



CITY OF UMLAND

Notice and Agenda of Umland Special City Council Meeting Wednesday, July 8, 2020 at 6:00 p.m.

City Hall Council Chambers, 15 North Old Spanish Trail, Umland, Texas

Notice is hereby given that the City Council of the City of Umland, Texas will hold a meeting at 6:00 p.m. on Wednesday, July 8, 2020 via Zoom Conference. Members of the public may attend the meeting remotely by web or telephone. Meeting login details may be found below.

On March 16, 2020, and until further notice or until the state disaster declaration expires, the Governor of the State of Texas has suspended certain sections of the Texas Open Meetings Act. Therefore, this meeting is hereby posted and will be held in accordance with those sections of the Texas Open Meetings Act in effect as of the date of the posting of this agenda.

Members of the public may join the Zoom Meeting by one of the following methods:

By web:

<https://us02web.zoom.us/j/88274756187?pwd=UThyTVlUdG5KdXE5Y0RPR3ZTM0Y2QT09>

Meeting ID: 882 7475 6187

Password: 979382

One tap mobile

+13462487799,,88274756187#,,,,0#,,979382# US (Houston)

+16699009128,,88274756187#,,,,0#,,979382# US (San Jose)

By phone:

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 882 7475 6187

Password: 979382

Find your local number: <https://us02web.zoom.us/j/kcCXtSrJJs>

A. CALL TO ORDER

1. Roll Call
2. Declaration of Quorum
3. Pledges of Allegiance to the Flags of the United States and State of Texas

B. PUBLIC COMMENTS

Due to the remote nature of this meeting all public comment speakers must submit public comments to the City Secretary at citysecretary@uhlandtx.us by providing their name, and contact information they wish to be made public, as well as the name and date of the meeting and each topic they wish to speak about no later than one (1) hour **PRIOR** to the start of the scheduled meeting. All speakers will be allowed to speak for three (3) minutes on each topic for which they properly submitted.

Public comments on agenda items will be taken at the time each topic is called.

At this time, public comments will be taken from the audience on any topic NOT listed on the agenda. **No discussion or formal action will be taken at this meeting on topics not on the agenda.** Inquiries about matters not listed on the agenda should be directed to City Staff following the meeting.

C. PUBLIC HEARING

None.

D. CONSENT AGENDA

The following routine, clerical, and administrative items require no public hearing and are anticipated to require little or no individualized discussion by the City Council. It is intended that these items will be acted upon with a single motion as a collective, singular item. A City Council Member may request separate deliberation for a specific item or items at which time that item or items will be removed from the consent agenda for discussion as a regular agenda item. Prior to a vote, the City Council may add to the consent agenda an item or items listed elsewhere on the regular agenda.

1. June 3, 2020 Regular City Council Meeting Minutes
2. Financials of May 2020

E. CITY STAFF REPORTS

Staff reports include briefings on pending matters from City officials or City staff.

1. City Secretary – Notary Public Appointment
2. Online Building Permitting Process - Live

3. **Coming Up:**

August – Continuation of Zoning Ordinance Revisions; Review of 1445 Interlocal with Counties; Appointment of Planning and Zoning Commission (P&Z) Members; Official Appointment of City Secretary; 2020 Budget Review / 2021 Budget Proposal; Annexation Petition and Zoning Application Submitted by Rocky Road Ranch

September – Emergency Management Plan

October – Appointment of Economic Development Committee (EDC) Members

F. DISCUSSION ONLY ITEMS

Items listed under this heading are for discussion purposes ONLY. No formal action will be taken at this meeting on the items discussed under this heading.

1. Zoning Ordinance - Proposed 1st Draft of Revisions

G. DISCUSSION AND POSSIBLE ACTION ITEMS

Items listed under this heading are for discussion and possible action.

Uhland Economic Development Corporation (EDC)

None.

Uhland Planning and Zoning Commission (P&Z)

1. Resignation of Annie Koerner-Schultz from Planning and Zoning Commission
2. Request for Consent to Application for Certificate of Convenience and Necessity (CCN) – Wastewater – County Line Special Utility District
3. Request for Consent to Application for Certificate of Convenience and Necessity (CCN) – Wastewater – Gristmill Utility District
4. Petition for the Creation of Anderson Park Public Improvement District
5. Mill Creek Phase 2 – Final Plat
6. Harmony Hills Preliminary Plat: Resubmittal Addressing Conditions to Approval Set by Council at the February 5, 2020 Council Meeting

City of Uhland

1. RFQ for Grant Administration Service Provider to Complete an Application(s) and with Funding, Project Implementation for the GLO CDBG-MIT, to Include 2015, 2016, Hurricane Harvey State Mitigation Competition and Method of Distribution
2. RFQ for Engineering Services to Assist in the Application(s) and with Funding, Project Implementation for the GLO CDBG-MIT, to Include 2015, 2016, Hurricane Harvey State Mitigation Competition and Method of Distribution
3. Review of Feasibility of City to Acquire Cemetery

H. EXECUTIVE SESSION

The City Council may retire to executive session any time between the meeting's opening and adjournment for the purposes of 1) consultation with *legal* counsel pursuant to Chapter 551.071 of the Texas Government Code, 2) deliberation regarding *real property* pursuant to Chapter 551.072 of the Texas Government Code, 3) deliberation about *Gifts and Donations* pursuant to Chapter 551.073 of the Texas Government Code, 4) discussion of *personnel matters* pursuant to Chapter 551.074 of the Texas Government Code, 5) deliberation regarding the deployment, or specific occasions for implementation of *security* personnel or devices pursuant to Chapter 551.076 of the Texas Government Code, 6) deliberation regarding *economic development* negotiations pursuant to Chapter 551.087 of the Texas Government Code. **Action, if any, on topics discussed will be taken in open session.**

1. City Administrator Job Evaluation

I. ANNOUNCEMENTS

Announcements include items of community interest, including expressions of thanks, congratulations or condolence; information regarding holiday schedules; honorary or salutary recognitions of public officials, public employees, or other citizens; reminders on upcoming events organized or sponsored by the City; information regarding social, ceremonial, or community events organized or sponsored by a non-City entity that is scheduled to be attended by City officials or employees; and announcements involving imminent threats to the public's health and safety which have arisen after the posting of the agenda. No action will be taken, or in-depth discussion will occur on any announcement.

J. ATTENDANCE BY OTHER ELECTED OR APPOINTED OFFICIALS

It is anticipated that members of other city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission and/or committee subject to the Texas Open Meetings Act.

K. ADJOURNMENT

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice and Agenda of Meeting of the Uhland City Council was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, on the following date and time indicated, and remained so posted continuously for 72 hours preceding the scheduled time of said meeting.

Traci R. McGinley Posted: July 2, 2020 at 4:15 a.m. / p.m.
Traci R. McGinley, City Secretary

In compliance with the Americans with Disabilities Act, the City of Uhland will provide reasonable accommodations for persons attending City Council meetings. Braille is not available. To better serve you, requests should be received 48 hours prior to the meetings. Please contact Traci R. McGinley, City Secretary, at 512-398-7399 or email citysecretary@uhlandtx.us.



CITY OF UHLAND
City Council Regular Meeting Minutes
Wednesday, June 3, 2020 at 6:00 p.m.

City Hall Council Chambers, 15 North Old Spanish Trail, Uhland, Texas

Notice was given of a Regular Meeting of the City Council of the City of Uhland, Texas to be held at 6:00 p.m. on Wednesday, June 3, 2020 via Zoom Conference. Councilmembers and members of the public not attending the meeting in person did so remotely by web or telephone.

On March 16, 2020, and until further notice or until the state disaster declaration expires, the Governor of the State of Texas suspended certain sections of the Texas Open Meetings Act. Therefore, this meeting was posted and held in accordance with those sections of the Texas Open Meetings Act in effect as of the date of the posting of this agenda.

A. CALL TO ORDER. Mayor Hunter called the meeting to order at 6:00 p.m.

- 1. Roll Call.** Mayor Vicki Hunter, Councilmembers Jessica Hodge, Naomi Schrock, Brian Heideman, Daniel Heideman and Mark Garonzik were present.
- 2. Declaration of Quorum.**
- 3. Pledges of Allegiance to the Flags of the United States and State of Texas.**

B. PUBLIC COMMENTS

Daniel Heideman stated that County Line Special Utility District ("County Line SUD") would like the items brought up during Mark Garonzik's May 13, 2020 public comment scheduled at a future Council Meeting so that they can be addressed by County Line SUD staff.

Allison Garcia, 15 N. Plum Creek Road, expressed the following concerns about a wastewater line that was installed on her property by County Line SUD: smell of sewage upon entry to property; stagnant water on side of road by gate; water running across driveway and down N. Plum Creek; and erosion of terrace along N. Plum Creek (photos provided). She was unsuccessful in getting these matters resolved with County Line SUD therefore she filed a

complaint with the Texas Commission on Environmental Quality (TCEQ) due to environmental concerns that this may be sewage.

C. PUBLIC HEARING

None.

D. CONSENT AGENDA

1. May 13, 2020 Special City Council Meeting Minutes

2. Financials of April 2020

Moved by Councilmember B. Heideman to approve Consent Agenda, seconded by Councilmember Schrock. The motion carried by the following vote:

Aye: Councilmembers Hodge, Schrock, B. Heideman, D. Heideman and Garonzik.
Nay None.
Abstain: None.

E. CITY STAFF REPORTS

1. Coming Up:

July – Review of Feasibility of City to Acquire Cemetery; Zoning Ordinance Review; Review of Ordinance 151; Building and Construction Regulations

August - Review of 1445 Interlocal with Counties; Appointment of Planning and Zoning Commission (P&Z) Members; 2020 Budget Review / 2021 Budget Proposal

September – Emergency Management Plan

October – Appointment of Economic Development Committee (EDC) Members

F. DISCUSSION ONLY ITEMS

1. Franchise Fees for any Utility Company for Water or Wastewater

Councilmember Garonzik asked if County Line SUD was paying franchise fees. Councilmember D. Heideman answered that to date, County Line SUD has not paid franchise fees.

Councilmember Garonzik inquired if utility entities are required to participate in franchise agreements. Legal Counsel Aker explained that utility entities participate in franchise agreements to use City right of way, it waives certain permitting processes and fees versus paying a franchise fee.

Councilmember Garonzik asked which entities presently had franchise agreements. Legal Counsel Aker responded that currently there are electric and gas franchises.

Councilmember Garonzik stated that franchise fees have been discussed in prior meetings as early as 2014, he asked why County Line SUD does not have a franchise agreement and what would be considered normal. Legal Counsel Aker explained that entities can choose to pay regular permit fees, etc. and not to have a franchise agreement.

Councilmember D. Heideman stated that the issue of franchise agreements has not previously discussed.

Councilmember Garonzik noted that there should be a record of any previous discussions and asked if the City Administrator could pull the records. Legal Counsel Aker stated that she did provide a sample document for wastewater when the City approved the CenterPoint Energy franchise agreement.

Councilmember D. Heideman noted that franchise fees are passed through to customers.

Councilmember B. Heideman explained that most utilities use public right of way, but County Line SUD obtains easements from individuals on private property. He gave County Line SUD an easement years ago and would hesitate to approve a franchise agreement; it would force County Line SUD to tax him for already having that water line.

Councilmember D. Heideman stated that County Line SUD has always said they want the City to benefit from this, but we need to get together and figure it out.

Councilmember Garonzik noted that there are constituents that are not pleased with how their property has been used by County Line SUD. Private property is being taken from citizens, he asked if they have a right to say no. Legal Counsel Aker stated this needs to be addressed under Item #4.

Mayor Hunter stated that County Line SUD is willing to work with City.

2. Requests of Certificate of Necessity's (CCN's), or Lack thereof, for Wastewater Utilities within the City Limits of Umland as being Pursued by Southwest Engineering, County Line Utilities, Plum Creek Utilities and Other Utility Companies

Councilmember Garonzik asked how many entities are associated with Mr. Heideman and County Line SUD.

Councilmember D. Heideman explained that 2-3 years ago Kronenberg purchased property and was looking for someone to do the wastewater treatment and collection services. Hays CISD was looking at doing a facility as well. Discussions were held regarding the possibility of County Line SUD participating with them to bring wastewater to the rest

of the community and the City was in favor of this occurring. *(See attached MOU between the City, County Line SUD and Cotton Gin Utility Company, LLC - approved at the November 1, 2017 Council Meeting.)* Councilmember D. Heideman further explained that funds have been provided by the School District. Greenberg owns Plum Creek Utility. County Line SUD does the collection, contracted to do the treatment and has applied for CCN (which is about 60 days from getting approved).

Legal Counsel Akers stated that she was aware of three CCN applications: two County Line SUD applications and one from Gristmill Utility District.

Councilmember Hodge asked when CCN's are typically required and submitted. Legal Counsel Aker explained that CCN's are required by the PUC and they have a rigorous application process that must be followed.

Councilmember Hodge asked if County Line SUD has done everything it needs to do. Legal Counsel Aker explained that for a CCN to overlap a city's jurisdiction, a consent letter must be obtained from that city. County Line SUD's applications do overlap the City of Uhland's jurisdiction, but the City has not received a request to provide a letter of consent. When CCN applications come to a city to request letter of consent, the city typically has a process. Legal Counsel Aker added that the City did receive a request from another party and it is scheduled to go before the Planning and Zoning Commission.

