Utility Agency

Check Detail

October 2018

Type	Date	Name	Memo	Account	Paid Amount	Class
Bill	10/02/2018		Repair & Maintenance	16101 · Maintenance & Repairs-W	-394.39	1 General Fund
					-394.39	
Bill	Pmt -Check	10/16/2018	USIC Locating Services, LLC	11002 · Bill.com Money Out Clearing		
			https://app.bill.com/BillPay?id=blp01NSXILBMI35c6lt			
Bill	09/30/2018		Locating Services- 9/01/2018 to 9/30/2018	16180 · Contracted Services-W	-3,388.70	1 General Fund
					-3,388.70	
Bill	Pmt -Check	10/05/2018	Vintage IT Services	11002 · Bill.com Money Out Clearing		
			https://app.bill.com/BillPay?id=blp01LJEEQZYK34I2ez			
Bill	09/20/2018		IT Services- October 2018	17507 · IT Support Services	-3,157.00	1 General Fund
					-3,157.00	
Bill	Pmt -Check	10/05/2018	Wastewater Transport Services, LLC	11002 · Bill.com Money Out Clearing		
			https://app.bill.com/BillPay?id=blp01PEWCDGCFZ34I2f5			
Bill	09/13/2018		Repair & Maintenance- Collection System Sewer Lines	16201 · Maintenance & Repairs-WW	-2,016.00	1 General Fund
					-2,016.00	
Bill	Pmt -Check	10/05/2018	Wastewater Transport Services, LLC	11002 · Bill.com Money Out Clearing		
			https://app.bill.com/BillPay?id=blp01UNGWTXNHR34I2I7			
Bill	09/17/2018		Sludge Disposal- Lift Station #5	16240 · Sludge Disposal-WW	-1,080.00	1 General Fund
					-1,080.00	
Bill	Pmt -Check	10/05/2018	Wastewater Transport Services, LLC	11002 · Bill.com Money Out Clearing		
			https://app.bill.com/BillPay?id=blp01UUDCWASUK34I2f6			
Bill	09/17/2018		Sludge Disposal- Bohls WWTP	16240 · Sludge Disposal-WW	-1,200.00	1 General Fund
					-1,200.00	
Bill	Pmt -Check	10/05/2018	Wastewater Transport Services, LLC	11002 · Bill.com Money Out Clearing		
			https://app.bill.com/BillPay?id=blp01VRKQOMUFN34I2f4			
Bill	09/01/2018		Sludge Disposal- Lakepointe WWTP	16240 · Sludge Disposal-WW	-22,425.00	1 General Fund
					-22,425.00	
Bill	Pmt -Check	10/05/2018	Wastewater Transport Services, LLC	11002 · Bill.com Money Out Clearing		
			https://app.bill.com/BillPay?id=blp01PJCHUPTD34I2f9			
Bill	09/17/2018		Sludge Disposal- Lift Station #22	16240 · Sludge Disposal-WW	-1,200.00	1 General Fund
					-1,200.00	

West Travis County Public Utility Agency
Check Detail
October 2018

Type	Date	Name	Memo	Account	Paid Amount	Class
Bill Pmt -Check	10/05/2018	Wastewater Transport Services, LLC	https://app.bill.com/BillPay?id=blp01LFEUJXIDY34I2f8	11002 · Bill.com Money Out Clearing	-1,200.00	
Bill	09/17/2018		Sludge Disposal- Lift Station #6	16240 · Sludge Disposal-WW	-1,080.00	1 General Fund
					-1,080.00	
Bill Pmt -Check	10/05/2018	Wastewater Transport Services, LLC	https://app.bill.com/BillPay?id=blp01HVIWUCETP34I2f3	11002 · Bill.com Money Out Clearing		
Bill	09/01/2018		Sludge Disposal- Bohl's WWTP	16240 · Sludge Disposal-WW	-18,400.00	1 General Fund
					-18,400.00	
Bill Pmt -Check	10/17/2018	Wastewater Transport Services, LLC	https://app.bill.com/BillPay?id=blp01NPTOVECKB35c6m4	11002 · Bill.com Money Out Clearing		
Bill	10/01/2018		Sludge Disposal- LS #16 Falconhead #1	16240 · Sludge Disposal-WW	-1,080.00	1 General Fund
					-1,080.00	
Bill Pmt -Check	10/24/2018	Wastewater Transport Services, LLC	https://app.bill.com/BillPay?id=blp01RDMGCKUYN369r46	11002 · Bill.com Money Out Clearing		
Bill	10/02/2018		Sludge Disposal- WTP	16140 · Sludge Disposal-W	-1,047.50	1 General Fund
					-1,047.50	
Bill Pmt -Check	10/17/2018	Wastewater Transport Services, LLC	https://app.bill.com/BillPay?id=blp01CPXBYUKBM35c6m2	11002 · Bill.com Money Out Clearing		
Bill	10/01/2018		Sludge Disposal- LS #14	16240 · Sludge Disposal-WW	-1,320.00	1 General Fund
					-1,320.00	
Bill Pmt -Check	10/17/2018	Wastewater Transport Services, LLC	https://app.bill.com/BillPay?id=blp01HEOWZQOCR35c6m1	11002 · Bill.com Money Out Clearing		
Bill	10/01/2018		Sludge Disposal- LS #11	16240 · Sludge Disposal-WW	-840.00	1 General Fund
					-840.00	
Bill Pmt -Check	10/17/2018	Wastewater Transport Services, LLC	https://app.bill.com/BillPay?id=blp01ZJTYHVVCAS35c6m0	11002 · Bill.com Money Out Clearing		
Bill	10/01/2018		Sludge Disposal- Bohl's WWTP	16240 · Sludge Disposal-WW	-1,200.00	1 General Fund
					-1,200.00	

West Travis County Public Utility Agency
Check Detail
October 2018

Type	Date	Name	Memo	Account	Paid Amount	Class
Bill Pmt -Check	10/15/2018	Wastewater Transport Services, LLC	https://app.bill.com/BillPay?id=blp01JZFARPVAW35c6in	11002 · Bill.com Money Out Clearing		
Bill	09/01/2018		Sludge Disposal- WTP	16140 · Sludge Disposal-W	-24,705.00	1 General Fund
					-24,705.00	
Bill Pmt -Check	10/17/2018	Wastewater Transport Services, LLC	https://app.bill.com/BillPay?id=blp01BDDMVEQLN35c6m6	11002 · Bill.com Money Out Clearing		
Bill	10/01/2018		Sludge Disposal- LS #5	16140 · Sludge Disposal-W	-1,080.00	1 General Fund
					-1,080.00	
GRAND TOTAL					\$ (1,168,689.48)	

ITEM C



Murfee Engineering Company

October 30th, 2018

Mr. Scott Roberts, President &
Board of Directors
West Travis County Public Utility Agency
12117 Bee Cave Road
Building 3, Suite 120
Bee Cave, Texas 78738

Re: West Travis County Public Utility Agency
1340 Transmission Main
Pay Estimate No. 4

President Roberts:

Please find attached one original of Pay Estimate No. 4 dated October 26th, 2018 from SJ Louis Construction of Texas, Ltd., for the above-referenced project. The work generally consists of installation of erosion controls, traffic controls, and 20 inch pipe and fittings. The contractor included back up material for an additional \$40,563.85 in materials on hand, also being invoiced at this time. This estimate appears to be correct and is consistent with the Contract Documents and quantity estimates; therefore I recommend approval and payment of Pay Estimate No. 4 in the amount of \$90,664.97.

Please contact me directly if you have questions or need any additional information.

Sincerely,

A handwritten signature in black ink that reads 'Jason Baze'. The signature is fluid and cursive, with the first name 'Jason' and last name 'Baze' clearly distinguishable.

Jason Baze, P.E.

cc: Robert Pugh, P.E. – WTCPUA
Judith Coker – WTCPUA
Dennis Lozano, P.E. – Murfee Engineering
MEC File No. 11049.89D

CONSTRUCTION PAY APPLICATION CERTIFICATION FORM

PAY APPLICATION NO. ⁴
DATE 10/26/2018

PROJECT: 1340 TRANSMISSION MAIN

CONTRACTOR: S.J. LOUIS CONSTRUCTION OF TEXAS LTD.
10515 Gulfdale Drive Suite 111
San Antonio, TX 78216

FOR PERIOD

9/26/2018

TO

10/25/2018

OWNER: WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY
12117 Bee Cave Rd. Building 3, Suite 120
Bee Cave, Texas 78738

ENGINEER: MURFEE ENGINEERING COMPANY
1101 Capital Of Texas Highway South, Bldg D
Austin, Texas 78746

ORIGINAL WATER CONTRACT AMOUNT: \$2,313,549.42
CHANGE ORDER(S) APPROVED: \$0.00
TOTAL CONTRACT AMOUNT: \$2,313,549.42
CHANGE ORDER PERCENTAGE: 0.00%

TOTAL WATER WORK COMPLETED TO DATE: \$ 238,761.00
CHANGE ORDER(S) COMPLETED TO DATE: \$ -
MATERIALS STORED ON-SITE: \$ 94,582.65
TOTAL VALUE OF WORK TO DATE: \$ 238,761.00
LESS 10% RETAINED: \$ 33,334.37
LESS PREVIOUS PAYMENT(S): \$ 209,344.32
AMOUNT DUE THIS PERIOD: \$ 90,664.97

Certification is hereby made that this estimate is true, correct and eligible for payment.

David A. Dwyer

10/26/18

Date

S.J. Louis Construction of Texas, Ltd

WTCPUA Construction Inspector

Date

Owner Representative

Jasen Page

10/29/2018

Date

Date

CONSTRUCTION PAY APPLICATION CERTIFICATION FORM

PAY APPLICATION NO. 4
DATE 10/26/2018

PROJECT: 1340 TRANSMISSION MAIN

CONTRACTOR: S.J. LOUIS CONSTRUCTION OF TEXAS LTD.
10515 Gulfdale Drive Suite 111
San Antonio, TX 78216

FOR PERIOD 9/26/2018 TO 10/25/2018

OWNER: WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY
12117 Bee Cave Rd. Building 3, Suite 120
Bee Cave, Texas 78738

ENGINEER: MURFEE ENGINEERING COMPANY
1101 Capital Of Texas Highway South, Bldg D.
Austin, Texas 78746

ORIGINAL WATER CONTRACT AMOUNT: \$2,313,549.42
CHANGE ORDER(S) APPROVED: \$0.00
TOTAL CONTRACT AMOUNT: \$2,313,549.42
CHANGE ORDER PERCENTAGE: 0.00%

TOTAL WATER WORK COMPLETED TO DATE: \$ 238,761.00
CHANGE ORDER(S) COMPLETED TO DATE: \$ -
MATERIALS STORED ON-SITE: \$ 94,582.65
TOTAL VALUE OF WORK TO DATE: \$ 238,761.00
LESS 10% RETAINED: \$ 33,334.37
LESS PREVIOUS PAYMENT(S): \$ 209,344.32
AMOUNT DUE THIS PERIOD: \$ 90,664.97

Certification is hereby made that this estimate is true, correct and eligible for payment.



10/26/18

S.J. Louis Construction of Texas, Ltd.

Date

WTCPUA Construction Inspector

Date

Owner Representative

Date

Design Engineer

Date

WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY
1340 TRANSMISSION MAIN

OWNER: WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY
12117 Bee Cave Rd. Building 3, Suite 120
Bee Cave, Texas 78738

CONTRACTOR:
ADDRESS:

S.J. LOUIS CONSTRUCTION OF TEXAS LTD.
10515 Gaildale Drive Suite 111
San Antonio, TX 78216

PAY ESTIMATE NO.

4

ITEM	DESCRIPTION	QTY	UM	UNIT PRICE	CONTRACT AMOUNT	PREV. QTY	CURRENT QTY	TOTAL QTY	TOTAL AMOUNT
Segment A									
E-1	Silt Fence Installation And Maintenance	2215.00	Linear Foot	\$ 2.00	\$ 4,430.00	2,215.00	0.00	2,215.00	\$ 4,430.00
E-2	Rock Berm Installation And Maintenance	0.00	Linear Foot	\$ 26.50	\$ -	0.00	0.00	0.00	\$ -
E-3	Stabilized Construction Entrance Installation And Maintenance	2.00	Each	\$ 1,500.00	\$ 3,000.00	2.00	0.00	2.00	\$ 3,000.00
E-4	Restoration Within The Limits Of Construction	12119.00	Square Yard	\$ 0.50	\$ 6,059.50	0.00	0.00	0.00	\$ -
E-5	Soil Retention Blanket (Temp) Installation And Maintenance	0.00	Square Yard	\$ 1.25	\$ -	0.00	0.00	0.00	\$ -
E-6	Erosion Control Dewatering System Installation And Maintenance	1.00	Each	\$ 1,500.00	\$ 1,500.00	0.00	0.00	0.00	\$ -
E-7	Tree Protection Installation And Maintenance	970.00	Linear Foot	\$ 3.00	\$ 2,910.00	970.00	0.00	970.00	\$ 2,910.00
E-8	Clearing, Mulching And Tree Fertilization	0.90	Acre	\$ 17,600.00	\$ 15,840.00	0.90	0.00	0.90	\$ 15,840.00
E-9	Orange Construction Fence	1000.00	Linear Foot	\$ 2.00	\$ 2,000.00	1,000.00	0.00	1,000.00	\$ 2,000.00
W-1-A	20-Inch Water Transmission, Unrestrained	1367.00	Linear Foot	\$ 132.00	\$ 180,444.00	0.00	0.00	0.00	\$ -
W-1-B	20-Inch Water Transmission, Unrestrained - Trenching	1367.00	Linear Foot	\$ 15.00	\$ 20,505.00	0.00	0.00	0.00	\$ -
W-2-A	20-Inch Water Transmission Main Restrained	895.00	Linear Foot	\$ 165.00	\$ 147,675.00	0.00	0.00	0.00	\$ -
W-2-B	20-Inch Water Transmission Main Restrained - Trenching	895.00	Linear Foot	\$ 15.00	\$ 13,425.00	0.00	0.00	0.00	\$ -
W-3	30-Inch Steel Encasement Pipe Installation	169.00	Linear Foot	\$ 570.00	\$ 96,330.00	0.00	0.00	0.00	\$ -
W-4	12-Inch Waterline,	20.00	Linear Foot	\$ 60.00	\$ 1,200.00	0.00	0.00	0.00	\$ -
W-5	20-Inch Gate Valve	1.00	Each	\$ 13,400.00	\$ 13,400.00	0.00	0.00	0.00	\$ -
W-6	12-Inch Gate Valve	2.00	Each	\$ 5,650.00	\$ 11,300.00	0.00	0.00	0.00	\$ -
W-7	3-Inch Air Release Valve	1.00	Each	\$ 9,630.00	\$ 9,630.00	0.00	0.00	0.00	\$ -
W-8	6-Inch Hydrant Assembly	1.00	Each	\$ 3,700.00	\$ 3,700.00	0.00	0.00	0.00	\$ -
T-1	Traffic Control	1.00	Lump Sum	\$ 10,000.00	\$ 10,000.00	0.40	0.10	0.50	\$ 5,000.00
T-2	Trench Safety	2262.00	Linear Foot	\$ 0.01	\$ 22.62	0.00	0.00	0.00	\$ -
Segment A SUBTOTAL \$ 331,800.00									
Alternate Bid Item Price									
A-W3	Open Cut Installation 30-Inch Steel Encasement Pipe	95.00	Linear Foot	\$ 100.00	\$ 9,500.00	0.00	0.00	0.00	\$ -
Segment B & C									
E-1	Silt Fence Installation And Maintenance	8350.00	Linear Foot	\$ 2.00	\$ 16,700.00	6,400.00	300.00	6,700.00	\$ 13,400.00
E-2	Rock Berm Installation And Maintenance	50.00	Linear Foot	\$ 26.50	\$ 1,325.00	0.00	0.00	0.00	\$ -
E-3	Stabilized Construction Entrance Installation And Maintenance	10.00	Each	\$ 1,500.00	\$ 15,000.00	0.00	4.00	4.00	\$ 6,000.00
E-4	Restoration Within The Limits Of Construction	48400.00	Square Yard	\$ 0.50	\$ 24,200.00	0.00	0.00	0.00	\$ -
E-5	Soil Retention Blanket (Temp) Installation And Maintenance	500.00	Square Yard	\$ 1.25	\$ 625.00	0.00	0.00	0.00	\$ -
E-6	Erosion Control Dewatering System Installation And Maintenance	2.00	Each	\$ 1,500.00	\$ 3,000.00	0.00	0.00	0.00	\$ -
E-7	Tree Protection Installation And Maintenance	1027.00	Linear Foot	\$ 3.00	\$ 3,081.00	1,027.00	0.00	1,027.00	\$ 3,081.00
E-8	Clearing, Mulching And Tree Fertilization	0.00	Acre	\$ 17,600.00	\$ -	0.00	0.00	0.00	\$ -
E-9	Orange Construction Fence	1000.00	Linear Foot	\$ 2.00	\$ 2,000.00	0.00	0.00	0.00	\$ -
W-1-A	20-Inch Water Transmission Main Unrestrained	6196.00	Linear Foot	\$ 132.00	\$ 817,872.00	0.00	0.00	0.00	\$ -
W-1-B	20-Inch Water Transmission, Unrestrained - Trenching	6196.00	Linear Foot	\$ 15.00	\$ 92,940.00	2,000.00	2,505.00	4,505.00	\$ 67,575.00
W-2-A	20-Inch Water Transmission Main Restrained	1815.00	Linear Foot	\$ 164.00	\$ 297,660.00	0.00	0.00	0.00	\$ -
W-2-B	20-Inch Water Transmission Main Restrained - Trenching	1815.00	Linear Foot	\$ 15.00	\$ 27,225.00	0.00	0.00	0.00	\$ -
W-3	30-Inch Steel Encasement Pipe Installation	372.00	Linear Foot	\$ 485.00	\$ 180,420.00	185.00	0.00	185.00	\$ 89,725.00
W-4	12-Inch Waterline,	55.00	Linear Foot	\$ 36.00	\$ 1,980.00	0.00	0.00	0.00	\$ -
W-5	20-Inch Gate Valve	5.00	Each	\$ 13,400.00	\$ 67,000.00	0.00	0.00	0.00	\$ -
W-6	12-Inch Gate Valve	1.00	Each	\$ 5,650.00	\$ 5,650.00	0.00	0.00	0.00	\$ -
W-7	3-Inch Air Release Valve	6.00	Each	\$ 9,630.00	\$ 57,780.00	0.00	0.00	0.00	\$ -
W-8	6-Inch Hydrant Assembly	6.00	Each	\$ 4,000.00	\$ 24,000.00	0.00	0.00	0.00	\$ -
W-9	8-Inch Insert Valve	2.00	Each	\$ 15,000.00	\$ 30,000.00	0.00	1.00	1.00	\$ 15,000.00
W-10	8-Inch Gate Valve	3.00	Each	\$ 5,000.00	\$ 15,000.00	0.00	0.00	0.00	\$ -
W-11	Additional Cut-Back Fill	772.00	Linear Foot	\$ 20.00	\$ 15,440.00	0.00	0.00	0.00	\$ -
W-12	Connection Sta. 56+58	1.00	Lump Sum	\$ 9,000.00	\$ 9,000.00	0.00	0.00	0.00	\$ -
W-13	Connection Sta. 58+83	1.00	Lump Sum	\$ 4,000.00	\$ 4,000.00	0.00	0.00	0.00	\$ -
W-14	Connection Sta. 92+05	1.00	Lump Sum	\$ 10,000.00	\$ 10,000.00	0.00	0.00	0.00	\$ -
W-15	Connection Sta. 112+69	1.00	Lump Sum	\$ 9,000.00	\$ 9,000.00	0.00	0.00	0.00	\$ -
W-16	Concrete Retard	4.00	Each	\$ 200.00	\$ 800.00	0.00	0.00	0.00	\$ -
W-17	Driveway Repair	20.00	Linear Foot	\$ 200.00	\$ 4,000.00	0.00	0.00	0.00	\$ -
T-1	Traffic Control	1.00	Lump Sum	\$ 27,000.00	\$ 27,000.00	0.30	0.10	0.40	\$ 10,800.00
T-2	Trench Safety	8030.00	Linear Foot	\$ 0.01	\$ 80.30	0.00	0.00	0.00	\$ -
T-3	Replace Existing Irrigation Line	50.00	Linear Foot	\$ 100.00	\$ 5,000.00	0.00	0.00	0.00	\$ -
Segment B & C SUBTOTAL \$ 205,581.00									
CHANGE ORDER									
1						0.00	0.00	0.00	\$ -
2						0.00	0.00	0.00	\$ -
CHANGE ORDER SUBTOTAL \$ -									

ORIGINAL WATER CONTRACT AMOUNT \$ 2,313,549.42
CHANGE ORDER(S) APPROVED AMOUNT \$ -
REVISED CONTRACT AMOUNT \$ 2,313,549.42

SEGMENT A SUBTOTAL \$ 331,800.00
SEGMENT B & C SUBTOTAL \$ 205,581.00
CHANGE ORDER SUBTOTAL \$ -
TOTAL WORK COMPLETE \$ 238,761.00
(*) MATERIALS STORED \$ 94,582.65
SUBTOTAL \$ 333,343.65
(-) 10% RETAINAGE \$ 33,334.37
SUBTOTAL LESS RETAINAGE \$ 300,009.29
(-) PREVIOUS PAYMENTS \$ 209,344.32
AMOUNT DUE THIS ESTIMATE \$ 90,664.97

[illegible]

WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY
12117 Bee Cave Rd. Building 3, Suite 120
Bee Cave, Texas 78738
CONTRACT TIME STATEMENT

STATEMENT PERIOD

FROM: 9/26/2018 TO: 10/25/2018

Project Name 1340 TRANSMISSION MAIN Estimate # 4

Contractor S.J. Louis Construction of Texas, Ltd.

Notice to Proceed: 4/25/2018

Date	Accumulative Days Charged	Comments	Rain Days	Original Contract Days (to Substantial Completion)
10/1/2018 - Monday	159		1*	"Normal Rain" per Contract Doc.
10/2/2018 - Tuesday	160			January 8
10/3/2018 - Wednesday	161			February 8
10/4/2018 - Thursday	162			March 7
10/5/2018 - Friday	163			April 7
10/6/2018 - Saturday	164	0.19	1	May 9
10/7/2018 - Sunday	165	0.59	1	June 6
10/8/2018 - Monday	166	1.12	1	July 5
10/9/2018 - Tuesday	167	1.33	1	August 1
10/10/2018 - Wednesday	168		1*	September 7
10/11/2018 - Thursday	169		1*	October 7
10/12/2018 - Friday	170		1*	November 7
10/13/2018 - Saturday	171	0.18	1	December 7
10/14/2018 - Sunday	172	0.01	1	
10/15/2018 - Monday	173	1.09	1	
10/16/2018 - Tuesday	174	1.62	1	
10/17/2018 - Wednesday	175	0.12	1	
10/18/2018 - Thursday	176	0.05	1	
10/19/2018 - Friday	177	0.44	1	
10/20/2018 - Saturday	178	0.01	1	
10/21/2018 - Sunday	179		1	
10/22/2018 - Monday	180	0.04	1	
10/23/2018 - Tuesday	181	0.05	1	
10/24/2018 - Wednesday	182	0.61	1	
10/25/2018 - Thursday	183		1*	
10/26/2018 - Friday	184			
10/27/2018 - Saturday	185			
10/28/2018 - Sunday	186			
10/29/2018 - Monday	187			
10/30/2018 - Tuesday	188			
10/31/2018 - Wednesday	189			
		*Wet weather day, too wet to work.		

Days this period	31	RAINDAYS REQUESTED	14
No. of contract calendar days original (substantial)			
Time added by CO this period	Raindays 250		
Total time added by CO	0		
No. of contract days revised by CO (substantial)	0		
	250	No. of days used (towards substantial)	184
		Date work substantially complete	

Substantial target date

12/31/2018



DUPLICATE
INVOICE

1830 Craig Park Court
St. Louis, MO 63146

Invoice # J671568
Invoice Date 10/18/18
Account # 131777
Sales Rep GREGORY ARENTZ
Phone # 512-990-8470
Branch #160 Pflugerville, TX
Total Amount Due \$40,563.85

Backordered from:

8/29/18 1799897

Remit To:
CORE & MAIN LP
PO BOX 28330
ST LOUIS, MO 63146

S.J. LOUIS CONSTRUCTION OF TX
PO BOX 834
MANSFIELD TX 76063 0834

Shipped To:
WTCPUA FM1340 TRANSMISSION MN
NUTTY BROWN RD & HWY 290
CONT: JOHN 210 488 6433
AUSTIN, TX

CUSTOMER JOB- 21803 1340 TRANS MAIN

Thank you for the opportunity to serve you! We appreciate your prompt payment.

Date Ordered	4/29/18	Date Shipped	10/16/18	Customer PO #	TX160619	Job Name	1340 TRANS MAIN	Job #	21803	Bill of Lading	Shipped Via	Invoice#
											DIRECT	J671568

Product Code	Description	Quantity		Price	UM	Extended Price
		Ordered	Shipped			

CORE & MAIN PO#- 8666321

0120250T	20 TJ PR250 DI PIPE BID SEQ# 70	272	272	41.61000	FT	11,317.92
0120250T	20 TJ PR250 DI PIPE GAUGE FULL LENGTH (GFL) BID SEQ# 80	140	140	41.61000	FT	5,825.40
0120250T	20 TJ PR250 DI PIPE BID SEQ# 1150	5800	73	5727	41.61000	FT 3,037.53
0120250T	20 TJ PR250 DI PIPE GAUGE FULL LENGTH (GFL) BID SEQ# 1160	460	460	41.61000	FT	19,140.60
0120250TR	20 TR FLEX PR250 DI PIPE BID SEQ# 1230	811	20	791	62.12000	FT 1,242.40
0120250TR	20 TR FLEX PR250 DI PIPE GAUGE FULL LENGTH (GFL) BID SEQ# 1240	300	300	62.12000	FT	.00
/05015285196	20 TR FLEX X PE PR250 DI PIPE BID SEQ# 1260	121	121	49.44000	EA	.00

Freight	Delivery	Handling	Restock	Misc
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Subtotal:	40,563.85
Other:	.00
Tax:	.00

Terms: NET 30
Ordered By: AARON

Invoice Total: \$40,563.85

This transaction is governed by and subject to Core & Main's standard terms and conditions, which are incorporated by reference and accepted.

To review these terms and conditions, please visit: <http://tandc.coreandmain.com/>

Explanation of the Preliminary Monthly Climate Data (F6) Product

These data are preliminary and have not undergone final quality control by the National Climatic Data Center (NCDC). Therefore, these data are subject to revision. Final and certified climate data can be accessed at the NCDC - <http://www.ncdc.noaa.gov>.

WFO Monthly/Daily Climate Data

661
CXUS54 KEWX 010910
CF6RYW

PRELIMINARY LOCAL CLIMATOLOGICAL DATA (WS FORM: F-6)

STATION: LAGO VISTA
MONTH: SEPTEMBER
YEAR: 2018
LATITUDE: 30 30 N
LONGITUDE: 97 58 W

TEMPERATURE IN F:										:PCPN:	SNOW:		WIND		:SUNSHINE:			SKY	:PK	WIND	
1	2	3	4	5	6A	6B	7	8	9	10	11	12	13	14	15	16	17	18			
											12Z		AVG MX 2MIN								
DY	MAX	MIN	AVG	DEP	HDD	CDD	WTR	SNW	DPTH	SPD	SPD	DIR	MIN	PSBL	S-S	WX	SPD	DR			

1	97	75	86	M	0	21 0.00	M	6.4	12	110	M	2	3	17	130
2	95	76	86	M	0	21 0.00	M	5.0	10	330	M	4		M	M
3	89	74	82	M	0	17 0.72	M	3.6	9	70	M	7	13	M	M
4	88	72	80	M	0	15 1.59	M	4.2	12	120	M	8	13	21	120
5	92	74	83	M	0	18 0.22	M	3.3	9	40	M	9	13	16	40
6	89	73	81	M	0	16 0.25	M	2.4	9	10	M	8	13	M	M
7	88	73	81	M	0	16 1.76	M	1.7	9	230	M	7	13	21	230
8	84	73	79	M	0	14 0.69	M	3.4	9	260	M	8	13	17	260
9	74	71	73	M	0	8 0.96	M	4.9	9	40	M	10		M	M
10	M	68	M	M	M	M	M	5.5	8	40	M	10		M	M
11	M	M	M	M	M	M	M	M	M	M	M	M		M	M
12	87	73	80	M	0	15 0.25	M	5.6	8	80	M	8	1	M	M
13	89	72	81	M	0	16 0.02	M	5.8	10	100	M	8	1	22	100
14	83	71	77	M	0	12 0.31	M	5.6	8	50	M	9	1	18	120
15	84	73	79	M	0	14 0.28	M	6.8	12	60	M	7	1	18	90
16	87	73	80	M	0	15 0.00	M	2.8	6	190	M	7	12	20	190
17	90	71	81	M	0	16 0.00	M	3.7	7	260	M	1		M	M
18	91	74	83	M	0	18 0.00	M	4.9	9	180	M	2		M	M
19	91	74	83	M	0	18 0.00	M	5.3	10	140	M	2		M	M
20	85	72	79	M	0	14 0.85	M	5.2	12	150	M	7	13	18	150
21	86	76	81	M	0	16 0.01	M	6.4	13	170	M	7	13	18	190
22	78	66	72	M	0	7 0.85	M	7.0	12	310	M	10	3	20	210
23	74	66	70	M	0	5 0.00	M	3.2	8	340	M	10		M	M
24	84	69	77	M	0	12 0.00	M	2.3	6	120	M	7		M	M
25	92	74	83	M	0	18 0.00	M	5.5	9	230	M	6		M	M
26	85	64	75	M	0	10 0.00	M	7.7	15	350	M	7		22	350
27	79	58	69	M	0	4 0.03	M	4.8	8	10	M	3		M	M
28	82	64	73	M	0	8 0.00	M	3.6	8	140	M	5		M	M
29	78	71	75	M	0	10 0.51	M	3.7	8	140	M	9	13	M	M
30	84	71	78	M	0	13 0.00	M	3.1	8	70	M	7	1	M	M
SM	2405	2061			0	387 9.30	M	133.4			M	195			
AV	85.9	71.1						4.6	FASTST		M	7		MAX(MPH)	
					MISC	---->		#	15	350			#	22	100

CONTRACTOR'S AFFIDAVIT OF BILLS PAID

I hereby certify that the work performed and the materials supplied to date, as shown on Pay Estimate No. 4 represent the actual value of accomplishment under the terms of the Contract (and all authorized changes thereto) between the undersigned and West Travis County Public Utility Agency relating to the WTCPUA 1340 Transmission Main

I also certify that payments, less applicable retention, have been made through the period covered by previous payments received from the West Travis County Public Utility Agency to (1) all my subcontractors, and (2) for all materials and labor used in or in connection with the performance of the Contract. I further certify that I have complied with Federal, State and Local tax laws, Workers Compensation laws, Social Security laws and Unemployment compensation laws insofar as applicable to the performance of this contract.

DATE:

CONTRACTOR:
S. J. LOUIS CONSTRUCTION OF TEXAS, LTD.

BY: David A. Dickerson

NAME: David A. Dickerson, PE

TITLE: South Texas Area Manager

Subscribed and sworn before me this 26th day of October, 2018.

Notary Public for the State of Texas

Rose M. Rodriguez



SECTION 00 62 76
APPLICATION FOR PAYMENT FORM

Contractor's Application for Payment No.

9

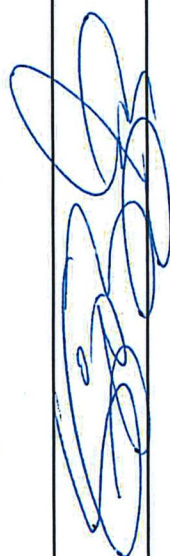
Contract Time: 347 Days Project No.: 23008.33
Elapsed Time: 290 Days Period: 10/4/2018 To: 11/1/2018
Project Name: Tank and Pump Station Coating Imp. Engineer: CP&Y, Inc.
Owner: West Travis County PUA Contractor: CFG Industries, LLC

1.	Original Contract Amount.....	\$	654,500.00
2.	Owners Change Orders Thru No. 2	\$	184,682.00
3.	Total Current Contract Amount	\$	839,182.00
4.	Total Completed To Date	\$	637,282.00
5.	Total Materials Stored To Date	\$	-
6.	Total Completed And Stored To Date	\$	637,282.00
7.	Retainage (5% Of Line 6)	\$	31,864.10
8.	Total Completed, Less Retainage	\$	605,417.90
9.	Less Amount Of Previous Estimates	\$	584,232.90
10.	Amount Due This Application	\$	21,185.00

11. Balance To Finish, Plus Retainage (Line 3 - Line 6) \$ 233,764.10
12. Percent Completed To Date (Line 6 : Line 3) \$ 75.94%

Contractor's Certification

The undersigned Contractor certifies that to the best of its knowledge: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By:  Date: 11/2/18

Payment of: \$ 21,185.00 11/03/2018
(Line 10 or other - attach explanation of the other amount) Inspector's Approval of Quantities

Recommended by:  11/3/18
(Engineer) (Date)

Payment of: \$
(Line 10 or other - attach explanation of the other amount)

is approved by: _____
(Owner) (Date)

Contractors Application for Payment

00 62 76 - 1

West Travis County PUA
Tank and Pump Station Coating Improvements
PROJECT NUMBER: 17-060-0137
CFG INDUSTRIES, LLC.
PAYMENT APPLICATION No. 9
Work Completed Through: 11/01/2018

ITEM	QTY	UNIT	DESCRIPTION OF ITEM	UNIT RATE	CONTRACT AMOUNT	COMPL. PREVIOUS	COMPL. DATE	TO AMOUNT THIS PERIOD	AMOUNT TO DATE	BALANCE TO FINISH	RETAINAGE
Base Unit Items											
1.00			General Conditions								
1.01	1	LS	Mobilization, Bonds and Insurance	\$59,500.00	\$59,500.00	1.00	1.00	\$0.00	\$59,500.00	\$0.00	\$2,975.00
1.02	1	LS	Traffic Control, Signs, Barricades and Plan	\$1,500.00	\$1,500.00			\$0.00	\$0.00	\$1,500.00	\$0.00
1.03	1	LS	Erosion Control and Site Containment	\$6,500.00	\$6,500.00	1.00	1.00	\$0.00	\$6,500.00	\$0.00	\$325.00
2.00			Site Work								
2.01			Bee Cave Pump Station and Storage Tank								
2.01.1	1	LS	Clean all pump station piping, valves, fittings, appurtenances	\$2,000.00	\$2,000.00	1.00	1.00	\$0.00	\$2,000.00	\$0.00	\$100.00
2.01-1	1	LS	Paint all pump station piping, valves, fittings, appurtenances	\$4,000.00	\$4,000.00	1.00	1.00	\$0.00	\$4,000.00	\$0.00	\$200.00
2.01.2	1	LS	0.5 MG GST logo removal	\$1,500.00	\$1,500.00	1.00	1.00	\$0.00	\$1,500.00	\$0.00	\$75.00
2.01.3	1	LS	Blast and Coat Tank piping, valves, and appurtenances painting	\$4,500.00	\$4,500.00			\$0.00	\$0.00	\$4,500.00	\$0.00
2.01.3-1	1	LS	Blast and Coat Tank piping, valves, and appurtenances painting	\$3,000.00	\$3,000.00			\$0.00	\$0.00	\$3,000.00	\$0.00
2.01.4	1	LS	Blast and Paint GST Overflow Pipe	\$3,600.00	\$3,600.00	1.00	1.00	\$0.00	\$3,600.00	\$0.00	\$180.00
2.02			County Line Pump Stations and Storage Tank								
2.02.1	1	LS	Clean all pump station piping, valves, fittings, appurtenances, etc	\$9,250.00	\$9,250.00	1.00	1.00	\$0.00	\$9,250.00	\$0.00	\$462.50
2.02.1-1	1	LS	Paint all pump station piping, valves, fittings, appurtenances, etc	\$12,250.00	\$12,250.00			\$0.00	\$12,250.00	\$0.00	\$612.50
2.02.2	1	LS	Building repair/improvements	\$15,000.00	\$15,000.00	1.00	0.80	\$12,000.00	\$12,000.00	\$3,000.00	\$600.00
2.02.3	1	LS	Blast one (1) 0.5 MG GSTs (interior)	\$36,000.00	\$36,000.00	1.00	1.00	\$0.00	\$36,000.00	\$0.00	\$1,800.00
2.02.3-1	1	LS	Paint one (1) 0.5 MG GSTs (interior) Reactamine	\$47,780.00	\$47,780.00	1.00	1.00	\$0.00	\$47,780.00	\$0.00	\$2,389.00
2.02.3-2	1	LS	Blast one (1) 0.5 MG GSTs (exterior)	\$24,000.00	\$24,000.00			\$0.00	\$0.00	\$24,000.00	\$0.00
2.02.3-3	1	LS	Paint one (1) 0.5 MG GSTs (exterior)	\$16,000.00	\$16,000.00			\$0.00	\$0.00	\$16,000.00	\$0.00
2.02.4	1	LS	Blast one (1) 0.5 MG GSTs piping /valves & appurtenances	\$5,000.00	\$5,000.00			\$0.00	\$0.00	\$5,000.00	\$0.00
2.02.4-1	1	LS	Paint one (1) 0.5 MG GSTs piping /valves & appurtenances	\$3,500.00	\$3,500.00			\$0.00	\$0.00	\$3,500.00	\$0.00
2.02.5	1	LS	Blast one (1) 0.5 MG GSTs (interior)	\$36,000.00	\$36,000.00	1.00	1.00	\$0.00	\$36,000.00	\$0.00	\$1,800.00
2.02.5-1	1	LS	Paint one (1) 0.5 MG GSTs (interior) Reactamine	\$45,402.00	\$45,402.00	1.00	1.00	\$0.00	\$45,402.00	\$0.00	\$2,270.10
2.02.5-2	1	LS	Blast one (1) 0.5 MG GSTs (exterior)	\$24,000.00	\$24,000.00			\$0.00	\$0.00	\$24,000.00	\$0.00
2.02.5-3	1	LS	Paint one (1) 0.5 MG GSTs (exterior)	\$16,000.00	\$16,000.00			\$0.00	\$0.00	\$16,000.00	\$0.00

2.02.6	1	LS	Blast one (1) 0.5 MG GSTs piping /valves & appurtenances	\$5,000.00	\$5,000.00				\$0.00	\$0.00	\$5,000.00	\$0.00
2.02.6-1	1	LS	Paint one (1) 0.5 MG GSTs piping /valves & appurtenances	\$3,500.00	\$3,500.00				\$0.00	\$0.00	\$3,500.00	\$0.00
2.02.7	1	LS	Remove and Replace Pipe Supports	\$1,000.00	\$1,000.00				\$0.00	\$0.00	\$1,000.00	\$0.00
2.02.8	1	LS	Exterior Pump Station piping and pumps	\$17,000.00	\$17,000.00	1.00	1.00		\$0.00	\$17,000.00	\$0.00	\$850.00
2.03			Crystal Mountain Elevated Storage Tank									
2.03.1	1	LS	Power wash and clean tank and pedestal exterior	\$13,000.00	\$13,000.00	1.00	1.00		\$0.00	\$13,000.00	\$0.00	\$650.00
2.03.2	1	LS	Repair Overflow Flapper	\$500.00	\$500.00	1.00	1.00		\$0.00	\$500.00	\$0.00	\$25.00
2.03.3	1	LS	Remove all Debris and Staining	\$8,000.00	\$8,000.00	1.00	1.00		\$0.00	\$8,000.00	\$0.00	\$400.00
2.03.4	1	LS	Mild Soap and Bleach Cleaning on EST	\$4,500.00	\$4,500.00	1.00	1.00		\$0.00	\$4,500.00	\$0.00	\$225.00
2.04			Dripping Springs Elevated Storage Tank									
2.04.1	1	LS	Power wash and clean tank roof to remove all debris and staining	\$8,500.00	\$8,500.00	1.00	1.00		\$0.00	\$8,500.00	\$0.00	\$425.00
2.04.2	1	LS	Remove 'LCRA' panel/sign from pedestal	\$500.00	\$500.00	1.00	1.00		\$0.00	\$500.00	\$0.00	\$25.00
2.05			Hamilton Pool Road Pump Station and Storage Tank									
2.05.1	1	LS	Clean all pump station piping, valves, fittings, appurtenances	\$2,500.00	\$2,500.00	1.00	1.00		\$0.00	\$2,500.00	\$0.00	\$125.00
2.05.1-1	1	LS	Paint all pump station piping, valves, fittings, appurtenances	\$4,000.00	\$4,000.00	1.00	1.00		\$0.00	\$4,000.00	\$0.00	\$200.00
2.05.2	1	LS	Repair/Replace GST screen on tank vent	\$500.00	\$500.00	1.00	1.00		\$0.00	\$500.00	\$0.00	\$25.00
2.06			Home Depot Pump Station and Storage Tanks									
2.06.1	1	LS	Clean all pump station skid/platform, piping, valves, fittings, appurtenances	\$6,000.00	\$6,000.00	1.00	1.00		\$0.00	\$6,000.00	\$0.00	\$300.00
2.06.1-1	1	LS	Paint all pump station skid/platform, piping, valves, fittings, appurtenances	\$4,000.00	\$4,000.00	1.00	1.00		\$0.00	\$4,000.00	\$0.00	\$200.00
2.06.2	1	LS	Building Repairs/Improvements	\$10,000.00	\$10,000.00	1.00	1.00		\$0.00	\$10,000.00	\$0.00	\$500.00
2.06.3	1	LS	Blast one (1) 0.105 MG GSTs (interior) North	\$14,000.00	\$14,000.00	1.00	1.00		\$0.00	\$14,000.00	\$0.00	\$700.00
2.06.3-1	1	LS	Paint one (1) 0.105 MG GSTs (interior) Reactamine North	\$19,900.00	\$19,900.00	1.00	1.00		\$0.00	\$19,900.00	\$0.00	\$995.00
2.06.3-2	1	LS	Blast one (1) 0.105 MG GSTs (exterior) North	\$11,000.00	\$11,000.00	1.00	1.00		\$0.00	\$11,000.00	\$0.00	\$550.00
2.06.3-3	1	LS	Paint one (1) 0.105 MG GSTs (exterior) North	\$7,000.00	\$7,000.00	1.00	1.00		\$0.00	\$7,000.00	\$0.00	\$350.00
2.06.4	1	LS	Blast one (1) 0.105 MG GSTs (exterior) South	\$11,000.00	\$11,000.00	0.90	1.00		\$1,100.00	\$11,000.00	\$0.00	\$550.00
2.06.4-1	1	LS	Paint one (1) 0.105 MG GSTs (exterior) South	\$7,000.00	\$7,000.00	0.40	1.00		\$4,200.00	\$7,000.00	\$0.00	\$350.00
2.06.5	1	LS	Blast one (1) 0.105 MG GSTs (exterior) Center	\$11,000.00	\$11,000.00				\$0.00	\$0.00	\$11,000.00	\$0.00
2.06.5-1	1	LS	Paint one (1) 0.105 MG GSTs (exterior) Center	\$7,000.00	\$7,000.00				\$0.00	\$0.00	\$7,000.00	\$0.00
2.06.6	1	LS	Clean 12k-gal hydro-pneumatic tank (interior)	\$3,400.00	\$3,400.00	1.00	1.00		\$0.00	\$3,400.00	\$0.00	\$170.00
2.06.6-1	1	LS	Paint12k-gal hydro-pneumatic tank (interior)	\$6,000.00	\$6,000.00	1.00	1.00		\$0.00	\$6,000.00	\$0.00	\$300.00
2.06.6-2	1	LS	Clean 12k-gal hydro-pneumatic tank (exterior)	\$2,000.00	\$2,000.00	1.00	1.00		\$0.00	\$2,000.00	\$0.00	\$100.00
2.06.6-3	1	LS	Paint 12k-gal hydro-pneumatic tank (exterior)	\$4,200.00	\$4,200.00	1.00	1.00		\$0.00	\$4,200.00	\$0.00	\$210.00

2.06.7	1	LS	Blast fill/discharge piping valves & appurtenances	\$3,600.00	\$3,600.00	0.30	0.60	\$1,080.00	\$2,160.00	\$1,440.00	\$108.00
2.06.7-1	1	LS	Paint fill/discharge piping valves & appurtenances	\$2,400.00	\$2,400.00	0.30	0.60	\$720.00	\$1,440.00	\$960.00	\$72.00
2.06.8	3	EA	Replace 3 fill lines with new sch 40 pipe	\$5,500.00	\$16,500.00	2	1	\$5,500.00	\$16,500.00	\$0.00	\$825.00
2.06.9	1	LS	Welding Repairs with 3/16" plate South Tank	\$3,900.00	\$3,900.00	1	1	\$0.00	\$3,900.00	\$0.00	\$195.00
2.06.10	3	EA	Remove exterior check valves	\$2,500.00	\$7,500.00	2	1	\$2,500.00	\$7,500.00	\$0.00	\$375.00
2.06.11	1	LS	Replace South Tank Vent	\$4,500.00	\$4,500.00	1	1	\$0.00	\$4,500.00	\$0.00	\$225.00
2.06.12a	1	LS	CO No.3 SSPC-SP10 Interior Blast	\$23,000.00	\$23,000.00	1.00	1.00	\$0.00	\$23,000.00	\$0.00	\$1,150.00
2.06.12b	1	LS	CO No.3 Removal of the heavy caulking, surface prep, and apply 100% solids, 0 VOC, elastomeric, aromatic polyurethane hybrid (Carboline - Reactamine 760)	\$19,000.00	\$19,000.00	1	1	\$0.00	\$19,000.00	\$0.00	\$950.00
2.06.12c	32	SF	CO No.3 Repair holes by welding patches on interior and exterior of tank.	\$125.00	\$4,000.00	32	32	\$0.00	\$4,000.00	\$0.00	\$200.00
2.06.12d	1	LS	CO No.3 Repair roof trusses - adding compression ring and additional rafters	\$10,500.00	\$10,500.00	1.00	1.00	\$0.00	\$10,500.00	\$0.00	\$525.00
2.06.12e	1	EA	CO No.3 Replace Hatch Neck	\$3,500.00	\$3,500.00	1	1.00	\$3,500.00	\$0.00	\$3,500.00	\$0.00
2.06.12f	1	EA	CO No.3 Replace Vent Neck	\$3,500.00	\$3,500.00	1	1.00	\$3,500.00	\$0.00	\$3,500.00	\$0.00
2.06.13a	1	LS	CO No.3 SSPC-SP10 Interior Blast	\$23,000.00	\$23,000.00			\$0.00	\$0.00	\$23,000.00	\$0.00
2.06.13b	1	LS	CO No.3 Removal of the heavy caulking, surface prep, and apply 100% solids, 0 VOC, elastomeric, aromatic polyurethane hybrid (Carboline - Reactamine 760)	\$19,000.00	\$19,000.00			\$0.00	\$0.00	\$19,000.00	\$0.00
2.06.13c	32	SF	CO No.3 Repair holes by welding patches on interior and exterior of tank.	\$125.00	\$4,000.00		32	\$4,000.00	\$4,000.00	\$0.00	\$200.00
2.06.13d	1	LS	CO No.3 Repair roof trusses - adding compression ring and additional rafters	\$10,500.00	\$10,500.00			\$0.00	\$0.00	\$10,500.00	\$0.00
2.06.13e	1	EA	CO No.3 Replace Hatch Neck	\$3,500.00	\$3,500.00		1	\$3,500.00	\$3,500.00	\$0.00	\$175.00
2.06.13f	1	EA	CO No.3 Replace Vent Neck	\$3,500.00	\$3,500.00		1	\$3,500.00	\$3,500.00	\$0.00	\$175.00
2.07			Seven Oaks Pump Station and HPT								
2.07.1	1	LS	Clean one 3k-gal hydro-pneumatic tank (interior)	\$2,880.00	\$2,880.00	1.00	1.00	\$0.00	\$2,880.00	\$0.00	\$144.00
2.07.1-1	1	LS	Paint one 3k-gal hydro-pneumatic tank (interior)	\$1,920.00	\$1,920.00	1.00	1.00	\$0.00	\$1,920.00	\$0.00	\$96.00
2.07.1-2	1	LS	Clean one 3k-gal hydro-pneumatic tank (exterior)	\$1,920.00	\$1,920.00	1.00	1.00	\$0.00	\$1,920.00	\$0.00	\$96.00
2.07.1-3	1	LS	Paint one 3k-gal hydro-pneumatic tank (exterior)	\$1,280.00	\$1,280.00	1.00	1.00	\$0.00	\$1,280.00	\$0.00	\$64.00
2.07.2	1	LS	Clean all pump station piping, valves, fittings, appurtenances,	\$2,000.00	\$2,000.00	1.00	1.00	\$0.00	\$2,000.00	\$0.00	\$100.00
2.07.2-1	1	LS	Paint all pump station piping, valves, fittings, appurtenances,	\$2,500.00	\$2,500.00	1.00	1.00	\$0.00	\$2,500.00	\$0.00	\$125.00
2.08			Southwest Pump Station and Storage Tank								
2.08.1	1	LS	Clean 0.5 MG GST (exterior only)	\$0.00	\$0.00			\$0.00	\$0.00	\$0.00	\$0.00
2.08.1-1	1	LS	Paint 0.5 MG GST (exterior only)	\$0.00	\$0.00			\$0.00	\$0.00	\$0.00	\$0.00
2.08.2	1	LS	Clean all pump station piping, valves, fittings, appurtenances	\$3,600.00	\$3,600.00	1.00	1.00	\$0.00	\$3,600.00	\$0.00	\$180.00
2.08.2-1	1	LS	Paint all pump station piping, valves, fittings, appurtenances	\$5,400.00	\$5,400.00	1.00	1.00	\$0.00	\$5,400.00	\$0.00	\$270.00
2.08.3	1	LS	Building repairs/improvements	\$8,000.00	\$8,000.00			\$0.00	\$0.00	\$8,000.00	\$0.00
2.08.4	1	LS	Remove and Replace Concrete Pipe Supports	\$4,000.00	\$4,000.00			\$0.00	\$0.00	\$4,000.00	\$0.00



Murfee Engineering Company

October 29, 2018

Mr. Scott Roberts, President and
Board of Directors
West Travis County Public Utility Agency
12117 Bee Cave Road, Building 3, Suite 120
Bee Cave, Texas 78738

**Re: WTCPUA 1340 Elevated Storage Tank
Contractor's Application for Payment No. 7**

Mr. Roberts and Board:

Enclosed is Application for Payment No. 7 from Landmark Structures I, L.P. for the period ending October 25th, 2018. We have reviewed this application for payment, conducted site inspections, concur with the items and quantities, and recommend approval and payment in the amount of two hundred eighty-eight thousand, one hundred eleven dollars and twenty-five cents (\$288,111.25). This application for payment is broken down as follows:

Original Contract Price:	\$1,729,000.00
Change Order No. __ Price:	--
Total Completed and Stored to Date:	\$833,109.00
Retainage (5%):	\$41,655.45
Previous Payments:	\$503,342.30
Amount Due this Application:	\$288,111.25
Balance to Finish, Plus Retainage:	\$937,546.45

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

Sincerely,



Felhard Meneses, P.E.
Project Manager

cc: Robert Pugh, P.E. – WTCPUA
Judith Coker – WTCPUA
Dennis Lozano, P.E. – MEC
MEC File No. 11051.101

P:\West Travis County PUA MEC\1340 Elevated Storage Tank and Pump Station Upgrade\CONSTRUCTION ADMIN\PAY APP\COVER
LETTER PAY APP #7.doc



1665 Harmon Road
Fort Worth, Texas
U.S.A. 76177
Tel: (817) 439-8888
Fax: (817) 439-9001

TRANSMITTAL LETTER

TO:

Murfee Engineering Company, Inc.
1101 Capital of TX Hwy South - Bldg D, Ste 110
Austin, Texas 78746

Date	10/25/18	Job. No.	1596
Attn:	Eelhard Meneses, P.E.		
Re:	1340 Elevated Storage Tank		
Austin, Texas			

WE ARE SENDING YOU THE ATTACHED ITEMS:

Copies	Date	No.	Description
1	10/25/18		Contractor's Application for Payment and Progress Billing Billing No. <u>7</u> For the Period Ending <u>10/25/18</u> Email to: emeneses@murfee.com

THESE ARE BEING TRANSMITTED:

X For approval Approved as submitted Resubmit _____ copies for approval
For your use Approved as noted Submit _____ copies for distribution
As requested Returned for corrections Return _____ corrected prints
For review and comment _____

REMARKS:

If you have any questions or comments regarding this Application for Payment, please contact
Tami Harrison at 817/439-8888, extension 1008.

Signed  Kyle Coldeway

Contractor's Application for Payment No.

Application From 09/26/18 To 10/25/18 Period: 10/25/18		To (Owner): West Travis County Public Utility Agency		Project/Contract 1340 Elevated Storage Tank		Owner's Contract No.:	
Via (Engineer) Murfee Engineering Company, Inc.		From (Contractor): Landmark Structures I, L.P.		Contractor's Project No.: 1596		Engineer's Project No.: 11051.101	

APPLICATION FOR PAYMENT

By: 		Project Manager		10/25/18	
Date:					
The Undersigned Contractor certifies that: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.					
CONTRACTOR'S CERTIFICATION					
NET CHANGE BY		CHANGE ORDERS			
TOTALS		\$0.00		\$0.00	
Number		Additions		Deductions	
Approved Change Orders					
Change Order Summary					

1. ORIGINAL CONTRACT PRICE	\$	1,729,000.00
2. Net change by Change Orders	\$	0.00
3. CURRENT CONTRACT PRICE (Line 1 +/- 2)	\$	1,729,000.00
4. TOTAL COMPLETED AND STORED TO DATE	\$	833,109.00
5. RETAINAGE:		
a. 5% ☒ Work Completed	\$	41,655.45
b. 5% ☒ Stored Material	\$	0.00
c. Total Retainage (Line 5a + Line 5b)	\$	41,655.45
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c)	\$	791,453.55
7. LESS PREVIOUS PAY REQUEST (Line 6 from prior Application)	\$	503,342.30
8. AMOUNT DUE THIS APPLICATION	\$	288,111.25
9. BALANCE TO FINISH, PLUS RETAINAGE	\$	937,546.45

(Line 3 Less Line 6)

Payment is recommended by:

(Construction Inspector [if applicable])

(Date)

Payment is recommended by:

(Engineer)

(Date)

Payment is approved by:

(Owner)

(Date)

7 PROGRESS BILLING										Period From: 09/26/18		
Owner: West Travis County Public Utility Agency										Period To: 10/25/18		
Engineer: Murfee Engineering Company, Inc.										Landmark #: 1596		
Project: 1340 Elevated Storage Tank												
Item		Qty	UM	Unit Price	Total	Complete To Date		Complete Previous	Complete This Period			
						Percent	Amount					
E-1	LOC Restoration	1887	SY	2.00	3,774.00							
E-2	Silt Fence	640	LF	2.00	1,280.00	512	1,024.00	1,024.00				
E-3	Stabilized Construction Entrance	1	EA	2,000.00	2,000.00	100%	2,000.00	2,000.00				
W-1	750,000 Gallon EST	1	LS	1,437,000.00	1,437,000.00	57.77%	830,085.00	526,810.00	303,275.00			
W-2	16" Waterline	34	LF	200.00	6,800.00							
W-3	20" Waterline	84	LF	250.00	21,000.00							
W-4	2-Way Master Meter	1	EA	14,000.00	14,000.00							
W-5	Drain Valve Assembly/ Fire Hydrant	1	EA	4,000.00	4,000.00							
W-6	16" Tie-in Infrastructure	1	LS	2,000.00	2,000.00							
W-7	20" Tie-in Infrastructure	1	LS	2,000.00	2,000.00							
W-8	Demolition & Removal of Existing Stand Pipe	1	LS	30,000.00	30,000.00							
W-9	Demolition & Removal of Existing Chlorine Buildings	1	LS	5,000.00	5,000.00							
W-10	Concrete Valley and Sidewalk	1	LS	2,360.00	2,360.00							
W-11	Demolition & Removal of Existing Pneumatic Tank & Assoc. Piping	1	LS	10,000.00	10,000.00							
S-1	Gravel Driveway	109	SY	30.00	3,270.00							
S-2	Grading	32	LF	40.00	1,280.00							
EL-1	Electrical Work	1	LS	113,000.00	113,000.00							
TS-1	Trench Safety System	118	LF	2.00	236.00							
AL-1	16" Westfall Static Mixer	1	EA	20,000.00	20,000.00							
AL-2	Hydrodynamic Mixer	1	LS	50,000.00	50,000.00							
Current Contract Amount					\$1,729,000.00		\$833,109.00	\$529,834.00	\$303,275.00			
Change Orders												
Total Change Orders												
Revised Contract Amount					\$1,729,000.00		\$833,109.00	\$529,834.00	\$303,275.00			
Gross Amount Due										833,109.00	529,834.00	303,275.00
Less Retainage										41,655.45	26,491.70	15,163.75
Net Amount										791,453.55	503,342.30	\$288,111.25
Less Previous Unpaid Billings										205,147.75		
Less Previous Paid Billings										298,194.55		
										\$288,111.25		
Weather Days Requested This Period						Current Billing			\$288,111.25			

AFFIDAVIT OF BILLS PAID, PARTIAL LIEN WAIVER AND INDEMNITY
[FOR USE BY CONTRACTOR ONLY]

THE STATE OF TEXAS §

COUNTY OF TRAVIS §
 §

BEFORE ME, the undersigned authority, on this day personally came and appeared
Kyle Coldeway known to me to be a credible person, and
Project Manager of Landmark Structures I, L.P.,
a General Contractor (hereinafter called "Contractor"), and who, being first
duly sworn, upon his oath declares and acknowledges as follows:

2. I am the duly authorized agent for the said Contractor which has authorized me to make this affidavit, to enter into the agreements and to grant the lien waivers herein set forth, on its behalf and as its acts and deeds, and all of the facts and recitations herein are true and correct.

3. Contractor has supplied materials and/or performed labor in connection with the construction of facilities known as WTCPUA 1340 Elevated Storage Tank (the "Facilities") as more particularly described in that one certain Standard Form of Agreement by and between WTCPUA (the "Owner"), and Landmark Structures I, L.P. (the "Contractor")
dated October 25, 2018

4. Contractor has received payment of all sums due Contractor for materials supplied and labor performed in connection with the construction of the Facilities up to and including October 25, 2018,
(the "Release Date").

5. In consideration of the payment by Owner of all said sums and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Contractor has waived and released and, acting herein by and through me, does hereby waive and release, any and all liens, rights and interests (whether choate or inchoate and including, without limitation, all mechanic's and materialman's liens under the Constitution, statutes and laws of the State of Texas) owned, claimed or held, or to be owned, claimed or held by Contractor in and to the Facilities and on any property on which the Facilities are located (such property is referred to herein as the "Land"), or any part thereof, whether real or personal property and whether or not affixed to or severed or severable from the Land, for any materials supplied and labor performed in connection with construction of the Facilities up to and including the Release Date; and the Contractor for itself, its representatives and assigns does release, acquit and forever discharge Owner and his respective successors and assigns, from any and all such claims, debts, demands and causes of action that Contractor has or may have as a result of the same.

6. A full and complete list of all persons and entities which Contractor has engaged or with which Contractor has entered into any contractual arrangement to furnish materials or to perform any labor in connection with any construction or work on the Land or the Facilities up to and including the Release Date is set forth on Exhibit A, attached hereto and incorporated herein for all purposes. Contractor has actual knowledge that all bills owed by Contractor to others for materials furnished and labor performed

Supplemental General Conditions - Section 00810

in connection with any construction or work on the Land or the Facilities up to and including the Release Date have been fully paid and satisfied and Contractor does further warrant, represent and guarantee that if for any reason a claim or claims of a lien or liens are filed for materials furnished or labor performed, or both, by virtue of Contractor's participation in the erection or construction of the Facilities or the participation therein of any individual or entity with whom or with which Contractor has entered into any contractual arrangement, Contractor will immediately furnish a bond pursuant to Sections 53.171 - 53.175 of the Texas Property Code for release of each such lien, and obtain a settlement of all such claims and obtain and furnish to Owner written full releases of all liens in respect of such claims in form and substance satisfactory to Owner all at Contractor's expense; OR IF CONTRACTOR CANNOT OBTAIN SUCH A RELEASE OR RELEASES, CONTRACTOR AGREES TO WHOLLY INDEMNIFY OWNER FOR ANY AND ALL COSTS OWNER MAY INCUR IN SATISFYING SUCH CLAIMS OR REMOVING SUCH LIENS, OR BOTH.

EXECUTED on this the 25 th day of October, 2018

CONTRACTOR

Landmark Structures I, L.P.

By: *Kyle Coldeway*

Print Name: Kyle Coldeway

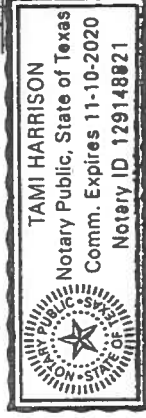
Title: Project Manager

SWORN TO AND SUBSCRIBED BEFORE ME on this 25 th day of October, 2018

Tami Harrison
Notary Public in and for the State of Texas

Printed Name: Tami Harrison

My Commission Expires: 11-10-2020



THE STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on the 25 th day of October, 2018,
by Kyle Coldeway, Project Manager of
Landmark Structures I, L.P., a Limited Partnership, on behalf of said
Limited Partnership.

ATTACH:

Exhibit A - List of Subcontractors

Tami Harrison
Notary Public in and for the State of Texas

Printed Name: Tami Harrison

My Commission Expires: 11-10-2020

Supplemental General Conditions - Section 00810

Exhibit "A"
List of Subcontractors

1.	
2.	
3.	
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20.	