Christ Betz, County Line Board of Director, asked Councilmember Garonzik if he wanted to stop all the wastewater projects. Councilmember Garonzik explained that he was a proponent as long as it goes through all of the proper procedures, the City and constituents should have a voice. He added that he is against the fact that it leans toward developers, but current residents are unable to connect to system. The City of Uhland has had a reputation of having "good ole boy" mentality, we need to do our best that we do not have that type of reputation and that everyone is playing fair. He added that it sounds like County Line SUD has a public relations nightmare, there is sewage running down Plum Creek and residential property.

Councilmember D. Heideman stated that there is no sewage running down Plum Creek.

Christ Betz asked Councilmember Garonzik if it was fair for him to talk, he needs to come clean on his involvement in this and the fact that he is negotiating and discussing it with County Line SUD and SW Engineering. He needs to be open and honest about where this is coming from, because he has not been.

Councilmember Garonzik stated that he has been forthcoming. It affects him just as it does other individuals, he just happens to sit on City Council. He added that SW Engineering and County Line SUD did approach him to purchase an easement. He is a bit offended by the statement that he is not being open.

Legal Counsel Aker reminded everyone that the discussion needed to stay on topic.

Councilmember D. Heideman stated that the process started about 2 years ago and has been discussed at every meeting. Everyone was in agreement for this to go forward. The City of Uhland did not have a Planning and Zoning Commission when this started. County Line SUD and Plum Creek came to the City multiple times and were told there were no permits needed. He stated that Councilmember Garonzik has only been on the Council for approximately one year and needs to educate himself because this has been going on for several years. He agreed that County Line and Plum Creek need to abide by the regulations. There are regulations in place now that did not exist that that time. There are certain permits that they have been informed are needed and they have applied for those permits. He then encouraged Councilmember Garonzik and anyone else interested to come to every Board Meeting and Council Meeting to get the facts.

Mayor Hunter added that when BVRT came they were up front and told the City that they did not have to ask for approval since the City is not involved in water, but they wanted to be up front that they were coming in with wastewater and sewer and they were going to try to get it for benefit of all not just the developers. She added that most of this needs to be addressed to County Line SUD and not to the City.

Councilmember Garonzik agreed with the Mayor and added that he understands that not all residents will have the option to connect, but there needs to be a compromise.

Councilmember D. Heideman stated that it should be a partnership, but the City would have to come up with about \$2 million. He added that Councilmember Garonzik is complaining that citizens are not getting services, but County Line SUD has to build a lift station. County Line is getting tired of all these rumors and if you feel City needs to be in charge bring the money to the table.

3. Conflict of Interest with Elected Officials as it Relates to County Line and Other Utility Companies

Christ Betz, County Line SUD Board of Directors, stated that the Mayor was previously also a Board Member of County Line SUD but concerns were raised last August. There is a lot of work to be done and only a small group who are willing to get involved. A lot of research was done into the matter, but rather than continue to spend money, the Mayor resigned from County Line SUD and we were not able to figure out if she could have continued.

Councilmember Garonzik asked the City Attorney if there were any apparent Conflict of Interests in the current setup.

Mayor Hunter added that there is a Conflict of Interest Affidavit that Council is required to complete.

Legal Counsel Aker explained that as a rule she has Council and Boards fill out Conflict of Interest forms every year after the election, beyond that it is up to the individual to fill them out.

Councilmember Hodge added that they are also to abide by those regulations. Legal Counsel Aker agreed and stated that there are a number of issues.

Councilmember Hodge asked if they are required to self-police. Legal Counsel Aker confirmed that and stated that the Conflict of Interest forms advise others that there may be a Conflict of Interest.

Councilmember Schrock noted that at the beginning of Council Meeting it came up that there may be a conflict.

Legal Counsel Aker asked the two members not present in chambers to stop by City Hall and renew their Conflict of Interest Affidavit's. She asked that if they did not have a conflict, write "N/A" across form and sign it, it makes easier to keep track of possible conflicts. She added that it is her duty to supply the form but cannot make them fill them out or sign them.

4. City Recourse and/or Options as it Pertains to Relocating a Wastewater Lift Station Scheduled and in Process for Agricultural Zoned Property Southwest of Cotton Gin Road within the City Limits of the City of Uhland and Opposition by City Constituents Including Safety Concerns and Clarification by SUD on their Plan A and Plan B Versions for 15" Sewage Line Running Through Personal Properties

- a. What are the Property Owners Rights?
- b. Has Money Already been Exchanged Prior to City Council Approval on this Project
- c. What Other Options are Available
- d. Why has this not been Presented to the Planning & Zoning Commission (P&Z)
- e. How is County Line Wastewater Project being Financed and is there an Impact for Liability for Future Water as it Relates to the City of Uhland

Mayor Hunter advised that County Line SUD wishes to meet with Councilmember Garonzik and discuss his concerns, they are trying to make it right.

5. Connectivity Fees for County Line SUD Wastewater Services

Councilmember Garonzik asked why connection fees are \$6,000, but Kyle only charges \$2,000.

Councilmember D. Heideman stated that citizens need to come to Board Meetings.

Mayor Hunter noted that Councilmember Schrock had questioned whether the City could change any fee, these questions need to go to County Line SUD.

Councilmember Garonzik stated that his concerns are with revitalizing the City of Uhland, the connectivity fees seem extreme. Legal Counsel Aker explained that it needs to be addressed to the Public Utility Commission.

Chris Betz, County Line SUD Board of Directors, stated that with regard to those fees, a portion does go through committee and public hearings in addition they are regulated. He added that the City of Kyle has close to 50 times the population of Uhland and they have had the infrastructure for a long time. He added that he would like to discuss this with Councilmember Garonzik, this is all public information, but no one has asked.

Councilmember Garonzik stated that he appreciated it, he wants this to be a viable option and does not want to scare off potential developers.

6. RFP - Grant Administration for the General Land Office Community Development Block Grant Mitigation Grant Funds (GLO CDBG MIT) for Application(s) and with Funding Administration of the Project(s)

Councilmember Garonzik stated that he was able to get clarification on this matter from Judy Langford and no longer had any questions.

Judy Langford of Langford Community Management Services, Inc., Grant Administrator, provided a brief overview.

Councilmember Garonzik asked if it had to be used for flooding issues. Judy Langford responded that it could be used for other things.

Councilmember Garonzik asked if a SUD could reach out to the City and ask to use the funds. Judy Langford explained that it mattered how it tied back in, Plum Creek could be one potential area.

Councilmember Garonzik stated that the City did previously apply and receive grant funds and handed it to County Line SUD. Judy Langford confirmed that it had been done a number of times.

Councilmember Garonzik asked if the City was able to access funds from the grants.

Councilmember Schrock explained that this is just the starting, they have not applied for or been awarded.

Councilmember Garonzik asked for clarification about a grant that was approved last month. Legal Counsel Aker stated that the question is off agenda topic.

Councilmember Garonzik stated that it was a clerical error and could be addressed at a later time.

Councilmember D. Heideman stated that these need to be addressed at County Line SUD, not at City Council.

Legal Counsel Aker added that there is no decision to be made by City at this time.

Councilmember Garonzik noted that he was in favor of having City water and sewer, it would be beneficial for all residents in Uhland.

Mayor Hunter suggested Councilmember Garonzik discuss this with Chris Betz of County Line SUD.

7. RFP - Engineering for the General Land Office Community Development Block Grant Mitigation Grant Funds (GLO CDBG MIT) for Application(s) and with Funding Design/Bid and Construction Oversight of the Project(s)

Mayor Hunter advised Councilmember Garonzik that if there were specific questions he had regarding information on file he could address them to the City Administrator.

G. DISCUSSION AND POSSIBLE ACTION ITEMS

Uhland Economic Development Corporation (EDC)

1. 90-Day Extension (from next physical meeting), Victor Garza's Contract

Moved by Councilmember B. Heideman to extend Victor Garza's contract for 90-days after the EDC has their next physical meeting, seconded by Councilmember Schrock. The motion carried by the following vote:

Aye: Councilmembers Hodge, Schrock, B. Heideman, D. Heideman and Garonzik.
Nay: None.
Abstain: None.

Uhland Planning and Zoning Commission (P&Z)

None.

City of Uhland

1. 2018-19 Audit

Donald L. Allman, CPA, PC, provided an overview of the 2018-19 Audit performed by his firm.

Moved by Councilmember Schrock to accept the Audit, seconded by Councilmember B. Heideman. The motion carried by the following vote:

Aye: Councilmembers Hodge, Schrock, B. Heideman, D. Heideman and Garonzik.
Nay None.
Abstain: None.

2. Second Amendment to Caldwell Valley Development Agreement

Moved by D. Heideman to approve the Second Amendment to Caldwell Valley Development Agreement, seconded by B. Heideman. The motion carried by the following vote:

Aye: Councilmembers Hodge, Schrock, B. Heideman, D. Heideman and Garonzik.
Nay None.
Abstain: None.

3. Personnel Policy

Moved by Councilmember Hodge to approve the Personnel Policy, seconded by Councilmember Garonzik. The motion carried by the following vote:

Aye: Councilmembers Hodge, Schrock, B. Heideman, D. Heideman and Garonzik.
Nay None.
Abstain: None.

4. City Administrator Job Evaluation

After discussion, it was noted that either Mayor Hunter or Legal Counsel Akers would send evaluation forms to Council.

5. Ordinance No. 246, City Fee Schedule: Repealing Ordinance No.'s 178, 168, 123, 90, 83 and all Other Parts of Ordinances in Conflict

Moved by B. Heideman to adopt the City Fee Schedule, Ordinance No. 246: Repealing Ordinance No.'s 178, 168, 123, 90, 83 and all Other Parts of Ordinances in Conflict, seconded by Councilmember Hodge. The motion carried by the following vote:

Aye: Councilmembers Hodge, Schrock, B. Heideman, D. Heideman and Garonzik.
Nay None.
Abstain: None.

6. Eminent Domain and Condemnation – Rights of City Property Owners and Procedures with SUD and Possibly TxDOT

Councilmember Garonzik asked about citizen's rights. Legal Counsel Aker explained that it would be the same as if the City were doing eminent domain, there are certain requirements that must be met for a government entity to take property by eminent domain. Property owners must file a petition to contest in District Court, typically the eminent domain paperwork would have that information on it.

Councilmember Garonzik stated that at a previous County Line SUD meeting a condemnation was approved, this is a sensitive issue and not just with County Line SUD.

Councilmember Hodges stated that she believed it had been a determination, but a condemnation.

Legal Counsel Aker explained that if a public entity has the authority, it is up to them to determine which property they need and when. There are specific guidelines that must be followed. The Texas Municipal League does have a lot of information about city's rights and processes. The City cannot tell other entities what they can and cannot do.

No action was needed or taken on this item.

H. EXECUTIVE SESSION

None.

I. ANNOUNCEMENTS

Public comments regarding SH21 must be made prior to Saturday at SH21corridor.com.

ADJOURNMENT

Meeting adjourned at 8:30 p.m.

Public Comment Submitted

From: Allison Garcia <allisongarcia@msn.com>

Sent: Monday, June 1, 2020 1:21 PM

To: City Secretary <citysecretary@uhlandtx.us>

Subject: Public forum at June 3rd City Council Meeting

I would like to speak at public forum at the June 3rd City Council regarding my concern about the Waste Water line on my property, 15 N Plum Creek Rd.

I am attaching pictures.









MEMORANDUM OF UNDERSTANDING

The following terms set forth the understanding between the County Line Special Utility District ("District"), the City of Uhland ("City"), and Cotton Gin Utility Company, LLC ("CGU") (collectively, the "Parties") regarding the construction, operation, permitting, and maintenance of a wastewater collection and treatment system within the boundaries of the District. This MOU represents the understanding between the parties and does not constitute a binding contract.

WHEREAS, the District is a Special Utility District organized under the Texas Constitution and governed by Chapter 65 of the Texas Water Code, also considered a conservation and reclamation district under Article XVI, Section 59, of the Texas Constitution; and

WHEREAS, the City is a Type A General Law municipality located in Hays and Caldwell Counties, created in accordance with Chapter 6 of the Texas Local Government Code, and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, CGU is a Texas limited liability company that provides wastewater utility services in Texas; and

WHEREAS, the District and the City seek to provide wastewater and reclaimed water services to their constituents and property owners located within their respective territories; and

WHEREAS, CGU is proceeding with the permitting, construction, operation, and maintenance of a retail wastewater collection and treatment system and reclaimed water system to serve the approximately 366-acre Cotton Gin Development located on the west side of Cotton Gin Road and the approximately 20-acre development on the east side of Cotton Gin Road, both located within the boundaries of the District and the City; and

WHEREAS, the Parties desire to enter into a public-public-private partnership to support the provision of sewer service within the boundaries of the City and the District; and

WHEREAS, the Parties agree that CGU's provision of wholesale wastewater and reclaimed water service within the boundaries of the City and of the District would afford the community with the best and most efficient method of providing service in a timely and cost effective manner; and

NOW THEREFORE, the District, the City, and CGU understand and agree as follows:


1. The District and the City will provide CGU with a letter of support that CGU may use to support and expedite obtaining the necessary permits and authorizations from various local, State, and federal regulatory authorities, including the Texas Commission on Environmental Quality and the Public Utility Commission of Texas for the permitting,

construction, operation, and maintenance of a wastewater treatment facility. The Parties agree to work together to resolve any issues that could delay the issuance of any necessary permits or authorizations.

2. This MOU will terminate after 18 months if CGU is unable to obtain the necessary permits to provide wastewater service to the District.


Effective and agreed to as of the date of the last signature.

County Line Special Utility District

By: 
Chris Betz, President

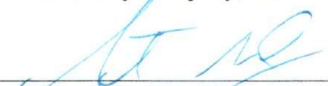
Date: 11/20/2017

City of Uhlend

By: 
Bryan Geiger, Mayor

Date: 11-1-2019

Cotton Gin Utility Company, LLC

By: 
Steven Greenberg, Managing Member

Date: 12/6/2017

City of Uhland

10000 City of Uhland, Period Ending 05/31/2020

RECONCILIATION REPORT

Reconciled on: 06/26/2020

Reconciled by: Kim Smith

Any changes made to transactions after this date aren't included in this report.

Summary

USD

Statement beginning balance	215,478.48
Checks and payments cleared (32)	-49,208.58
Deposits and other credits cleared (44)	52,993.21
Statement ending balance	219,263.11
Uncleared transactions as of 05/31/2020	500.00
Register balance as of 05/31/2020	219,763.11
Cleared transactions after 05/31/2020	0.00
Uncleared transactions after 05/31/2020	32,035.31
Register balance as of 06/26/2020	251,798.42

Details

Checks and payments cleared (32)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
05/04/2020	Expense		Gateway	-10.00
05/05/2020	Expense		WASTE CONNECTION	-7,611.72
05/05/2020	Credit Card Payment			-2,146.08
05/06/2020	Tax Payment		IRS	-1,504.25
05/06/2020	Credit Card Payment			-192.66
05/07/2020	Expense	FLNB	NSF	-5.00
05/08/2020	Expense	NSF	DARLA VOWELL	-30.31
05/11/2020	Expense		Merchant Services	-70.95
05/11/2020	Credit Card Payment			-80.72
05/12/2020	Expense		SPECTRUM BUSINESS	-234.36
05/14/2020	Payroll Check	DD	Karen S. Gallaher	-2,364.29
05/14/2020	Payroll Check	DD	Matthew Hodge	-1,161.67
05/14/2020	Expense	DD	Amy Akers	-6,837.50
05/14/2020	Payroll Check	DD	Gary D. Gallaher	-250.00
05/14/2020	Payroll Check	DD	Gary D. Gallaher	-1,452.11
05/15/2020	Expense		TEXAS MUNICIPAL LEAGUE IN...	-2,507.23
05/18/2020	Expense		SPECTRUM BUSINESS	-233.89
05/18/2020	Expense		COUNTY LINE SUD	-39.95
05/20/2020	Tax Payment		IRS	-1,504.29
05/20/2020	Expense		TEXAS COMPTROLLER OF PU...	-961.26
05/22/2020	Expense		BLUEBONNET ELECTRIC COO...	-272.60
05/26/2020	Expense		UHLAND ECONOMIC DEVELOP...	-6,507.52
05/27/2020	Expense		NSF	-30.31
05/27/2020	Expense		NSF	-5.00
05/28/2020	Payroll Check	DD	Traci R. McGinley	-1,815.89
05/28/2020	Payroll Check	DD	Matthew Hodge	-1,161.68
05/28/2020	Expense	DD	MCCLINTOCK CODE REVIEW L...	-6,007.69
05/28/2020	Expense		BIZ DOC INC.	-81.18
05/28/2020	Credit Card Payment			-62.05
05/28/2020	Payroll Check	DD	Karen S. Gallaher	-2,364.30
05/28/2020	Payroll Check	DD	Gary D. Gallaher	-1,452.12
05/28/2020	Payroll Check	DD	Gary D. Gallaher	-250.00

Total	-49,208.58
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Deposits and other credits cleared (44)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
05/01/2020	Sales Receipt	2102	USTI - BATCH PAYMENTS	1,125.57
05/05/2020	Sales Receipt	05062020	USTI - BATCH PAYMENTS	417.06
05/05/2020	Sales Receipt	2105	USTI - BATCH PAYMENTS	1,797.81
05/05/2020	Sales Receipt	ach 53642	USTI epay	946.61
05/06/2020	Receive Payment	08516175	KB HOMES	930.00
05/07/2020	Sales Receipt	USTI 05062020	USTI - BATCH PAYMENTS	120.62

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
05/08/2020	Sales Receipt	ach53804	USTI epay	717.51
05/08/2020	Sales Receipt	3048	USTI - BATCH PAYMENTS	373.00
05/08/2020	Sales Receipt	ach53978	USTI epay	130.31
05/08/2020	Sales Receipt	2115	USTI - BATCH PAYMENTS	559.61
05/08/2020	Deposit		OOMA, INC.	4.71
05/11/2020	Deposit		TEXAS COMPTROLLER	101.67
05/11/2020	Deposit		CALDWELL CO APPR	21.58
05/11/2020	Deposit		HAYS COUNTY APPRASIAL DIS...	3,753.70
05/12/2020	Journal	JE		234.36
05/12/2020	Deposit		TEXAS COMPTROLLER	21,356.72
05/13/2020	Sales Receipt	3067	USTI - BATCH PAYMENTS	397.02
05/14/2020	Deposit		SPECTRUM ADVAVCED SERVI...	37.19
05/14/2020	Deposit		GRANITE TELECOMMUNICATI...	10.50
05/14/2020	Deposit		SW BELL	71.83
05/14/2020	Receive Payment	8351	Donald McCroskey	336.00
05/14/2020	Receive Payment	no number on check	Martha / Domingo Robledo	500.00
05/14/2020	Sales Receipt	3055	USTI - BATCH PAYMENTS	261.55
05/14/2020	Sales Receipt	3053	USTI epay	90.93
05/18/2020	Deposit		CHARTER COMMUNICATIONS	2,123.93
05/19/2020	Receive Payment	08516280	KB HOMES	2,661.31
05/19/2020	Receive Payment	08516426	KB HOMES	2,589.91
05/19/2020	Sales Receipt	3054	USTI - BATCH PAYMENTS	800.29
05/19/2020	Sales Receipt	ach54360	USTI epay	499.65
05/22/2020	Sales Receipt	3066	USTI - BATCH PAYMENTS	599.41
05/22/2020	Deposit		CALDWELL CO APPR	115.43
05/27/2020	Sales Receipt	3065	USTI - BATCH PAYMENTS	463.48
05/27/2020	Sales Receipt	3069	USTI - BATCH PAYMENTS	704.25
05/27/2020	Sales Receipt	3064	USTI - BATCH PAYMENTS	314.36
05/27/2020	Sales Receipt	3063	USTI - BATCH PAYMENTS	317.58
05/27/2020	Sales Receipt	ach54666	USTI epay	564.18
05/27/2020	Sales Receipt	ach54545	USTI epay	1,054.94
05/28/2020	Sales Receipt	3068	USTI - BATCH PAYMENTS	821.12
05/28/2020	Sales Receipt	3074	USTI - BATCH PAYMENTS	439.17
05/29/2020	Sales Receipt	3070	USTI epay	660.11
05/29/2020	Deposit		CALDWELL COUNTY APPRAIS...	131.71
05/29/2020	Deposit		FLNB	9.49
05/29/2020	Sales Receipt	3075	USTI - BATCH PAYMENTS	657.32
05/29/2020	Deposit		OOMA, INC.	3,169.71
Total				52,993.21

Additional Information

Uncleared deposits and other credits as of 05/31/2020

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
05/27/2020	Receive Payment	11780	County Line Special Utility District	500.00
Total				500.00

Uncleared checks and payments after 05/31/2020

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
06/02/2020	Expense		Gateway	-10.00
06/02/2020	Expense		WASTE CONNECTION	-7,611.72
06/02/2020	Credit Card Payment			-260.37
06/03/2020	Bill Payment	4512	EZ STREET COMPANY	-1,170.00
06/03/2020	Expense	DD	Amy Akers	-7,600.00
06/03/2020	Tax Payment		IRS	-1,911.56
06/03/2020	Bill Payment	4513	LVN ENGINEERING	-4,818.57
06/03/2020	Bill Payment	4511	Donald L Allman	-4,000.00
06/03/2020	Bill Payment	4515	TEXAS DISPOSAL SYSTEMS	-100.00
06/03/2020	Bill Payment	4514	RELIABLE TIRE DISPOSAL	-185.00
06/03/2020	Bill Payment	4510	COLORADO MATERIALS	-274.78
06/04/2020	Credit Card Payment			-3,609.80
06/05/2020	Credit Card Payment			-32.55
06/08/2020	Expense	27158023	BIZ DOC INC.	-81.18
06/08/2020	Credit Card Payment			-90.16

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
06/09/2020	Expense		Merchant Services	-71.39
06/11/2020	Payroll Check	DD	Karen S. Gallaher	-2,487.25
06/11/2020	Payroll Check	DD	Matthew Hodge	-1,163.38
06/11/2020	Payroll Check	DD	Gary D. Gallaher	-1,452.12
06/11/2020	Payroll Check	DD	Gary D. Gallaher	-250.00
06/11/2020	Payroll Check	DD	Traci R. McGinley	-1,851.04
06/11/2020	Expense		TEXAS COMPTROLLER OF PU...	-911.35
06/11/2020	Expense		TML MULTISTATE INTERGOVE...	-2,507.23
06/16/2020	Credit Card Payment			-200.83
06/16/2020	Expense		COUNTY LINE SUD	-40.93
06/17/2020	Tax Payment		IRS	-1,930.83
06/17/2020	Expense	DD	MCCLINTOCK CODE REVIEW L...	-7,200.00
06/17/2020	Expense		SPECTRUM BUSINESS	-233.89
06/22/2020	Payroll Check	DD	Karen S. Gallaher	-2,364.30
06/24/2020	Tax Payment		IRS	-709.35
06/25/2020	Payroll Check	DD	Matthew Hodge	-1,142.92
06/25/2020	Payroll Check	DD	Karen S. Gallaher	-2,364.30
06/25/2020	Payroll Check	DD	Gary D. Gallaher	-1,452.11
06/25/2020	Payroll Check	DD	Gary D. Gallaher	-250.00
06/25/2020	Payroll Check	DD	Traci R. McGinley	-1,851.05
Total				-62,189.96

Uncleared deposits and other credits after 05/31/2020

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
06/01/2020	Sales Receipt	3072	USTI - BATCH PAYMENTS	809.21
06/01/2020	Sales Receipt	3073	USTI - BATCH PAYMENTS	696.74
06/02/2020	Sales Receipt	3071	USTI - BATCH PAYMENTS	1,349.71
06/02/2020	Receive Payment	2941348	Continental Homes of Texas, LP	400.00
06/03/2020	Receive Payment	08516512	KB HOMES	2,669.71
06/03/2020	Deposit		TML MULTISTATE INTERGOVE...	325.00
06/03/2020	Receive Payment	08516690	KB HOMES	2,329.51
06/03/2020	Receive Payment	08516645	KB HOMES	2,493.31
06/03/2020	Receive Payment	08516711	KB HOMES	2,736.91
06/03/2020	Sales Receipt	3078	USTI - BATCH PAYMENTS	228.24
06/03/2020	Sales Receipt	2165	USTI - BATCH PAYMENTS	391.39
06/03/2020	Sales Receipt	ach55086	USTI epay	690.58
06/04/2020	Sales Receipt	2168	USTI - BATCH PAYMENTS	100.00
06/05/2020	Sales Receipt	3098	USTI - BATCH PAYMENTS	506.32
06/08/2020	Receive Payment	08516745	KB HOMES	2,329.51
06/08/2020	Receive Payment	08516737	KB HOMES	2,669.71
06/08/2020	Receive Payment	5	The Tighe Law Firm, P.C.	850.00
06/08/2020	Receive Payment	10	The Tighe Law Firm, P.C.	2,800.00
06/09/2020	Receive Payment	08516738	KB HOMES	2,405.11
06/09/2020	Sales Receipt	epay ach55428	USTI epay	660.82
06/09/2020	Sales Receipt	ach55292	USTI epay	557.48
06/09/2020	Sales Receipt	3104	USTI - BATCH PAYMENTS	412.95
06/11/2020	Deposit		TEXAS COMPTROLLER	27,332.71
06/11/2020	Receive Payment	10107	RANCH ROAD DEVELOPMENT	2,029.26
06/11/2020	Sales Receipt	2179	USTI - BATCH PAYMENTS	223.31
06/11/2020	Receive Payment	2030	RANCH ROAD DEVELOPMENT	2,625.00
06/11/2020	Deposit		HAYS COUNTY TAX ASSESSO...	924.69
06/12/2020	Sales Receipt	1281	USTI - BATCH PAYMENTS	80.00
06/16/2020	Sales Receipt	2188	USTI - BATCH PAYMENTS	203.10
06/16/2020	Sales Receipt	2184	USTI - BATCH PAYMENTS	627.11
06/16/2020	Sales Receipt	ach 55787	USTI epay	518.79
06/17/2020	Sales Receipt	3113	USTI epay	1,116.68
06/17/2020	Sales Receipt	3114	USTI - BATCH PAYMENTS	292.79
06/17/2020	Receive Payment	6857205082	Ernesto Ramirez Cruz	2,966.80
06/17/2020	Receive Payment	56261	AUS-TEX/VILLAGE HOMES	9,283.36
06/18/2020	Sales Receipt	2192	USTI - BATCH PAYMENTS	357.03
06/18/2020	Sales Receipt	ach56152	USTI epay	189.07
06/18/2020	Sales Receipt	2194	USTI - BATCH PAYMENTS	412.82
06/18/2020	Receive Payment	08516935	KB HOMES	13,148.04
06/22/2020	Sales Receipt	2198	USTI - BATCH PAYMENTS	336.10
06/22/2020	Receive Payment	12981	County Line Special Utility District	240.00
06/22/2020	Sales Receipt	2197	USTI - BATCH PAYMENTS	724.00

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
06/22/2020	Sales Receipt	2203	USTI - BATCH PAYMENTS	426.55
06/25/2020	Sales Receipt	3121	USTI epay	757.10
06/25/2020	Receive Payment	56231	AUS-TEX/VILLAGE HOMES	218.75
06/25/2020	Receive Payment	2511	TK RANCH	780.00
Total				94,225.27

City of Uhland

10001 Uhland Money Market Account, Period Ending 05/31/2020

RECONCILIATION REPORT

Reconciled on: 06/17/2020

Reconciled by: Kim Smith

Any changes made to transactions after this date aren't included in this report.