MEC RECORDS

WTCPUA
1340 ELEVATED STORAGE TANK
CONTRACTOR PAYMENT SUMMARY

Application for Payment No. 5

Original Contract Price: \$1,729,000.00
Net Change by Change Orders: \$0.00
Current Contract Price: \$1,729,000.00
Total Completed and Stored to Date: \$313,889.00
Retainage
5% Work Completed (D+E): \$313,889.00
5% Stored Material (F): \$0.00
Total Retainage: \$15,694.45
Amount Eligible to Date: \$298,194.55
Less Previous Payments: \$239,650.80
Amount Due this Application: \$58,543.75
Balance to Finish, Plus Retainage: \$1,430,805.45

Application for Payment No. 6

Original Contract Price: \$1,729,000.00
Net Change by Change Orders: \$0.00
Current Contract Price: \$1,729,000.00
Total Completed and Stored to Date: \$529,834.00
Retainage
5% Work Completed (D+E): \$529,834.00
5% Stored Material (F): \$0.00
Total Retainage: \$26,491.70
Amount Eligible to Date: \$503,342.30
Less Previous Payments: \$298,194.55
Amount Due this Application: \$205,147.75
Balance to Finish, Plus Retainage: \$1,225,657.70

Application for Payment No. 7

Original Contract Price: \$1,729,000.00
Net Change by Change Orders: \$0.00
Current Contract Price: \$1,729,000.00
Total Completed and Stored to Date: \$833,109.00
Retainage
5% Work Completed (D+E): \$833,109.00
5% Stored Material (F): \$0.00
Total Retainage: \$41,655.45
Amount Eligible to Date: \$791,453.55
Less Previous Payments: \$503,342.30
Amount Due this Application: \$288,111.25
Balance to Finish, Plus Retainage: \$937,546.45



Murfee Engineering Company

October 31, 2018

Mr. Scott Roberts, President and
Board of Directors
West Travis County Public Utility Agency
12117 Bee Cave Road, Building 3, Suite 120
Bee Cave, Texas 78738

**Re: WTCPUA RWI Expansion and Rehabilitation
Contractor's Application for Payment No. 9**

Mr. Roberts and Board:

Enclosed is Application for Payment No. 9 from Payton Construction, Inc. for the period ending October 31, 2018. We have reviewed this application for payment, conducted site inspections, concur with the items and quantities, and recommend approval and payment in the amount of one hundred eighty-eight thousand, seventy-one dollars and fifty cents (\$188,071.50). This application for payment is broken down as follows:

Original Contract Price:	\$1,132,000.00
Change Order(s):	\$126,263.00
Total Completed and Stored to Date:	\$1,258,263.00
Retainage (5%):	\$61,725.00
Previous Payments:	\$984,706.50
Amount Due this Application:	\$,188,071.50
Balance to Finish, Plus Retainage:	\$85,485.00

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

Sincerely,



Eelhard Meneses, P.E.
Project Manager

cc: Robert Pugh, P.E. – WTCPUA
George Murfee, P.E. – MEC
Dennis Lozano, P.E. – MEC
MEC File No. 11051.108

P:\West Travis County PUA - MEC\Raw Water Intake\Expansion and Rehab 2017\CONSTRUCTION ADMIN\PAY APP\COVER LETTER
PAY APP #9.doc

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

OWNER: West Travis County PUA
12117 Bee Cave Rd., Bldg. 3 Sic. 120
Bee Cave, TX 78738
Engineer Project #: 11051-108
CONTRACTOR: Payton Construction, Inc.
P.O. Box 1734
Wimberley, Texas 78676
PROJECT: WTC Public Utility Agency Intake Expansion & Rehabilitation
1101 Capital of Texas Hwy South, Bldg. D, Sic. 110
Austin, TX 78746
COMPLETION DATE: 08/15/2018
CONTRACT TIME: 247 CD
CONTRACT TIME USED: 325 CD
NOTICE TO PROCEED: 12/11/2017

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	
2. Net change by Change Orders	
3. CONTRACT SUM TO DATE (Line 1 + 2)	
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	
5. RETAINAGE:	
a. 5% of Completed Work	\$ 61,725.00
b. 5% of Stored Material (Column D + E on G703)	\$ 0.00
Total Retainage (Lines 5a + 5b or (Column F on G703)	
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$ 1,172,778.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 984,706.50
8. CURRENT PAYMENT DUE	\$ 188,071.50
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 85,485.00

CHANGE ORDER SUMMARY	
Total changes approved in previous months by Owner	\$0.00
Total approved this Month	\$12,200.00
TOTALS	\$138,463
NET CHANGES by Change Order	\$138,463

Contractor's Certification

The undersigned Contractor certifies that to the best of its knowledge (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment, (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such liens, security interest or encumbrances) and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

APPLICATION NO: 9 REV
APPLICANT DATE: 10/30/18
PERIOD TO: 10/31/18
PCI JOB NO: 222
DISTRIBUTION TO:
X OWNER
X ENGINEER
X CONTRACTOR

ENGINEER / OWNER CERTIFICATE FOR PAYMENT

PAYMENT RECOMMENDED BY:

By: (Inspector)

PAYMENT RECOMMENDED BY:

By: (Engineer)

PAYMENT APPROVED BY:

By: (Owner)

CONTINUATION SHEET

AIA DOCUMENT G703

PROJECT: West Travis County Public Utility Agency Raw Water Intake Expansion and Rehabilitation
 OWNER: West Travis County Public Utility Agency
 ENGINEER: Murtree Engineering Company Inc.
 CONTRACTOR: Payton Construction, Inc.
 APPLICATION NO: 9 REV
 APPLICATION DATE: 10/30/18
 PERIOD TO: 10/31/2018
 PCI PROJECT NO: 222

A	B	C	D	E	F	G	H	I	J	K
ITEM NO	DESCRIPTION OF WORK	QTY	UNITS	SCHEDULED VALUE	APPLICATION FROM PREVIOUS WORK COMPLETED	MATERIALS STORED PRESENTLY (NOT IN D OR E)	TOTAL AND STORED (D+E+F)	CONTR (G+C)	%(C-G)	BALANCE TO FINISH (C-G)
W1	1ea - 9 MGD Pump & 1,000 HP Motor	1	EA	\$384,000.00	\$192,000.00	\$192,000.00	\$384,000.00	100.00%	100.00%	\$0.00
W2	Demolition and Removal Work	1	LS	\$14,000.00	\$14,000.00	\$0.00	\$14,000.00	100.00%	100.00%	\$0.00
W3	3ea - 16" Cla-Val Pump Control Valve Model 60-31	3	EA	\$111,000.00	\$111,000.00	\$0.00	\$111,000.00	100.00%	100.00%	\$0.00
W4	3ea - 4" Cla-Val Air Release & Vacuum Breaker	3	EA	\$12,000.00	\$12,000.00	\$0.00	\$12,000.00	100.00%	100.00%	\$0.00
W5	3ea - 16" AFC Gate Valve	3	EA	\$33,000.00	\$33,000.00	\$0.00	\$33,000.00	100.00%	100.00%	\$0.00
W6	1ea - 10" AFC Gate Valve	1	EA	\$3,500.00	\$3,500.00	\$0.00	\$3,500.00	100.00%	100.00%	\$0.00
W7	1ea - 10" Cla-Val Press. Relief & Surge Anticipator Mod. 52-03	1	EA	\$18,000.00	\$18,000.00	\$0.00	\$18,000.00	100.00%	100.00%	\$0.00
W8	Pipes, Fittings, & Appurtenances for Pumps 1,2,&3	1	LS	\$87,000.00	\$87,000.00	\$0.00	\$87,000.00	100.00%	100.00%	\$0.00
W9	18 MGD 42" Johnson Intake Screen & 500 gal Hydroburst	1	LS	\$155,000.00	\$155,000.00	\$0.00	\$155,000.00	100.00%	100.00%	\$0.00
W10	10'X7.5' Concrete Baffle Walls	1	LS	\$12,000.00	\$12,000.00	\$0.00	\$12,000.00	100.00%	100.00%	\$0.00
W11	Cleaning of PS, Blast & Re-Coat Piping Inside Bldg.	1	51826	\$27,000.00	\$540.00	\$0.00	\$540.00	2.00%	100.00%	\$26,460.00
B1	48"X83" Entrance Door & Frame	1		\$3,000.00	\$3,000.00	\$0.00	\$3,000.00	100.00%	100.00%	\$0.00
B2	2ea - 34"X34" Exhaust Fans	2	EA	\$6,000.00	\$6,000.00	\$0.00	\$6,000.00	100.00%	100.00%	\$0.00
B3	1ea - 8'-7"X4'-7" Roof Hatch w/ Skylight	1	EA	\$6,000.00	\$6,000.00	\$0.00	\$6,000.00	100.00%	100.00%	\$0.00
B4	3ea - 14'-8"X5'-7" Roof Hatch w/ Skylight	3	EA	\$21,000.00	\$21,000.00	\$0.00	\$21,000.00	100.00%	100.00%	\$0.00
B5	3ea - 24" Ramco Roof Vent	3	EA	\$1,500.00	\$1,500.00	\$0.00	\$1,500.00	100.00%	100.00%	\$0.00
EL1	Electrical Lighting Upgrades	1	LS	\$4,000.00	\$4,000.00	\$0.00	\$4,000.00	100.00%	100.00%	\$0.00
EL2 A	Electrical Work	1	LS	\$203,000.00	\$200,970.00	\$2,030.00	\$203,000.00	100.00%	100.00%	\$0.00
EL2 B	SCADA Programming	1	LS	\$31,000.00	\$29,760.00	\$1,240.00	\$31,000.00	100.00%	100.00%	\$0.00
CHANGE ORDERS				\$764,164.00	\$74,263.00	\$0.00	\$74,263.00	100.00%	100.00%	\$0.00
CO 1	Standby Pump, Concrete @ Intake, Air Burst Connection, Clean Wet Well	1	LS	\$74,263.00	\$74,263.00	\$0.00	\$74,263.00	100.00%	100.00%	\$0.00
CO 2	Air Burst Piping	1	LS	\$52,000.00	\$52,000.00	\$0.00	\$52,000.00	100.00%	100.00%	\$0.00
CO 3	Auto Backwash Filters & Mechanical Seals	1	LS	\$12,200.00	\$0.00	\$2,700.00	\$2,700.00	22.13%	100.00%	\$9,500.00
Original Contract Totals				\$2,034,627.00	\$1,036,533.00	\$197,970.00	\$1,234,503.00	60.67%		\$35,960.00

UNCONDITIONAL WAIVER FOR PROGRESS PAYMENT

UNCONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

Project: WTC PUA RWI Expansion & Rehab

The signor of this document has been paid and has received progress payments in the sum of **\$176,225.00** for period through **August, 2018** for all labor, services, equipment, or materials furnished to the property or to **Peyton Construction, Inc.** on the property of **West Travis County Public Utility Agency** (owner) located in Travis County, Texas to the following extent: Electrical Equipment Installation

Material, labor and installation of construction related equipment. Through August 25, 2018.

The signer therefore waives and releases any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position that the signer has on the above referenced Project to the following extent only:

This release covers a progress payment for all labor, services, equipment, or materials furnished to the property or to **Peyton Construction** as indicated in the attached statement or progress payment request through the period of August, 2018, except for unpaid retention, pending modifications and changes or other items furnished.

The signer warrants that the signer has already paid or will use the funds received from this progress payment to promptly pay the signers laborers, subcontractors and suppliers for services provided for or to the above project in regard to the attached statement(s) or progress payment request(s).

Date: 10/30/18

T. Morales Company

By: [Signature] (signature)
CFO (title)

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 30 DAY OF Oct 2018 BY Zachary Eldridge, CFO OF T. MORALES COMPANY, ON BEHALF OF SAID COMPANY.

MY COMMISSION EXPIRES: 11/12/23



NOTARY PUBLIC, STATE OF TEXAS

Bidding Requirements, Contract Forms & Conditions of the Contract
Supplementary Conditions Forms – Section 00810

VI. A full and complete list of all persons and entities which Contractor has engaged or with which Contractor has entered into any contractual arrangement to furnish materials or to perform any labor in connection with any construction or work on the Land or the Facilities up to and including the Release Date is set forth on Exhibit A, attached hereto and incorporated herein for all purposes. Contractor has actual knowledge that all bills owed by Contractor to others for materials furnished and labor performed in connection with any construction or work on the Land or the Facilities up to and including the Release Date have been fully paid and satisfied and Contractor does further warrant, represent and guarantee that if for any reason a claim or claims of a lien or liens are filed for materials furnished or labor performed, or both, by virtue of Contractor's participation in the erection or construction of the Facilities or the participation therein of any individual or entity with whom or with which Contractor has entered into any contractual arrangement, Contractor will immediately furnish a bond pursuant to Sections 53.171 - 53.175 of the Texas Property Code for release of each such lien, and obtain a settlement of all such claims and obtain and furnish to Owner written full releases of all liens in respect of such claims in form and substance satisfactory to Owner all at Contractor's expense; OR IF CONTRACTOR CANNOT OBTAIN SUCH A RELEASE OR RELEASES, CONTRACTOR AGREES TO WHOLLY INDEMNIFY OWNER FOR ANY AND ALL COSTS OWNER MAY INCUR IN SATISFYING SUCH CLAIMS OR REMOVING SUCH LIENS, OR BOTH.

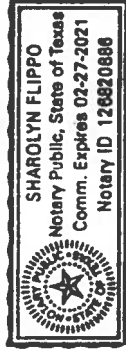
EXECUTED on this the 30th day of October, 2018.

CONTRACTOR:

Payton Construction, Inc.

By: Wendell W. Payton
Name: Wendell W. Payton
Title: President

SWORN TO AND SUBSCRIBED BEFORE ME on this 30th day of October, 2018.



Sharolyn Flippo
Notary Public in and for the State of Texas
Printed Name: Sharolyn Flippo
My Commission Expires: February 27, 2021

WTCPUA
RAW WATER INTAKE EXPANSION AND REHABILITATION
CONTRACTOR PAYMENT SUMMARY

Application for Payment No. 8

Original Contract Price:	\$1,132,000.00
Net Change by Change Orders:	\$126,263.00
Current Contract Price:	\$1,258,263.00
Total Completed and Stored to Date:	\$1,036,533.00
Retainage	
5% Work Completed (D+E):	\$51,826.65
5% Stored Material (F):	\$0.00
Total Retainage::	\$51,826.65
Amount Eligible to Date:	\$984,706.35
Less Previous Payments:	\$764,163.85
Amount Due this Application:	\$220,542.50
Balance to Finish, Plus Retainage:	\$273,556.65

Application for Payment No. 9

Original Contract Price:	\$1,132,000.00
Net Change by Change Orders:	\$126,263.00
Current Contract Price:	\$1,258,263.00
Total Completed and Stored to Date:	\$1,234,503.00
Retainage	
5% Work Completed (D+E):	\$61,725.15
5% Stored Material (F):	\$0.00
Total Retainage::	\$61,725.15
Amount Eligible to Date:	\$1,172,777.85
Less Previous Payments:	\$984,706.35
Amount Due this Application:	\$188,071.50
Balance to Finish, Plus Retainage:	\$85,485

SECTION 00 62 76
APPLICATION FOR PAYMENT FORM

Contractor's Application for Payment No.

1 REV 01

Contract Time:
Elapsed Time:
Project Name:
Owner:

65 Days Project No.:
0 Days Period:
WTC PUA Manhole Rehabilitation Engineer:
West Travis County PUA Contractor: Austin Underground, Inc

WTC P1701007.11

July 2018 To: August 2018

CP&Y, Inc.

Austin Underground, Inc

1.	Original Contract Amount.....	\$	278,000.00
2.	Owners Change Orders Thru No. 0	\$	0.00
3.	Total Current Contract Amount	\$	278,000.00
4.	Total Completed To Date	\$	270,830.00
5.	Total Materials Stored To Date	\$	0.00
6.	Total Completed And Stored To Date	\$	270,830.00
7.	Retainage (5% Of Line 6)	\$	13,541.50
8.	Total Completed, Less Retainage	\$	257,288.50
9.	Less Amount Of Previous Estimates	\$	0.00
10.	Amount Due This Application	\$	257,288.50

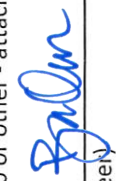
11. Balance To Finish, Plus Retainage (Line 3 - Line 6) \$ 7,170.00
12. Percent Completed To Date (Line 6 : Line 3) \$ 97.4%

Contractor's Certification

The undersigned Contractor certifies that to the best of its knowledge: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By:  Date: 9/12/18
AMANDA BEGG - PROJECT MANAGER

Payment of: \$ 257,288.50 (Line 10 or other - attach explanation of the other amount) Inspector's Approval of Quantities

Recommended by:  9/12/2018 (Engineer) (Date)

Payment of: \$ (Line 10 or other - attach explanation of the other amount)

is approved by: (Owner) (Date)

February 2018

WTC PUA Manhole Rehab

Contractors Application for Payment

00 62 76 - 1

SECTION 00 62 76

Contractor's Application for Payment Form (EJCDC C-620)

Contractor's Application for Payment No.

1

Project Name: WTC PUA Manhole Rehabilitation Project No.: WTCPL701007.11
 Owner: West Travis County Public Utility Agency Period: July 2018 to August 2018
 Contractor: Austin Underground, Inc. Engineer: CP&Y, Inc.

Item	Item Description	Unit of Measure	Quantity	Unit Price Bid	Quantity Complete thru last pay period	Quantity Complete this Month	Quantity Complete to Date	Value of Work Completed to Date
1	Mobilization	LS	1	\$27,000.00		1	1	\$27,000.00
2	Manhole #1	LS	1	\$12,000.00		.97	.97	\$11,640.00
3	Manhole #2	LS	1	\$13,000.00		.97	.97	\$12,610.00
4	Manhole #3	LS	1	\$13,000.00		.97	.97	\$12,610.00
5	Manhole #4	LS	1	\$12,000.00		.97	.97	\$11,640.00
6	Manhole #5	LS	1	\$14,000.00		.97	.97	\$13,580.00
7	Manhole #6	LS	1	\$12,000.00		.97	.97	\$11,640.00
8	Manhole #7	LS	1	\$13,000.00		.97	.97	\$12,610.00
9	Manhole #8	LS	1	\$12,000.00		.97	.97	\$11,640.00
10	Manhole #9	LS	1	\$13,000.00		.97	.97	\$12,610.00
11	Manhole #10	LS	1	\$13,000.00		.97	.97	\$12,610.00
12	Manhole #11	LS	1	\$13,000.00		.97	.97	\$12,610.00
13	Manhole #12	LS	1	\$13,000.00		.97	.97	\$12,610.00
14	Manhole #13	LS	1	\$13,000.00		.97	.97	\$12,610.00
15	Manhole #14	LS	1	\$12,000.00		.97	.97	\$11,640.00
16	Manhole #15	LS	1	\$12,000.00		1	1	\$12,000.00
17	Manhole #16	LS	1	\$12,000.00		.97	.97	\$11,640.00
18	Manhole #17	LS	1	\$13,000.00		.97	.97	\$12,610.00
19	Manhole #18	LS	1	\$12,000.00		.97	.97	\$11,640.00
20	Manhole #19	LS	1	\$12,000.00		.97	.97	\$11,640.00
21	Manhole #20	LS	1	\$12,000.00		.97	.97	\$11,640.00
TOTAL				\$278,000.00				\$270,830.00

May 2018

WTC PUA Manhole Rehab

Contractors Application for Payment

00 62 76 - 2

SECTION 00 62 76
APPLICATION FOR PAYMENT FORM

Contractor's Application for Payment No.

3 - Retainage

Contract Time: 65 Days Project No.: WTCP1701007.11
Elapsed Time: 0 Days Period: July, 2018 To: September, 2018
Project Name: WTC PUA Manhole Rehabilitation Engineer: CP&Y, Inc.
Owner: West Travis County PUA Contractor: Austin Underground, Inc

1.	Original Contract Amount.....	\$	278,000.00
2.	Owners Change Orders Thru No. 0	\$	0.00
3.	Total Current Contract Amount	\$	278,000.00
4.	Total Completed To Date	\$	278,000.00
5.	Total Materials Stored To Date	\$	0.00
6.	Total Completed And Stored To Date	\$	278,000.00
7.	Retainage (5% Of Line 6)	\$	13,900.00
8.	Total Completed, Less Retainage	\$	264,100.00
9.	Less Amount Of Previous Estimates	\$	264,100.00
10.	Amount Due This Application	\$	13,900.00
11.	Balance To Finish, Plus Retainage (Line 3 - Line 6)	\$	0.00
12.	Percent Completed To Date (Line 6 : Line 3)	\$	100%

Contractor's Certification

The undersigned Contractor certifies that to the best of its knowledge: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By:  Date: 9/25/18

Payment of: \$ 13,900.00
(Line 10 or other - attach explanation of the other amount) Inspector's Approval of Quantities

Recommended by:  10/19/2018
(Engineer) (Date)

Payment of: \$ 13,900.00
(Line 10 or other - attach explanation of the other amount)

is approved by: _____ (Date)
February 2018

WTC PUA Manhole Rehab

Contractors Application for Payment

00 62 76 - 1

Contractor's Application for Payment Form (EICDC C-620)

Contractor's Application for Payment No.

3 -Retainage

Project Name: WTC PUA Manhole Rehabilitation
 Owner: West Travis County Public Utility Agency
 Contractor: Austin Underground, Inc

Project No.: WTCP1701007.11
 Period: July 2018 to August 2018
 Engineer: CR&V, Inc.

Item	Item Description	Unit of Measure	Quantity	Unit Price Bid	Quantity Complete thru last pay period	Quantity Complete this Month	Quantity Complete to Date	Value of Work Completed to Date
1	Mobilization	LS	1	\$27,000.00	1	0	1	\$27,000.00
2	Manhole #1	LS	1	\$12,000.00	.97	.03	1	\$12,000.00
3	Manhole #2	LS	1	\$13,000.00	.97	.03	1	\$13,000.00
4	Manhole #3	LS	1	\$13,000.00	.97	.03	1	\$13,000.00
5	Manhole #4	LS	1	\$12,000.00	.97	.03	1	\$12,000.00
6	Manhole #5	LS	1	\$14,000.00	.97	.03	1	\$14,000.00
7	Manhole #6	LS	1	\$12,000.00	.97	.03	1	\$12,000.00
8	Manhole #7	LS	1	\$13,000.00	.97	.03	1	\$13,000.00
9	Manhole #8	LS	1	\$12,000.00	.97	.03	1	\$12,000.00
10	Manhole #9	LS	1	\$13,000.00	.97	.03	1	\$13,000.00
11	Manhole #10	LS	1	\$13,000.00	.97	.03	1	\$13,000.00
12	Manhole #11	LS	1	\$13,000.00	.97	.03	1	\$13,000.00
13	Manhole #12	LS	1	\$13,000.00	.97	.03	1	\$13,000.00
14	Manhole #13	LS	1	\$13,000.00	.97	.03	1	\$13,000.00
15	Manhole #14	LS	1	\$12,000.00	.97	.03	1	\$12,000.00
16	Manhole #15	LS	1	\$12,000.00	1	0	1	\$12,000.00
17	Manhole #16	LS	1	\$12,000.00	.97	.03	1	\$12,000.00
18	Manhole #17	LS	1	\$13,000.00	.97	.03	1	\$13,000.00
19	Manhole #18	LS	1	\$12,000.00	.97	.03	1	\$12,000.00
20	Manhole #19	LS	1	\$12,000.00	.97	.03	1	\$12,000.00
21	Manhole #20	LS	1	\$12,000.00	.97	.03		\$12,000.00
TOTAL				\$278,000.00				\$278,000.00

ITEM D

**WEST TRAVIS COUNTY
PUBLIC UTILITY AGENCY**

**Agreed Upon Procedures Report
of Reimbursable Costs Associated with the
Non-Standard Service Agreement for Retail
Water Service at the Burba Ranch Property**

**INDEPENDENT ACCOUNTANTS' REPORT ON
APPLYING AGREED-UPON PROCEDURES**

To the Board of Directors of
West Travis County Public Utility Agency

Dear Board Members:

We have performed the procedures enumerated below, which were agreed to by you, solely to assist you with respect to reimbursable costs associated with the Non-Standard Service Agreement for Retail Water Service at the Burba Ranch Property (the "NSSA"), as set forth in the accompanying Schedule A. The West Travis County Public Utility Agency's ("PUA") management is responsible for the PUA's accounting records. The sufficiency of these procedures is solely the responsibility of the Board of Directors and management of the PUA, the specified users of the report. Consequently, we make no representation regarding the sufficiency of the procedures described below either for the purpose for which this report has been requested or for any other purpose.

The procedures we performed are as follows:

1. Information for the costs associated with the NSSA to be reimbursed to the developer was obtained from inspection of reimbursable costs and related supporting documentation.
2. Information for the eligibility of costs to be reimbursed to the developer was evaluated against the NSSA entered into between the PUA and the developer and was corroborated with the Texas Commission on Environmental Quality rules governing developer reimbursement.

This agreed-upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. We were not engaged to, and did not, conduct an audit or review, the objective of which would be the expression of an opinion or conclusion, respectively, on the accounting records. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you. This report relates only to the accompanying Schedule A and does not extend to any financial statements of the PUA taken as a whole.

This report is intended solely for the information and use of the specified users listed above and is not intended to be and should not be used by anyone other than those specified parties.

Austin, Texas
November 15, 2018

SCHEDULE A

WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY

CALCULATION OF REIMBURSABLE COSTS TO BE PAID TO WEEKLEY HOMES, LLC IN ACCORDANCE WITH THE NON-STANDARD SERVICE AGREEMENT FOR RETAIL WATER SERVICE AT THE BURBA RANCH PROPERTY

COST ITEM	COSTS PAID BY	
	DEVELOPER	
CONSTRUCTION COSTS-		
Offsite Water Improvements - Burba Ranch Property	\$	54,732
INSPECTION FEES-		
Offsite Water Improvements - Burba Ranch Property		1,008
TOTAL COSTS	\$	<u>55,740</u>

ITEM E



WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY

13215 Bee Cave Parkway
Building B, Suite 110
Bee Cave, Texas 78738
Office: 512/263-0100
Fax: 512/263-2289
wtcpua.org

November 19, 2018

Mr. Chris Rawls, P.E.
BGE, Inc.
1701 Directors Blvd, Suite #1000
Austin, TX 78744

Re: Service Extension Request
Forbes Tract
14500 FM 1826
Tax Parcel #R97628 (107.24 Acres)

Dear Mr. Rawls:

The West Travis County Public Utility Agency (PUA) has completed its review of requested water service for single family residences and condominiums. Service Availability for one-hundred seven (107) LUE's of water allocation is approved subject to the Applicant complying with the Service Extension Request (SER) Conditions below:

SER CONDITIONS

1. The Applicant enters into a Non-Standard Water Service Agreement with the PUA for one-hundred seven (107) LUE of water service within three (3) months of the date of the letter.
2. The Applicant completes the review process of technical plans associated with its proposed development, including submitting plans that meet PUA requirements for approval prior to release for construction. The Applicant shall also be required to pay all engineering review fees, legal fees and inspection fees associated with this process.
3. The Applicant constructs, at Applicant's sole cost and expense, all water service extensions of facilities necessary to facilitate retail service to the Property.
4. The PUA inspects and accepts the facilities per the approved construction plans and specifications.
5. The Applicant, at its sole cost and expense, grants to the PUA all on-site and off-site easements necessary for the PUA to own and operate the facilities in a form and manner acceptable to the PUA.
6. Prior to release of water meters for the Property, the applicant shall submit close out documents including final plat and executed and recorded easements per the attached list, as well as an executed Conveyance Agreement.

7. Customers applying for service in the Property will have to pay all fees including connection fees, impact fees per LUE, and meter drop in fees.
8. Applicant shall pay the PUA annual Water Reservation Fees as applicable per PUA Tariff and policies.
9. The Applicant shall follow and comply with all applicable PUA Tariff, policies, rules and regulations pertaining to water service, as amended from time to time by the WTCPUA Board of Directors.
10. The Applicant will be required to secure a Legal Lot Determination from Hays County or secure an approved subdivision plat in Hays County, Texas for the Property within four (4) years from the date of this letter.
11. Provisions of water to the Property by the PUA shall become null and void if final construction plans have not been approved by the PUA for the Project within four (4) years from the date of this letter.
12. The Applicant shall adopt one of the alternative water quality measures required of the new development as specified in that certain "Memorandum of Understanding" between the LCRA and the United States Fish and Wildlife Service (USFWS), dated May 24, 2000 (MOU) and the "Settlement Agreement and Stipulation of Dismissal" from the lawsuit, Hays County Water Planning Partnership, et. al. vs. Lt. General Robert B. Flowers, U.S. Army Corps of Engineers, Thomas E. White, Secretary of the Army, Gale Norton, Secretary of the Department of the Interior, and the Lower Colorado River authority, W.D. Tex. 2002 (No. AOOCA 826SS) (Settlement Agreement) including:
 - a. Measures approved by the USFWS through separate Section 7 consultation, or other independent consultation;
 - b. TCEQ optional enhanced measures, Appendix A and Appendix B to RG-348; or
 - c. U.S. Fish and wildlife Service Recommendations for Protection of Water Quality of the Edwards Aquifer dated September 1, 2000;

Please be advised that if for any reason system capacity is exceeded prior to connection to the system, then this property is subject to a moratorium of any additional connections which may be declared. Also, please be advised that the PUA will not provide direct fire flow service to the Property and, as such, the Applicant may be required to install and maintain fire service facilities needed to meet local fire code regulations and requirements.

If you have any questions concerning this matter, please contact Judith A. Coker at 512-263-0100.

Sincerely,



Robert W. Pugh,
General Manager

Mr. Chris Rawls, P.E.
Page 3
November 19, 2018

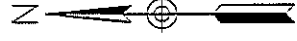
Cc: Reuben Ramirez
Jennifer Smith
Keli Kirkley
Jennifer Riechers
Judith Coker
Pierce Powers
Stephanie Albright, Lloyd Gosselink Rochelle & Townsend, P.C.
Ronee Gilbert, Murfee Engineering Company, Inc.



LOCATION MAP
FORBES TRACT
CITY OF DRIPPING SPRINGS ETJ
HAYS COUNTY



BGE, Inc.
1701 Directors Blvd, Suite 1000
Austin, TX 78744
Tel: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046



ITEM F

AGREEMENT FOR THE PROVISION OF NONSTANDARD RETAIL WATER AND WASTEWATER SERVICE (SPILLMAN RIDGE TOWNHOMES)

This Agreement for the Provision of Nonstandard Retail Water and Wastewater Service (the "Agreement") is entered into by and between the West Travis County Public Utility Agency (the "WTCPUA") a public utility agency operating pursuant to Chapter 572, Texas Local Government Code, and The NRP Group, LLC a Texas limited liability company ("Developer"). Unless otherwise specified, the term "Parties" shall mean the WTCPUA and Developer, collectively.

WHEREAS, Developer currently owns and plans to develop approximately 17 acres of land within the WTCPUA's water and wastewater service area as shown on the attached **Exhibit A** (the "Proposed Development"); and

WHEREAS, Developer desires to obtain retail water and wastewater service to the Proposed Development;

WHEREAS, Developer and the WTCPUA desire to enter into this Agreement to set forth the terms and conditions upon which the WTCPUA will provide retail water and wastewater service to the Proposed Development; and

NOW, THEREFORE, in consideration of the terms, conditions, and covenants contained in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree to the following:

ARTICLE I **DEFINITIONS, HEADINGS AND INTERPRETATION**

Section 1.1 Definition of Terms. In addition to the terms defined in the Recitals above, the words and phrases as used in this Agreement shall have the meanings set forth below:

- (a) "Agreement" shall mean this Agreement, its attachments, exhibits, and matters included by reference, and any amendment or supplement thereto.
- (b) "Assignee" shall mean any person or entity who receives an express assignment of the rights of either Party and expressly assumes such Party's duties and responsibilities with respect to this Agreement as provided in Section 6.2 herein.
- (c) "Developer" shall mean The NRP Group, LLC or its Assignees.
- (d) "Developer Deposit" shall mean the payment made by Developer as specified in Section 3.2 herein.
- (e) "Developer Facilities" shall mean those facilities to be constructed by Developer pursuant to this Agreement that are required to extend water and wastewater service from the WTCPUA System to the Proposed Development as described on the attached **Exhibit B**.
- (f) "Effective Date" shall mean the date of the last signature to this Agreement.

- (g) "Impact Fees" shall mean those impact fees for water and wastewater service collected by the WTCPUA and used to fund and reserve capacity in the WTCPUA's central water and wastewater facilities that are identified in the WTCPUA's ten-year capital improvements plans as adopted and amended by the WTCPUA Board of Directors from time to time.
- (h) "LUE" or "Living Unit Equivalent" shall mean the measurement used in the WTCPUA Rules and Policies to determine the amount of water or wastewater service usage per connection for its Retail Customers.
- (i) "Reservation Fee" shall mean an annual fee imposed pursuant to the WTCPUA's Rules and Policies, as amended from time to time, to reserve water or wastewater capacity in the WTCPUA System.
- (j) "Reservation Period" shall mean a four (4) year period commencing on the date of the Written Service Commitment.
- (k) "Retail Customer" shall mean a person or entity applying for an individual retail water or wastewater service connection located in the Proposed Development.
- (l) "Written Service Commitment" shall mean the service availability letter issued to Developer approving the service extension request for the Proposed Development.
- (m) "WTCPUA" shall mean the West Travis County Public Utility Agency or its Assignees.
- (n) "WTCPUA Rules and Policies" shall mean the WTCPUA's rules and policies adopted by its Board of Directors governing the provision of retail water and wastewater service to Retail Customers and related matters, including the WTCPUA Rate Tariff and Service and Development Policies.
- (o) "WTCPUA System" shall mean the WTCPUA's existing water treatment and distribution facilities and wastewater collection, treatment and disposal facilities used by the WTCPUA to provide retail potable water service and retail wastewater service within its service area, including, but not limited to its raw water intake, water treatment plant, water storage tank and pumping facilities, wastewater collection lines, lift stations, treatment and disposal facilities, and related facilities.

Section 1.2 Article and Section Headings. The headings and titles of the several articles and sections of this Agreement are solely for convenience and reference and shall not affect the meaning, construction or effect of the provisions hereof.

Section 1.3 Interpretation. The singular form of any word used herein shall include the plural, and vice-versa, unless the context requires otherwise. The use of a word of any gender herein shall include all other genders, unless the context requires otherwise. This Agreement and all of the terms and provisions hereof shall be construed so as to effectuate the purposes contemplated hereby and to sustain the validity hereof.

ARTICLE II SERVICE COMMITMENT

Section 2.1 WTCPUA to Provide Service. For and in consideration of Developer's obligations, covenants and conditions set forth in this Agreement, WTCPUA and agrees to provide up to 88 LUEs of water service (88 LUEs retail use) and 88 LUEs of retail wastewater service for Retail Customers located within the Proposed Development pursuant to the terms of this Agreement and the WTCPUA's Rules and Policies. In no event shall WTCPUA be obligated to provide retail service to Retail Customers located within the Proposed Development that collectively exceeds 88 LUEs water service and 88 LUEs wastewater service, respectively.

Section 2.2 No Implied Waivers or Credits. Nothing in this Agreement shall be interpreted to waive service conditions for Retail Customers in the Proposed Development or otherwise grant credit to Developer or the Proposed Development or any portion thereof for any fee, charge, or payment, otherwise applicable under this Agreement or WTCPUA's Rules and Policies, except as provided in Section 4.2.

ARTICLE III DEVELOPER FACILITIES

Section 3.1 Developer Facilities. Developer shall construct the Developer Facilities in compliance with the WTCPUA Rules and Policies. Developer shall submit all Plans and Specifications for the Developer Facilities, including any phase or portion thereof, to the WTCPUA for review and approval prior to commencement of construction. Developer shall pay applicable WTCPUA inspection fees as provided in the WTCPUA Rules and Policies, and construction of the Developer Facilities shall be subject to all WTCPUA Rules and Policies.

Section 3.2 Developer Deposit. As of the Effective Date, Developer has deposited with the WTCPUA the sum of \$5,000 ("Developer Deposit"), which shall be used to pay the WTCPUA's charges and fees as provided in Sections 5.14 through 5.17 of the WTCPUA Rules and Policies with respect to the extension of service to the Proposed Development. To the extent such charges and fees incurred for the Proposed Development exceed or are projected to exceed the amount of the Developer Deposit as specified above, the WTCPUA shall invoice Developer for such additional amounts and payment by Developer shall be due upon its receipt of such invoice. Delay by Developer in paying an invoice when due may delay WTCPUA review and acceptance of the Developer Facilities and the commencement of service to the Proposed Development. Any funds remaining in the Developer Deposit not used by the WTCPUA shall be reimbursed to Developer upon the commencement of service in accordance with Article IV.