Summary

USD

Statement beginning balance	48,229.78
Checks and payments cleared (0)	0.00
Deposits and other credits cleared (1)	6.14
Statement ending balance	<u>48,235.92</u>
Register balance as of 05/31/2020	48,235.92

Details

Deposits and other credits cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
05/31/2020	Deposit		FLNB	6.14
Total				6.14

City of Uhland

10002 Uhland Construction Account, Period Ending 05/31/2020

RECONCILIATION REPORT

Reconciled on: 06/17/2020

Reconciled by: Kim Smith

Any changes made to transactions after this date aren't included in this report.

Summary

USD

Statement beginning balance.....	100.00
Checks and payments cleared (1).....	-16,407.47
Deposits and other credits cleared (1).....	16,407.47
Statement ending balance.....	100.00
Register balance as of 05/31/2020.....	100.00
Cleared transactions after 05/31/2020.....	0.00
Uncleared transactions after 05/31/2020.....	0.00
Register balance as of 06/17/2020.....	100.00

Details

Checks and payments cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
05/04/2020	Check	214	COUNTY LINE SUD	-16,407.47

Total	-16,407.47
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Deposits and other credits cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
05/04/2020	Deposit		TEXAS COMPTROLLER OF PU...	16,407.47

Total	16,407.47
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Additional Information

Uncleared checks and payments after 05/31/2020

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
06/08/2020	Check	215	COUNTY LINE SUD	-40,578.76

Total	-40,578.76
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Uncleared deposits and other credits after 05/31/2020

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
06/08/2020	Deposit		TxCDBG	40,578.76

Total	40,578.76
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10003 Umland Debit Card Account, Period Ending 05/31/2020

RECONCILIATION REPORT

Reconciled on: 06/17/2020

Reconciled by: Kim Smith

Any changes made to transactions after this date aren't included in this report.

Summary	USD
Statement beginning balance	121.52
Checks and payments cleared (0)	0.00
Deposits and other credits cleared (0)	0.00
Statement ending balance	121.52
Register balance as of 05/31/2020	121.52

City of Uhland

10004 TexSTAR, Period Ending 05/31/2020

RECONCILIATION REPORT

Reconciled on: 06/26/2020

Reconciled by: Kim Smith

Any changes made to transactions after this date aren't included in this report.

Summary	USD
Statement beginning balance	101,019.94
Checks and payments cleared (0)	0.00
Deposits and other credits cleared (1)	20.98
Statement ending balance	101,040.92
Register balance as of 05/31/2020	101,040.92

Details				
Deposits and other credits cleared (1)				
DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
05/29/2020	Deposit		TexSTAR	20.98
Total				20.98

City of Uhland

BUDGET VS ACTUAL

October 2019 - May 2020

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
40010 AD Valorem - Caldwell County	25,956.56	26,994.27	(1,037.71)	96.16 %
40011 AD Valorem - Hays County	66,992.52	62,477.37	4,515.15	107.23 %
40050 Sales Tax Revenue	154,324.61	240,000.00	(85,675.39)	64.30 %
40100 Building Permit Income	48,092.60	166,500.00	(118,407.40)	28.88 %
40101 OSSF Commercial		610.00	(610.00)	
40102 OSSF Residential	1,640.00	4,100.00	(2,460.00)	40.00 %
40103 Sign Permits	575.00	1,000.00	(425.00)	57.50 %
40104 Transportation Fee - CGE	250.00	2,500.00	(2,250.00)	10.00 %
40105 Transportation Fees - Millcreek		42,980.00	(42,980.00)	
40106 Transportation Fee - KB Homes	42,980.00	61,400.00	(18,420.00)	70.00 %
40150 Subdivision Income	31,015.59	75,000.00	(43,984.41)	41.35 %
40155 Billable Expense Income	39,386.20		39,386.20	
40200 Solid Waste Services	105,644.19	176,400.00	(70,755.81)	59.89 %
40201 Franchise Fees	39,302.39	54,000.00	(14,697.61)	72.78 %
40202 Solid Waste Services - Restoration/Late Fee	1,665.00	3,000.00	(1,335.00)	55.50 %
40300 Community Center Rental	4,950.00	9,000.00	(4,050.00)	55.00 %
40320 Donations	(173.22)		(173.22)	
40350 Film Friendly Fee	500.00		500.00	
40355 Lottery Fee	17.56		17.56	
40500 Administration Fee Income	6,929.86		6,929.86	
40900 Interest Income	514.56	829.00	(314.44)	62.07 %
Total Income	\$570,563.42	\$926,790.64	\$ (356,227.22)	61.56 %
Cost of Goods Sold				
50050 Sales Tax Income - State Service Fees	3,086.18	2,454.90	631.28	125.72 %
50051 EDC Sales Tax Income Transfers	50,422.61	80,000.00	(29,577.39)	63.03 %
50155 Billable Expenses	38,261.59		38,261.59	
Total Cost of Goods Sold	\$91,770.38	\$82,454.90	\$9,315.48	111.30 %
GROSS PROFIT	\$478,793.04	\$844,335.74	\$ (365,542.70)	56.71 %
Expenses				
60050 Community Outreach	943.50	2,000.00	(1,056.50)	47.18 %
60051 Computer Expense & Repair	7,299.59	1,000.00	6,299.59	729.96 %
60053 Continuing Education/Training	792.50	3,500.00	(2,707.50)	22.64 %
60055 Contract Labor	27,171.69	83,250.00	(56,078.31)	32.64 %
60057 Dues Licenses & Subscriptions	1,352.36	4,844.00	(3,491.64)	27.92 %
60059 Employee Relations	429.00		429.00	
60060 Fees - Accounting	16,000.00	7,500.00	8,500.00	213.33 %
60063 Fees - Bookkeeping	5,369.70	6,228.00	(858.30)	86.22 %
60065 Fees - Consulting	10,238.93	22,200.00	(11,961.07)	46.12 %
60070 Fees - Janitorial		750.00	(750.00)	
60071 Fees - Legal	35,537.50	38,400.00	(2,862.50)	92.55 %
60072 Fees - Meetings	102.12	500.00	(397.88)	20.42 %

City of Uhland

BUDGET VS ACTUAL

October 2019 - May 2020

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
60075 Fees - Professional	1,180.39	25,000.00	(23,819.61)	4.72 %
60078 Fees - Property Tax Collection	686.50		686.50	
60079 Fees - Waste Collection	69,416.80	90,170.00	(20,753.20)	76.98 %
60081 Small Equipment & Tools < \$2,500	547.38		547.38	
60087 Fuel	2,778.57		2,778.57	
60090 INS - Liability	3,072.06	7,989.00	(4,916.94)	38.45 %
60091 INS - Employee Benefit Insurance	22,923.08	38,400.00	(15,476.92)	59.70 %
60092 INS - Workers Compensation	6,088.00		6,088.00	
70020 Bank Charges	249.76	359.64	(109.88)	69.45 %
70030 Merchant Service Fees	569.52	612.00	(42.48)	93.06 %
70055 Marketing & Promotion		10,000.00	(10,000.00)	
70056 Marketing - Website	1,588.49	7,600.00	(6,011.51)	20.90 %
70060 Meal Expenses	29.74	300.00	(270.26)	9.91 %
70065 Postage	1,329.70	1,790.00	(460.30)	74.28 %
70070 Rent - Janitorial Equipment	801.50		801.50	
70075 Repairs & Maintenance	9,720.36	135,000.00	(125,279.64)	7.20 %
70090 Payroll - Expenses				
70091 Payroll - Salaries	0.00		0.00	
70092 Payroll - Salaries - City Administrator	56,322.81	82,831.81	(26,509.00)	68.00 %
70093 Payroll - Salaries - Office Assistant	16,080.79	31,399.36	(15,318.57)	51.21 %
70094 Payroll - Salaries - City Clerk	2,065.23		2,065.23	
70095 Payroll - Salaries - Public Works Lead	37,469.57	57,135.38	(19,665.81)	65.58 %
70096 Payroll - Salaries - Public Works	24,150.51	35,731.11	(11,580.60)	67.59 %
Total 70091 Payroll - Salaries	136,088.91	207,097.66	(71,008.75)	65.71 %
70200 Payroll - Taxes	10,410.79	15,842.97	(5,432.18)	65.71 %
70210 Payroll - Service Fees	929.55		929.55	
Total 70090 Payroll - Expenses	147,429.25	222,940.63	(75,511.38)	66.13 %
70220 Uniforms	295.96		295.96	
70300 Supplies - Office	3,074.47	18,000.00	(14,925.53)	17.08 %
70301 Supplies - Janitorial	472.21	750.00	(277.79)	62.96 %
70302 Supplies - Maintenance	399.83		399.83	
70400 Telephone & Internet	1,906.51	2,904.00	(997.49)	65.65 %
70450 Travel - Mileage Reimbursements	1,885.86	5,000.00	(3,114.14)	37.72 %
70451 Travel - Parking & Tolls		3,800.00	(3,800.00)	
70500 Utilities	3,758.08	7,264.00	(3,505.92)	51.74 %
80070 Hays County Road Fund		50,000.00	(50,000.00)	
Total Expenses	\$385,440.91	\$798,051.27	\$ (412,610.36)	48.30 %
NET OPERATING INCOME	\$93,352.13	\$46,284.47	\$47,067.66	201.69 %
Other Income				
80090 Income - Other	(105.57)		(105.57)	
80100 Grant Income	83,303.16		83,303.16	
Total Other Income	\$83,197.59	\$0.00	\$83,197.59	0.00%

City of Uhland

BUDGET VS ACTUAL

October 2019 - May 2020

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Other Expenses				
80060 Rainy Day Fund		43,784.47	(43,784.47)	
80101 Grant Expense	71,258.78	2,500.00	68,758.78	2,850.35 %
80198 Non Sufficient funds	70.62		70.62	
Total Other Expenses	\$71,329.40	\$46,284.47	\$25,044.93	154.11 %
NET OTHER INCOME	\$11,868.19	\$ (46,284.47)	\$58,152.66	(25.64 %)
NET INCOME	\$105,220.32	\$0.00	\$105,220.32	0.00%

City of Uhland

BALANCE SHEET

As of May 31, 2020

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
10000 City of Uhland	219,763.11
10001 Uhland Money Market Account	48,235.92
10002 Uhland Construction Account	100.00
10003 Uhland Debit Card Account	121.52
10004 TexSTAR	101,040.92
Total Bank Accounts	\$369,261.47
Accounts Receivable	
12000 Accounts Receivable (A/R)	14,837.95
Total Accounts Receivable	\$14,837.95
Other Current Assets	
12501 Texas Comptroller Reserves	285.25
Total Other Current Assets	\$285.25
Total Current Assets	\$384,384.67
Fixed Assets	
17001 Machinery & Equipment	21,350.00
Total Fixed Assets	\$21,350.00
TOTAL ASSETS	\$405,734.67
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 Accounts Payable (A/P)	8,046.42
Total Accounts Payable	\$8,046.42
Credit Cards	
20500 Fuelman Fuel Credit Card	211.76
20501 A/P - Fuelman Mastercard	3,609.80
20503 A/P - Lowes	90.16
20504 A/P - Tractor Supply	32.55
Total Credit Cards	\$3,944.27
Other Current Liabilities	
20700 A/P - Jimmy McClintock	1,954.46
22500 Sales Tax Payable	915.93
23000 EDC Sales Tax Income Payable	7,118.91
24000 Payroll Liabilities	0.00
24001 Payroll - Taxes Federal (941/944)	1,911.56
Total 24000 Payroll Liabilities	1,911.56
Total Other Current Liabilities	\$11,900.86
Total Current Liabilities	\$23,891.55

City of Uhland

BALANCE SHEET

As of May 31, 2020

	TOTAL
Total Liabilities	\$23,891.55
Equity	
30000 Retained Earnings	157,971.21
30001 Opening Balance Equity	118,651.59
Net Income	105,220.32
Total Equity	\$381,843.12
TOTAL LIABILITIES AND EQUITY	\$405,734.67