ARTICLE IV COMMENCEMENT OF SERVICE BY WTCPUA

Section 4.1 Conditions Precedent to Commencement of Service. Except as provided in Section 4.2, Developer and WTCPUA agree that the WTCPUA is not required to commence retail water or wastewater service to a Retail Customer in the Proposed Development until Developer and/or a Retail Customer has complied with the WTCPUA Rules and Policies governing the commencement of such service, including the payment of Impact Fees as provided in Section 4.2.

Each customer within the Proposed Development is encouraged to install and maintain a customer service pressure reducing valve located on the water service line located outside the respective customer's meter box.

Section 4.2 Impact Fees. Developer shall pay water and wastewater Impact Fees as provided in Chapter 395 of the Texas Local Government Code prior to the commencement of service and setting of the retail meter to the Proposed Development. Developer shall pay water and wastewater Impact Fees for a total of 88 water LUEs and 88 wastewater LUEs. Developer shall have the right to pre-pay Impact Fees at any time.

Section 4.3. Reservation Fees. Developer shall annually pay Reservation Fees for water and wastewater service during the Reservation Period. Reservation Fees shall be calculated by multiplying the current Reservation Fee as contained in the WTCPUA Rules and Policies at the time of each anniversary of the Written Service Commitment times the number of unused LUEs reserved for the Developer pursuant to this Agreement. Developer shall calculate and pay annual Reservation Fees for reserved water and wastewater LUEs on each annual anniversary of the commencement of the Reservation Period ("Due Date"). If Developer pays the Reservation Fees prior to or on the Due Date, the LUEs for which Reservation Fees have been paid will be considered to be in "reserved status" for the next contract year in the Reservation Period. Reservation Fees are non-refundable and non-reimbursable. If Reservation Fees are not paid on the Due Date, such nonpayment shall be an event of default. If **Developer fails to pay Reservation Fees on the Due Date, the WTCPUA may terminate this Agreement, with immediate effect, by giving notice to the Developer.** Any remaining LUEs for which Reservation Fees are not paid will no longer be considered in "reserved status" and such nonpayment will be considered a breach of contract and Developer may be subject to any and all penalties and remedies applicable to a breach of this Agreement.

Should Developer transfer or assign this Agreement, neither the reservation of nor right to reserve LUEs shall be automatically assigned to any future successor in interest of the Developer as a component of any assignment of this Agreement without express written consent of the WTCPUA, not to be unreasonably withheld.

Reservation Fees for the initial year of the Reservation Period must be paid not later than six (6) months from the date of the Written Service Commitment by the WTCPUA Board of Directors if a water meter or meters having up to 88 LUEs of water and 88 LUEs of wastewater have not been installed in accordance to WTCPUA Rules and Policies. Any LUEs in reserved status, but which are connected and for which impact fees are paid during the six (6) month grace period, will be deducted from the number of LUEs for which the initial years' Reservation Fees are due.

Furthermore, the Developer agrees and understands that the WTCPUA's commitment of 88 LUEs of water service and 88 LUEs of wastewater service runs with and is assigned to the Proposed Development.

Section 4.4 Right of Access. Developer agrees to provide the WTCPUA with immediate access to the Developer Facilities, or any other portion of the Developer Facilities, when required for the WTCPUA to construct, install, operate, repair, maintain, replace, inspect, or upgrade the Developer Facilities.

ARTICLE V

TERM; DEFAULT

Section 5.1 Term; Termination. This Agreement shall become effective upon the latest date of execution by either the Developer or the WTCPUA (the "Effective Date"). WTCPUA may terminate this Agreement upon written notice to Developer for any of the 88 LUEs for which a Retail Customer has not requested water service or 88 LUEs of wastewater service in accordance with the WTCPUA Rules and Policies by the fourth anniversary of the Effective Date. The Parties may extend the termination deadlines in this Section upon written amendment of this Agreement. Unless otherwise earlier terminated, this Agreement shall extend from the Effective Date for as long as the WTCPUA provides service to Retail Customers located in the Proposed Development.

Section 5.2 Default.

- (a) In the event that Developer defaults on or materially breaches any one or more of the provisions of this Agreement, other than the payment of Reservation Fees, the WTCPUA shall give Developer thirty (30) days to cure such default or material breach after the WTCPUA has made written demand to cure the same. A breach is material if Developer fails to meet or otherwise violates its obligations and responsibilities as set forth in this Agreement. If Developer fails to cure a breach or default involving the payment of money to WTCPUA within such thirty days or fails to cure or take reasonable steps to effectuate such a cure within thirty days if the breach or default does not involve the payment of money to WTCPUA and is not capable of being cured within thirty days, WTCPUA may terminate this Agreement upon written notice to Developer. Upon termination of this Agreement, including termination for nonpayment of Reservation Fees, WTCPUA will retain all payments made, if any, by Developer to the WTCPUA made under this Agreement and WTCPUA shall have no duty to extend water or wastewater service to Retail Customers within the Proposed Development after the date of termination. If any default is not capable of being cured within thirty (30) days, then WTCPUA may not terminate this Agreement or exercise any other remedies under this Agreement so long as Developer diligently and continuously pursues curative action to completion.
- (b) In the event that WTCPUA defaults on or materially breaches any one or more of the provisions of this Agreement, Developer shall give WTCPUA thirty (30) days to cure such default or material breach after Developer has made written demand to cure the same and before Developer files suit to enforce the Agreement. In the event of default by WTCPUA, Developer may, as its sole and exclusive remedy either: (a) seek specific performance or a writ of mandamus from a court of competent jurisdiction compelling and requiring WTCPUA and its officers to observe and perform their obligations under this Agreement; or (b) if specific performance and a writ of mandamus are barred by governmental immunity, then pursue all other legal and equitable remedies. A breach is material if WTCPUA violates its obligations and responsibilities as set forth in this Agreement.

ARTICLE VI

GENERAL PROVISIONS

Section 6.1 Entire Agreement. This Agreement contains the complete and entire agreement between the Parties respecting the matters addressed herein, and supersedes any prior negotiations, agreements,

representations and understandings, oral or written, if any, between the Parties respecting such matters. This Agreement may not be modified, discharged or changed in any respect whatsoever, except by a further agreement in writing duly executed by the Parties hereto.

Section 6.2 Assignment. Developer may assign all or a portion of this Agreement only with the express written consent of the WTCPUA, which consent shall not be unreasonably withheld. WTCPUA may assign this agreement, including to a successor organization created for the purpose of assuming all of the WTCPUA's assets and liabilities, including a water conservation and reclamation district created pursuant to Article XVI, Section 59 of the Texas Constitution.

Section 6.3 Notices. Written notice to the respective Parties pursuant to this Agreement must be in writing and may be given via regular U.S. Mail, via electronic mail or by hand delivery to the addresses of the Parties shown below. A notice shall be deemed delivered on the earlier of (1) the date actually received; or (2) three (3) days after posting in the U.S. Mail. Notice shall be provided to the following addresses:

WTCPUA:

General Manager
West Travis County PUA
13215 Bee Cave Parkway
Building B, Suite 110
Bee Cave Texas 78738
Email: rpugh@wtcpua.org

Copy to:

Stefanie Albright
Lloyd Gosselink Rochelle & Townsend, PC
816 Congress Avenue Suite 1900
Austin, Texas 78701
Email: salbright@lglawfirm.com

Developer:

The NRP Group LLC
Attn: Alastair Jenkin
Vice President of Development
11701 Bee Cave Road, Suite 122
Austin, Texas 78738
Email: aJenkin@nrpgroup.com

Copy to:

Metcalf & Williams, LLP
Attn: Talley Williams
221 W. 6th Street, Suite 1300
Austin, Texas 78701
Email: twilliams@mwswtexas.com

Section 6.4 Invalid Provision. Any clause, sentence, provision, paragraph or article of this Agreement held by a Court of competent jurisdiction to be invalid, illegal or ineffective shall not impair, invalidate or nullify the remainder of this Agreement, but the effect thereof shall be confined to the clause, sentence, provision, paragraph or article so held to be invalid, illegal, or ineffective.

Section 6.5 Applicable Law. This Agreement shall be construed under the laws of the State of Texas and all obligations of the Parties hereunder are performable in Travis County, Texas. Venue for any action arising under this Agreement shall be in Travis County, Texas.

Section 6.6 Time is of the Essence. Time shall be of the essence in this Agreement.

Section 6.7 Third Party Beneficiaries. Except as otherwise expressly provided herein, nothing in this Agreement, express or implied, is intended to confer upon any person, other than the Parties hereto and their heirs, personal representatives, successors and assigns, any benefits, rights or remedies under or by reason of this Agreement.

Section 6.8 Saturday, Sunday, or Legal Holiday. If any date set forth in this Agreement for the performance of any obligation or for the delivery of any instrument or notice should be on a Saturday, Sunday, or legal holiday, the compliance with such obligation or delivery shall be acceptable if performed on the next business day following such Saturday, Sunday or legal holiday. For purposes of this subparagraph, "legal holiday" shall mean any state or federal holiday for which financial institutions or post offices are generally closed in Travis County, Texas, for observance thereof.

Section 6.9 Counterparts. This Agreement may be executed simultaneously in one or more counterparts, each of which shall be deemed an original and all of which shall together constitute one and the same instrument.

Section 6.10 Exhibits. All recitals and all schedules and exhibits referred to in this Agreement are incorporated herein by reference and shall be deemed part of this Agreement for all purposes as if set forth at length herein.

Section 6.11 No Joint Venture, Partnership, Agency, Etc. This Agreement shall not be construed as in any way establishing a partnership or joint venture, express or implied agency, or employer-employee relationship between the Parties hereto.

[Signature pages to follow]

IN WITNESS WHEREOF, this instrument is executed on the Effective Date.

**WEST TRAVIS COUNTY PUBLIC UTILITY
AGENCY**

By: _____
Scott Roberts, President
Board of Directors

Date: _____

ATTEST:

Ray Whisenant, Secretary
Board of Directors

THE NRP GROUP, LLC

By: _____

Name: _____

Title: _____

Date: _____

EXHIBIT A

ITEM G

Vehicles

Employee	Department	Title	Unit No.	VIN #	Year	Make/Model	Lic Plate	Milage	Replace	NOTES	GPS Trackers
Curtis Jeffery	Water Plant	Lead WTP Operator	PUA 501	1GCRCEPHPFZ192609	2015	Chevy 1500	118-8711	31,800	2022		No
Operator Vehicle	Water Plant	WTP Operator	PUA 005	2GCEC19V521200249	2002	Chevy 1500	113-1733	124,327	2019	Salvage FY 18-19	Yes
	Water Plant		NEW		2019	Ford F150				Recommended for Purchase	
Operator Vehicle	Water Plant	WTP Operator	PUA 1505	1GCNKPHEZFZ194400	2015	Chevy 1500	118-8712	20,218	2022		Yes
Bubba Harkrider	Wastewater Plant	Lead WW Operator	PUA 001	1FTRX1ZW78FA48744	2008	Ford F150	113-1737	117,000	2019	Salvage FY 18-19	Yes
	Wastewater Plant		NEW		2019	Ford F150				Recommended for Purchase	
Vacant	Wastewater Plant	WW Operator	PUA 401	1GCNKPCEC7E2218211	2014	Chevy 1500	118-8716	30,420	2022		Yes
Chris Pangman	Wastewater Plant	WW Operator	PUA 503	1GCNCPHEH3FZ193074	2015	Chevy 1500	118-8713	20,621	2022		Yes
Michael Sarot	Pump Motor Maint	Pump Motor Supervisor	PUA 701	1GCRNCE4JZ113882	2018	Chevrolet 1500	135-3194	6,902	2023		No
	Pump Motor Maint		PUA 002	1FDX47F2YED82122	2000	Ford F450	113-1732	199,199	2018	Salvage FY 17-18	No
Glen Schwabe	Pump Motor Maint	Pump Motor	PUA 702	1GB2CUEG7J1Z127567	2018	Chevrolet 2500	135-3396	12,345	2023		Yes
Vacant	Pump Motor Maint	Pump Motor	PUA 703	1GB2CUEG4J1Z126876	2018	Chevrolet 2500/Crane	135-3397	201	2023		Yes
Manual Sustaita	Pump Motor Maint	Pump Motor	PUA 1423	3C7WRNBL6EG242351	2014	Dodge 550	DYV-4122	21,899	2022		Yes
Joey Sifuentes	Line Maintenance	Line Maintenance Mgr	PUA 502	1GC1KUE8XF534407	2015	Chevy 2500HD	118-8710	64,036	2021		No
Ben Bourland	Line Maintenance	Line Maint	PUA 506	1GCNKPHEH9FZ193745	2015	Chevy 1500	118-8715	23,384	2021		No
Pete Harros	Line Maintenance	Line Maint	PUA 508	1GB1KUE88F539335	2015	Chevy 2500	118-8827	42,345	2021		Yes
	Line Maintenance	Line Maint	PUA 003	1FDNX20P13EB39034	2003	Ford F250	844426	117,650	2018	Salvage FY 17-18	Yes
Laz Gonzalez	Line Maintenance	Line Maint	NEW	1FD8X3CT4JEC93536	2018	Ford F-350	135-4387	79	2023		No
	Line Maintenance		PUA 006	2GCEC19V821201184	2002	Chevy 1500	113-1730	150,818	2018	Salvage FY 17-18 Inoperable	No
	Meter Readers		PUA 004	1FTVX12575NAA41980	2002	Ford 150	113-1731	125,809	2018	Salvage FY 17-18 Inoperable	No
Eddie Rodriguez	Meter Readers	Meter Reader	PUA 704	1GCRNCE5JZ156983	2018	Chevrolet 1500	135-3653	10,996	2023		Yes
Antonio Rangel	Meter Readers	Meter Reader	PUA 008	1GCHSBEA7G1129139	2016	Chevy Colorado	132-9744	30,286	2022		Yes
Adam Mena	Meter Readers	Meter Reader	PUA 007	1GCHSBEA9G1129353	2016	Chevy Colorado	132-9745	20,787	2022		Yes
Leo Jaimes	Meter Readers	Meter Reader	NEW	1GCHSBEH5J1275548	2018	Chevy Colorado	135-4169	5,456	2023		No
Bryson Bertelson	Meter Readers	Cust Ser Inspector (CSI)	PUA 504	1GCNCPHE1FZ195342	2015	Chevy 1500	118-8714	53,440	2021		Yes
Trey Cantu	Administration	Operation Manager	PUA 507	3GCPCEH0F6202502	2015	Chevy 1500	118-8709	45,466	2021		No

QUOTE# 00C

CONTRACT PRICING WORKSHEET

End User: WEST TRAVIS COUNTY P.U.A.	Contractor: ROCKDALE COUNTRY
Contact Name: TREY CANTU	ROCKDALE COUNTRY FORD DBA CALDWELL COUNTRY
Email: TCANTU@WTCPUA.ORG	Prepared By: Averyt Knapp
Phone #: 512-263-5323 512-751-6993 -C	Email: aknapp@caldwellcountry.com
Fax #:	Phone #: 979-567-6116
Location City & State: AUSTIN, TX	Fax #: 979-567-0853
Date Prepared: OCTOBER 9, 2018	Address: P. O. Box 72, ROCKDALE, TX 76567
Contract Number: 2018-022	Tax ID # 27-3037856
Product Description: 2019 FORD F150 4X2 SUPER CAB SWB X1C	
A Base Price & Options:	
	\$23,985

B Fleet Quote Option:

Code	Description	Cost	Code	Description	Cost
	4X2-SUPER CAB, 145" WHEELBASE, 2.7L-V6 ECOBOOST, 10-SPD AUTOMATIC, 40-20-40 CLOTH SEATS, FULL RUBBER FLOOR, AIR CONDITION, AMFM-STEREO W/SYNC, TILT, CRUISE, POEWR WINDOWS, POWER LOCKS, POWER MIRRORS, KEYLESS ENTRY, 6.5' BED, REAR STEP BUMPER, REAR VISION CAMERA	INCL		OPTIONS NOT INCLUDED: 5.0LV8 GAS \$920 ADDITIONAL 3.5L-V6 ECOBOOST \$1,525	
	FORD WARRANTY 5YR/60,000 MILES POWERTRAIN @ N/C	INCL		ROCKDALE COUNTRY FORD PO BOX 72 ROCKDALE, TEXAS 76567	
Subtotal B				INCL	

C Unpublished Options

Code	Description	Cost	Code	Description	Cost
Subtotal C					

D Other Price Adjustments (Installation, Delivery, Etc...)

Subtotal D	INCL
E Unit Cost Before Fee & Non-Equipment Charges (A+B+C+D)	\$23,985

Quantity Ordered	1
Subtotal E	\$23,985
F Non-Equipment Charges (Trade-In, Warranty, Etc...)	
G. Color of Vehicle: WHITE	
H. Total Purchase Price (E+F)	\$23,985
Estimated Delivery Date:	120 DAYS APPX

V. STAFF REPORTS

ITEM A

General Manager's Report
November 15, 2018

1. Customer Meeting: Met with Roger Herman, customer on 290 system, on October 11, 2018. Answered his questions regarding calculation of sewer rates using winter quarter average, water restrictions monitoring and enforcement, firm wholesale water agreement with LCRA, smart meters, cost of service, water rates, and other topics.
2. Burba Property NSSA: Met with Evan Caso of David Weekley Homes on October 12, 2018 to review reimbursement request and supporting documentation for 178' of 12" offsite water line to connect Burba Property to Highpointe per Second Amendment to Non-Standard Service Agreement (Approved November 16, 2017) and Highpoint UFAA Amendment No. 3 (Approved April 19, 2018). Easement for offsite water line on Highpointe property was provided by Blake-Magee Company. Weekley Homes paid for on-site portion of 12" water line. Connection between developments eliminated need for Burba Property second PRV connection to Sawyer Ranch Road (eliminating maintenance issue for PUA) and Highpointe second connection to Sawyer Ranch Road. MEC concurred this improved CIP hydraulics, fire protection and redundancy by connecting Burba Property, Highpointe, and Parten Ranch. Evan was advised that he needed to submit cancelled checks from contractor pay requests for review. The reimbursement request is being audited by MLR and will be on the November 15, 2018 Agenda.
3. Second Raw Water Line: Received U.S. Army Corps of Engineers Nationwide Permit 12 for Utility Line Activities on October 15, 2018. Met with Robert Winovitch, Johnny Hill and Amber King on October 15, 2018 to discuss easement for elementary school in Lakepointe. Robert advised that he will recommend approval at the October 17, 2018 and November 14, 2018 Board meetings (2 Board discussions required).

Had meeting with Lakepointe HOA to discuss easement across HOA amenity center property on October 17, 2018. Raw Water Line Number 2 Project. Meeting with Lakepointe HOA and Lakepointe MUD on October 19, 2018 to discuss and resolve issues regarding permanent and temporary construction easements. Agreement reached to add HOA Amenity Center, Pool, and Parking lot to Easement metes and bounds survey, and enter into a letter Agreement to address HOA concerns regarding protection of trees, traffic control, and repair of parking lot if needed, and other concerns.
- Executed Conservation Credit Purchase Agreement closing between Hickory Pass, LP, and West Travis County Public Utility Agency on October 25, 2018 for purchase of 28 GCWA Conservation Credits at \$7500 per credit in the amount of \$210,000.
4. Monthly Project Call with Lloyd Gosselink, October 15, 2018. Significant process made on reducing inherited backlog of NSSAs, Conveyance Agreements, 210 Agreements, Lease Agreements, Easements and litigation.
5. Meeting with City of Dripping Springs on October 16, 2018. Discussed outstanding issues for Blue Blazes Development, updating Wholesale Agreement, SER for Hill/Anarene Tract (1600 LUEs), and Developments in Driftwood.
6. Personnel: Jennifer Riechers and Diane Rendon attended TAWWA Customer Service Workshop 2018 in Kemah, Texas October 18-19, 2018.

Met with Trey Cantu and Joey Sifuentes on October 17, 2018 to review Line Maintenance staffing and training needs. More staff needs to obtain CDL Licenses and additional water distribution and work effectiveness training. Also need to establish a Crew Leader position. This will be a management goal for FY2019.

Joey Sifuentes scheduled for TWUA Water Distribution class December 4-6, 2018 in Victoria, TX. Necessary to obtain Class C Distribution License.

Ella Ragland, Customer Service Specialist, resigned October 19, 2018. Will be working with HT Staffing to find a replacement, and possibly a Temp to assist with Manual Meter Replacement Project.

Meeting with Trey Cantu and Michael Sarot to discuss hiring strategy for vacant Pump and Electrical Operator positions, October 29, 2018. Revised strategy will be to endeavor to hire apprentice and journeyman electricians and train them in industry pump and motor maintenance and repair operations.

Draft FY2019 goals completed and submitted to Managers for review, October 29, 2018.

Monthly Customer Service meeting October 20, 2018. Reviewed customer communication from Boil Water Advisory and Stage 4 Emergency water restrictions, Manual Meter Replacement Project and other customer related inquiries and responses.

7. New Office: Completed work on punch list items including administration and customer service windows and doors, rear fire door, refrigerator and dishwasher installation, and miscellaneous I/T issues.

Talked to Landlord on October 22, 2018 about purchasing five (5) dedicated WTCPUA Customer Service parking spaces. Landlord advised that parking spaces are not for sale, and if Customer Parking spaces are full, customers can park in any open space that is not reserved. There are some reserved spaces for Galleria Oaks staff on the first floor of the garage only. Landlord said that if parking becomes a problem, he could look at adding additional general customer parking spaces.

8. Raw Water Supply Issues: Excessive high turbidity from Lake Austin caused our maximum allowable TCEQ finished water Turbidity to be exceeded, so boil water advisory issued on October 22, 2018. The Lead Operator and staff have made adjustments to compensate for the increased plant silt load from Lake Austin, and finished water turbidity is now trending below maximum allowable levels. Specifically, clarifier sludge blankets have been increased to capture and settle incoming raw water turbidity before being sent to the filters, and filter backwashing frequency has been increased. It took a couple days to build adequate sludge blankets to assist in capturing this excessive raw water turbidity. Further, Lake Austin raw water turbidity has declined from peak values encountered October 20-21.

Customer Service received over two hundred calls the morning of October 22, 2018.

Since we will be continuing to have higher than normal turbidity in Lake Austin for the foreseeable future, which affects treatment capacity, a Stage 4 Water Restriction was implemented on October 24, 2018.

The boil water advisory was rescinded on October 27, 2018 due to finished water turbidity returning to TCEQ requirements. Stage 4 Restriction remains in place until further notice due to reduced WTP capacity restrictions from high Lake Austin raw water turbidity.

9. West Cypress Hills: Received legal and engineering review fees on October 22, 2018 to facilitate legal and engineering study for emergency interconnect with Cypress Ranch WCID No. 1.

10. Developer Meetings: Met with Pure Wash Car Wash and PEC on October 22, 2018 to discuss alternatives to deliver electric power to the site over easement containing WTCPUA Transmission Main (290 System).

Met with Dan Ryan of LJA Engineering and MEC for Provence to discuss Developer tying into 1280 system to pressurize 1420 Provence Water Lines prior to paving streets in subdivision. Proposal was approved.

Meeting with David Knapp on October 31, to review Live Oak Springs NSSA. The Development has been disapproved by the City of Austin and Developer has withdrawn the application to the city. Developer is considering resubmitting a revised application to the city for a scaled down, 30 LUE version vs. current NSSA allocation of 86 LUEs.

Meeting with Developer on October 31, 2018 to discuss Forbes Tract project on FM 1826 (290 System). SER for 107 LUEs will be placed on November 15, 2018 Agenda.

11. Bi-weekly Engineering Staff Meeting October 23, 2018. Reviewed SERS, construction plan reviews, CIP projects and other related items.

12. Easement and Conveyance Agreements: Processed Easement Agreements for Blue Blazes Development and Falconhead Office Park, October 23, 2018.

13. Effluent Management: Met with TLAP Users on October 24, 2018 to advise that On October 22, 2018 that the WTCPUA's (PUA) effluent ponds reached levels that required mandatory effluent removal by our TLAP customers at Falconhead Golf Course, Spillman Ranch HOA, and Spanish Oaks Golf Course. To encourage effluent disposal and until further notice, the PUA is discontinuing TLAP and 210 customer effluent billing starting with the October 15, 2018 to November 15, 2018 billing cycle. Customers with annual billing caps that have already been reached will not be eligible for additional billing reductions.

Was advised by Operations staff on November 6, 2018 at noon that above ground PVC effluent irrigation line that we use to irrigate the plant grounds broke and apparently spilled approximately 35,000 gallons of effluent unto the Balcones Preserve Land. I went over to the plant around noon to review the situation. I obtained a preliminary report from the Operations Manager and am in the process to gathering more details and background. Shawn Stewart of TCEQ was contacted within 24 hours as required and report will be sent within the required 5-day period. Discharge was less than 50k gallons, so public notice not required. I also spoke with Sherri Kuhl, Division Manager of City of Austin Wildland Conservation Division that afternoon to discuss the situation, and advised we were working to provide her an estimate of volume that was released. Sherri came to the plant the afternoon of November 7, 2018 to meet with us to review and discuss further.

14. Manual Meter Replacement Program: Project kick-off meeting with RTS Water Solutions LLC on November 1, 2018. Notice to proceed given for January 7, 2019.
 15. Rate Study: Met with Finance and Rate Consultant on October 25, 2018 to review preliminary cost of service and rate study for retail and wholesale customers. Studies to be complete for November 15, 2018 Board Presentation and discussion.
 16. CIP: Received appraisal from W.F. Smith Company for Nature Conservancy land at Southwest Parkway Pump station for easement to be acquired for second tank site. Appraised value \$157,000. Per MEC the unit cost of \$5.94/sq. ft. seems very high given that the land is on dedicated habitat preserve that is part of the BCP system and cannot be developed. Further review is needed.
- Warranty repairs for 1280 Water Tank schedule for December 5, 2018.
- Pre-Construction Meeting - Uplands WTP Tanks & Piping Recoating Improvements, November 1, 2018. Notice to proceed signed.
- PUA Tank & Pump Station Recoating Project - Construction Progress Meeting, November 1, 2018. Painting has been delayed due to rain.
- Payton Construction finishing remaining items except piping painting on November 6, 2018. Pump 3 was started, which established Substantial Completion on this date. Contract Substantial Completion date is August 15, 2018, which is basis for LD assessment.
17. Budget: Performed audit of FY2018 vehicle expenses and put additional approval controls in place for vehicle repairs. Operations Manager will be required to pre-approve expenses over \$500 and GM expenses over \$1000. Also, vehicles will be taken to other shops for competitive quotes. FY2018 Budget for vehicle repairs was low and has been adjusted for FY2019 accordingly.
18. Operations: Mr. Chris Bost of the TCEQ notified us today that we will have a wastewater system inspection Wednesday, November 14, 2018 at 10:00 am.
19. Customer Communication: Quarterly article submitted to Lake Travis View November 2, 2018, and Quarterly Customer Newsletter distributed the week of November 5, 2018.
20. Processed the following Service Availability Letters and NSSAs:
 - a. Locktite Storage, 2 LUEs, 290 System.
 - b. Extra Space Storage, 1 LUEs, 290 System.
 - c. Billy Archer 9882 Weir Loop Circle 1 residential LUE, 290 System.
 - d. Forbes Tract, 107 Water LUES, 290 System.
21. Wholesale Agreements:
 - a. LG performing legal review and drafting Amendment to Lazy MUD 9 Agreement for requested Nash 1B 195 LUEs capacity increase. MEC has determined that capacity is available.
 - b. Dear Creek Ranch Water, LLC Wholesale Agreement: Received report from Halff Associates, Inc. on October 17, 2018 that demonstrated OEM compliance for Deer Creek Office Center, Longhorn Skyway. MEC is performing capacity analysis of this proposed 14 LUE facility. Sent letter to Canyon Lake Water

Service Company (CLWSC) advising of six August exceedances of 400 gpm peak demand limitation per Wholesale Agreement, and requested confirmation of permanent resolution. Spoke with CLWSC on October 24, 2018 and they advised they have improvements in their CIP plan and will be responding in near future.

Appraisal Report

*Summary Appraisal Report concerning the proposed
greenbelt/buffer easement for the WTPUA water
storage tank site plan. WFS File No. CO-4-18*

***West Travis County Public Utility Agency
Attn: Mr. Robert Pugh, P.E.
12117 Bee Cave Road, Bldg. 3, Suite #120
Bee Cave, Texas 78738***

The W.F. Smith Company

Real Estate Appraisers & Consultants

October 28, 2018

West Travis County Public Utility Agency

Attn: Mr. Robert Pugh, P.E.
12117 Bee Cave Road, Bldg. 3, Suite #120
Bee Cave, Texas 78738

Re: Complete Appraisal submitted in Summary Report format concerning a 0.607-acre tract of land located within a larger parent parcel in the northeast quadrant of land at the State Highway 71 and Southwest Parkway intersection in Austin, Travis County, Texas. WFS File No. CO-4-18

Dear Mr. Pugh:

At your request, we have inspected and appraised the above-mentioned property which will be legally described as 0.607 acres out of an assumed 15.0-acre parcel from the 2,584.993-acre tract in the Mrs. Lucinda Madden Survey No. 205, Abstract No. 2283, Travis County, Texas. The purpose of this inspection and appraisal is to estimate the "Total Estimated Compensation" due the subject property owner for the imposition of a proposed Buffer/Greenbelt Easement over 0.607 acres. For purposes of this analysis, we have assumed the likely multi-family parcel would be a +/- 45.0-acre tract of land. This has been measured to be the most likely size a developer would plan and subdivide for future development (if legally permissible), and is also the estimated size of the outparcel currently zoned for multi-family where the proposed buffer easement is located.

The result after the taking is a single parcel, traversed by a greenbelt easement set to follow the southeast line of a the WTCPUA water storage site. The intent of the easement is to create an undisturbed area, that would remain undeveloped land, for inclusion with the proposed Uplands 750,000 water storage tank site plan. The inclusion of this 0.607-acre strip of land via a buffer easement contributes additional impervious cover to the WTCPUA site plan.

The intended use and purpose of this inspection and appraisal is to estimate the "Total Estimated Compensation" due the subject property owner for the imposition of a buffer/greenbelt easement over 0.607 acres. The intended users of this report are the client, West Travis County Public Utility Agency, along with their board of directors, staff and legal advisors. The inspection date was September 1, 2018, and the date of this appraisal report is October 28, 2018. We have not entered the property but have inspected the tract from State Highway 71, and via the use of aerial images on Bing Maps and Google Earth.

This appraisal has been prepared in compliance with the Uniform Standards of Professional Appraisal Practice (U.S.P.A.P.) adopted by the Appraisal Foundation, 2018. Additionally, the appraisal assignment was not based on a requested valuation. Comparable sales and some analysis are attached to this document. Additional supporting documentation and analyses are retained in our files.

Extraordinary Assumption: This appraisal has been predicated upon the assumption that the 0.607-acre buffer/greenbelt easement is located within an assumed 45.0-acre parent site. If changes in size or location of the subject or parent site are discovered via a survey or subdivision plat, we reserve the right to amend our opinion of estimated compensation.

After a thorough analysis of the subject property, the surrounding area and the best available market data, it is our opinion that the "Total Estimated Compensation" due the subject property owner for the imposition of a permanent buffer/greenbelt easement traversing the subject property as of September 1, 2018, is as follows:

ONE HUNDRED AND FIFTY-SEVEN THOUSAND DOLLARS

(\$157,000)

The subject property does not appear to have any significant natural, cultural, recreational or scientific value and the appraisers certify that this appraisal assignment was not based on a requested minimum valuation or a specific valuation or the approval of a loan. Furthermore, the market value of the subject property as stated within this report is based upon an estimated marketing period of approximately twelve months to a single buyer and assumes an adequate exposure period of approximately six months to the market, as well as competitive pricing and aggressive marketing.

Texas Courts have defined "Market Value" as follows:

Market value is the price which a property would bring when it is offered for sale by one who desires, but is not obligated to sell, and is brought by one who is under no necessity of buying it, taking into consideration all the uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future.

(Source: State Department of Highways and Public Transportation Appraisal and Review Manual, Addition II, Section 2.03, Pages 37-38)

This appraisal assignment was not based on a requested valuation or the approval of a loan. Comparable Sales and some analysis are attached to this document. Additional supporting documentation and analyses are retained in our files.

Your attention is directed to the following report, which details the market data leading to our final value conclusion. Our comments and analysis follow this transmittal. We appreciate the opportunity to provide this opinion and welcome any questions you may have.