City of Uhland

INCOME STATEMENT

May 2020

	TOTAL		
	MAY 2020	OCT 2019 - MAY 2020 (YTD)	% OF INCOME
Income			
40010 AD Valorem - Caldwell County	268.72	25,956.56	0.52 %
40011 AD Valorem - Hays County	3,753.70	66,992.52	7.23 %
40050 Sales Tax Revenue	21,817.80	154,324.61	42.01 %
40100 Building Permit Income	2,845.22	48,092.60	5.48 %
40102 OSSF Residential		1,640.00	
40103 Sign Permits	575.00	575.00	1.11 %
40104 Transportation Fee - CGE		250.00	
40106 Transportation Fee - KB Homes	2,456.00	42,980.00	4.73 %
40150 Subdivision Income	1,000.00	31,015.59	1.93 %
40155 Billable Expense Income		39,386.20	
40200 Solid Waste Services	13,917.53	105,644.19	26.80 %
40201 Franchise Fees	5,417.87	39,302.39	10.43 %
40202 Solid Waste Services - Restoration/Late Fee		1,665.00	
40300 Community Center Rental	(150.00)	4,950.00	(0.29 %)
40320 Donations		(173.22)	
40350 Film Friendly Fee		500.00	
40355 Lottery Fee		17.56	
40500 Administration Fee Income		6,929.86	
40900 Interest Income	36.61	514.56	0.07 %
Total Income	\$51,938.45	\$570,563.42	100.00 %
Cost of Goods Sold			
50050 Sales Tax Income - State Service Fees	436.59	3,086.18	0.84 %
50051 EDC Sales Tax Income Transfers	7,118.91	50,422.61	13.71 %
50155 Billable Expenses	2,850.00	38,261.59	5.49 %
Total Cost of Goods Sold	\$10,405.50	\$91,770.38	20.03 %
GROSS PROFIT	\$41,532.95	\$478,793.04	79.97 %
Expenses			
60050 Community Outreach		943.50	
60051 Computer Expense & Repair	400.00	7,299.59	0.77 %
60053 Continuing Education/Training	212.50	792.50	0.41 %
60055 Contract Labor	1,200.00	27,171.69	2.31 %
60057 Dues Licenses & Subscriptions	1,004.76	1,352.36	1.93 %
60059 Employee Relations	289.99	429.00	0.56 %
60060 Fees - Accounting	4,000.00	16,000.00	7.70 %
60063 Fees - Bookkeeping	593.40	5,369.70	1.14 %
60065 Fees - Consulting		10,238.93	
60071 Fees - Legal	5,137.50	35,537.50	9.89 %
60072 Fees - Meetings	15.99	102.12	0.03 %
60075 Fees - Professional	196.89	1,180.39	0.38 %
60078 Fees - Property Tax Collection		686.50	
60079 Fees - Waste Collection	7,611.72	69,416.80	14.66 %

City of Uhland

INCOME STATEMENT

May 2020

	TOTAL		
	MAY 2020	OCT 2019 - MAY 2020 (YTD)	% OF INCOME
60081 Small Equipment & Tools < \$2,500		547.38	
60087 Fuel	363.50	2,778.57	0.70 %
60090 INS - Liability		3,072.06	
60091 INS - Employee Benefit Insurance	2,507.23	22,923.08	4.83 %
60092 INS - Workers Compensation		6,088.00	
70020 Bank Charges	29.97	249.76	0.06 %
70030 Merchant Service Fees	80.95	569.52	0.16 %
70056 Marketing - Website		1,588.49	
70060 Meal Expenses		29.74	
70065 Postage	175.00	1,329.70	0.34 %
70070 Rent - Janitorial Equipment	100.00	801.50	0.19 %
70075 Repairs & Maintenance	954.79	9,720.36	1.84 %
70090 Payroll - Expenses			
70091 Payroll - Salaries		0.00	
70092 Payroll - Salaries - City Administrator	5,710.46	56,322.81	10.99 %
70093 Payroll - Salaries - Office Assistant		16,080.79	
70094 Payroll - Salaries - City Clerk	2,065.23	2,065.23	3.98 %
70095 Payroll - Salaries - Public Works Lead	4,080.38	37,469.57	7.86 %
70096 Payroll - Salaries - Public Works	2,717.00	24,150.51	5.23 %
Total 70091 Payroll - Salaries	14,573.07	136,088.91	28.06 %
70200 Payroll - Taxes	1,114.84	10,410.79	2.15 %
70210 Payroll - Service Fees	115.13	929.55	0.22 %
Total 70090 Payroll - Expenses	15,803.04	147,429.25	30.43 %
70220 Uniforms		295.96	
70300 Supplies - Office	1,269.06	3,074.47	2.44 %
70301 Supplies - Janitorial	83.81	472.21	0.16 %
70302 Supplies - Maintenance	52.23	399.83	0.10 %
70400 Telephone & Internet	233.89	1,906.51	0.45 %
70450 Travel - Mileage Reimbursements		1,885.86	
70500 Utilities	312.55	3,758.08	0.60 %
Total Expenses	\$42,628.77	\$385,440.91	82.08 %
NET OPERATING INCOME	\$ (1,095.82)	\$93,352.13	(2.11 %)
Other Income			
80090 Income - Other	109.29	(105.57)	0.21 %
80100 Grant Income	16,407.47	83,303.16	31.59 %
Total Other Income	\$16,516.76	\$83,197.59	31.80 %
Other Expenses			
80101 Grant Expense	16,407.47	71,258.78	31.59 %
80198 Non Sufficient funds	70.62	70.62	0.14 %
Total Other Expenses	\$16,478.09	\$71,329.40	31.73 %
NET OTHER INCOME	\$38.67	\$11,868.19	0.07 %

City of Uhland

INCOME STATEMENT

May 2020

TOTAL			
	MAY 2020	OCT 2019 - MAY 2020 (YTD)	% OF INCOME
NET INCOME	\$ (1,057.15)	\$105,220.32	(2.04 %)

City of Uhland
INCOME STATEMENT BY CLASS
May 2020

	ADMINISTRATION	BUILDING PERMITS	COMMUNITY CENTER	EDC UHLAND	FUTURE ROADWAY IMPACT FEES	PUBLIC WORKS	SUBDIVISION	TX CDBG GRANTS	WASTE MANAGEMENT	TOTAL
Income										
40010 AD Valorem - Caldwell County						268.72				\$268.72
40011 AD Valorem - Hays County						3,753.70				\$3,753.70
40050 Sales Tax Revenue	7,276.68			7,264.44		7,276.68				\$21,817.80
40100 Building Permit Income		2,845.22								\$2,845.22
40103 Sign Permits	425.00	150.00								\$575.00
40106 Transportation Fee - KB Homes					2,456.00					\$2,456.00
40150 Subdivision Income							1,000.00			\$1,000.00
40200 Solid Waste Services									13,917.53	\$13,917.53
40201 Franchise Fees	5,417.87									\$5,417.87
40300 Community Center Rental			(150.00)							\$ (150.00)
40900 Interest Income	36.61									\$36.61
Total Income	\$13,156.16	\$2,995.22	\$ (150.00)	\$7,264.44	\$2,456.00	\$11,299.10	\$1,000.00	\$0.00	\$13,917.53	\$51,938.45
Cost of Goods Sold										
50050 Sales Tax Income - State Service Fees	145.53			145.53		145.53				\$436.59
50051 EDC Sales Tax Income Transfers				7,118.91						\$7,118.91
50155 Billable Expenses							2,850.00			\$2,850.00
Total Cost of Goods Sold	\$145.53	\$0.00	\$0.00	\$7,264.44	\$0.00	\$145.53	\$2,850.00	\$0.00	\$0.00	\$10,405.50
GROSS PROFIT	\$13,010.63	\$2,995.22	\$ (150.00)	\$0.00	\$2,456.00	\$11,153.57	\$ (1,850.00)	\$0.00	\$13,917.53	\$41,532.95
Expenses										
60051 Computer Expense & Repair	400.00									\$400.00
60053 Continuing Education/Training	212.50									\$212.50
60055 Contract Labor		1,200.00								\$1,200.00
60057 Dues Licenses & Subscriptions	1,004.76									\$1,004.76
60059 Employee Relations	289.99									\$289.99
60060 Fees - Accounting	4,000.00									\$4,000.00
60063 Fees - Bookkeeping	593.40									\$593.40
60071 Fees - Legal	5,137.50									\$5,137.50
60072 Fees - Meetings	15.99									\$15.99
60075 Fees - Professional	156.30								40.59	\$196.89
60079 Fees - Waste Collection									7,611.72	\$7,611.72
60087 Fuel						363.50				\$363.50
60091 INS - Employee Benefit Insurance	596.97					1,910.26				\$2,507.23
70020 Bank Charges	29.97									\$29.97
70030 Merchant Service Fees		80.95								\$80.95
70065 Postage									175.00	\$175.00
70070 Rent - Janitorial Equipment			100.00							\$100.00
70075 Repairs & Maintenance			37.93			916.86				\$954.79
70090 Payroll - Expenses										\$0.00
70091 Payroll - Salaries										\$0.00
70092 Payroll - Salaries - City Administrator	5,710.46									\$5,710.46
70094 Payroll - Salaries - City Clerk	2,065.23									\$2,065.23
70095 Payroll - Salaries - Public Works Lead						4,080.38				\$4,080.38
70096 Payroll - Salaries - Public Works						2,717.00				\$2,717.00
Total 70091 Payroll - Salaries	7,775.69					6,797.38				\$14,573.07
70200 Payroll - Taxes	594.84					520.00				\$1,114.84
70210 Payroll - Service Fees	57.57					57.56				\$115.13
Total 70090 Payroll - Expenses	8,428.10					7,374.94				\$15,803.04
70300 Supplies - Office	1,255.36					13.70				\$1,269.06
70301 Supplies - Janitorial	43.45		40.36							\$83.81
70302 Supplies - Maintenance						52.23				\$52.23
70400 Telephone & Internet	233.89									\$233.89
70500 Utilities	91.96		55.73			164.86				\$312.55
Total Expenses	\$22,490.14	\$1,280.95	\$234.02	\$0.00	\$0.00	\$10,796.35	\$0.00	\$0.00	\$7,827.31	\$42,628.77
NET OPERATING INCOME	\$ (9,479.51)	\$1,714.27	\$ (384.02)	\$0.00	\$2,456.00	\$357.22	\$ (1,850.00)	\$0.00	\$6,090.22	\$ (1,095.82)
Other Income										
80090 Income - Other	2.79								106.50	\$109.29
80100 Grant Income								16,407.47		\$16,407.47
Total Other Income	\$2.79	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$16,407.47	\$106.50	\$16,516.76
Other Expenses										
80101 Grant Expense								16,407.47		\$16,407.47
80198 Non Sufficient funds	5.00								65.62	\$70.62
Total Other Expenses	\$5.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$16,407.47	\$65.62	\$16,478.09
NET OTHER INCOME	\$ (2.21)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40.88	\$38.67
NET INCOME	\$ (9,481.72)	\$1,714.27	\$ (384.02)	\$0.00	\$2,456.00	\$357.22	\$ (1,850.00)	\$0.00	\$6,131.10	\$ (1,057.15)