Respectfully,

THE W. F. SMITH COMPANY



Ashley K. Applegate
State Certified General Real Estate Appraiser
Certificate # TX 1380728-G



W. F. (Dubb) Smith, III, MAI, SRPA, SRA
State Certified General Real Estate Appraiser
Certificate # TX 1321084-G

COMPLETE APPRAISAL SUBMITTED IN SUMMARY REPORT FORMAT CONCERNING A
0.607-ACRE TRACT OF LAND LOCATED WITHIN A LARGER PARENT PARCEL IN THE
NORTHEAST QUADRANT OF LAND AT THE STATE HIGHWAY 71 AND SOUTHWEST
PARKWAY INTERSECTION IN AUSTIN, TRAVIS COUNTY, TEXAS. WFS FILE NO. CO-4-18

FOR

WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY
ATTN: MR. ROBERT PUGH, P.E.
12117 BEE CAVE ROAD, BLDG. 3, SUITE #120
BEE CAVE, TEXAS 78738

BY

THE W. F. SMITH COMPANY
4161 EAST HIGHWAY 290, SUITE 100
DRIPPING SPRINGS, TEXAS 78620

AS

OF

SEPTEMBER 1, 2018

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Date of Inspection:	September 1, 2018
Effective Date of Appraisal:	September 1, 2018
Date of Report	October 28, 2018
Property Appraised:	An estimated 45.0-acre parent parcel impacted by the imposition of buffer/greenbelt easement over a 0.607-acre portion of the assumed parent parcel.
Interest Appraised:	Fee simple
Legal Description:	0.607 acres out of an assumed 45.0-acre tract from the 2,584.993-acre parent tract in the Mrs. Lucinda Madden Survey No. 205, Abstract No. 2283, Travis County, Texas.
Property Owner:	According to the Travis County Tax and Deed Records, the tract is currently owned by The Nature Conservancy.
Site:	The site is characterized as rolling Hill Country terrain with dense tree cover (oak, elm and cedar), with native grasses. The tract is located in the City of Austin and is zoned MF-1. The subject is part of the Balcones Canyonland Preserve and the Barton Springs Overlay district. The subject is not located within a floodplain, and has access to all public utilities (with the extension of sewer).
Improvements:	The subject is unimproved land.
Highest and Best Use (Before the Imposition):	
“As Is”	Future development of a multi-family project.
Highest and Best Use (After the Imposition):	
“As Is”	Future development of a multi-family project.
Total Estimated Compensation As of September 1, 2018:	\$157,000

INTRODUCTION

Date of Value Estimate

The effective date of the “As Is” Market Value stated in this appraisal report is September 1, 2018, the date of our visit to the property. We have not entered the property but have inspected the tract from State Highway 71 and via aerial images on Bing Maps and Google Earth.

Purpose of the Appraisal

The purpose of this appraisal is to estimate the “As Is” Market Value of the Fee Simple interest in the subject property, the Market Value of the subject property remainder immediately after the imposition of a buffer/greenbelt easement, and the Market Value of the rights acquired and any compensable rent for temporary work space or damages.

Client/Users and Intended Use of the Appraisal Report

The intended users of this report are the client, West Travis County Public Utility Agency, along with their board of directors, staff and legal advisors. The inspection date was September 1, 2018, and the date of this appraisal report is October 28, 2018.

Fee Simple Defined

Absolute ownership unencumbered by any other interest or estate; subject only to the limitations of eminent domain, escheat, police power and taxation.

Scope of the Appraisal

The subject of this appraisal is an estimated 0.607 acres out of an assumed 45.0-acre tract from the 2,584.993-acre parent tract in the Mrs. Lucinda Madden Survey No. 205, Abstract No. 2283, Travis County, Texas. The assumed economic unit in this scenario, if the entire 2,500+ acre tract were to be subdivided and partitioned for development, would be at least a 45.0-acre tract. This is the estimated size of the parcel currently zoned MF-1 in the conservation tract. Therefore, we have assumed the subject is a 45.0-acre parcel, of which a 0.607-acre portion will be utilized by the adjoining owner for greenbelt/buffer area, which will essentially “convey” the useable and allowable impervious cover associated with 0.607 acres to the WTCPUA. Title to the tract will be retained by the current owner, but an easement will be imposed on this portion of the parent parcel. The proposed easement will acquire a majority of the ownership rights, as this rectangular strip of land will be referred to as “undisturbed land” which will ensure the tract will remain vacant undisturbed land. Additionally, the allowable impervious cover will be utilized by the adjoining property owner for a water storage tank development project. Therefore, the impervious cover that could have been utilized by the parent parcel, will require compensation. The total allowable impervious cover over the 45.0-acre tract will be reduced by approximately 6,610 square feet via the greenbelt/buffer easement.

The subject is currently part of a larger 2,500+ acre conservation tract. No survey of the entire tract, the assumed 45.0-acre subject parcel, or the 0.607-acre proposed easement was provided to our office. We have assumed the most likely economic unit if partitioned would be at least 45.0-acres for a multi-family tract, which we believe to be the highest and best use of the tract as vacant and subdivided. We reserve the right to amend this appraisal if a survey is provided to our office indicating a variance in the total acreage before and after the imposition of the proposed greenbelt easement. The state of the remainder will have adequate and identical access and will be restored to what exists in the before state.

The market value of the subject is not impacted as a result of any material impairment of direct access, per State of Texas Property Code, Section 21.042d.

No site improvements will be impacted by the imposition of the greenbelt easement. Furthermore, the terms buffer easement, greenbelt easement or greenbelt/buffer easement are synonymous in this scenario and will be used interchangeably throughout the report.

The appraisers made a thorough inspection of the subject property from the perimeter and via satellite imagery. The appraisers made a thorough inspection of the surrounding area. Both general and specific data was collected during our inspection. The general data consisted of information on the principles, forces, and factors that affect property value. Trends such as population shifts, area demographics, employment bases, commercial development and occupancy rates were identified by analyzing the general data. The specific data related to the subject and comparable properties. This data included physical, location and historical information on the subject property as well as the comparables.

Property owners and real estate brokers were contacted to obtain information on leases on comparable space. The quantity and quality of the data collected was felt to be sufficient for the appraisers to make accurate judgments during the appraisal valuation section. Only the Sales Comparison Approach was utilized in this appraisal to estimate the market value of the subject property. The Income Approach has been used to measure the rental value of the temporary work space area, as the subject is vacant land. In summary, we believe an adequate investigation and analysis was undertaken to adequately arrive at a value conclusion for the subject property.

Extraordinary Assumption: This appraisal has been predicated upon the assumption that the 0.607-acre buffer/greenbelt easement is located within an assumed 45.0-acre parent site. If changes in size or location of the subject or parent site are discovered via a survey or subdivision plat, we reserve the right to amend our opinion of estimated compensation.

Competency

We have appraised numerous tracts of land similar to the subject and are competent to offer this opinion.

Prior Appraisal

We have not appraised the subject property within the past three years.

Legal Description

Being 0.607 acres out of an estimated 45.0-acre parcel, from the larger 2,584.993-acre parent parcel in the Mrs. Lucinda Madden Survey No. 205, Abstract No. 2283, Travis County, Texas.

Ownership History

According to the Travis County Tax and Deed Records, The Nature Conservancy is the subject owner, and has been for at least 20 years.

The tract is not currently listed for sale or believed to be under contract. This is all that has happened for at least the last three years that the appraisers are aware of.

The previous information is not intended as a guarantee of the chain of title. The information has been included to satisfy the requirements of Uniform Standards of Professional Appraisal Practice. Should a decisive abstract be desired, a title search should be performed by a title company.

Market Value Defined

Texas Courts have defined "Market Value" as follows:

Market value is the price which a property would bring when it is offered for sale by one who desires, but is not obligated to sell, and is brought by one who is under no necessity of buying it, taking into consideration all the uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future.

(Source: *State Department of Highways and Public Transportation Appraisal and Review Manual, Addition II, Section 2.03, Pages 37-38*)

This report also conforms to the Uniform Standards of Professional Appraisal (U.S.P.A.P.) as promulgated by the Appraisal Standards Board of the Appraisal Foundation and the Standards of Professional Appraisal Practice of the Appraisal Institute.

Appraisal Process

A description and analysis section describing and relating data concerning the Area/City, the Neighborhood and the Site is undertaken to develop the pertinent market characteristics and factual data for further processing in the valuation process. An analysis of these characteristics is developed in an effort to establish the Highest and Best Use of the subject property.

The valuation section is then undertaken considering all pertinent market factors that relate to the subject property as recognized in the description and analysis section of the report. The valuation process is typically approached through the use of three recognized valuation techniques, each based upon an underlying basic concept or premise. These three approaches are the Cost Approach, the Sales Comparison Approach and the Income Approach. Each of these valuation techniques develops a value indication for the subject property, falling into a pattern of reasonable limits. Then, through the process of reconciliation, a final market value is estimated.

The first valuation technique is referred to as the "Cost Approach", which is a physical analysis of the real property where the property is analyzed with respect to land and improvements. The Cost Approach is based upon the premise that value is inherent to the object itself and that "cost" and "value" tends to coincide. A value indication is developed with this method by estimating the site value, through direct sales comparison, and then estimating the improvement value by utilizing the improvement's reproduction cost new less any accrued depreciation. The respective estimates of value of the land and the improvements are then summed to indicate an estimate of value. This approach to value has not been utilized in our analysis.

The second valuation technique is referred to as the "Sales Comparison Approach". It is based on the premise that persons in the marketplace can purchase properties utilizing market comparison techniques. Hence, the "principle of substitution" is represented, which basically states that a prudent purchaser/investor will pay no more for a property than the cost of procuring an equally desirable substitute property in the market; given that the substitute property possesses the same utility as the property being appraised. This approach is derived by analyzing comparable property sales by some unit or units of comparison and by adjusting appropriately for the dissimilarities between the comparable properties and the subject; thus, yielding an indication of value. This approach to value has been utilized in our analysis of the subject property both before and after the imposition of the easement.

The third valuation technique is referred to as the "Income Approach," which is based on the premise that the typical purchaser/investor in the market buys real property in anticipation of its future income producing capability. This approach is based on the "principle of anticipation." Furthermore, the Income Approach is developed by deriving a potential gross income stream and then reducing the resulting income stream by the expenses attributable to the production of that income stream, thus yielding a net operating income. This net income estimate is then capitalized

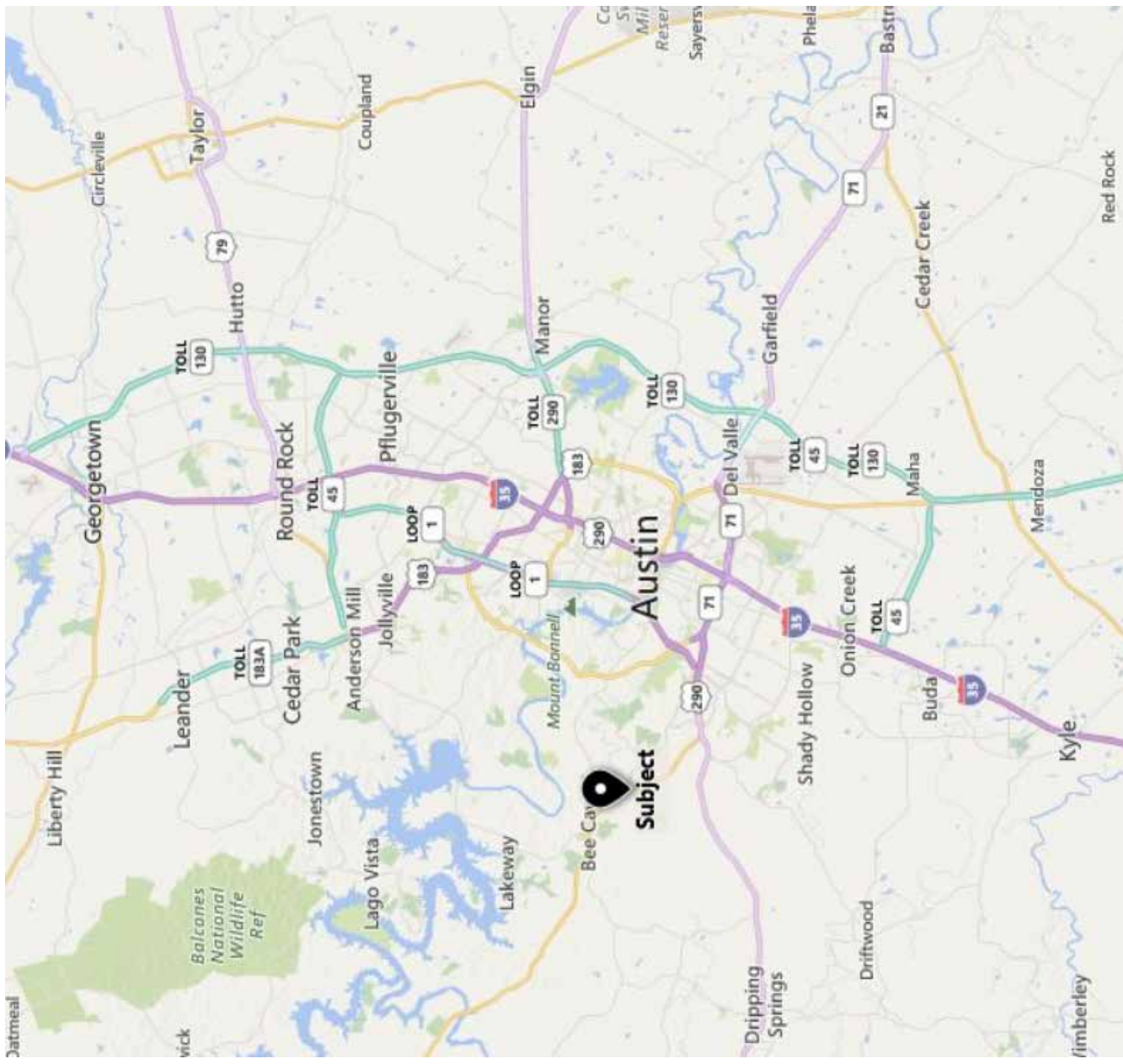
at an appropriate market derived capitalization rate into and indication of value. This approach to value has not been utilized in our analysis of the subject property.

The correlation of a "Final Market Value Estimate" is then developed through reconciliation of pertinent value affecting factors reflected in each utilized approach for the subject property both before and after the imposition.

Finally, the "As Is" Market Value of the subject property before the acquisition and the part taken are estimated. Then, the Market Value of the subject remainder immediately before and after the acquisition is reconciled to determine the damages to the remainder, if any.

AREA, NEIGHBORHOOD AND PROPERTY ANALYSIS

AUSTIN AREA MAP



AUSTIN AREA ANALYSIS – 2018

The Austin Metropolitan Area contains five counties: Travis, Hays, Williamson, Caldwell and Bastrop. The land area consists of 4,280 square miles. Area cities and towns include: Austin, Cedar Park, Georgetown, Leander, Pflugerville, Round Rock, Hutto, Taylor, Lockhart, San Marcos, Buda, Kyle, and Bastrop.

According to the U.S. Census Bureau, the Austin MSA experienced the largest population increase in Texas and was one of the country's fastest-growing cities during the 1990s and 2000's, growing by nearly 48 percent. Austin is the state capitol and one of the most vibrant communities in the state. It is the center for state government, education, and in recent years, Austin has diversified its economic base further through the attraction of high-technology industries. The state's largest institution of higher learning, the University of Texas, resides in Austin. The area has been experiencing substantial growth over the years, with new construction occurring in the residential, apartment, industrial, retail and office markets. According to Forbes.com and based on data from the U.S. Bureau of Labor Statistics, Austin is now ranked 2nd among the fastest growing economies in the U.S. with GRP growth of 37.1% between 2010 and 2015.

DEMOGRAPHIC INFORMATION

The 2016 population was 2,056,168, a 2.918% increase since 2015 and a 20% increase since 2010. Austin is among the fastest growing cities in the nation. Local economist Angelos Angelou estimate the Austin metro area added another 70,000 people in 2017.

Date	Population	% Change	Total Population Change	Births	Deaths	International Immigration	Net Domestic Migration
2005	1,453,358	3.1	43,300	23,686	6,733	7,199	22,535
2006	1,515,485	4.3	62,127	24,481	7,281	7,243	41,069
2007	1,577,856	4.1	62,371	25,680	7,345	6,577	40,211
2008	1,633,870	3.6	56,014	26,628	7,627	6,391	33,838
2009	1,682,338	3.0	48,468	26,750	8,079	6,406	25,654
2010	1,716,289	2.0	33,951	6,306	1,950	1,167	5,608
2011	1,781,409	3.8	65,120	25,236	8,294	5,742	29,482
2012	1,835,298	3.0	53,889	24,846	8,411	5,694	30,984
2013	1,884,439	2.7	49,141	25,367	9,030	6,290	26,433
2014	1,943,465	3.1	59,026	25,931	9,412	7,331	33,412
2015	1,998,104	2.921%	56,715	26,874	9,894	6,964	32,976
2016	2,056,405	2.918%	58,301	27,375	10,304	6,878	33,395
2018*	2,156,168						
Source: U.S. Bureau of Census and Real Estate Center at Texas A&M University							
Note: Decade years represent April 1, Census data, not the mid-year estimates.							
*2018 data is projected.							

EMPLOYMENT

Austin's desirable living conditions have attracted numerous employers along with the well-educated work force, resulting in an unemployment rate that is consistently below the national average. Austin's location within the "right to work" State of Texas, along with other factors, provides an adequate, relatively union free, labor force at competitive wages. Given these factors, the Austin area is a hot commodity for people from the West Coast, Midwest, and Northeast to find employment. Consequently, Austin has had a relatively low and stable jobless rate since 2007 that is generally below the national average. The Austin MSA unemployment rate reported September 2017 was 2.9%. (State of Texas was 4.0% and the Nation was 4.1%). Below is a chart illustrating the annual change in employment rate for the Austin MSA.

UNEMPLOYMENT RATE

Year	Austin MSA	Texas	U. S.
2008	4.3%	4.8%	5.8%
2009	6.9%	7.6%	9.3%
2010	7.0%	8.2%	9.4%
2011	6.6%	7.8%	8.3%
2012	5.7%	6.7%	7.8%
2013	5.1%	6.2%	6.6%
2014	4.2%	5.1%	5.5%
2015	3.3%	4.4%	5.0%
2016	3.2%	4.6%	4.5%
2017	2.9%	4.0%	4.1%

Surrounding Counties – November 2016-2017

County	Employment	Unemployment Rate
Austin MSA	1,092,569	2.9
Bastrop Co.	37,900	2.9
Caldwell Co.	17,520	2.9
Hays Co.	100,165	2.9
Travis Co.	668,207	2.9
Williamson Co.	268,777	2.9

Source: U.S. Bureau of Labor & Statistics, Texas A&M Real Estate Center

The following are the top employers in Austin, whom employ more than 6,000 workers:

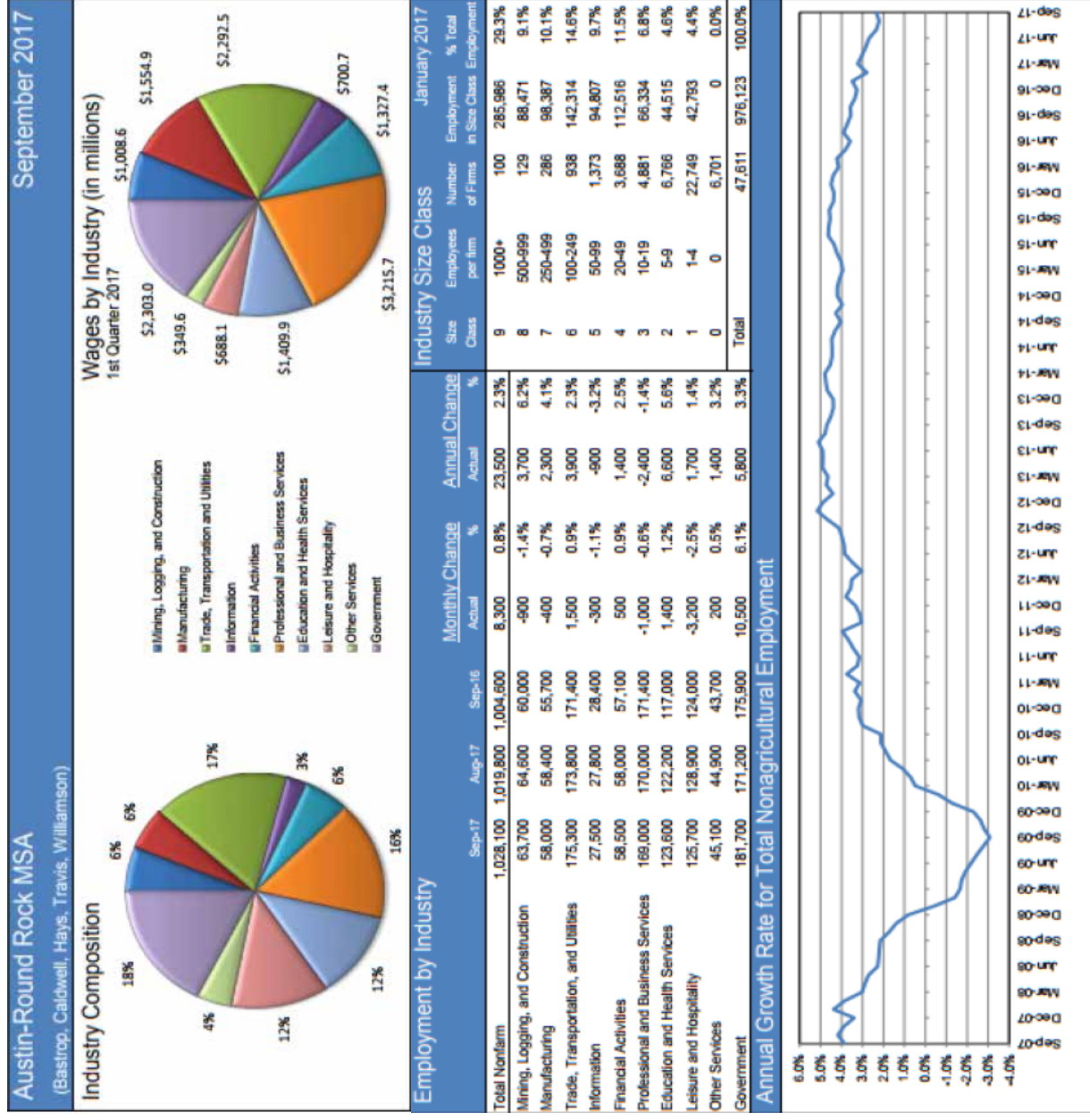
COMPANY	DESCRIPTION
Employing 6,000 & over	
Apple	Computer maker's tech, chip engineering, & admin support center (Americas Hq.)
Austin Independent School District	Public education
City of Austin	Government
Dell Technologies	Computer technology solutions & equipment mfg./sales (Hq.)
Federal Government	Government
IBM Corp.	Computer systems, hardware, software, & chip R&D
Samsung Austin Semiconductor	Semiconductor chip mfg., R&D (Hq.)
Seton Healthcare Family	Healthcare (Hq.)
St. David's Healthcare Partnership	Healthcare (Hq.)
State of Texas	Government
University of Texas at Austin	Higher education, public

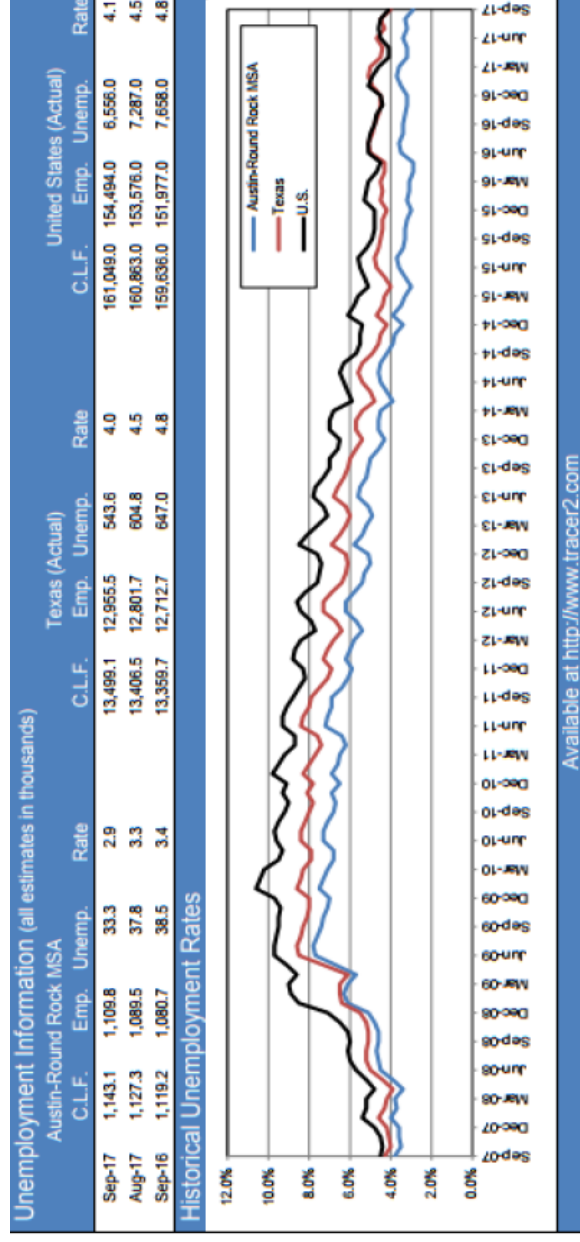
LOCAL ECONOMY

State and local government dominate Austin's economy. As the State Capitol and an education center, the Austin area derives a much larger share of its income from government earnings than is typical for the State or the nation. Located in the center of a primarily conservative state, the local government is a stronghold for liberal political practices. These practices include a sometimes-rigid environmental regulatory agency that has attracted non-polluting industries with its desirable quality of life. These rigid policies result in a slower process in terms of new construction permits and growth. As a result, the housing market maintains some stability because of the heightened demand this causes. Major new industrial developments have occurred in medical and

pharmaceutical products, electronics, computers and video equipment. The Bureau of Economic Analysis report shows that recent growth in Austin was led by the professional and business services sector, which grew by 1.6 percentage points. That sector has been fueled by population gains in the region, which is also tied to booming employment from major companies — among them Apple, Facebook, Google and Amazon — increasing their presence in Austin.

The Austin, Round Rock and San Marcos MSA reported jobs increased from 1,004,600 to 1,028,100, according to the latest figures published by the Texas Workforce Commission. This marks a 2.34% year-over-year increase compared with September 2016, a net increase of 23,500 new jobs. In September 8,300 new non-farm jobs were added during the month (according to the Texas Workforce Commission). September's figures also reverse a downward trend in the job growth rate that started in April. While Austin is nowhere near the peak (6.1% job growth in January 2016), we are still growing. This new data puts the city at a pace of a relatively healthy 2.3% job growth rate. However, there is a continued decline in key high-income sectors. Both the Professional and Business Services and the Information sectors slid—by 1.4% and 3.2% respectively. The highest rate of growth in September was in the Mining, Logging & Construction sector, which grew 6.2% during the period.





In summary, Austin is operating at full employment with a reported unemployment rate of 2.9% which compares favorably to the Texas rate of 4.0% and the U.S. rate of 4.1%. With a diverse employer field and an increasing educated population, the Austin economy has a strong outlook for continued growth into 2018, with continued low unemployment expected.

Real Estate

The last year has been another strong year for Austin's new home industry. According to the 3rd Quarter, Metro Study current pace of annual starts if 16,719, up 19.1% year over year (YOY). The market peaked prior to the Great Recession in 3Q06 with 18,406 annual starts. The MetroStudy survey team recorded 4,586 starts in the third quarter, which is 4% higher than the previous quarter and 12.5% increase YOY. Strong growth in closings has allowed inventory levels to remain somewhat constrained as Austin heads into the 2018 spring selling season.

Starts and closing continue to be concentrated in submarkets associated with major commuting routes. Pflugerville tops the list, but other submarkets aligned with Highway 130, I-35 and the 183A toll road also make the top ten for quarterly starts:

Submarket	3Q17 Starts	3Q17 Closings
Pflugerville	500	315
Cedar Park/Leander West	354	414
Kyle/Buda	399	423
Manor	323	281
Del Valle	287	183
Hutto	250	271
Liberty Hill	330	234
Cedar Park/Leander East	214	222
Round Rock East	232	178
Georgetown West	247	212

Much of the activity took place in suburban and even rural locations as closer-in locations approach build-out. The top five submarkets (Cedar Park/Leander West, Pflugerville, Kyle/Buda, Manor, Del Valle) accounted for 49% of the starts and closings in the Austin region. The top ten subdivisions in the area expanding with starts outpacing closings (primarily located in the north area of the MSA). The Kyle/Buda area continues to slow, but remains constrained in terms of housing inventory, at 6.8 months. Siena continues to achieve over 400 starts (Hutto Submarket).

Over the last year, several new communities came online to target Millennial buyers and other shoppers constrained by income. In addition, builders de-featured or resized product in an effort to challenge land, labor and development costs, which continue to grow. The median new home base price (based on annual starts) as of 3Q17 was \$305,000, which is record high price. The summer of 2017 was the first time the Austin market recorded over \$1 billion in homes sales, over six straight months (March – August). June alone recorded \$1.483 billion in sales. However, momentum slowed in September and dipped slightly below 2016 and 2015 figures to a median home price of \$289,000. Inventory continued to remain steady at a 3.0-month supply.

We continue to see a movement toward the single-family condo regimes and attached product, both developed in order to serve home shoppers who needed or wanted to stay below \$250,000. We expect to continue to see the greatest demand in the \$200,000 to \$300,000 price range in the single-family residential market. That segment generated 8,000 starts from 3Q16 to 3Q17, capturing nearly half of the market.

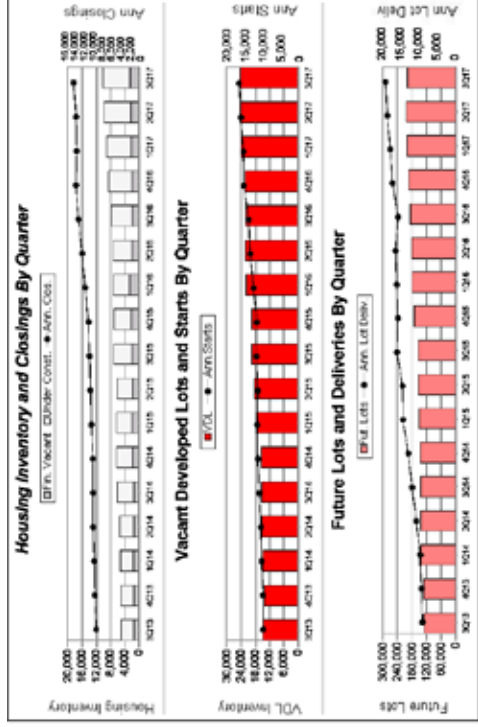


Figure 7: AUSTIN SFD & TH Housing Inventory

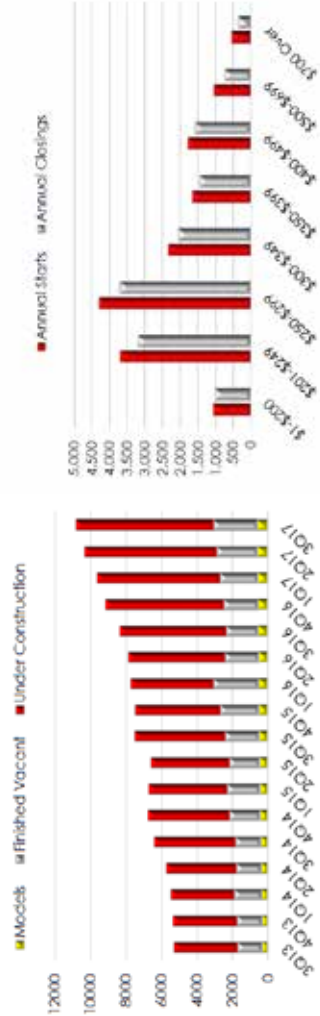


Figure 6: SFD & TH Annual Starts & Closings by Price Segment

The amount of new home supply continues along its record-setting track. Under construction inventory in Austin hit a new high of 7,732 units in 3Q17. Total Inventory (models, finished vacant and under construction) is up 29.4 percent YOY to 10,816 units, the most ever recorded in the market. That figure represents 9.1 MOS at the current closings pace. It has been at least ten years since the market has reported that level of supply.

The number of finished vacant homes jumped 36.6% year over year to 2,488 units. Yet given the strong starts pace, that level of finished inventory still represents only 2.1 months. For the past five quarters, the percentage of Finished Vacant homes has hovered between 23-24%, which is a healthy level.

While new home inventory has remained healthy overall, the situation remains softer in upper price ranges and in certain submarkets. As we look at Finished Vacant Inventory by price we see that price points above \$300,000 are approaching equilibrium and could easily tip toward over-supply.

(Figure 6.) While closings so far are keeping pace, any softening of the market at this price point could significantly affect not only that range but also those above it.

The supply of Vacant Developed Lots increased from 22,068 in 3Q16 to 24,356 in 3Q17, an increase of 10.4% YOY. However, due to the strong starts pace, supply actually dropped to 17.5 MOS overall. Yet performance varies significantly according to price band. Lot supply for homes priced between \$200,000 and \$399,000 ranges from 11 to 14.5 MOS and is thus significantly constrained.

Developers are doing their best to add more supply. Once again, we hit a new record in 3Q17: annual lot deliveries totaled 19,007, the highest ever. Liberty Hill leads the pack for most new lots underway for delivery later this year and into 2018.

Figure 8: Austin SFD & TH Lot Inventory by Price

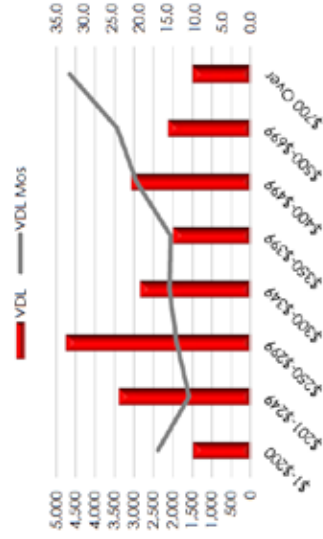
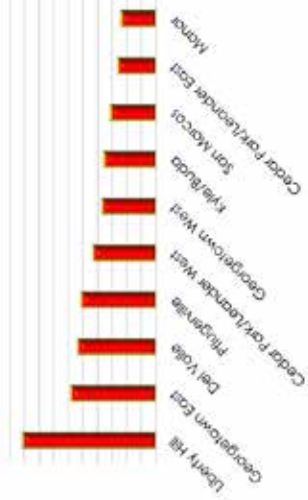


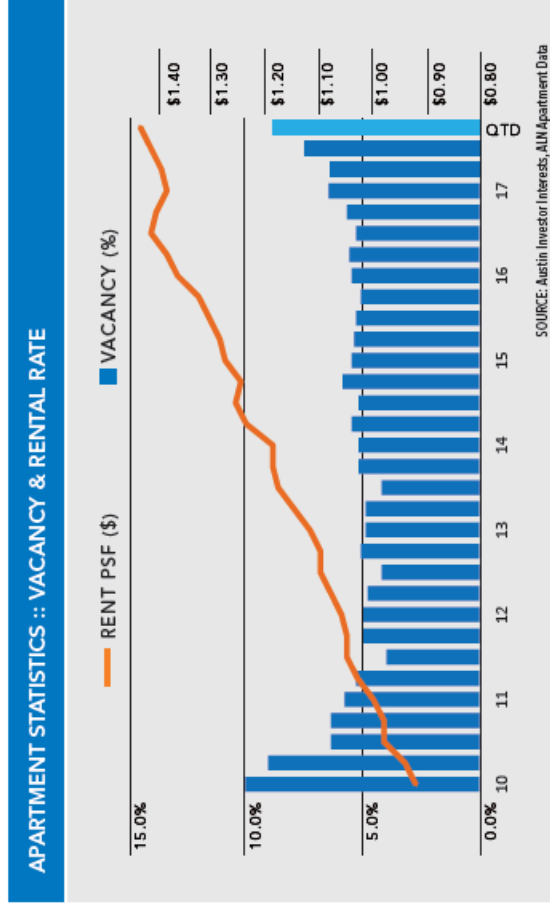
Figure 9: Lots under Construction by Submarket—Top Ten



Apartments

The Austin area completed nearly 11,300 apartments during the last twelve months which is up from the previous year by 9,400 units. Nearly 8,500 rentals have come online year to date through the third quarter, with approximately 2,900 of these units delivered in the southern portion of the metro. Developers will remain focused on this area of Austin as an additional 2,000 units are slated for completion next year, though some attention is shifting east and north.

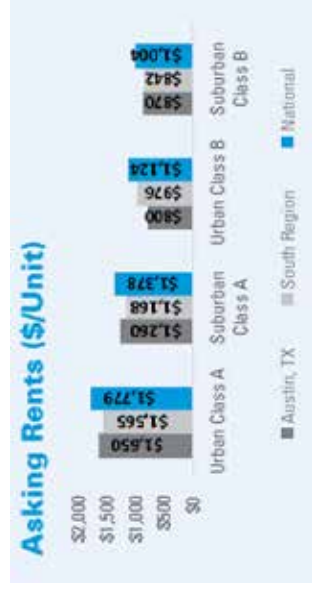
Approximately 4,500 units have been added to inventory in the come over the last five years, with inventory set to rise by 600 apartments in the final three months of the year. Developers have an additional 500 units scheduled for completion here in 2017.



Household formation has largely favored renting rather than homeownership during the last 12 months, and the absorption of nearly 10,200 apartments over this span resulted in the one of the highest net absorption periods in the last 10 years. Supply additions will outstrip demand for a second consecutive year, and vacancy remains at 6.0 percent, which is two points higher than 2015.

Class C apartments boast tightest conditions, produce healthy rent growth. Apartment vacancy is tightest for Austin's Class C units, reaching 5.3 percent in the third quarter. Low vacancy in this segment has encouraged strong rent gains over the last 12 months, with the average effective rent climbing more than 4 percent to over \$1,000 per month. Development activity is concentrated in the Class A segment, and the spread between effective rents in the two classes is large enough to keep many renters from moving into newer luxury buildings. As a result, demand for upgraded older properties will remain strong.

The average asking rents across classes for Austin, the South Region of the Sate and across the Nation are compared below (as published by Integra):



Looking south, the average rent for an apartment in San Marcos is \$1,195 per month, a 5% increase compared to the previous year, when the average rent was \$1,135. The average rent in Buda is \$1,145 (+3% growth), and Kyle reports an average monthly rent of \$1,055, a +5% growth over the year.

Healthy occupancy at properties in Cedar Park and sizable demand for units in the area encouraged a 4.0 percent increase in the average rent to \$1,175 per month. Other northern suburbs also achieved healthy gains, with rent in Hutto increasing by 10%. Average rents in Georgetown and Round Rock reported a decrease in the average asking rent. However, this is largely due to new deliveries in the absorption phase.

Investors remain optimistic about job growth and strong demographic trends in the metro area. Though down from a cyclical peak, apartment building activity remains elevated, producing thousands of luxury Class A apartments.

Housing

Single-family home sales declined in the city of Austin but increased across the Austin-Round Rock Metropolitan Statistical Area (MSA) for the second month in a row, according to the November 2017 Central Texas Housing Market Report released by the Austin Board of REALTORS®.

Brandy Guthrie, 2017 President of the Austin Board of REALTORS® commented, “Due to rapid population growth throughout Central Texas, Austin continues to have one of the highest demands for housing in the nation. Homes sales are the strongest where price points are the lowest and where development options are available, such as parts of Williamson and Hays counties. We are seeing some slowing home price appreciation and housing inventory gains, which is normalizing us to a more stable market and aligning us with long-term historical market trends.”

The pace of home price growth continued to slow in November. In the Austin-Round Rock MSA, the median price for single-family homes increased 2.9 percent year-over-year to \$296,500. In Williamson County, the median price for single-family homes was unchanged from November 2016, or \$275,000. In Hays County, median price increased 4.0 percent to \$260,000 and in Travis County, median price increased 6.1 percent to \$341,000. In the city of Austin, the median price for single-family homes increased 6.8 percent year-over-year to \$360,000.

Housing inventory increased 0.2 months to 2.5 months of inventory across the Austin-Round Rock MSA and 0.1 months to 2.0 months of inventory in the city of Austin in November. At a county level, housing inventory was 2.9 months in Hays County, 2.5 months in Travis County and 2.4 months in Williamson County.

The 2018 Austin-area housing market is expected to be similar to 2017, very strong but slower as residents and high-income earners continue to look to the suburbs to reside.

A historical look at the housing market within the Austin-Round Rock MSA is below.

Date	Sales	Dollar Volume	Average Price	Median Price	Total Listings	Months Inventory
2007	27,571	\$6,783,518,944	\$246,038	\$183,292	9,163	4.0
2008	22,068	\$5,369,952,456	\$243,337	\$187,319	10,911	5.1
2009	20,407	\$4,830,082,305	\$236,688	\$185,150	10,131	5.1
2010	19,547	\$4,819,525,215	\$246,561	\$189,356	10,906	5.3
2011	21,032	\$5,281,514,091	\$251,118	\$189,900	7,494	3.9
2012	25,196	\$6,705,431,385	\$266,131	\$202,975	5,940	2.4
2013	29,965	\$8,601,111,424	\$287,039	\$220,000	5,062	1.8
2014	30,137	\$9,267,487,161	\$307,512	\$240,000	4,982	2.0
2015	31,517	\$10,449,121,329	\$331,539	\$260,000	5,300	2.0
2016	32,957	\$11,452,411,293	\$347,496	\$280,000	6,509	2.1
2017	26,250	\$972,000,000.65	\$347,496	\$289,000		3.0
Source: Real Estate Center						

Retail

Per the 3Q17 market report published by Marcus & Millichap, the retail market in Austin has continued its strong performance with overall vacancy remaining well below historical norms. Deliveries outpaced absorption this year, pushing up vacancy to 3.5% (which is the first annual increase since 2009). However, some large block space in the Northwest came online as businesses like Office Depot and Gander Mountain declared bankruptcy. An estimated 1.6 million square feet will have been completed in 2017 and early 2018, with significant additions occurring in the suburban areas of Austin. Developers and retailers continue to follow the rooftops to other areas of the metro, with more than half of all completions during the period occurring in Cedar Park. Development continues to be heavy in Hays County, Round Rock and East Austin (each submarket boasts more than 200,000 SF underway).

Austin continues to boast one of the lowest retail vacancy rates in the country despite ticking up over the past 12 months. Hays County has one of the tightest vacancy rates in the metro, despite adding over 1.5 million square feet since 2009.

The average asking rent surpasses the prior high during the last year and now sits 4.9% above the previous peak at \$21.83/SF. Several submarkets recorded rent advancements above 10 percent: Bastrop County, Cedar Park, East Austin, Far Northeast Austin, Hays County and Southwest Austin.

The market statistical snapshot by submarket as presented by Transwestern is below.

Monthly Retail Lease Statistics By Submarket*

SUBMARKET	NO. OF BLDGS	INVENTORY	YTD NET ABSORPTION	YTD LEASING ACTIVITY	DIRECT OCCUPANCY	TOTAL OCCUPANCY	AVERAGE NET RENT
Central Business District (CBD)	63	1,826,593	28,904	27,506	98.7%	98.6%	\$39.00
Central & West Central	230	7,368,276	(184,119)	138,623	93.8%	93.5%	\$22.33
Cedar Park & Far Northwest	249	10,836,176	417,987	248,605	95.4%	95.1%	\$23.30
East & Northeast	150	5,602,037	58,533	268,877	95.9%	95.5%	\$21.00
Hays County	206	7,832,673	33,191	151,496	98.1%	98.0%	\$24.20
North	163	6,599,219	(26,241)	99,443	96.5%	96.5%	\$18.57
Northwest	129	4,841,436	38,251	130,246	96.5%	96.5%	\$22.97
Round Rock & Far Northeast	254	9,632,693	152,670	266,447	94.8%	94.8%	\$21.66
South & Southeast	293	11,831,818	(86,693)	190,013	97.5%	97.3%	\$23.08
Southwest	188	7,973,666	90,010	152,716	97.7%	97.7%	\$27.83
AUSTIN	1,925	74,344,587	522,493	1,674,052	96.3%	96.2%	\$23.31



*During in Q3 2017, the building and traded has been lowered from 35,095 SF to 18,895 SF for inclusion in this report. We also added Hays County. SOURCE: Transwestern, CoStar

Buyer interest for retail properties remains strong, especially within the multi-tenant assets. There was a 9% rise in the average price per square foot to \$330, and cap rates compressed 10 basis points to 6.9%. Single-tenant prices surged 19 percent over the last year to nearly \$460 per square foot as first-year yields declined 30 basis points to 5.9 percent. Expansion of local and regional retailers into inline space will continue to drive down vacancy and attract investors to the metro.

Office

As predicted, the office market has remained extremely strong and rates have seen a slight increase over the past quarter. The trend of big companies eating up large spaces has become the norm and the expansions of tech giants and co-working spaces have continued to embolden landlords and developers to bring speculative product to the market. Unfortunately for tenants, not enough of this product is becoming available beyond the preleasing phase to have a meaningful impact on rates or landlord concessions. The occupancy rate of direct space in the Austin office fell slightly to 91.2% per Aquila Commercial and Transwestern reported direct occupancy as 91.5%. However, Transwestern surveys now include smaller structures and Hays County. Both Aquila and Transwestern reported positive net absorption for 3Q17. Submarkets that saw a decrease in vacancy over the quarter include Central, East, North/Domain, Northwest, Round Rock, South, and Southwest. The Round Rock submarket saw the largest decrease in vacancy, falling from 9.3% to 5.0% over the quarter.

Austin's office market posted 41,974 square feet of negative net absorption in Q3 2017. The three submarkets that experienced the largest positive net absorption gains over the quarter include Northwest, Central and Round Rock. A majority of the positive net absorption in the third quarter happened in the class A North/Domain submarket, totaling 96,755 square feet of positive net absorption. Some of this can be attributed to Social Solutions moving into their 25,231 square foot space at Braker Pointe III (10801 North MoPac Expressway). The second highest positive net absorption occurred in class B space in the Northwest submarket, with 66,183 square feet absorbed in the third quarter. Austin's office market posted 41,974 square feet of negative net absorption in Q3 2017. The three submarkets that experienced the largest positive net absorption gains over the quarter include Northwest, Central and Round Rock.

There were four leases signed in Q3 in the South submarket including Nexstar taking 17,900 square feet at Mirabeau at 2330 South Lamar Boulevard. The submarket with the most square feet leased in Q3 was the CBD with 283,695 square feet. The most notable is Facebook's 231,506 square foot lease at Third and Shoal (208 Nueces Street). Third and Shoal is set to deliver in Q3 of 2018.

The large amount of new multi-tenant space, most of which is considered Class "A" space, drove an increase in quoted rental rates to \$30.77 per square foot, with CBD reporting \$40.99 per square foot net.

A summary of average net rents, net absorption and average asking rates by Class are summarized below:

Monthly Office Lease Statistics By Submarket

SUBMARKET	NO. OF BLDGS	INVENTORY	YTD NET ABSORPTION	YTD LEASING ACTIVITY	DIRECT OCCUP.	TOTAL OCCUP.	CLASS A NET RENT	CLASS B NET RENT	CLASS C NET RENT	AVE NET RENT
CBD	87	13,310,756	496,057	1,219,299	91.4%	90.2%	\$40.99	\$29.14	\$26.83	\$36.56
Central & West Central	80	5,459,728	(29,849)	355,680	94.4%	94.0%	\$30.91	\$18.69	\$19.02	\$21.72
North	67	7,057,373	295,500	814,099	92.4%	91.8%	\$32.50	\$19.23	\$15.47	\$23.50
Northeast & East	73	6,001,224	284,442	367,226	83.3%	82.7%	\$34.40	\$23.10	\$16.47	\$24.23
Northwest & Far NW	216	17,009,002	143,262	1,071,764	92.4%	91.1%	\$23.75	\$20.12	\$16.04	\$21.94
Round Rock & Cedar Park	46	2,970,523	134,057	147,139	92.8%	91.9%	\$23.03	\$17.75	\$17.10	\$19.70
South	43	2,922,390	101,020	208,839	95.3%	95.2%	\$33.04	\$22.98	\$20.68	\$25.02
Southeast	22	2,394,577	35,905	656,480	90.7%	90.7%	\$18.50	\$16.78	\$16.32	\$16.75
Southwest	135	11,404,345	382,015	1,418,967	91.8%	89.0%	\$26.76	\$21.35	\$17.72	\$25.23
AUSTIN	769	68,529,918	1,842,409	6,259,493	91.5%	90.3%	\$30.77	\$21.10	\$18.45	\$25.50

SOURCE: Transwestern, Colliers



The citywide average gross rental rate decreased marginally over the quarter from \$34.03 per SF in Q2 2017 to \$34.02 per SF in Q2 2017. Class A rental rates in Austin's CBD decreased by 0.8% over the quarter to \$49.43 per SF from \$49.84 per SF in the second quarter of 2017. Overall suburban Class A rental rates increased, from \$33.57 per SF to \$34.80, over the quarter (gross). Citywide class B rental rates increased in Q3 to \$28.50 per square foot from \$28.18 in Q2. Class B rental rates in the CBD increased by 6.9% over the quarter from \$40.28 per square foot to \$43.08 per square foot.

New office construction and deliveries continue to add inventory throughout the city. Currently there is more than 3.8 million square feet of office space in 20 buildings that were either approved for development or under construction. Out of that total, 60% is pre-leased and will be delivered over the end of 2017 and the first half of 2018. Preleasing has been particularly strong in the CBD, Northwest, and Central markets. Looking ahead, we expect the office market to be generally flat, but strong. Job growth has slowed in some sectors, while other sectors continue to report growth. CBD properties will likely continue to report strong occupancies and possibly see density increases, while concessions could return to attract tenants to the suburban markets to older properties. In general, we predict continued demand for a variety of office space will remain strong and should result in strong positive absorption going through 2018.

Industrial

Activity in the Austin industrial market increased during the third quarter after the previous quarter's sluggish performance. New leases and expansions generated 29,485 square feet of positive net absorption moving the year-to-date net gain to 444,181 square feet. While tenant move-outs mitigated the potential gain, several sizeable leases prevailed to keep absorption in the black for the quarter. Commerce Center South Building 10 was the only project delivered in the third quarter, adding 96,280 square feet to the service center inventory in the Southeast sector.

With new supply outpacing demand, local industrial properties closed the quarter with a citywide vacancy rate of 8.3%, which is up compared to 7.8% last quarter and 6.1% recorded in the same quarter of the previous year. The Round Rock submarket experienced the strongest activity with 112,050 square feet of the total citywide gain; meanwhile, the North and the East sectors both saw substantial negative absorption. The industrial market experienced some key leases to create positive absorption during the third quarter, including OpCity Inc. (49,293 sf) at Bergstrom Tech Center, Singulex (35,681 sf) at Crystal Park Bldg. 12, and Seton (28,800 sf) at Met Center II Bldg. 12.

Flex/Service Centers experienced a rebound during the third quarter resulting in 133,319 square feet of positive net absorption. On the other hand, the Warehouse market experienced 103,834 square feet of negative net absorption. The East submarket was hit the hardest with the loss of 105,942 square feet.

The cost of renting office warehouse space remained at mid-year rates during the third quarter, currently ranging between \$0.60 - \$0.85 per square foot per month on a triple net basis while the price for bulk warehouse ranges between \$0.45 - \$0.70 and \$0.65 - \$0.90 for manufacturing space. Among Service Center/Flex properties, asking rental rates range between \$0.80 - \$1.25 per square foot per month.

Given the current market conditions, tenants may begin to see lower rates if vacancies remain on the higher end of the spectrum for consecutive quarters. Currently, more than 1.2 million square feet of industrial space is currently under construction. The active Southeast submarket can expect to see more than 626,000 square feet of new industrial space come online by the end of the year led by Southpark Commerce Center V and two buildings at Park 183. Another project soon to reach completion is The Collective at South Congress, which will feature 83,775 square feet of industrial space.

While the Austin industrial market has experienced a relatively sluggish performance, the recent pick up in leasing activity during the third quarter could be a good sign as we head into the fourth quarter and with new lease space soon to come online.

Geographical Sector & Building Use

Office/Bulk/Manufacturing/Warehouse			
	Existing SF	Current Vacancy	Under Construction*
Round Rock	2,667,147	2.7%	0
North	10,280,458	6.5%	0
Northeast	4,611,789	11.7%	0
East	1,283,071	9.2%	0
Southeast	5,876,799	10.1%	0
South	1,878,884	0.1%	0
Total	26,598,148	7.5%	0

*Expected to deliver within 6 months

Flex/R&D			
	Existing SF	Current Vacancy	Under Construction*
Round Rock	723,056	5.3%	395,980
North	5,035,849	4.7%	0
Northeast	2,741,934	10.1%	
East	0	0.0%	0
Southeast	4,631,999	16.2%	741,951
South	131,848	0.9%	83,775
Total	13,264,686	9.8%	1,221,706

*Expected to deliver within 6 months

Average Rental Rates/SF (NNN)

	Annual	Monthly
Flex/R&D	\$9.60-\$15.00	\$0.80-\$1.25
Bulk Warehouse	\$5.40-\$7.80	\$0.45-\$0.65
Office Warehouse	\$7.20-\$10.20	\$0.60-\$0.85
Manuf/Warehouse	\$7.80-\$9.60	\$0.65-\$0.80

Current Quarter Absorption

9/30/17	Flex/R&D	Office/Warehouse	Total
Round Rock	26,700	85,350	112,050
North	(7,928)	(73,413)	(81,341)
Northeast	40,758	(9,466)	31,292
East	0	(105,942)	(105,942)
Southeast	74,989	(7,863)	67,126
South	(1,200)	7,500	6,300
Total	133,319	(103,834)	29,485

POLITICAL ENVIRONMENT

Growth and quality of life are at the forefront of major concerns in the city. There is a strong

constituency favoring controlled growth to protect Austin's quality of life. This group makes Austin more politically difficult for developers than other Texas cities, and these political restraints should continue to limit new developments and maintain barriers to entry, thereby increasing values due to limitations on new supply.

The City remains committed to the environmental protection of the surrounding hill country lakes and creeks, and there are restrictions on impervious cover and drainage. The general political climate is not favorable for development but very encouraging to new business requirements. This causes a two-edged economic sword. Job growth increases while housing supply is continually thwarted. This restrictive development attitude causes support for very strong housing prices due to supply limitations as demand increases.

TRANSPORTATION

Austin's location, 200 miles south of the Dallas-Fort Worth Metroplex, 160 miles northwest of Houston, and 77 miles northeast of San Antonio, makes it easily accessible to all parts of the state and region. IH-35 and Mopac Expressway (Loop 1) are the major north-south traffic arteries for the city. The extension of Mopac to State Highway 45 in the north and State Highway 45 in the south has been completed. Loop 360 is a major north-south thoroughfare in West Austin, and "loops" around the western portion of the city to ease congestion. State Highway 130 and State Highway 45 (toll roads) have been opened between North Mopac Boulevard, Round Rock and along the Pflugerville/Manor/Georgetown corridor. SH 130 now connect to IH-35 at Georgetown and IH-10 outside of Seguin to the far south.

The Austin Bergstrom International Airport, which opened in 1999, provides major airline service for the Austin area. Major airlines serving the facility include Air Canada Express, Alaska Airlines, American Airlines, British Airways, Delta Airlines, Frontier Airlines, JetBlue Airways, Southwest Airlines, United Airlines, and Virgin America.

UTILITIES AND TEXAS

The City of Austin owns and operates the electric utility system and the water and wastewater system. Current property values help provide additional funds for the city as well as preserving low property tax rates. The tax assessments are based on 100% of the appraised market value of the property.

Tax rates are established for two categories: (1) for the operation of the public-school system of the city, and (2) for operation of municipal government and providing services such as police and fire protection, and parks and playgrounds.

Due to rapid growth in the Austin area, there are numerous water and municipal utility districts on the fringes of the city. The 2017 tax rates for the districts in Travis County range from approximately \$0.020/\$100 to \$1.540/\$100 of assessed valuation.

EDUCATION

Austin is serviced primarily by the Austin Independent School District. The Eanes, Round Rock, Pflugerville, Manor, Taylor, Lago Vista, Lake Travis, Leander, Liberty Hill and Del Valle School Districts serve the outlying areas of Austin. Also, there are numerous private institutions providing education from kindergarten through grade 12.

Among the region's strong assets is the Central Texas workforce, representing one of the most educated talent pools in the country. Approximately 42.6% of the adults within the Austin Metro have at least a bachelor's degree, compared to 30.6% nationally, which lands Austin in the top 10 among the largest metros. There are over 50 colleges and universities within the region, and over

400,000 enrolled students within a 100-mile radius. The growing work force has a median age over four years younger than that of the rest of the nation. Listed below are Fall 2016 enrollments for the larger institutions in the Austin MSA.

Area Universities and Enrollment

University of Texas at Austin	51,211
Texas State University (San Marcos)	38,524
Austin Community College	41,898

SUMMARY

Austin continues to experience new industrial growth from clean industries and the supportive companies that follow these industries. However, due to the restrictive attitude towards new development within the City of Austin and the ETJ along with the lengthy approval periods (from 18 to 24 months) the Austin economy is somewhat insulated from extreme oversupply. The highly restrictive and pro-environment Austin City Council and staff are extremely diligent and therefore slow in approving any development.

The main focus in the Austin area and the Texas economy is that Austin is viewed as a desirable location. It appears that Austin is one of the major job creating cities in Texas, along with San Antonio, Dallas, and Houston (the oil capital of the United States), indicates that the Texas economy overall and subsequently the Austin economy, should continue to improve and continue to grow.

The State has rebounded since the recession and reported a surplus in 2013-2016. The outlook in the Texas and Austin area remains positive now and in the future. Austin will continue forward as a fertile market in the tech industry pushing job growth in a positive direction. This along with further expanding creative media, green energy, and health care industries will help allure out of state workers thereby pushing the market forward. An influx of persons in the job market will only continue to intensify the housing demand in the area as we have witnessed in the single-family and multi-family sectors. Vacancy rates in office, retail, and industrial sectors are also at healthy levels, so the rents for each respective part of the market should continue to increase with demand rising. Given all of the factors provided in this analysis, the Austin market is still growing and will continue moving positively in the future.

However, there are multiple economic factors to watch out for going into next year. Slowing job growth in Central Texas, the impact of Hurricane Harvey on the price of building materials and housing development costs, and the overhaul of the U.S. tax plan are all factors that could hinder market growth and negatively impact affordability in the Austin area in 2018.

NEIGHBORHOOD ANALYSIS

The purpose of the Neighborhood Analysis is to provide a bridge between the study of general influences on all property values, as was done in the preceding Austin Area Analysis and the analysis of a particular subject which follows in the Site Analysis. The Appraisal of Real Estate, Fourteenth Edition defines a neighborhood as "a group of complementary land uses." This section of the appraisal emphasizes the four forces as they influence value: social, economic, government and environment. However, these forces are analyzed in terms of the defined neighborhood in which the subject exists.

The analysis will commence with an overview of the area delineating the geographical boundaries. The four forces will be presented in terms of how they affect the subject. The conclusion will identify probable trends which are perceived to have an influence on the subject's market and value.

The subject's neighborhood is located in the southwest section of Austin, Texas. The majority of the neighborhood is located outside the Austin City limits, but is contained within Austin's, Bee Cave's and Lakeway's Extra Territorial Jurisdiction (ETJ). The specific neighborhood can be described by the following boundaries:

North:	Lake Travis
South:	U.S. Highway 290
East:	Common's Ford Road and Lake Austin
West:	Travis County Line

As can be seen from the Neighborhood Map presented on the facing page, the subject property lies in the northwestern portion of the subject neighborhood.

When analyzing a neighborhood comprised of such diverse property types, it is necessary to first divide the analysis into segments of the forces to be analyzed. These forces include Land Use and Economic Factors, Infrastructure and Linkage Attributes, Demographic Profile and Neighborhood Trends. These forces and how they affect the subject site are described below.

Economic and Land Use Factors

Within this area, a diversity of property types and land uses can be identified with the vast majority of land being vacant. Commercial uses are generally found along the major arterials with single family dwellings situated just off these thoroughfares. Multi-family developments are typically located either on the arterials or between the arterial and the single-family homes.

In general, this area can be characterized as a suburban, low density, residential neighborhood. It has supportive retail, office and commercial businesses located along FM 620, FM 2244, Loop 360 and State Highway 71. It is our opinion that these areas will continue to realize commercial and residential development within the various acreage properties currently available for development. Growth in this area is moderate, with most new construction in the residential subdivisions located in this area. The reason for this success can be attributed to the panoramic views of the countryside afforded by the hill country topography, the Lake Travis Independent School District and the area's proximity to Austin's central business district.

The subject neighborhood has seen consist growth over the last several years. Existing single-family residential subdivisions continued to develop lots as well as several new subdivisions along State Highway 71 and FM 620. The new subdivisions in the neighborhood include Fountain Head and Spanish Oaks. Both subdivisions are upper income subdivisions with private golf courses.

Small suburban office and supporting retail uses are located along major thoroughfares including State Highway 71, FM 620 and Bee Cave (FM 2244). An HEB grocery store anchors a shopping center located at the southeastern corner of State Highway 71 and FM 2244. A new Home Depot and Target store were completed along FM 620 in the northern portion of the neighborhood. Several smaller retail buildings including a restaurant are also currently under construction.

Major retail project also recently completed is the Hill Country Galleria. The Shops at the Galleria was completed several years ago. The Hill Country Galleria includes 1.75 million square feet of shopping mall, office space and multi-family located along the north side of State Highway 71 at FM 2244. The Shops at the Galleria is a 500,000-square foot open-air shopping center located along the south line of State Highway 71 between FM 620 and FM 2244. The Shops at the Galleria is anchored by a Lowe's Home Improvement Warehouse with several junior anchor tenants.

Also within the subject neighborhood there are three large nature preserves, which have been set aside for endangered species. These include the BCP Preserve along the south side of Lake Austin, north of Highway 71 and FM 620, INC Barton Creek Preserve, which is along the west line of Highway 71, south of Bee Cave Road and Shield Ranch INC Conservation Easement along the south line of Highway 71 southwest of the City of Bee Cave.

Access Attributes

Primary access to the subject neighborhood can be accomplished via U.S. Highway 71. FM 2244 (Bee Cave Road) and FM 620 also service the immediate area. FM 2244 is a four-lane, east/west thoroughfare extending from Mopac (Loop 1) to U.S. Highway 71. FM 620 traverses the neighborhood in a north/south and east/west direction and is a four-lane roadway. The remaining portions of the neighborhood consist primarily of residential arterials. Overall, access throughout the neighborhood is considered good.

Utility and Political Attributes

Utility availability within the subject neighborhood is primarily related to a tract's specific location within the neighborhood. Water and wastewater suppliers which currently service the area include water districts 14, 17 and 19 as well as the City of Austin. Wastewater services are currently limited although several large residential developments in the area have developed private wastewater treatment plants and several others are projected to come on line in the next two to five years. At present, the majority of the residences are on private septic systems and have no public sewer access. The City of Austin provides electricity service to the entire area and this service is adequate to serve the needs of the neighborhood. AT&T provides telephone service to the area while Southern Union Gas provides gas service in certain locations.

The terrain of the neighborhood is level to rolling with typical "hill country" land. According to the *Soil Survey of Travis County, Texas*, various types of soils exist within the subject neighborhood. These soils include the Tarrant and Brackett soil series. As reported in this publication, the neighborhood contains a number of soil groups, and engineering studies are recommended to determine specific soil groups and characteristics as they apply to individual sites. No general soil tendencies in the area are known that would pose significant barriers to development.

The subject neighborhood is situated in an environmentally aesthetic and sensitive area that is consequently subject to a variety of legal/political restrictions and regulations which affect the density of development allowed. The two most significant ordinances are the Hill Country Roadway Ordinance and the Comprehensive Watershed Ordinance. Both of these contain setback requirements, height restrictions, impervious coverage guidelines, floor area ratios, etc. as they relate to specific tracts in the area. The area is also known habitat for the endangered Golden Cheek Warbler. Any development on such a site must follow guidelines as set forth by the U.S. Fish and Wildlife Service.

Associations

Major employment opportunities readily available to the market area are with research and development firms. The Free Scale Oak Hill plant is located south of the southeast portion of the neighborhood. This industry employs approximately 1,500 people. As stated, the neighborhood is

approximately five miles west of the Austin central business district. This allows the area good access to major employers downtown and to many high-tech firms to the southeast.

Baylor Scott & White has a 106-bed hospital off of FM 620 in Lakeway. The hospital offers advanced medical services for brain and spine conditions, stroke, cardiology, orthopedics, urology, women's health, endocrinology, oncology, diagnostic imaging, intensive and emergency care. Additionally, Seton Medical Center, St. David's Hospital and Medical Complex and Brackenridge are located approximately 10 miles east, in the central portion of the City of Austin, while South Austin Community Hospital is located $\pm$ 8 miles east on Ben White Blvd.

Currently, with regard to the area's educational facilities, access to local schools is considered commensurate with other developed suburban areas of town. The subject neighborhood is divided between the Lake Travis Independent School District and the Eanes Independent School District. The neighborhood also has readily available access to the numerous colleges and junior colleges located within the city.

Access to parks and recreational facilities is likewise available. The major lakes, Lake Travis and Lake Austin are only a few minutes driving time from the neighborhood. Because of the high percentage of single family dwellings within the southwest Austin sector, adequate religious facilities are available to the immediate neighborhood.

Conclusions

The subject neighborhood is in a growth stage with tremendous growth over the past 10 years in single-family residential development. Recent growth has also included the Hill Country Mall and supporting retail and office along major thoroughfares such as Bee Cave Road, FM 620 and Highway 71. This neighborhood should continue to grow as Austin expands and growth continues to move west into the hill country.

SITE ANALYSIS

Site analysis is defined as "A careful study of factual data relating to the neighborhood characteristics that create, enhance, or detract from the utility and marketability of the land (or site) as compared with competing, comparable land." (From *The Appraisal of Real Estate*, Fourteenth Edition, published by The Appraisal Institute, 2013).