City of Uhland
FISCAL YTD INCOME STATEMENT BY CLASS
October 2019 - May 2020

	ADMINISTRATION	BUILDING PERMITS	COMMUNITY CENTER	EDC UHLAND	FUTURE ROADWAY IMPACT FEES	GENERAL LAND OFFICE	PUBLIC WORKS	SUBDIVISION	TX CDBG GRANTS	WASTE MANAGEMENT	TOTAL
Income											
40010 AD Valorem - Caldwell County	2,184.03						23,772.53				\$25,956.56
40011 AD Valorem - Hays County	32,789.88						34,202.64				\$66,992.52
40050 Sales Tax Revenue	51,436.65			51,451.33			51,436.63				\$154,324.61
40100 Building Permit Income	1,177.11	46,915.49								0.00	\$48,092.60
40102 OSSF Residential		1,640.00									\$1,640.00
40103 Sign Permits	425.00	150.00									\$575.00
40104 Transportation Fee - CGE							250.00				\$250.00
40106 Transportation Fee - KB Homes		2,456.00			30,700.00		9,824.00				\$42,980.00
40150 Subdivision Income	1,824.33							29,191.26			\$31,015.59
40155 Billable Expense Income	40.00			2,190.00				37,156.20			\$39,386.20
40200 Solid Waste Services	143.31						1,080.68			104,420.20	\$105,644.19
40201 Franchise Fees	39,297.29									5.10	\$39,302.39
40202 Solid Waste Services - Restoration/Late Fee	120.00							0.00		1,545.00	\$1,665.00
40300 Community Center Rental			4,950.00								\$4,950.00
40320 Donations	(173.22)										\$ (173.22)
40350 Film Friendly Fee	500.00										\$500.00
40355 Lottery Fee	17.56										\$17.56
40500 Administration Fee Income	6,929.86										\$6,929.86
40900 Interest Income	514.56										\$514.56
Total Income	\$137,226.36	\$51,161.49	\$4,950.00	\$53,641.33	\$30,700.00	\$0.00	\$120,566.48	\$66,347.46	\$0.00	\$106,970.30	\$570,563.42
Cost of Goods Sold											
50050 Sales Tax Income - State Service Fees	1,028.74			1,028.72			1,028.72				\$3,086.18
50051 EDC Sales Tax Income Transfers				50,422.61							\$50,422.61
50155 Billable Expenses	40.00	1,400.00		2,190.00				34,631.59	0.00		\$38,261.59
Total Cost of Goods Sold	\$1,068.74	\$1,400.00	\$0.00	\$53,641.33	\$0.00	\$0.00	\$1,028.72	\$34,631.59	\$0.00	\$0.00	\$91,770.38
GROSS PROFIT	\$136,157.62	\$49,761.49	\$4,950.00	\$0.00	\$30,700.00	\$0.00	\$119,537.76	\$31,715.87	\$0.00	\$106,970.30	\$478,793.04
Expenses											
60050 Community Outreach	943.50										\$943.50
60051 Computer Expense & Repair	6,294.57									1,005.02	\$7,299.59
60053 Continuing Education/Training	792.50										\$792.50
60055 Contract Labor		27,171.69									\$27,171.69
60057 Dues Licenses & Subscriptions	1,252.36	100.00									\$1,352.36
60059 Employee Relations	364.37						64.63				\$429.00
60060 Fees - Accounting	16,000.00										\$16,000.00
60063 Fees - Bookkeeping	5,369.70										\$5,369.70
60065 Fees - Consulting	2,498.75							7,740.18			\$10,238.93
60071 Fees - Legal	35,537.50										\$35,537.50
60072 Fees - Meetings	102.12										\$102.12
60075 Fees - Professional	899.21									281.18	\$1,180.39
60078 Fees - Property Tax Collection	686.50										\$686.50
60079 Fees - Waste Collection										69,416.80	\$69,416.80
60081 Small Equipment & Tools < \$2,500							547.38				\$547.38
60087 Fuel							2,778.57				\$2,778.57
60090 INS - Liability	3,072.06										\$3,072.06
60091 INS - Employee Benefit Insurance	9,849.76						13,073.32				\$22,923.08
60092 INS - Workers Compensation	3,044.00						3,044.00				\$6,088.00
70020 Bank Charges	244.76	5.00									\$249.76
70030 Merchant Service Fees		569.52									\$569.52
70056 Marketing - Website	1,588.49										\$1,588.49
70060 Meal Expenses	29.74										\$29.74
70065 Postage	359.50									970.20	\$1,329.70
70070 Rent - Janitorial Equipment			801.50								\$801.50
70075 Repairs & Maintenance	50.13		244.00				8,237.74	1,188.49			\$9,720.36
70090 Payroll - Expenses											\$0.00
70091 Payroll - Salaries											\$0.00
70092 Payroll - Salaries - City Administrator	56,322.81										\$56,322.81
70093 Payroll - Salaries - Office Assistant	16,080.79										\$16,080.79
70094 Payroll - Salaries - City Clerk	2,065.23										\$2,065.23
70095 Payroll - Salaries - Public Works Lead							37,469.57				\$37,469.57
70096 Payroll - Salaries - Public Works							24,150.51				\$24,150.51
Total 70091 Payroll - Salaries	74,468.83						61,620.08				\$136,088.91
70200 Payroll - Taxes	5,960.03						4,450.76				\$10,410.79
70210 Payroll - Service Fees	464.81						464.74				\$929.55
Total 70090 Payroll - Expenses	80,893.67						66,535.58				\$147,429.25
70220 Uniforms							295.96				\$295.96
70300 Supplies - Office	2,444.90		70.01				87.56			472.00	\$3,074.47
70301 Supplies - Janitorial	43.45		218.81				209.95				\$472.21
70302 Supplies - Maintenance			135.77				264.06				\$399.83
70400 Telephone & Internet	1,906.51										\$1,906.51
70450 Travel - Mileage Reimbursements	1,885.86										\$1,885.86
70500 Utilities	1,492.50		689.19				1,576.39				\$3,758.08
Total Expenses	\$177,646.41	\$27,846.21	\$2,159.28	\$0.00	\$0.00	\$0.00	\$96,715.14	\$8,928.67	\$0.00	\$72,145.20	\$386,440.91
NET OPERATING INCOME	\$ (41,488.79)	\$21,915.28	\$2,790.72	\$0.00	\$30,700.00	\$0.00	\$22,822.62	\$22,787.20	\$0.00	\$33,825.10	\$93,352.13
Other Income											
80090 Income - Other	53.29									(158.86)	\$ (105.57)
80100 Grant Income						47,761.00		15,134.69	20,407.47		\$83,303.16
Total Other Income	\$53.29	\$0.00	\$0.00	\$0.00	\$0.00	\$47,761.00	\$0.00	\$15,134.69	\$20,407.47	\$ (158.86)	\$83,197.59
Other Expenses											
80101 Grant Expense						33,207.87		15,858.44	22,192.47		\$71,258.78
80198 Non Sufficient funds	5.00									65.62	\$70.62
Total Other Expenses	\$5.00	\$0.00	\$0.00	\$0.00	\$0.00	\$33,207.87	\$0.00	\$15,858.44	\$22,192.47	\$65.62	\$71,329.40
NET OTHER INCOME	\$48.29	\$0.00	\$0.00	\$0.00	\$0.00	\$14,553.13	\$0.00	\$ (723.75)	\$ (1,785.00)	\$ (224.48)	\$11,868.19
NET INCOME	\$ (41,440.50)	\$21,915.28	\$2,790.72	\$0.00	\$30,700.00	\$14,553.13	\$22,822.62	\$22,063.45	\$ (1,785.00)	\$33,600.62	\$105,220.32

City of Uhland

GENERAL LEDGER
May 2020

DATE	TRANSACTION TYPE	NUM	NAME	CLASS	MEMO/DESCRIPTION	AMOUNT	BALANCE
10000 City of Uhland							
	Beginning Balance						215,478.48
05/01/2020	Sales Receipt	3041	USTI - BATCH PAYMENTS		waste recycle income	1,125.57	216,604.05
05/04/2020	Expense		Gateway		merchant account	(10.00)	216,594.05
05/05/2020	Expense		WASTE CONNECTION		recycle for march and April	(7,611.72)	208,982.33
05/05/2020	Sales Receipt	3043	USTI - BATCH PAYMENTS		waste recycle income	1,797.81	210,780.14
05/05/2020	Sales Receipt	3044	USTI - BATCH PAYMENTS		waste recycle income	417.06	211,197.20
05/05/2020	Sales Receipt	3042	USTI epay		waste recycle income	946.61	212,143.81
05/05/2020	Credit Card Payment				Fuelman CC payment	(2,146.08)	209,997.73
05/06/2020	Credit Card Payment				Fuelman Fuel credit card payment	(192.66)	209,805.07
05/06/2020	Payment	08516175	KB HOMES			930.00	210,735.07
05/06/2020	Tax Payment		IRS		Tax Payment for Period: 04/29/2020-05/01/2020	(1,504.25)	209,230.82
05/07/2020	Expense	FLNB	NSF		charge back FLNB fee for NSF	(5.00)	209,225.82
05/07/2020	Sales Receipt	3045	USTI - BATCH PAYMENTS		waste recycle income	120.62	209,346.44
05/08/2020	Sales Receipt	3048	USTI - BATCH PAYMENTS		waste recycle income	373.00	209,719.44
05/08/2020	Sales Receipt	3047	USTI - BATCH PAYMENTS		waste recycle income	559.61	210,279.05
05/08/2020	Sales Receipt	3049	USTI epay		waste recycle income	130.31	210,409.36
05/08/2020	Deposit		OOMA, INC.		franchise income	4.71	210,414.07
05/08/2020	Expense	NSF	NSF		NSF	(30.31)	210,383.76
05/08/2020	Sales Receipt	3050	USTI epay		waste recycle income	717.51	211,101.27
05/11/2020	Expense		Merchant Services		merchant account for my permit	(70.95)	211,030.32
05/11/2020	Deposit		CALDWELL CO APPR		advorlem income	21.58	211,051.90
05/11/2020	Deposit		TEXAS COMPTROLLER		refund of late fees from prior month	101.67	211,153.57
05/11/2020	Credit Card Payment				Lowes Credit Card payment	(80.72)	211,072.85
05/11/2020	Deposit		HAYS COUNTY APPRASIAL DISTRICT		ad vorlem income	3,753.70	214,826.55
05/12/2020	Deposit		TEXAS COMPTROLLER		Sales Tax Income	21,356.72	236,183.27
05/12/2020	Expense		SPECTRUM BUSINESS		TIME WARNER CABL TW CABLE TIME WARNER CABL TW CABLE - ID: 0630008761 SPA UHLAND	(234.36)	235,948.91
05/12/2020	Journal Entry	JE		Administration	Void Spectrum Payment	234.36	236,183.27
05/13/2020	Sales Receipt	3067	USTI - BATCH PAYMENTS		waste and recycle income	397.02	236,580.29
05/14/2020	Sales Receipt	3053	USTI epay		waste and recycle income	90.93	236,671.22
05/14/2020	Sales Receipt	3055	USTI - BATCH PAYMENTS		waste and recycle income	261.55	236,932.77
05/14/2020	Payroll Check	DD	Gary D. Gallaher		Pay Period: 04/30/2020-05/13/2020	(1,452.11)	235,480.66
05/14/2020	Deposit		SW BELL		franchise fee	71.83	235,552.49
05/14/2020	Deposit		SPECTRUM ADVAVCED SERVICES LLC		franchise fee	37.19	235,589.68
05/14/2020	Deposit		GRANITE TELECOMMUNICATIONS		franchise fees	10.50	235,600.18
05/14/2020	Payroll Check	DD	Matthew Hodge		Pay Period: 04/30/2020-05/13/2020	(1,161.67)	234,438.51
05/14/2020	Payment	no number on check	Martha / Domingo Robledo			500.00	234,938.51
05/14/2020	Payment	8351	Donald McCroskey			336.00	235,274.51
05/14/2020	Expense	DD	Amy Akers			(6,837.50)	228,437.01
05/14/2020	Payroll Check	DD	Gary D. Gallaher		Pay Period: 04/30/2020-05/13/2020	(250.00)	228,187.01
05/14/2020	Payroll Check	DD	Karen S. Gallaher		Pay Period: 04/30/2020-05/13/2020	(2,364.29)	225,822.72
05/15/2020	Expense		TEXAS MUNICIPAL LEAGUE INTERGOVERMENTAL RISK POOL		employee benefits	(2,507.23)	223,315.49
05/18/2020	Deposit		CHARTER COMMUNICATIONS		Franchise fee income	2,123.93	225,439.42
05/18/2020	Expense		SPECTRUM BUSINESS		TIME WARNER CABLE	(233.89)	225,205.53
05/18/2020	Expense		COUNTY LINE SUD		water bill	(39.95)	225,165.58
05/19/2020	Sales Receipt	3054	USTI - BATCH PAYMENTS		waste and recycle income	800.29	225,965.87
05/19/2020	Payment	08516426	KB HOMES			2,589.91	228,555.78
05/19/2020	Payment	08516280	KB HOMES			2,661.31	231,217.09
05/19/2020	Sales Receipt	3052	USTI epay		waste and recycle income	499.65	231,716.74
05/20/2020	Expense		TEXAS COMPTROLLER OF PUBLIC ACCOUNTS		Waste and recycle sales tax pymt	(961.26)	230,755.48
05/20/2020	Tax Payment		IRS		Tax Payment for Period: 05/13/2020-05/15/2020	(1,504.29)	229,251.19
05/22/2020	Deposit		CALDWELL CO APPR		ad vorlem income	115.43	229,366.62
05/22/2020	Expense		BLUEBONNET ELECTRIC COOPERATIVE, INC		electric bill and City street lights	(272.60)	229,094.02
05/22/2020	Sales Receipt	3066	USTI - BATCH PAYMENTS		waste and recycle income	599.41	229,693.43
05/26/2020	Expense		UHLAND ECONOMIC DEVELOPMENT CORPORATION (EDC)		Sales tax Income -April	(6,507.52)	223,185.91
05/27/2020	Payment	11780	County Line Special Utility District			500.00	223,685.91
05/27/2020	Sales Receipt	3064	USTI - BATCH PAYMENTS		waste and recycle income	314.36	224,000.27
05/27/2020	Sales Receipt	3065	USTI - BATCH PAYMENTS		waste and recycle income	463.48	224,463.75
05/27/2020	Sales Receipt	3063	USTI - BATCH PAYMENTS		waste and recycle income	317.58	224,781.33
05/27/2020	Sales Receipt	3061	USTI epay		waste and recycle income	564.18	225,345.51
05/27/2020	Sales Receipt	3060	USTI epay		waste and recycle income	1,054.94	226,400.45
05/27/2020	Sales Receipt	3069	USTI - BATCH PAYMENTS		waste recycle income	704.25	227,104.70
05/27/2020	Expense		NSF			(5.00)	227,099.70
05/27/2020	Expense		NSF			(30.31)	227,069.39
05/28/2020	Payroll Check	DD	Gary D. Gallaher		Pay Period: 05/14/2020-05/27/2020	(1,452.12)	225,617.27
05/28/2020	Payroll Check	DD	Gary D. Gallaher		Pay Period: 05/14/2020-05/27/2020	(250.00)	225,367.27
05/28/2020	Sales Receipt	3068	USTI - BATCH PAYMENTS		waste recycle income	821.12	226,188.39
05/28/2020	Sales Receipt	3074	USTI - BATCH PAYMENTS		waste and recycle income	439.17	226,627.56
05/28/2020	Expense		BIZ DOC INC.		monthly printer rental for Waste billing	(81.18)	226,546.38
05/28/2020	Payroll Check	DD	Matthew Hodge		Pay Period: 05/14/2020-05/27/2020	(1,161.68)	225,384.70
05/28/2020	Payroll Check	DD	Traci R. McGinley		Pay Period: 05/14/2020-05/27/2020	(1,815.89)	223,568.81
05/28/2020	Payroll Check	DD	Karen S. Gallaher		Pay Period: 05/14/2020-05/27/2020	(2,364.30)	221,204.51
05/28/2020	Credit Card Payment				Fuelman Fuel credit card payment	(62.05)	221,142.46
05/28/2020	Expense	DD	MCCLINTOCK CODE REVIEW LLC		March and April	(6,007.69)	215,134.77
05/29/2020	Sales Receipt	3070	USTI epay		waste and recycle income	660.11	215,794.88
05/29/2020	Deposit		FLNB		interest income	9.49	215,804.37
05/29/2020	Deposit		CALDWELL COUNTY APPRAISAL		advorlem income Caldwell County	131.71	215,936.08