The subject property is located along the east line of SH 71 W, north of Southwest Parkway in Austin, Travis County, Texas. According to TCAD, the subject site is an assumed 45.0-acre outparcel from a 2,584.993-acre parent tract in the Mrs. Lucinda Madden Survey No. 205, Abstract No. 2283, Travis County, Texas. No survey was provided for our review.



A summary of pertinent subject site features has been provided below.

Parcel Numbers:

R109645

Size:

An assumed 45.0-acre parcel from a 2,584.993 parent parcel.

Shape:

The subject property is irregular in shape.

Frontage/Access:

The assumed 45.0-acre parcel has frontage along the east line of State Highway 71, north of Southwest Parkway.

Terrain:

The property can be generally characterized as having terrain that is rolling hill country terrain with dense tree cover.

Floodplain:

Federal Flood Hazards Map Number 48453C0420H dated September 26, 2008 has been included in this report. FEMA floodmaps do not indicate the presence of a defined floodplain area. The above-mentioned floodplain map has been included in the addenda of this report.

Utilities:

The subject has access to all utilities, upon extension of sewer lines to the site.

Zoning:

The **Low-Density Multifamily District (MF-1)** is intended for attached and detached multifamily residential development, such as apartments, condominiums, triplexes, and fourplexes, at a density not to exceed 14 dwelling units per acre. The MF-1 District is appropriate in areas designated on the Future Land Use Plan as high density residential or one of the mixed-use categories, and may be appropriate in the moderate density residential area based on location, surrounding uses, and infrastructure impacts. Properties zoned MF-1 should have convenient access to major thoroughfares and arterial streets and should not route traffic through lower density residential areas. The MF-1 District is appropriate adjacent to both residential and non-residential districts and may serve as a transition between single-family districts and more intense multifamily or commercial districts. The following site development restrictions are noted for the "MF-1" zoning classification:

Lot size, minimum square feet:	12,000
Dwelling units per acre, max:	14
Dwelling units per structure, max:	12
Lot width, min. feet:	50
Front setback, min. feet:	20
Side setback, min. feet:	10
Side setback to residential district, min. feet:	20
Rear setback, min. feet:	10
Rear setback to residential district, min. feet:	20
Building height, max feet:	35
Impervious cover, max %:	50%

Additionally, the subject is located within the Barton Springs Zone Overlay district. This district was established by the City to preserve the natural beauty of the Hill Country, protect the image and character of the neighborhood s in the district, and reduce the negative effects of urbanization by restricting the scale and intensity of retail development. The Barton Springs Overlay Zone applies to the portion of the Barton Springs Zone which is within the City's zoning jurisdiction.

Impervious cover within the subject tract is reduced to 25% due to this overlay.

School District:

The subject property is located within the Austin Independent School District.

Easements:

We were not provided a title policy regarding the subject property, but upon inspection of the site, no

adverse easements were observed or are known to exist. Therefore, we assume no adverse easements or encroachments currently exist on the site and any existing easements do not hamper development of the site. An overhead electrical line traverses the west and south boundary lines of the subject property.

Toxic Environmental Hazards:

No known environmental hazards exist on the site. If an ESA is prepared that discovers any hazard on the site, we reserve the right to amend this appraisal and our opinion of value.

Surrounding Land Uses:

Primarily vacant land (Barton Creek Nature Preserve). Single-family residential subdivisions are located to the north, commercial and multi-family uses are located to the south along Southwest Parkway.

Real Estate Tax Assessment:

The subject property's estimated tax liability based on the 2017 assessment and the 2017 tax rates, is as follows:

Land (2,584.993 AC)	\$18,094,951	\$7,000.00
Improvements	\$85,763	
Total:	\$18,180,714	
Ag. Reduction	-\$17,980,488	
2017 Assessment	\$200,226	
<u>Taxing Entity</u>	<u>Tax Rate</u>	<u>Total</u>
Austin ISD	1.192000	\$2,386.69
Travis County	0.354200	\$709.20
Travis Co. ESD No. 3	0.097500	\$195.22
Travis Co. HCD	0.105211	\$210.66
SW Travis Co. Rd. Dist No. 1	0.000000	\$0.00
Austin CC Dist	<u>0.104800</u>	<u>\$209.84</u>
Total	1.853711	\$3,711.61
Est. 44.85 AC Parcel		
Land w/out Exemption	\$313,950	\$5,819.73

SUBJECT AERIAL PHOTOGRAPH



ESTIMATED 45.0 ACRE PARENT PARCEL

****All boundaries are estimated and are not intended to reflect a survey. For demonstrative purposes only.**

ZONING MAP



ANALYSIS OF THE PROPOSED IMPOSITION OF A GREENBELT/BUFFER EASEMENT

A portion of the subject property, being 0.607 acres, is located within an area proposed to be designated as “undisturbed land”, which will be utilized by the adjoining land owner (WTCPUA) for construction of water storage tanks. The adjoining owner requires additional land area to increase the overall impervious cover required by the City of Austin and Travis County. The subject owner would effectively be conveying the total allowable impervious cover within this 0.607-acre portion of the site (via an easement). The subject is a single tract, which we have assumed to be a 45.0-acre parcel (which is the likely useable and marketable size in the area for a multi-family tract). Of the 45.0-acre subject tract, 0.607 acres will be encumbered with a permanent greenbelt/buffer easement.

A legal description of the buffer easement was not provided, but the general dimensions as part of the entire site plan were provided for our review. Therefore, the remainder of the subject site, after the imposition, is an estimated 45.0 acres, of which 0.607 acres will be traversed by a permanent buffer easement.

The acquisition of some ownership rights will not decrease the actual size of the property remainder and does not impact any significant improvements. The end result after the imposition of the buffer easement, is a single parcel, being the remainder of 45.0 acres. Further, the state of the remainder will have adequate and identical access, which will be restored to what exists in the before state. The market value of the subject is not impacted as a result of any material impairment of direct access, per State of Texas Property Code, Section 21.042d. In summary, the imposition of the buffer easement does not impede any right of way or access to and over the property.

After the imposition, future development of the entire site will have an overall decreased amount of allowable impervious cover (by 6,610 SF). As the assumed 25% impervious cover associated with the 0.607-acre buffer area will be utilized by the WTCPUA. This area within the 0.607-acres will be required to remain undisturbed land, therefore no construction can occur within the boundaries, and the 6,610 square feet of impervious coverage associated with this land area cannot be utilized within the parent tract for site planning purposes. The overall allowable impervious cover of the remainder will be diminished by 6,610 square feet. The additional development compliance surrounding the easement and inability to utilize the land, and exclusion of it as useable land, requires additional time and expense from a project manager that would have not been previously required, pre-buffer easement. This is an extremely environmentally sensitive area, with greater restrictions regarding allowable impervious cover.

The subject is currently utilized as part of the Balcones Canyonland Preserve, and not open to the public. If the subject were to be sold to a developer, achievable densities would be diminished. If the Nature Conservancy opted to open the subject to the public as a park with trail systems or other improvements, the overall useable land area and total impervious coverage for site planning would be decreased by the buffer easement.

In summary, the imposition of a buffer easement does not provide any additional utility to the remainder tract (like a sewer easement would). We estimate that the remaining rights to be enjoyed/utilized by the owner in this 0.607-acre area are approximately 5% of the Fee Simple Interest. This is the right to essentially walk over the easement to access other portions of the property, or for general observation of wildlife (on foot) within the easement area. The land must remain undisturbed and will have no general utility to the land owner via contribution of impervious cover to the remainder. If the actual area located within the easement is found to differ from the estimated 0.607 acres, we reserve the right to amend our value opinion.

[illegible]

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HIGHEST AND BEST USE ANALYSIS – BEFORE THE IMPOSITION

The term highest and best use as used in this appraisal report is defined as,

“The reasonably probable and legal use of vacant land or an improved property that is physically possible, legally permissible, appropriately supported, financially feasible, and that results in the highest value.”

(The Appraisal of Real Estate, Fourteenth Edition, published by The Appraisal Institute, 2013)

The highest and best use of the land must meet the following four criteria:

Legally Permissible – The uses that are legally permitted by private restrictions, zoning, building codes, historic district controls and environmental regulations on the site.

Physically Possible – The use to which it is physically possible to put the site in question.

Financially Feasible – The possible and permissible uses that will produce a net income or return, equal to or greater than the amount needed to satisfy operating expenses, financial obligations and capital amortization.

Maximally Productive – Of the financially feasible uses, the use that produces the highest residual land value consistent with the rate of return warranted by the market for that use is the highest and best use.

The highest and best use criteria shown above must be addressed with regard to the subject property on an “as if vacant” and “as improved” basis and in the preferred sequential order of analysis to derive our opinion of highest and best use.

Highest and Best Use – As If Vacant

1. Legally Permissible

Zoning and land use restrictions must be considered when determining the highest and best use. As discussed in the Site Analysis section of this report, the subject is zoned MF-1, being a low-density multi-family zoning. The subject is also governed by the Barton Springs Overlay, which is a district established by the City to preserve the natural beauty of the Hill Country, protect the image and character of the neighborhoods in the district, and reduce the negative effects of urbanization by restricting the scale and intensity of retail development. As a result of the district overlay, allowable impervious cover is significantly reduced to approximately 25%. The subject is not located within the Edwards Aquifer recharge zone, which would have reduced impervious cover any further.

No deed restrictions or neighborhood agreements have been disclosed or discovered that would affect development. Future subdivision of the tract must adhere to the City of Austin subdivision restrictions and regulations. To our knowledge, the legally permissible use of the subject site allows for development of a low-density multi-family use, with a max density of 14 units per acre.

2. Physically Possible

In arriving at a conclusion of the highest and best use for the subject property, it is also necessary to consider the physical aspects of the subject site. Upon inspection of the subject site, the property does not appear to be encumbered or adversely affected by any damaging easements. The tract has access and frontage along State Highway 71 W, which is a corridor in the area.

The subject's location, size, and shape would typically indicate the property is very developable. However, there are some draws, slopes and wet weather creeks that could further reduce useable area. The subject is located in an environmentally sensitive area, which would trigger additional reductions in useable area.

FEMA does not define any of the land area as being in the 100-year floodplain. Given there are some wet weather creeks, we can assume this is a low-lying area, prone to some flooding. However, a survey should be provided to determine the exact boundaries of floodplain area (if any). Small amounts of floodplain are common in rural areas, as they are usually a result of wet weather creeks.

Furthermore, based upon our research and available information that we have been provided, the site has access to all public utilities, with the exception of sewer.

Surrounding tracts similar in size to the subject are or have been developed with single-family residential subdivisions, office campuses, and multi-family uses. Given the linkage and location, the legally permissible and physically possible uses is for low-density multi-family development.

3. Financially Feasible

The third criterion of investigation of highest and best use is in the area of market attributes. The subject property is located along the east line of Southwest Parkway, in Southwest Austin. Nearby tracts have recently been or are being developed with residential subdivisions and public uses. It is logical, based on conforming use, to conclude that a multi-family development would conform to surrounding areas.

Property uses that are expected to produce a positive return are regarded as financially feasible. In terms of the demand for specific property uses, we have analyzed the multi-family market in the area to address its feasibility for such uses.

A rise in apartment demand amid elevating inventory growth kept occupancy healthy in the Austin metropolitan area. Abundant land and strong demographics created strong interest from developers over the course of this cycle. Over the last four quarters, developers brought 10,025 units online. The latest batch of deliveries were up 11.0% from one year prior. A metro-high 1,782 units were added to the I-35 South submarket since mid-2017. With more rental options available, the submarket also led leasing activity with 1,337 net units absorbed. With inventory growth outpacing absorption, I-35 South average occupancy lowered to 89.5% in June 2018, down from 91.0% one year prior. This supply-demand imbalance trend was reflected in the metro, though to a slighter degree as Greater Austin occupancy lowered 10 basis points annually to 91.0% in mid-2018. The dip moved occupancy only 30 basis points below the five-year average. Even with occupancy lowering, operators accelerated annual rent growth. After advancing 1.2% since mid-2016, rent increased 2.4% during the last year to \$1,224 in June 2018. In the I-35 South submarket, rent advanced 2.3% since June 2017 to \$1,125 per month one year later.



The subject's submarket has an average unit size of 916 square feet, an average rent of \$1,224/month, and an average occupancy of 91%. This compares the Austin MSA as having a slightly higher unit size, average monthly rent, higher price per square foot, and lower vacancy rate. The subject's multi-family market is stable and growth is continuing, as numerous new projects are currently under construction in the area.

We believe that the most probable buyer of the subject tract will be an investor who will develop the property for its potential income stream. This is further supported by the Land Sales presented in the Land Valuation section of this report.

Development of a multi-family project is financially feasible at this time, is physically possible, and financially feasible. The site would have ample green space due to impervious cover restriction, but given the general mentality of preservation and fitness in the Austin MSA, the likely occupant would likely pay a premium to have access to the greenbelt areas.

4. Maximally Productive

The final step in estimating the highest and best use is to determine which of the physically possible, legally permissible and financially feasible alternatives is the maximally productive use. It has been determined that a multi-family use would represent the most productive utilization of the subject property, and construction is feasible under present market conditions.

HIGHEST AND BEST USE ANALYSIS – AFTER THE EASEMENT IMPOSITION

After the acquisition, the subject's total allowable impervious cover will be decreased by 6,610 square feet. Additionally, the easement area will be required to remain undisturbed area. This means this area must remain outside the boundaries of construction, and could essentially only be utilized to walk over or for aesthetic purposes.

The easement will have no utility or provide any form of enhancement to the remainder tract. The remainder site overall will not be negatively impacted by this easement, as any rights of ownership to be acquired will be compensated. After the acquisition, the highest and best use of the subject tract will still be for future low-density multi-family development.

SUBJECT PROPERTY VALUATION

LAND VALUATION – AS IS

The first step in the valuation process is to estimate the market value of the subject site "as if vacant". In estimating the site's current market value, the subject market area was researched for recent sales of similar vacant sites. After gathering the most comparable land sales that could be located, the sales comparison approach was performed to estimate the value of the land as if vacant.

The sales comparison approach is based upon the principle of substitution. "The principle of substitution states that when several similar or commensurate commodities, goods or services are available, the one with the lowest price attracts the greatest demand and widest distribution." (From *The Appraisal of Real Estate*, Fourteenth Edition, published by The Appraisal Institute, 2013)

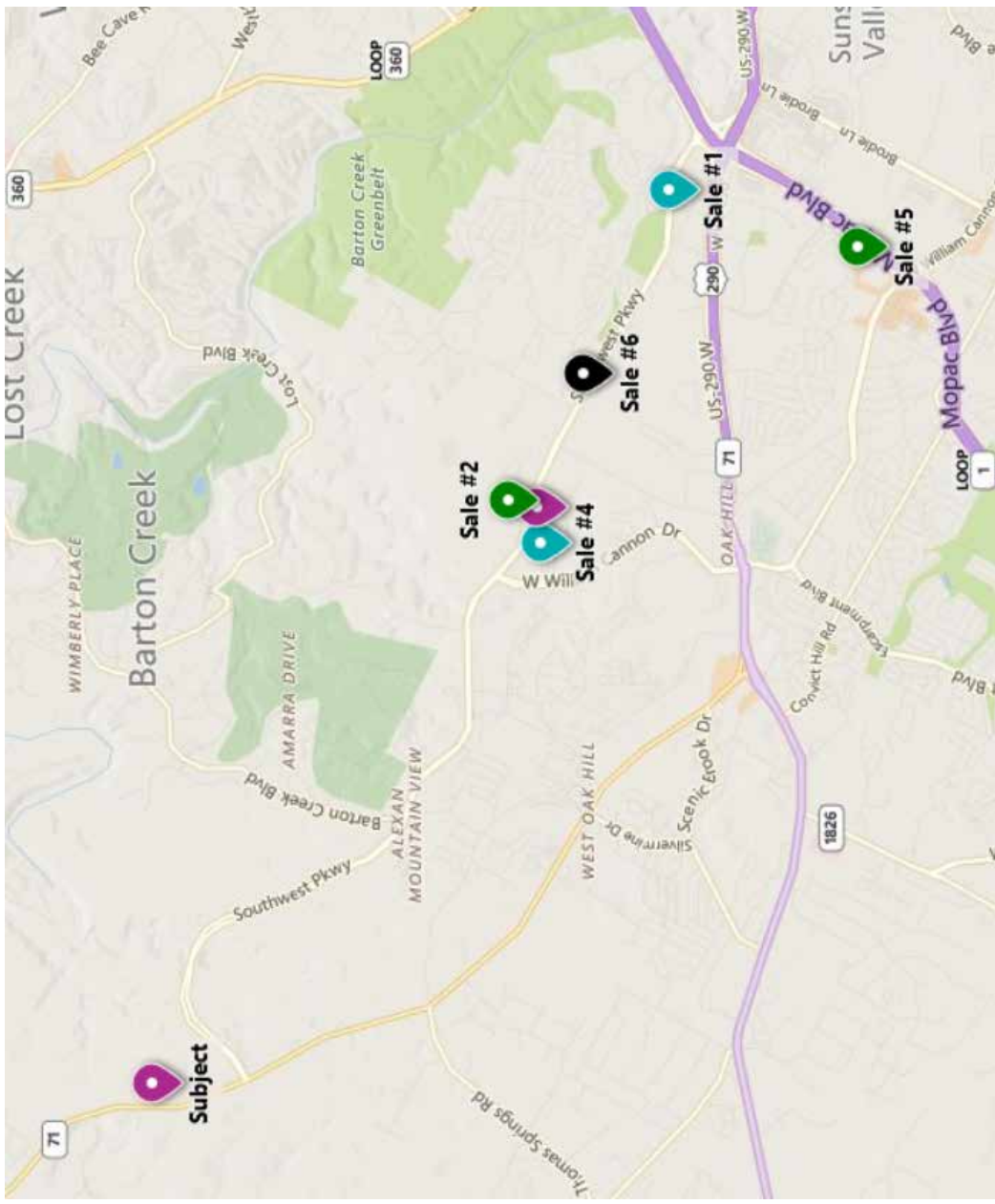
The applicability of this approach is based upon the assemblage of similar sales data for comparison, from which market derived adjustments for relevant factors can be extracted. The sales data is compared to the subject on the basis of significant characteristics exhibited in the subject property. When specific characteristics differ between the comparables and the subject property and are also considered to affect the sales price or value, adjustments are made to the comparable's per unit sales price. Factors such as location, date of sale, floodplain and size are typical value influencing characteristics. The comparative analysis is referred to as a paired sales analysis and, by market comparison, reflects desires and actions of typical buyers and sellers in the marketplace.

To estimate the appropriate adjustments for the dissimilar characteristics, the appraisers have utilized a pure pairing process where possible. This process compares two sales, which are similar in all respects except for the characteristic for which an adjustment is to be derived, thereby isolating the variable in question. The adjustment generally represents the per unit percentage price differential between the two sales. This pairing process is employed for each characteristic in an attempt to extract market-derived adjustments. Each pairing is based upon the adjusted prices obtained from the prior adjustment, if any, which creates a new, adjusted value.

It should be noted, however, that so-called "pure" pairings do not always exist and occasionally the appraisers are forced to rely on alternative sources for the estimation of an appropriate adjustment for a particular attribute. Following the presentation of the comparable land sales is a discussion of the characteristics for which adjustments are deemed necessary. In addition to an explanation of the basis for these adjustments, the appraisers have explained the extraction of the actual adjustment factors from the market data.

The reader's attention is directed to the following pages for the factual summaries and details of the comparable sales utilized to value the subject property. A discussion and analysis of these comparables will be presented following the sales comparables.

COMPARABLE LAND SALES MAP



COMPARABLE LAND SALE NUMBER ONE



Type:	Vacant Land
Location:	5080 U.S. Highway 290 in Austin, Travis County, Texas
MLS Area:	SWW
Date of Sale:	October 3, 2015
Zoning:	GR-CO-NP & RR-NP
Land Size (Acreage):	8.62
Land Size (SF):	375,487
Building Size:	NA
Consideration:	\$1,175,000 (Confirmed)
Price Per Unit:	\$3.13/SF (Calculated) \$22.13/SF of Impervious Cover
Allowable Impervious Cover:	53,093 SF (14.1%)
Legal Description:	+/- 8.62 acres being Lot 2, Byram Addition Section 1, Block A, Travis County, Texas
Parcel Id:	R531866
Grantor:	Austin 290 Properties, Inc
Grantee:	Development 2000 LLC.
Terms:	Cash to seller
Shape:	Irregular shape

Frontage:	The tract has approximately 453 linear feet of frontage along the north line of U.S. Highway 290 W. The lot to the west has an access easement traversing the frontage of the tract.
Access:	Access to the property can be achieved from a curb cut along U. S. Highway 290.
Terrain:	The tract slopes upward, is heavily wooded and located with the Barton Creek contributory zone.
Floodplain:	None
Utilities:	Utilities to the subject tract include electricity from Austin energy, telephone service from AT&T, Cable form Time Warner, water and sewer from the City of Austin.
Zoning Comments:	The tract is zoned GR-CO-NP, and RR-NP. This a mixed zoning limiting the use to office or retail within the far south east corner of the tract. The tract is also impacted by the Barton Springs Overlay and is located within the Edwards Aquifer Recharge Zone.
Comments:	The tract was originally approved for a +/-9,000 sf Denny's restaurants however the buyers are in the final stages (one month or so) of completion of the site planning process with the City of Austin that will allow 53,093 square feet of impervious cover. This equates to approximately 14.14% impervious cover over the entire site, approximately a net useable land area of 1.22 acres.
Confirmation:	Review of Contract; WFS; 1/16
File Number:	V-138-15

COMPARABLE SALE NUMBER TWO



Type:	Land
Use:	Commercial/Multifamily
Location	6401 Rialto Blvd., Austin, Travis County, Texas; Tract 32, Lantana
Zip Code:	78735
Sector:	SW
MLS Sector #:	W
Date of Sale:	February 19, 2013
Zoning:	MF-4-CO-NP, Multifamily-Moderate Density with Conditional Overlay and Neighborhood Plan Combining District
Land Size (Acreage):	46.504
Land Size (SF):	2,025,714 SF (497,455 SF Impervious Cover ~25%)
Consideration:	\$12,198,000
Price Per Unit:	\$6.02/SF; \$24.52/SF of Imp Cover; \$28,500/DU
Legal Description:	Lot 1, Block A, Lantana Lot 1, Block A Travis County, Texas.

Grantor:	Lantana Tr 32 LP
Grantee:	MGI – GFP Lantana Holdings LLC
Terms of Sale:	Cash to seller
Parcel Number:	821406
Shape:	Irregular
Frontage:	Along Southwest Parkway, Rialto Blvd., and Patton Ranch Rd.
Terrain:	Sloping
Floodplain:	None
Utilities:	All public (City of Austin)
Surrounding Land Uses:	Vacant land to the north, south, and east; office to the west
Comments:	Property is located at the southeast corner of Southwest Parkway and Rialto Blvd. and the southwest corner of Southwest Parkway and Patton Ranch Rd.
Confirmation/Date:	Seth Johnston, Lincoln Properties; WFS; 12/16
File Number:	V-99-16

COMPARABLE SALE NUMBER THREE



Type:	Land
Use:	Commercial/Multifamily
Location	6601 Rialto Blvd., Austin, Travis County, Texas
Zip Code:	78735
Sector:	SW
MLS Sector #:	W
Date of Sale:	January 29, 2015
Zoning:	MF-4-CO-NP, Multifamily-Moderate Density with Conditional Overlay and Neighborhood Plan Combining District; current site plan in place for 336 apartment units with 7.45 acres impervious coverage
Land Size (Acreage):	27.729
Land Size (SF):	1,207,875 SF (324,522 SF Impervious Cover)
Dwelling Units:	428 DU (approved)
Consideration:	\$9,576,000
Price Per Unit:	\$7.93/SF; \$29.51/SF of Imp Cover; \$28,500/DU
Legal Description:	Lot 9A, Block A, Rialto Park at Lantana, Resub Lot 9
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Block A, Travis County, Texas.

Recording Data:	N/A
Grantor:	Lantana Tract 33 LP
Grantee:	CH Realty VII-THC MF
Terms of Sale:	Cash to seller
Parcel Number:	865132
Shape:	Irregular
Frontage:	On Eiger Rd. and Vega Ave. with 60' access strip from William Cannon Dr.
Terrain:	Slopes to east and south
Floodplain:	None
Utilities:	All public (City of Austin)
Surrounding Land Uses:	Multifamily to the south, office to the north, and vacant land to the east and west
Comments:	Purchased for apartment development. Approved site plan for 336 units is on file with City of Austin.
Confirmation/Date:	Seth Johnston, Lincoln Properties; WFS; 12/16
File Number:	V-99-16

COMPARABLE SALE NUMBER FOUR



Type:	Land
Use:	Commercial/Multifamily
Location	6701 Rialto Blvd., Austin, Travis County, Texas
Zip Code:	78735
Sector:	SW
MLS Sector #:	W
Date of Sale:	December 20, 2016
Zoning:	GO-NP, General Office with Neighborhood Plan Combining District
Land Size (Acreage):	26.95
Land Size (SF):	1,173,942 SF (480,837 SF Impervious Cover)
Dwelling Units:	370 DU (max per zoning application)
Consideration:	\$11,500,000
Price Per Unit:	\$9.80/SF; \$23.92/SF of Imp Cover; \$31,081/DU
Legal Description:	Lot 9B, Block A, Rialto Park at Lantana, Resub Lot 9 Block A, Travis County, Texas.
Recording Data:	N/A
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Grantor:	Lantana 33 LP
Grantee:	CH Realty VII-THC MF Austin Oak Hill LP
Terms of Sale:	Cash to seller
Parcel Number:	865131
Shape:	Irregular
Frontage:	Along Rialto Blvd.
Terrain:	Sloping
Floodplain:	None
Utilities:	All public (City of Austin)
Surrounding Land Uses:	Multifamily to the south and west, office to the north and west, and vacant land to the east
Comments:	Property is located on the south side of Rialto Blvd., east of William Cannon Dr. and was purchased for a class A garden-style apartment project. Currently has a zoning case # C14-2016-0011 in progress with the City of Austin for 370 apartment units. The price was contingent upon achieving a 370 dwelling unit density approval, but not a site plan.
Confirmation/Date:	Seth Johnston, Lincoln Properties; WFS; 12/16
File Number:	V-99-16

COMPARABLE SALE NUMBER FIVE



Type:	Land
Use:	Commercial/Mixed-Use
Location	South side of Ben Garza Ln., west of Brodie Ln., Austin, Travis County, Texas
Zip Code:	78749
Sector:	SW
MLS Sector #:	10N
Date of Sale:	July 1, 2016
Zoning:	GR-MU-CO-NP, General Retail / Mixed Use with Conditional Overlay and Neighborhood Plan Combining District
Land Size (Acreage):	34.6
Land Size (SF):	1,507,176 SF (648,086 SF Impervious Cover ~ 43%)
Consideration:	\$20,600,000
Price Per Unit:	\$13.67/SF; \$31.79/SF of Imp Cover
Legal Description:	34.6 acres out of the T Anderson Survey, Abstract 2, Survey 17, Travis County, Texas.
Recording Data:	Document 2016107561
Grantor:	Rancho Garza LTD
THE W. F. SMITH COMPANY	REAL ESTATE SERVICES

Grantee:	Brandywine Garza LLC
Terms of Sale:	Cash to seller
Parcel Number:	317625, 317626, 317627, 772605, 776890, 776902, and 776905
Shape:	Irregular
Frontage:	Along Ben Garza Ln. and Mopac Expressway
Terrain:	Mostly level
Floodplain:	None
Utilities:	All available
Surrounding Land Uses:	Lowes Home Improvement to the east, HEB Grocery to the southeast, vacant land to the north and south, and neighborhood retail and fast food to the southwest
Comments:	The property was purchased for a mixed-use development that is proposed to include office, a boutique hotel, and multifamily.
Confirmation/Date:	Marcus Whitfield, Listing Broker; 12/16; WFS
File Number:	V-99-16

COMPARABLE SALE NUMBER SIX



Type:	Land
Use:	Commercial
Location	5707 Southwest Parkway, Austin, Travis County, Texas
Zip Code:	78735
Sector:	SW
MLS Sector #:	W
Date of Sale:	February 19, 2014
Zoning:	GO-MU-CO-NP; General Office / Mixed Use with Conditional Overlay and Neighborhood Plan Combining District; Barton Springs Overlay and Edwards Aquifer Recharge Zone
Land Size (Acreage):	54.1
Land Size (SF):	2,356,596 SF (353,489 SF Impervious Cover ~ 15%)
Consideration:	\$4,600,000
Price Per Unit:	\$1.95/SF; \$13.01/SF Imp Cover
Legal Description:	Lots 1-4 Encino Trace Subdivision, Travis County, Texas.

Recording Data:	Document 2014024498
Grantor:	Koontz/McCombs 1 LTD
Grantee:	Brandywine Operating Partnership LP
Terms of Sale:	Cash to seller
Parcel Number:	775440, 775442, 775439, and 775441
Shape:	Irregular
Frontage:	Along Southwest Parkway
Terrain:	Level
Floodplain:	None
Utilities:	All public (City of Austin)
Surrounding Land Uses:	Single-family residential to the north and south, St. Andrews Episcopal School to the west, office and industrial-office to the east, and vacant land to the north.
Comments:	Purchased while being developed with Encino Trace, a two-building office park. The buildings were in frame stage and the land value was the price for that component of the entire purchase price agreed upon by the parties.
Confirmation/Date:	Buyer; WFS; 12/16
File Number:	V-99-16

Vacant Land Sales Comparison Approach

After gathering and analyzing various land transactions within the subject area, the land sales summarized on the previous pages were deemed most similar to the subject property regarding their specific attributes. These utilized comparable land sales will be adjusted and correlated to indicate the market value of the subject site. The following is a summary of the utilized comparable land sales.

The subject is approximately 45.0 acres of total gross site area with an estimated 25% allowable impervious coverage and is zoned MF-1. We have therefore gathered similar sales of tract in the area and have valued the tract on a price per square foot of achievable impervious cover basis as follows and on a price per unit basis in a following section:

COMPARABLE LAND SALES SUMMARY					
Sale	Date	Location	Size (Ac)	Impervious Cover SF	Price/SF Imp. Cover
1	10/15	5080 U.S. Hwy. 290	8.62	53,093	\$28.25
2	2/13	6401 Rialto Blvd.	46.504	497,455	\$24.52
3	1/15	6601 Rialto Blvd.	27.729	324,522	\$29.51
4	12/16	6701 Rialto Blvd.	26.95	480,837	\$23.92
5	7/16	S/s of Ben Garza Ln., west of Brodie Ln.	34.6	648,086	\$31.79
6	2/14	5707 Southwest Pkwy.	54.1	353,489	\$13.01
SUB		10838 State Hwy. 71	+/- 45.0	490,050	-

In order to arrive at a value conclusion for the subject site via the Sales Comparison Approach, it is necessary to adjust the per-unit sale prices of the comparable sales for characteristics that are dissimilar to those of the subject property. Before adjustments, the comparable land sales had a range from \$13.01/SF to \$31.79/SF.

After analyzing the available data, we have concluded that the variances in the per-unit sale prices were due to differences in time/market conditions, land size, location/frontage, and utility/entitlement status. The comparable land sales are considered to be relatively similar regarding all other attributes.

Property Rights Conveyed

We are appraising the fee simple interest in the vacant subject site. The comparable market data used in this analysis reflects fee simple conveyance and therefore no adjustments are necessary.

Financing

Favorable financing may have an effect on the market sale prices. Where favorable financing is present, a portion of the sale price may be attributable to the favorable financing. This value, if recognized by the market participants, would be deducted from the sale price to reflect the cash equivalent sale price of the real estate. However, favorable financing was not determined to be present and the comparable sales did not require adjustment for this item.

Conditions of Sale

Adjustments for condition of sale generally take into consideration the motivations of the buyer and seller. When atypical motivations such as duress or transactions between related parties are recognized, adjustments for this item are considered. The comparable sales did not reflect unusual motivations and therefore adjustments for this item are not deemed necessary.

Time/Market Conditions

The comparable sales ranged in time and market conditions from February 2013 to December 2016. Land values in the area have been appreciating at steady rates of 10%, with appreciation measured to be as great at 50% year in some property types. The speculative land market in the Southwest Austin area has seen dramatic increases in land values due to the development of residential subdivisions in the Bee Cave and Dripping Springs sub-markets. The appraisers estimate an appreciation rate of approximately 10% per year in this area for the period between 2014 and 2018. No measurable appreciation was noticed in 2013, as the market was still in recovery.

All of the comparable occurred during inferior market conditions, and upward adjustments have been applied.

Location/Frontage

The subject is located along the east line of State Highway 71 W, north of Southwest Parkway. This is an affluent area, generally scenic with a rolling topography and good tree cover. The tract has good frontage, access and linkage to other parts of the neighborhood.