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DATE	TRANSACTION TYPE	NUM	NAME	CLASS	MEMO/DESCRIPTION	AMOUNT	BALANCE
05/29/2020	Deposit		DISTRICT OOMA, INC.			3,169.71	219,105.79
05/29/2020	Sales Receipt	3075	USTI - BATCH PAYMENTS		waste and recycle income	657.32	219,763.11
Total for 10000 City of Uhland						\$4,284.63	
10001 Uhland Money Market Account							
Beginning Balance							48,229.78
05/31/2020	Deposit		FLNB			6.14	48,235.92
Total for 10001 Uhland Money Market Account						\$6.14	
10002 Uhland Construction Account							
Beginning Balance							100.00
05/04/2020	Check	214	COUNTY LINE SUD			(16,407.47)	(16,307.47)
05/04/2020	Deposit		TEXAS COMPTROLLER OF PUBLIC ACCOUNTS			16,407.47	100.00
Total for 10002 Uhland Construction Account						\$0.00	
10003 Uhland Debit Card Account							
Beginning Balance							121.52
Total for 10003 Uhland Debit Card Account							
10004 TexSTAR							
Beginning Balance							101,019.94
05/29/2020	Deposit		TexSTAR			20.98	101,040.92
Total for 10004 TexSTAR						\$20.98	
12000 Accounts Receivable (A/R)							
Beginning Balance							15,628.95
05/06/2020	Payment	08516175	KB HOMES			(930.00)	14,698.95
05/14/2020	Payment	8351	Donald McCroskey			(336.00)	14,362.95
05/14/2020	Invoice	3056	Martha / Domingo Robledo			500.00	14,862.95
05/14/2020	Payment	no number on check	Martha / Domingo Robledo			(500.00)	14,362.95
05/18/2020	Invoice	3051	Sign Expo Austin			225.00	14,587.95
05/19/2020	Payment	08516280	KB HOMES			(2,661.31)	11,926.64
05/19/2020	Invoice	3057	KB HOMES			2,589.91	14,516.55
05/19/2020	Invoice	3058	KB HOMES			2,661.31	17,177.86
05/19/2020	Payment	08516426	KB HOMES			(2,589.91)	14,587.95
05/19/2020	Invoice	3059	Continental Homes of Texas, LP			400.00	14,987.95
05/27/2020	Invoice	3062	County Line Special Utility District			500.00	15,487.95
05/27/2020	Payment	11780	County Line Special Utility District			(500.00)	14,987.95
05/31/2020	Credit Memo	3122	NIEVES GUERRA			(150.00)	14,837.95
05/31/2020	Payment		NIEVES GUERRA				14,837.95
Total for 12000 Accounts Receivable (A/R)						\$ (791.00)	
12501 Texas Comptroller Reserves							
Beginning Balance							260.76
05/12/2020	Deposit		TEXAS COMPTROLLER		Prior Retained - 2/3 City Portion	(260.76)	0.00
05/12/2020	Deposit		TEXAS COMPTROLLER		Current Retained - 2/3 City Portion	285.25	285.25
Total for 12501 Texas Comptroller Reserves						\$24.49	
17001 Machinery & Equipment							
Beginning Balance							21,350.00
Total for 17001 Machinery & Equipment							
20000 Accounts Payable (A/P)							
Beginning Balance							2,224.14
05/08/2020	Bill	34321	LNV ENGINEERING			1,262.50	3,486.64
05/08/2020	Bill	5370073	TEXAS DISPOSAL SYSTEMS		port a potty rental	100.00	3,586.64
05/15/2020	Bill	8087	RELIABLE TIRE DISPOSAL		TIRE Disposal	185.00	3,771.64
05/18/2020	Bill		COLORADO MATERIALS		base for culvert repairs	274.78	4,046.42
05/20/2020	Bill		Donald L Allman		2018-2019 Audit progressive payment	4,000.00	8,046.42
Total for 20000 Accounts Payable (A/P)						\$5,822.28	
20500 Fuelman Fuel Credit Card							
Beginning Balance							102.97
05/01/2020	Expense		FUELMAN		fuel for public works	46.90	149.87
05/06/2020	Credit Card Payment				Fuelman Fuel credit card payment	(192.66)	(42.79)
05/11/2020	Expense		FUELMAN		fuel for public works	42.18	(0.61)
05/11/2020	Expense		FUELMAN		fuel for public works	50.05	49.44
05/14/2020	Expense		FUELMAN		fuel for public works	44.50	93.94
05/19/2020	Expense		FUELMAN		fuel for public works	34.54	128.48
05/19/2020	Expense		FUELMAN		fuel for public works	24.64	153.12
05/20/2020	Expense		FUELMAN		fuel for public works	39.76	192.88
05/28/2020	Credit Card Payment				Fuelman Fuel credit card payment	(62.05)	130.83
05/28/2020	Expense		FUELMAN		fuel for public works	44.02	174.85
05/31/2020	Journal Entry	JE		Public Works	Adjust Fuelman Gas card bal to actual	36.91	211.76
Total for 20500 Fuelman Fuel Credit Card						\$108.79	
20501 A/P - Fuelman Mastercard							
Beginning Balance							1,141.32
05/01/2020	Expense		ZOOM			15.99	1,157.31
05/01/2020	Expense		GO DADDY		email renewal 3 years	1,004.76	2,162.07

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05/01/2020	Journal Entry	JE		Administration	Void Duplicate Go Daddy Payment	(1,004.76)	1,157.31
05/01/2020	Expense		GO DADDY		email renewal 3 years	1,004.76	2,162.07
05/04/2020	Credit Card Credit		Fuelman Fleet Program Master Card		Rebate Reference # 01257044	(2.79)	2,159.28
05/05/2020	Credit Card Payment				Fuelman CC payment	(2,146.08)	13.20
05/05/2020	Expense		AMAZON		scag mower blades	94.99	108.19
05/05/2020	Expense		AMAZON		replacement time card machinefor public works	118.99	227.18
05/06/2020	Expense	TC21	BIZ DOC INC.		monthly printer rental for Waste billing	3.21	230.39
05/07/2020	Expense		AMAZON		steno pads sticky tabs	62.18	292.57
05/07/2020	Expense		AMAZON		outdoor table for lunch and breaks for employees	289.99	582.56
05/07/2020	Expense		AMAZON		2 ergonomic chairs	319.98	902.54
05/07/2020	Expense				SAFE program for OSSF records	400.00	1,302.54
05/07/2020	Expense		AMAZON		markers	8.48	1,311.02
05/13/2020	Expense		INTUIT		monthly payroll service	115.13	1,426.15
05/13/2020	Expense		TML _ Training		Traci Mc Ginley TML training	212.50	1,638.65
05/14/2020	Expense		Fleet dash		Ref # 01351586	29.97	1,668.62
05/14/2020	Expense		AMAZON		case of pull paper towels	43.45	1,712.07
05/15/2020	Expense		HANSON EQUIPMENT		John Deere Shredder blades 2 sets	168.12	1,880.19
05/15/2020	Expense	809409	USPS		postcard stamps for billing	175.00	2,055.19
05/15/2020	Expense		WALMART		Public works parts , water and Gatorade	45.58	2,100.77
05/19/2020	Expense		BH BOOKKEEPERS		Monthly bookkeeping fee	593.40	2,694.17
05/20/2020	Expense		AMAZON		Bank Deposit stamp	9.99	2,704.16
05/20/2020	Expense		AMAZON		john deere parts	10.55	2,714.71
05/28/2020	Expense		AMAZON		ergonomic keyboard	64.99	2,779.70
05/28/2020	Expense		AMAZON		case of toilet paper	40.36	2,820.06
05/28/2020	Expense		AMAZON		battery back up 4	270.10	3,090.16
05/28/2020	Expense		AMAZON		case of pull paper towels	519.64	3,609.80
Total for 20501 A/P - Fuelman Mastercard						\$2,468.48	
20503 A/P - Lowes							
Beginning Balance							80.72
05/11/2020	Credit Card Payment				Lowes Credit Card payment	(80.72)	0.00
05/28/2020	Expense		LOWE'S CC		water, fuel system cleaner, weed killer	90.16	90.16
Total for 20503 A/P - Lowes						\$9.44	
20504 A/P - Tractor Supply							
05/26/2020	Credit Card Credit		TRACTOR SUPPLY		Credit for Sales Tax	(2.69)	(2.69)
05/28/2020	Expense		TRACTOR SUPPLY		Public Works	35.24	32.55
Total for 20504 A/P - Tractor Supply						\$32.55	
20700 A/P - Jimmy McClintock							
Beginning Balance							6,762.15
05/19/2020	Journal Entry	Jimmy McClintock		Building Permits	Record J McClintock Payable - 284 Wilhem Way	600.00	7,362.15
05/19/2020	Journal Entry	Jimmy McClintock		Building Permits	Record J McClintock Payable - 460 Gustaf Trail	600.00	7,962.15
05/28/2020	Payroll Check	DD	Gary D. Gallaher		Federal Taxes (941/944)	494.14	8,456.29
05/28/2020	Payroll Check	DD	Karen S. Gallaher		Federal Taxes (941/944)	709.35	9,165.64
05/28/2020	Payroll Check	DD	Matthew Hodge		Federal Taxes (941/944)	300.74	9,466.38
05/28/2020	Payroll Check	DD	Traci R. McGinley		Federal Taxes (941/944)	407.33	9,873.71
05/28/2020	Payroll Check	DD	Traci R. McGinley		TX Unemployment Tax	0.00	9,873.71
05/28/2020	Expense	DD	MCCLINTOCK CODE REVIEW LLC	Building Permits		(6,007.69)	3,866.02
05/31/2020	Journal Entry	Correct Payroll Taxes			Relcass Payroll Tax Liabilities to correct account - M Hodge	(300.74)	3,565.28
05/31/2020	Journal Entry	Correct Payroll Taxes			Relcass Payroll Tax Liabilities to correct account - G Gallaher	(494.14)	3,071.14
05/31/2020	Journal Entry	Correct Payroll Taxes			Relcass Payroll Tax Liabilities to correct account - T McGinley	(407.33)	2,663.81
05/31/2020	Journal Entry	Correct Payroll Taxes			Relcass Payroll Tax Liabilities to correct account - K Gallaher	(709.35)	1,954.46
Total for 20700 A/P - Jimmy McClintock						\$ (4,807.69)	
22000 Direct Deposit Payable							
05/14/2020	Payroll Check	DD	Karen S. Gallaher		Direct Deposit	(2,364.29)	(2,364.29)
05/14/2020	Payroll Check	DD	Matthew Hodge		Pay Period: 04/30/2020-05/13/2020	1,161.67	(1,202.62)
05/14/2020	Payroll Check	DD	Gary D. Gallaher		Direct Deposit	(1,452.11)	(2,654.73)
05/14/2020	Payroll Check	DD	Gary D. Gallaher		Direct Deposit	(250.00)	(2,904.73)
05/14/2020	Payroll Check	DD	Karen S. Gallaher		Pay Period: 04/30/2020-05/13/2020	2,364.29	(540.44)
05/14/2020	Payroll Check	DD	Gary D. Gallaher		Direct Deposit 2	250.00	(290.44)
05/14/2020	Payroll Check	DD	Gary D. Gallaher		Pay Period: 04/30/2020-05/13/2020	1,452.11	1,161.67
05/14/2020	Payroll Check	DD	Matthew Hodge		Direct Deposit	(1,161.67)	0.00
05/28/2020	Payroll Check	DD	Matthew Hodge		Pay Period: 05/14/2020-05/27/2020	1,161.68	1,161.68
05/28/2020	Payroll Check	DD	Matthew Hodge		Direct Deposit	(1,161.68)	0.00
05/28/2020	Payroll Check	DD	Karen S. Gallaher		Pay Period: 05/14/2020-05/27/2020	2,364.30	2,364.30
05/28/2020	Payroll Check	DD	Karen S. Gallaher		Direct Deposit	(2,364.30)	0.00
05/28/2020	Payroll Check	DD	Gary D. Gallaher		Pay Period: 05/14/2020-05/27/2020	1,452.12	1,452.12
05/28/2020	Payroll Check	DD	Gary D. Gallaher		Direct Deposit 2	250.00	1,702.12
05/28/2020	Payroll Check	DD	Gary D. Gallaher		Direct Deposit	(1,452.12)	250.00
05/28/2020	Payroll Check	DD	Gary D. Gallaher		Direct Deposit	(250.00)	0.00
05/28/2020	Payroll Check	DD	Traci R. McGinley		Pay Period: 05/14/2020-05/27/2020	1,815.89	1,815.89
05/28/2020	Payroll Check	DD	Traci R. McGinley		Direct Deposit	(1,815.89)	0.00
Total for 22000 Direct Deposit Payable						\$0.00	
22500 Sales Tax Payable							
Beginning Balance							966.09