Comparable Sale One has frontage along US Hwy 290, which is superior thoroughfare than SH 71. A downward adjustment of 20% has been applied. Sales Four, and Five are located southeast of the subject, along Rialto Drive, which is south of Southwest Parkway. This location has good synergy from surrounding office uses, but is inferior with regards to frontage and linkage. Upward 15% adjustments have been applied. Sale Two is located at the corner of Southwest Parkway and Rialto Drive. The tract has slightly inferior frontage, an upward 5% adjustment has been applied.

Comparable Sale Five is located south of US Hwy 290, along Ben Garza Lane, west of Brodie Ave. This location has good synergy, is generally affluent and proximate to Circle C. The tract has frontage along Mopac as well. A downward 10% adjustment for superior location and synergy has been applied.

Comparable Sale Six is located along the south line of Southwest Parkway, and is not as rural as the subject. The tract has moderate synergy and good location, but inferior frontage. An upward 10% adjustment has been applied for inferior frontage.

Land Size

The subject contains an estimated 45.0 acres of land, with an estimated allowable impervious cover of 11.21 acres (rounded) or 488,416 square feet. The comparable sales range in allowable impervious cover from 53,093 square feet to 648,086 square feet. Typically, a smaller tract will sell for a higher price per square foot than a larger site, all other attributes equal. Previous pairings indicate anywhere from 5% to 20% per halving or doubling in size. We feel an approximate adjustment of 10% per halving or doubling in size is appropriate for all of the Comparable Sales, except Sales Two and four, which are considered similar in size when useable area/impervious cover are considered.

Sales One, Five and Six are smaller tracts, considered superior in size to the subject. Downward adjustments of 30%, 5% and 5% have been applied, respectively. Sale Four is adjusted upward 5% for inferior size.

Zoning/Entitlements

The subject is zoned "MF-1" Low-Density Multi-Family. All of the comparable sales have a superior zoning profile, which either allows for a wider variety of uses or greater densities per acre. Downward adjustments have been applied to all of the sales for superior zoning profiles.

Improvements

The subject property and the comparable sales are considered vacant land tracts, as no additional improvements (other than typical agricultural improvements) were credited for the sales prices. Therefore, these comparable sales require no adjustment for this item.

Based on our analysis of the comparable sales, there do not appear to be any other significant factors which required adjustments. Your attention is directed to the sales adjustment grid wherein all the adjustments have been applied to the Comparable Sales.

COMPARABLE SALES ADJUSTMENT GRID

Comparable Number	One	Two	Three	Four	Five	Six
Sale Price/SF of I.C.	\$28.25	\$24.52	\$29.51	\$23.92	\$31.79	\$13.01
Property Rights Conveyed	Similar 0%	Similar 0%	Similar 0%	Similar 0%	Similar 0%	Similar 0%
Financing	Similar 0%	Similar 0%	Similar 0%	Similar 0%	Similar 0%	Similar 0%
Conditions of Sale	Similar 0%	Similar 0%	Similar 0%	Similar 0%	Similar 0%	Similar 0%
Time/Market Conditions	Inferior 28%	Inferior 34%	Inferior 35%	Inferior 16%	Inferior 20%	Inferior 34%
1st Adjusted Value	\$28.25 Superior -20%	\$32.86 Inferior 15%	\$39.84 Inferior 15%	\$27.75 Inferior 15%	\$38.15 Superior -10%	\$17.43 Inferior 10%
Location/Frontage	Superior -30%	Similar 0%	Superior -5%	Similar 0%	Inferior 5%	Superior -5%
Size	Superior -10%	Superior -5%	Superior -5%	Superior -5%	Superior -10%	Superior -5%
Zoning/Entitlements/ Utilities	Similar 0%	Similar 0%	Similar 0%	Similar 0%	Similar 0%	Similar 0%
Floodplain/ Useable Area	Similar 0%	Similar 0%	Similar 0%	Similar 0%	Similar 0%	Similar 0%
Net Percentage Adjustments	-60%	10%	5%	10%	-15%	0%
Final Adjusted Value	\$11.30	\$36.14	\$41.83	\$30.52	\$32.43	\$17.43

Mean: \$28.28
Median: \$31.47

Reconciliation of Land Value Conclusion

After all the indicated adjustments were applied, the Comparable Land Sales indicated a most probable sales price range of \$11.30 per square foot of impervious cover to \$41.83 per square foot of allowable impervious cover, with a mean of \$28.28 per square foot of allowable impervious cover and a median of \$31.47 per square foot of allowable impervious cover. The least amount of weight has been placed on Sales One and Three. Sale One has a lower allowable impervious cover ratio due to the location within the Edward's Aquifer Recharge Zone, and Sale Three is a much older transaction (though a multi-family zoned tract).

Equal weight is placed on the remaining sales. Based on our analysis of the comparable sales, we are of the opinion that the market value of the subject property, as is and ready to be put to its highest and best use, is \$25.00 per square foot of allowable impervious cover. We have reconciled to the range of the weighted sales, which secondary support from the mean of the sales data. The "As Is" market value of the Fee Simple Interest as of the effective date can be calculated as follows:

$$45.0 \text{ Acres} \times 25\% \text{ Impervious Cover} \times 43,560 \text{ SF} \times \$25.00/\text{SF} = \$12,251,250$$

ROUNDED: \$12,250,000

We reserve the right to amend our value opinion if useable area and achievable impervious cover is increased or decreased over our initial estimates in light of new land development code research or City of Austin development agreements.

MARKET VALUE OF THE PARTIAL ACQUISITION *Permanent Imposition of a Greenbelt/Buffer Easement*

In the previous Sales Comparison Approach, we estimated the market value of the subject site to be approximately \$25.00 per square foot of allowable impervious cover. In our analysis of the value of the part taken, we believe that the market value of the portion of the subject site taken is also approximately \$25.00 per square foot of allowable impervious cover. However, this is not a Fee Simple Interest acquisition, but rather a partial taking in the form of a buffer easement that essentially almost the same as a Fee Simple acquisition.

A portion of the subject property, 0.607 acres, is to be encumbered by a greenbelt/buffer easement. The portion of the subject property to be encumbered is a rectangular strip of land, which will generally follow the southeast property line of the WTCPUA water storage tank site. A legal description of this parcel has not been provided, but a survey of the estimated location and course has been provided for our review. The easement will be an estimated 116' x 228' rectangle. The remainder of the assumed parent parcel, after the easement acquisition, will be 45.0 acres, this is a partial rights acquisition. The proposed easement will physically impact the future use of the subject.

As discussed in the Highest and Best Use section of this report, we believe the subject is best suited for future low-density multi-family development. The area within the easement will forfeit all useable impervious cover and will remain undisturbed land. After the easement acquisition, no disruption of the current state can occur and must be excluded from the bounds of construction. Furthermore, the 3,966 square feet of impervious cover associated with the tract cannot be utilized, as it is included with the WTCPUA site plan for future water storage tank construction. No structures or other agricultural improvements could be constructed within this area. The additional development compliance surrounding the easement, and lack of future utility, requires additional time and expense from a project manager that would have not been previously required on this portion of the site area, pre-buffer easement.

We estimate that the remaining rights to be enjoyed/utilized by the owner in this 0.607-acre area are approximately 5% of the Fee Simple Interest. This is the right to travel over the easement to access other portions of the property and the right to use the surface for non-disruptive recreational

purposes. If the actual area located within the easement is found to differ from the estimated 0.607 acres, we reserve the right to amend our value opinion.

In summary, after easement acquisition, no development contributions will be enjoyed by the owner and physical utility will be severely restricted. We believe this additional compliance and loss of useable land will have some affect on the future marketability of the remainder. Therefore, the value of the estimated portion of the subject site to be impacted by the greenbelt/buffer easement is as follows:

$$0.607 \text{ ACRES} \times 25\% \text{ Impervious Cover} \times 43,560 \text{ SF} \times \$25.00/\text{SF} = \$165,256$$

ROUNDED: \$165,000

Estimated Market Value of the Easement Area:

$$\$165,000 \times 95\% = \$156,750$$

The value of the portion of the subject site being encumbered by a buffer easement results in the Total Estimated Market Value of the Easement Area, or as follows.

Total Estimated Market Value of the Easement Area:	\$156,750
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No improvements or temporary construction easements require compensation, as neither apply in this scenario.

MARKET VALUE OF THE REMAINDER, BEFORE THE EASEMENT ACQUISITION

The Market Value of the Remainder, Before the Acquisition is simply a mathematical calculation in which the Value of the Easement Acquisition is subtracted from the "As Is" Market Value or the Market Value of the Whole Subject Property. Therefore, the Market Value of the Remainder, Before the Easement Acquisition is as follows.

"As Is" Market Value (Market Value of the Whole Subject):	\$12,250,000
Total Value of the Easement Acquisition:	<u>-\$156,750</u>
Total Estimated Market Value of the Remainder Before the Acquisition:	\$12,093,250

MARKET VALUE OF THE REMAINDER, AFTER THE EASEMENT ACQUISITION

In the following pages we will estimate the Market Value of the Remainder After the Acquisition by discounting the value conclusion seen in the vacant land Sales Comparison Approach, that was implemented in the previous "As Is" Market Value of the subject property.

The subject property remainder after the taking does not suffer any damages and will be similar in size. Only the area within the easement would be impacted, but the value of the rights acquired have been compensated. No damages to the remainder after the imposition will occur.

RECONCILIATION AND COMPENSATION SUMMARY

"As Is" Market Value of the Whole Subject Property:	\$12,250,000
Less Market Value of the Partial Acquisition:	<u>-\$156,750</u>
Market Value of the Remainder, Before the Acquisition:	\$12,093,250
Less Market Value of the Remainder, After the Partial Acquisition:	<u>-\$12,093,250</u>
Estimated Damages to the Remainder:	\$0
Plus Market Value of the Rights Acquired:	\$156,750
Plus Rent for the Temporary Construction Easement:	\$0
Plus Contributory Value of the improvements:	<u>\$0</u>
Total Estimated Compensation:	\$156,750
Rounded:	\$157,000

CERTIFICATE

The undersigned do hereby certify that to the best of our knowledge and belief, except as otherwise noted in this appraisal report:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and is our personal, impartial, and unbiased professional analyses, opinions and conclusions.
- We have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or the specified) personal interest with respect to the parties involved.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- We have made a personal inspection of the property that is the subject of this report.
- No one has provided significant professional assistance to the person signing this report.
- This report has been prepared in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I, W. F. Smith, III, have completed the requirements of the continuing education program of the Appraisal Institute.
- I have not performed services as an appraiser or in any other capacity regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Extraordinary Assumption: This appraisal has been predicated upon the assumption that the 0.607-acre buffer/greenbelt easement is located within an assumed 45.0-acre parent site. If changes in size or location of the subject or parent site are discovered via a survey or subdivision plat, we reserve the right to amend our opinion of estimated compensation.

"The Appraisal Institute conducts a program of continuing education for its designated members. MAI's and designated members who meet the minimum standards of this program are awarded periodic educational certification." *"I, William F. (Dubb) Smith, III, am currently certified under the continuing education program of the Appraisal Institute."*

No one other than the undersigned prepared the analyses, conclusions and opinions concerning real estate that are set forth in this appraisal report.

To the best of the appraisers' knowledge the subject property does not contain any toxic substances such as hazardous waste, asbestos or radon gas, which would adversely impact the market value of the subject. Additionally, to the best of the appraisers' knowledge, there are no properties within the immediate area, which contain these substances. This is not a guarantee that these substances do not occur in the subject property or within the immediate area.

The subject property does not appear to have any significant natural, cultural, recreational or scientific value and the appraisers certify that this appraisal assignment was not based on a requested minimum valuation, a specific valuation or the approval of a loan. Furthermore, the market value of the subject property as stated within this report is based upon an estimated marketing period of approximately twelve months to a single buyer and assumes an adequate exposure period of approximately six months to the market, as well as competitive pricing and aggressive marketing. Please contact our office if you have any questions.

Respectfully submitted,

THE W. F. SMITH COMPANY

Ashley K. Applegate

Ashley K. Applegate
State Certified General Real Estate Appraiser
Certificate # TX 1380728-G

W. F. (Dubb) Smith, III, MAI, SRPA, SRA

W. F. (Dubb) Smith, III, MAI, SRPA, SRA
State Certified General Real Estate Appraiser
Certificate # TX 1321084-G

CONTINGENT AND LIMITING CONDITIONS

This report is subject to the following limiting conditions:

The legal description furnished is assumed to be correct. The firm assumes no responsibility for matters legal in character, nor renders any opinion as to the title, which is assumed to be good. The property is appraised as having knowledgeable ownership and competent management.

The firm has made no survey and assumes no responsibility in connection with such matters. The information identified in this report as being furnished by others is believed to be reliable, but no responsibility for its accuracy is assumed. The construction and condition of the improvements mentioned in the body of this report is based on observation and no engineering study has been made which would discover any latent defects. No certification as to any of the physical aspects could be given unless a proper engineering study was made.

The distribution of the total evaluation between land and improvements (if any) in this report applies only under the existing program of utilization. The separate estimates for land and improvements (if any) must not be used in conjunction with any other appraisal and are invalid if so used.

We are not required to give testimony or attendance in court by reason of the appraisal with reference to the property in question, unless arrangements have been made previously thereof.

Possession of this report or a copy thereof does not carry with it the right of publication. It may not be used for any purpose by anyone other than the addressee without the previous written consent of the appraiser.

Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media without the written consent and approval of the author, particularly as to valuation conclusions, the identity of the appraiser or firm with which he is connected or any reference to the Appraisal Institute and the SRPA or MAI designation.

We are not qualified to detect the presence of potentially hazardous materials such as urea-formaldehyde foam insulation, asbestos, toxic wastes, etc. While it is assumed the property (land and improvements) is free from the influence of same, such condition is not warranted by The W.F. Smith Company.

This appraisal conforms to the Uniform Standards of Professional Practice (USPAP) adopted by the Appraisal Standards Board of The Appraisal Foundation.

Our compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.

Extraordinary Assumption: This appraisal has been predicated upon the assumption that the 0.607-acre buffer/greenbelt easement is located within an assumed 45.0-acre parent site. If changes in size or location of the subject or parent site are discovered via a survey or subdivision plat, we reserve the right to amend our opinion of estimated compensation.

QUALIFICATIONS OF W. F. (DUBB) SMITH, III, MAI, SRPA, SRA

William F. Smith, III, graduated with a Bachelors of Science degree from Texas A & M University, College Station, Texas. He is currently President of The W. F. Smith Company, 4161 East Highway 290, Suite 100, Dripping Springs, Texas, 512-328-4330 (phone), 512-858-2097 (fax) and wsmithco@austin.rr.com (email). Presently he is involved in the evaluation of commercial, residential, land, apartments, subdivisions, light industrial and special purpose properties. A partial resume of specific qualifications are outlined as follows:

Professional Memberships, Designations & Licenses

MAI - Member of the Appraisal Institute – 1985
SRPA - Senior Real Property Appraiser - 1983
SRA - Senior Residential Appraiser - 1992
Texas Real Estate Brokers License #227484
Member of Texas Capitol Area Builders Association
State Certified General Real Estate Appraiser Certificate # TX 1321084-G
TREC Approved Real Estate School Instructor
Member Austin Board of Realtors
Member San Marcos Board of Realtors

Education

B.S. Degree from Texas A & M University (Real Estate Economics, 1978)
AIREA Course 1A: Principles of Real Estate (1979)
SREA Course 201: The Appraisal of Income Properties (1981)
SREA Narrative Report Writing Seminar (1981)
SREA R-2 Examination (Residential Narrative Report Exam) (1981)
AIREA Course 4: Litigation Valuation Appraisal for Condemnation & Civil Proceedings (1981)
AIREA Course 2-1: Case Studies (1984)
AIREA Course 2-2: Valuation Analysis and Report Writing (1984)
AIREA Course 2-3: Standards of Professional Practice (1983)
AIREA: Comprehensive Examination (1984)
SREA Course 301: Market and Feasibility Analysis (1985)
UT Law School: Valuation of Assets in Bankruptcy Seminar (1988)
SREA: Standards of Professional Practice Seminar (1988)
AIREA: Mortgage Equity Analysis, Highest & Best Use and Cash Equivalency Seminars (1988)
AIREA: Course 2-3: Standards of Professional Practice (1989)
SREA: The Challenge of Measuring Economic Obsolescence (1989)
SREA: Standards of Professional Practice (1990)
UT Law School: Valuation of Assets in Bankruptcy Seminar (1991)
Austin Institute of Real Estate: Real Estate License Recertification (1992)
U.T. School of Law: Bankruptcy Seminar (1992)
Standards of Professional Practice Part B (1993)
U.R.A.R. Seminar (1994)
AI: Limited Appraisals (1994)
AI: Market Extractions (1994)
AI: Standards of Professional Practice, A&B (1995, 1996)
AI: Real Estate Trends (1998)
AI: Principles of Real Estate, Instructor (1998)
AI: Legal Update (1998)
AI: USPAP (2003)
Columbia Institute: Tax Free Exchange of Residential Property, No. 712 (2003)
Columbia Institute: Computerized Appraisal Methods, No. 940 (2003)
Columbia Institute: Basic Real Estate Finance, No. 814 (2003)
Champions School: Asset Management (2003)

Education (continued)

Champions School: Fair Housing (2003)
Champions School: Environmental Hazards (2003)
RE Campus: Professional Property Management (2003)
AI: Appraisal Review Seminar (2005)
AI: USPAP 400 (2005)
AI: USPAP 420 (2005)
AI: Highest and Best Use 520 (2006)
AI: USPAP 210 (2006)
AI: USPAP 400 (2007)

Experience

Mr. Smith has been actively engaged in the real estate profession since March 1977, when he began marketing commercial and residential properties. He has been engaged in the appraisal profession since January 1978. His previous employment affiliations include: The Bryan City Tax Office, Real Property Analysts Houston, and Executive Vice President of R. Robinson & Associates, Inc. He has operated his own appraisal services company since 1984. His experience entails commercial and residential appraisals, investment counseling, ad valorem tax valuations, and appraisals for condemnation proceedings. Mr. Smith is a qualified expert witness in District Court, State Court and Federal Bankruptcy Court.

Partial List of Clients

ABC Bank	Fritz Becker	Sovereign Bank NA
Action Property Consultants	Frost Bank	State of Texas
American Bank of Texas	Greystone Realty	Steiner Ranch
Armbrust, Brown & David LLP	Guaranty Federal Bank FSB	Stillwater National Bank
Bank of America	Hardrock Canyon JV	Texas Bank Austin
Bank of Oklahoma	Hays Consolidated ISD	Texas Military Facility
Bank of Texas	Hays County	Travis County
Bank One	Hays County Appraisal District	Treaty Oak Bank
Baker, Boldt & Gallerano	Helaba-Landesbank	U.S. Bankruptcy,
Boatmen's National Bank	Heller Financial Corporation	Trust West Dist of TX
Broadway/Balcones Bank	Hill Country Bank	Village Bank & Trust
Camino Real Bank	International Bank of Commerce	Walburg State Bank
Cattleman's National Bank	Ironstone Bank	Washington Mutual
Central National Bank	Judge David Puryear	WCID #17
Central Park Capital	Kucera Company	Wells Fargo Bank
Chase/JP Morgan	Lake Travis ISD	West Vest Properties
City of Austin	Lone Star Homes Loans	WTC WCID 1A
City of Dripping Springs	Merchants Mortgage & Trust Corp	WTC MUD #3
City of Lago Vista	Miller Consulting Group	
Coastal Banc, SSB	Mitchell Mortgage Co LLC	
Collateral Mortgage Ltd	Mountain Pacific Mortgage	
Compass Bank	Omni Bank, Austin	
Diawa-Morrice	Ontra	
Donaldson-Lufkin-Jenerette	Pacific Guarantee Mortgage	
Dripping Springs ISD	Parallel Commercial Capital	
EverBank	PlainsCapital Bank	
First American Bank of Austin	Prosperity Bank	
First Mercantile Bank	Riverside Resources	
First State Bank – Central Texas	Round Rock ISD	
First State Bank of New Braunfels	Security State Bank & Trust	
First State Bank of Smithville	Service Life & Casualty Insurance Co	
First State Bank Temple	Southside Bank	
First Texas Bank	Southtrust Bank NA	
Franklin Bank	Southwest Bank	

Texas Appraiser Licensing and Certification Board

P.O. Box 12188 Austin, Texas 78711-2188

Certified General Real Estate Appraiser

Number:

TX 1321084 G

Issued:

07/11/2017

Expires:

06/30/2019

Appraiser:

WILLIAM F SMITH III

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.



Douglas E. Oldmixon
Commissioner

QUALIFICATIONS OF ASHLEY K. APPLGATE

Ashley Applgate is a graduate of Texas A & M University in College Station, Texas. While attending Texas A & M University she received a Bachelor of Arts degree in International Studies with an emphasis in Global Economics and Spanish. She is currently a state certified general real estate appraiser with the W. F. Smith Company, which is located at 4161 East U. S. Highway 290 Suite 100 in Dripping Springs, Texas.

Professional Memberships and Licenses

State of Texas Certified General Real Estate Appraiser, Certificate No. 138028-G

Education

Texas A & M University
Bachelor of Arts Degree, International Studies, 2005

McKissock, Expert Witness for Commercial Appraisers, 2016
McKissock, Commercial Appraisal Review, 2014
Appraisal Institute, Real Estate Finance Statistics and Valuation Modeling, 2014
Appraisal Institute, General Appraiser Income Approach Part II, 2014
McKissock, General Appraiser Highest and Best Use Analysis, 2012
Appraisal Institute, General Appraiser Site Value & Cost Approach, 2011
Appraisal Institute, General Appraiser Sales Comparison Approach, 2010
Appraisal Institute, General Appraiser Report Writing & Case Studies, 2009
Appraisal Institute, General Appraiser Income Approach Part I, 2008
Career Web School, U.S.P.A.P., 2007
Career Web School, Appraisal Principles, 2007
Career Web School, Appraisal Procedures, 2007

Experience

August 2007 – Present: Employed by the W. F. Smith Company in Dripping Springs, Texas as a state certified general real estate appraiser. The scope of this position includes the appraisal of a wide variety of real properties including commercial office, retail, industrial, subdivision, special use and vacant properties. Certificate No. 138028-G

August 2005 – August 2007: Employed by the Farm Credit System with both First Ag Credit and Capital Farm Credit in Texas as a Loan Officer. The scope of this position included all aspects of lending, credit analysis and title examination of rural commercial properties, rural improved properties and vacant land tracts.

CERTIFICATE

Texas Appraiser Licensing and Certification Board

P.O. Box 12188 Austin, Texas 78711-2188

Certified General Real Estate Appraiser

Number:

TX 1380728 G

Issued:

08/03/2017

Expires:

08/31/2019

Appraiser:

ASHLEY KAY APPLGATE

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.


Douglas E. Oldmixon
Commissioner

ADDENDA

FLOODPLAIN MAP



WFS THE W.F. SMITH COMPANY
REAL ESTATE APPRAISERS & CONSULTANTS

August 3, 2018

West Travis County Public Utility Agency
C/O Mr. Robert Pugh, P.E.
12117 Bee Cave Road, Bldg. 3, Suite #120
Bee Cave, Texas 78738

RE: Proposal for Appraisal Services concerning a +/-0.607 acre-tract located at the corner of Southwest Parkway and State Highway 71 in Austin, Travis County, Texas.

Dear Mr. Pugh:

Per your request, I provide this Proposal for Appraisal Services regarding the above referenced property in Austin, Texas. It is my understanding that the purpose of this Appraisal Service assignment is to form a basis for compensation for an easement over the subject property.

The fee for this assignment will be \$2,200.00 with a completion time of 2 1/2 weeks from the date we receive this signed and dated contract. The fee will be due upon notification of completion of the report.

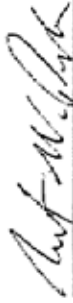
If you agree to the terms of this Proposal for Appraisal Services, please return a signed and dated copy of this document along with the requested retainer and we will begin the assignment. Any consultation, litigation support, court time, pre-trial preparation, testimony, stand by time, etc. will be billed separately at \$250 per hour if required. I appreciate the opportunity to provide this information.

Regards,

THE W. F. SMITH COMPANY



W.F. (Dubb) Smith, III, MAI, SRA, SRPA
State Certified General Real Estate Appraiser
Certificate # TX 1321084-G

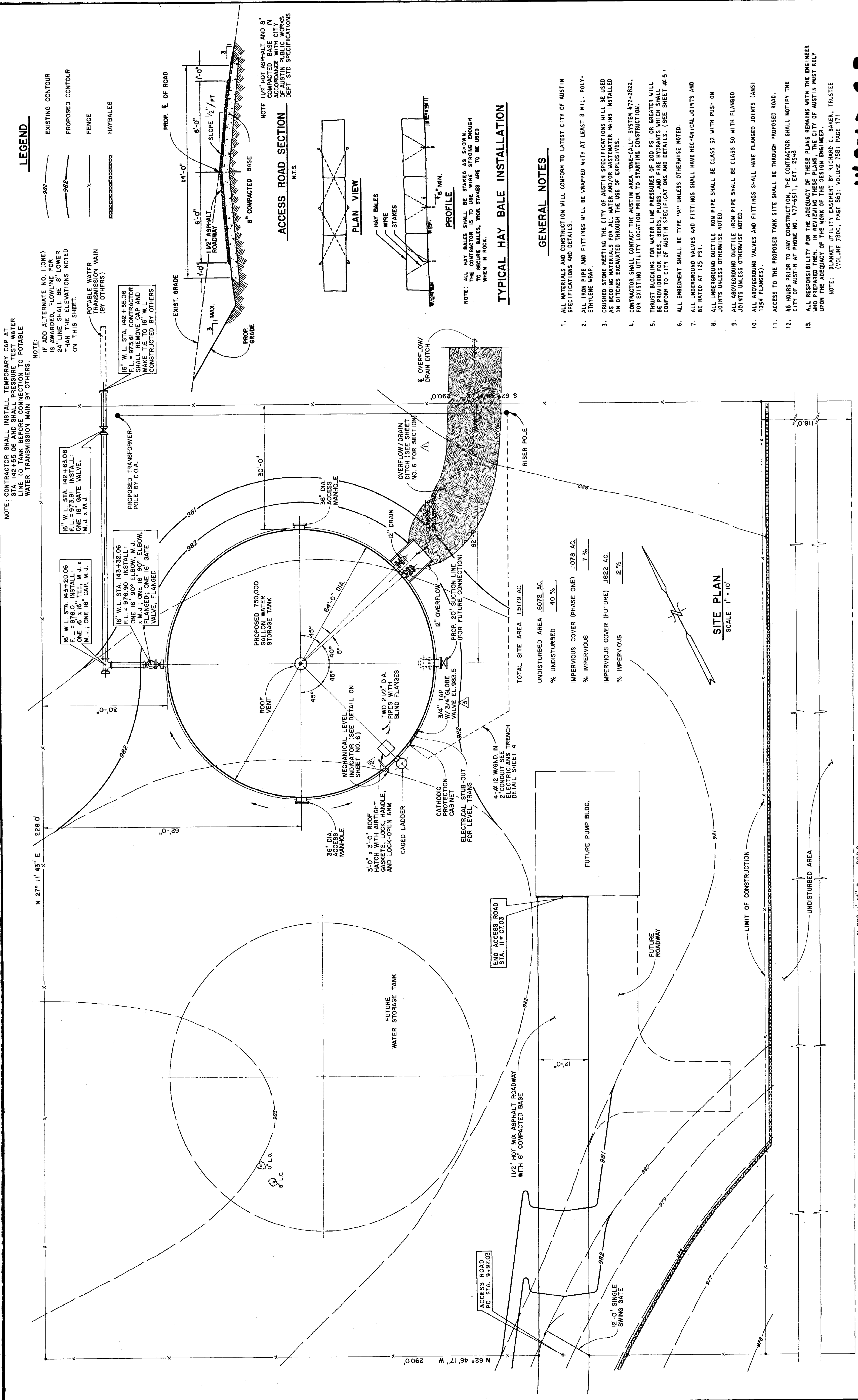
 8/3/2018

West Travis County Public Utility Agency Date

C/O Mr. Robert Pugh, P.E.

GM

4161 E. Hwy. 290, Ste. 100 * Dripping Springs, Texas 78620 * 512/328-4330 * Fax 512/858-2097

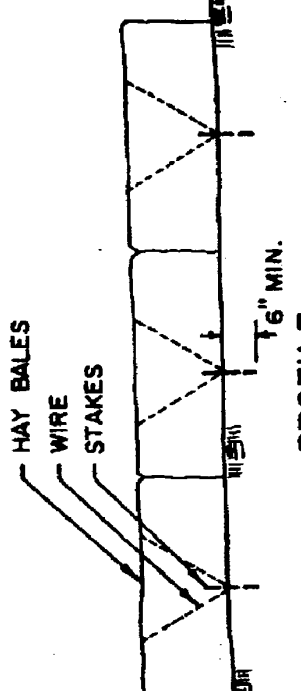
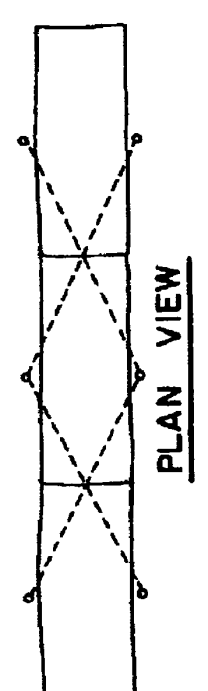


LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- FENCE
- HAYBALES

ACCESS ROAD SECTION

N.T.S.



TYPICAL HAY BALE INSTALLATION

GENERAL NOTES

- ALL MATERIALS AND CONSTRUCTION WILL CONFORM TO LATEST CITY OF AUSTIN SPECIFICATIONS AND DETAILS.
- ALL IRON PIPE AND FITTINGS WILL BE WRAPPED WITH AT LEAST 8 MIL. POLY-ETHYLENE WRAP.
- CRUSHED STONE MEETING THE CITY OF AUSTIN SPECIFICATIONS WILL BE USED AS BEDDING FOR ALL PIPE. ALL UNDERGROUND VALVES AND FITTINGS SHALL BE INSTALLED IN DITCHES EXCAVATED THROUGH THE USE OF EXPLOSIVES.
- CONTRACTOR SHALL CONTACT THE AUSTIN AREA "ONE-CALL" SYSTEM 472-2822, FOR EXISTING UTILITY LOCATION PRIOR TO STARTING CONSTRUCTION.
- THRUST BLOCKING FOR WATER LINE PRESSURES OF 200 PSI OR GREATER WILL BE PROVIDED FOR TEES, BENDS, PLUGS, AND FIRE HYDRANTS WHICH SHALL CONFORM TO CITY OF AUSTIN SPECIFICATIONS AND DETAILS. (SEE SHEET # 5)
- ALL EMBEDMENT SHALL BE TYPE "A" UNLESS OTHERWISE NOTED.
- ALL UNDERGROUND VALVES AND FITTINGS SHALL HAVE MECHANICAL JOINTS AND BE RATED AT 125 PSI.
- ALL UNDERGROUND DUCTILE IRON PIPE SHALL BE CLASS 52 WITH PUSH ON JOINTS UNLESS OTHERWISE NOTED.
- ALL ABOVEGROUND DUCTILE IRON PIPE SHALL BE CLASS 50 WITH FLANGED JOINTS UNLESS OTHERWISE NOTED.
- ALL ABOVEGROUND VALVES AND FITTINGS SHALL HAVE FLANGED JOINTS (ANSI 125# FLANGES).
- ACCESS TO THE PROPOSED TANK SITE SHALL BE THROUGH PROPOSED ROAD.
- 48 HOURS PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY OF AUSTIN AT PHONE NO. 477-4511, EXT. 2548
- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

NOTE: BLANKET UTILITY EASEMENT BY RICHARD C. BAKER, TRUSTEE (VOLUME 7800, PAGE 885; VOLUME 7881 PAGE 171)

ESPEY, HUSTON & ASSOCIATES, INC.
Engineering & Environmental Consultants
916 CAPITAL OF TEXAS HWY. SOUTH (512) 327-6840
P.O. BOX 519 AUSTIN, TEXAS 78767



DESIGNED BY: R.T.M.
DRAWN BY: W.S.S.
CHECKED BY: B.P.
APPROVED BY: _____
DATE: _____

NO.	REVISION	BY	DATE
1	OVERFLOW/DRAIN DITCH ADDED	B.P.	12/8/83
2	MECH. LEVEL INDICATOR ADDED	B.P.	12/8/83
3	3/4" GLOBE VALVE IN LIEU OF 3/4" CAP	B.P.	12/8/83

UPLANDS
750,000 GALLON WATER STORAGE TANK
SITE PLAN
SHEET NO 3
OF 6
SHEETS
FILE NO 3140

LOWER COLORADO RIVER AUTHORITY

LOCATION
WEST TRAVIS COUNTY
WATER TREATMENT PLANT

SITE PLAN
SHT 3 OF 6

DATE
2/20/88
SCALE
AS SHOWN
DWG. NO.
W-208D-C-3