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05/20/2020	Expense		TEXAS COMPTROLLER OF PUBLIC ACCOUNTS	Waste Management	Waste and recycle sales tax pymt	(966.09)	0.00
05/31/2020	Journal Entry	JE		Waste Management	Record sales tax payable - May	915.93	915.93
Total for 22500 Sales Tax Payable						\$ (50.16)	
23000 EDC Sales Tax Income Payable							
Beginning Balance							6,507.52
05/26/2020	Expense		UHLAND ECONOMIC DEVELOPMENT CORPORATION (EDC)	EDC Uhland	Sales tax Income - April	(6,507.52)	0.00
05/31/2020	Journal Entry	JE		EDC Uhland	Record EDC Sales Tax Income Transfer - May	7,118.91	7,118.91
Total for 23000 EDC Sales Tax Income Payable						\$611.39	
24000 Payroll Liabilities							
24001 Payroll - Taxes Federal (941/944)							
Beginning Balance							1,504.25
05/06/2020	Tax Payment		IRS		Federal Taxes (941/944)	(1,504.25)	0.00
05/14/2020	Payroll Check	DD	Matthew Hodge		Federal Taxes (941/944)	300.76	300.76
05/14/2020	Payroll Check	DD	Gary D. Gallaher		waste bill	0.00	300.76
05/14/2020	Payroll Check	DD	Gary D. Gallaher		Federal Taxes (941/944)	494.16	794.92
05/14/2020	Payroll Check	DD	Karen S. Gallaher		Federal Taxes (941/944)	709.37	1,504.29
05/20/2020	Tax Payment		IRS		Federal Taxes (941/944)	(1,504.29)	0.00
05/31/2020	Journal Entry	Correct Payroll Taxes			Relcass Payroll Tax Liabilities to correct account - T McGinley	407.33	407.33
05/31/2020	Journal Entry	Correct Payroll Taxes			Relcass Payroll Tax Liabilities to correct account - K Gallaher	709.35	1,116.68
05/31/2020	Journal Entry	Correct Payroll Taxes			Relcass Payroll Tax Liabilities to correct account - M Hodge	300.74	1,417.42
05/31/2020	Journal Entry	Correct Payroll Taxes			Relcass Payroll Tax Liabilities to correct account - G Gallaher	494.14	1,911.56
Total for 24001 Payroll - Taxes Federal (941/944)						\$407.31	
Total for 24000 Payroll Liabilities						\$407.31	
24012 Payroll - Waste Bill							
05/28/2020	Payroll Check	DD	Gary D. Gallaher		waste bill	0.00	0.00
Total for 24012 Payroll - Waste Bill						\$0.00	
Miscellaneous Deduction							
05/14/2020	Payroll Check	DD	Gary D. Gallaher		Miscellaneous Deduction	0.00	0.00
05/28/2020	Payroll Check	DD	Gary D. Gallaher		Miscellaneous Deduction	0.00	0.00
Total for Miscellaneous Deduction						\$0.00	
30001 Opening Balance Equity							
Beginning Balance							118,651.59
Total for 30001 Opening Balance Equity							
30000 Retained Earnings							
Beginning Balance							157,971.21
Total for 30000 Retained Earnings							
40010 AD Valorem - Caldwell County							
Beginning Balance							25,687.84
05/11/2020	Deposit		CALDWELL CO APPR	Public Works	ad vorlem income	21.58	25,709.42
05/22/2020	Deposit		CALDWELL CO APPR	Public Works		115.43	25,824.85
05/29/2020	Deposit		CALDWELL COUNTY APPRAISAL DISTRICT	Public Works		131.71	25,956.56
Total for 40010 AD Valorem - Caldwell County						\$268.72	
40011 AD Valorem - Hays County							
Beginning Balance							63,238.82
05/11/2020	Deposit		HAYS COUNTY APPRASIAL DISTRICT	Public Works	ad vorlem income	3,753.70	66,992.52
Total for 40011 AD Valorem - Hays County						\$3,753.70	
40050 Sales Tax Revenue							
Beginning Balance							132,506.81
05/12/2020	Deposit		TEXAS COMPTROLLER	EDC Uhland	Prior Retained - 1/3 EDC Portion	130.38	132,637.19
05/12/2020	Deposit		TEXAS COMPTROLLER	EDC Uhland	Current Retained - 1/3 EDC Portion	(142.62)	132,494.57
05/12/2020	Deposit		TEXAS COMPTROLLER	Administration	Gross Collections - 2/3 City Portion	7,276.68	139,771.25
05/12/2020	Deposit		TEXAS COMPTROLLER	Public Works	Gross Collections - 2/3 City Portion	7,276.68	147,047.93
05/12/2020	Deposit		TEXAS COMPTROLLER	EDC Uhland	Gross Collections - 1/3 EDC Portion	7,276.68	154,324.61
Total for 40050 Sales Tax Revenue						\$21,817.80	
40100 Building Permit Income							
Beginning Balance							45,247.38
05/18/2020	Invoice	3051	Sign Expo Austin	Building Permits	CONTRACTOR \$50.00 FEE	50.00	45,297.38
05/19/2020	Invoice	3058	KB HOMES	Building Permits	RESIDENTIAL BUILDING PERMIT 460 Gustaf Trial	1,433.31	46,730.69
05/19/2020	Invoice	3057	KB HOMES	Building Permits	RESIDENTIAL BUILDING PERMIT 284 Wilhem Way	1,361.91	48,092.60
Total for 40100 Building Permit Income						\$2,845.22	
40102 OSSF Residential							
Beginning Balance							1,640.00
Total for 40102 OSSF Residential							
40103 Sign Permits							
05/18/2020	Invoice	3051	Sign Expo Austin	Administration	Pre application fee	25.00	25.00
05/18/2020	Invoice	3051	Sign Expo Austin	Building Permits	Illuminated sign of any size	150.00	175.00
05/19/2020	Invoice	3059	Continental Homes of Texas, LP	Administration	4 signs for DR Horton at Millcreek	400.00	575.00
Total for 40103 Sign Permits						\$575.00	
40104 Transportation Fee - CGE							

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Beginning Balance							250.00
Total for 40104 Transportation Fee - CGE							
40106 Transportation Fee - KB Homes							
Beginning Balance							40,524.00
05/19/2020	Invoice	3058	KB HOMES	Future Roadway Impact Fees	KB HOME ROADWAY IMPACT IMPROVEMENTS 460 Gustaf Trail	1,228.00	41,752.00
05/19/2020	Invoice	3057	KB HOMES	Future Roadway Impact Fees	KB HOME ROADWAY IMPACT IMPROVEMENTS 284 Wilhem Way	1,228.00	42,980.00
Total for 40106 Transportation Fee - KB Homes							\$2,456.00
40150 Subdivision Income							
Beginning Balance							30,015.59
05/14/2020	Invoice	3056	Martha / Domingo Robledo	Subdivision	variance for placement of 3 MH on 204 Oxen Valley Way	500.00	30,515.59
05/27/2020	Invoice	3062	County Line Special Utility District	Subdivision	lift station site development, Las Estancias 2	500.00	31,015.59
Total for 40150 Subdivision Income							\$1,000.00
40155 Billable Expense Income							
Beginning Balance							39,386.20
Total for 40155 Billable Expense Income							
40200 Solid Waste Services							
Beginning Balance							91,726.66
05/01/2020	Sales Receipt	3041	USTI - BATCH PAYMENTS	Waste Management	Waste and recycle income, USTI batch 2102	1,125.57	92,852.23
05/05/2020	Sales Receipt	3044	USTI - BATCH PAYMENTS	Waste Management	Waste and recycle income, USTI batch 2109 2106	417.06	93,269.29
05/05/2020	Sales Receipt	3043	USTI - BATCH PAYMENTS	Waste Management	Waste and recycle income, USTI batch 2105	1,797.81	95,067.10
05/05/2020	Sales Receipt	3042	USTI epay	Waste Management	Waste and recycle income, USTI batch epay ach 53642	946.61	96,013.71
05/07/2020	Sales Receipt	3045	USTI - BATCH PAYMENTS	Waste Management	Waste and recycle income, USTI batch 05062020	120.62	96,134.33
05/08/2020	Sales Receipt	3050	USTI epay	Waste Management	Waste and recycle income, USTI batch	717.51	96,851.84
05/08/2020	Sales Receipt	3049	USTI epay	Waste Management	Waste and recycle income, USTI batch	130.31	96,982.15
05/08/2020	Sales Receipt	3047	USTI - BATCH PAYMENTS	Waste Management	Waste and recycle income, USTI batch 2115	559.61	97,541.76
05/08/2020	Sales Receipt	3048	USTI - BATCH PAYMENTS	Waste Management	Waste and recycle income, USTI batch no batch number	373.00	97,914.76
05/13/2020	Sales Receipt	3067	USTI - BATCH PAYMENTS	Waste Management	Waste and recycle income, USTI batch	397.02	98,311.78
05/14/2020	Sales Receipt	3053	USTI epay	Waste Management	Waste and recycle income, USTI batch	90.93	98,402.71
05/14/2020	Sales Receipt	3055	USTI - BATCH PAYMENTS	Waste Management	Waste and recycle income, USTI batch	261.55	98,664.26
05/19/2020	Sales Receipt	3052	USTI epay	Waste Management	Waste and recycle income, USTI batch ach 54360	499.65	99,163.91
05/19/2020	Sales Receipt	3054	USTI - BATCH PAYMENTS	Waste Management	Waste and recycle income, USTI batch 2130	800.29	99,964.20
05/22/2020	Sales Receipt	3066	USTI - BATCH PAYMENTS	Waste Management	Waste and recycle income, USTI batch 2141	599.41	100,563.61
05/27/2020	Sales Receipt	3069	USTI - BATCH PAYMENTS	Waste Management	Waste and recycle income, USTI batch 2145	704.25	101,267.86
05/27/2020	Sales Receipt	3060	USTI epay	Waste Management	Waste and recycle income, USTI batch	1,054.94	102,322.80
05/27/2020	Sales Receipt	3061	USTI epay	Waste Management	Waste and recycle income, USTI batch	564.18	102,886.98
05/27/2020	Sales Receipt	3063	USTI - BATCH PAYMENTS	Waste Management	Waste and recycle income, USTI batch 2133	317.58	103,204.56
05/27/2020	Sales Receipt	3065	USTI - BATCH PAYMENTS	Waste Management	Waste and recycle income, USTI batch 2140	463.48	103,668.04
05/27/2020	Sales Receipt	3064	USTI - BATCH PAYMENTS	Waste Management	Waste and recycle income, USTI batch	314.36	103,982.40
05/28/2020	Sales Receipt	3068	USTI - BATCH PAYMENTS	Waste Management	Waste and recycle income, USTI batch 2147	821.12	104,803.52
05/28/2020	Sales Receipt	3074	USTI - BATCH PAYMENTS	Waste Management	Waste and recycle income, USTI batch 439.17	439.17	105,242.69
05/29/2020	Sales Receipt	3075	USTI - BATCH PAYMENTS	Waste Management	Waste and recycle income, USTI batch 2154	657.32	105,900.01
05/29/2020	Sales Receipt	3070	USTI epay	Waste Management	Waste and recycle income, USTI batch	660.11	106,560.12
05/31/2020	Journal Entry	JE		Waste Management	Record sales tax payable - May	(915.93)	105,644.19
Total for 40200 Solid Waste Services							\$13,917.53
40201 Franchise Fees							
Beginning Balance							33,884.52
05/08/2020	Deposit		OOMA, INC.	Administration	franchise income	4.71	33,889.23
05/14/2020	Deposit		GRANITE TELECOMMUNICATIONS	Administration		10.50	33,899.73
05/14/2020	Deposit		SPECTRUM ADVAVCED SERVICES LLC	Administration		37.19	33,936.92
05/14/2020	Deposit		SW BELL	Administration		71.83	34,008.75
05/18/2020	Deposit		CHARTER COMMUNICATIONS	Administration		2,123.93	36,132.68
05/29/2020	Deposit		OOMA, INC.	Administration	Regular Deposit	3,169.71	39,302.39
Total for 40201 Franchise Fees							\$5,417.87
40202 Solid Waste Services - Restoration/Late Fee							
Beginning Balance							1,665.00
Total for 40202 Solid Waste Services - Restoration/Late Fee							
40300 Community Center Rental							
Beginning Balance							5,100.00
05/31/2020	Credit Memo	3122	NIEVES GUERRA	Community Center	1/2 BLDG RENTAL, \$150.00 - WHOLE BLDG RENTAL, \$300.00	(150.00)	4,950.00
Total for 40300 Community Center Rental							\$ (150.00)
40320 Donations							
Beginning Balance							(173.22)
Total for 40320 Donations							
40350 Film Friendly Fee							
Beginning Balance							500.00
Total for 40350 Film Friendly Fee							
40355 Lottery Fee							
Beginning Balance							17.56
Total for 40355 Lottery Fee							
40500 Administration Fee Income							
Beginning Balance							6,929.86

City of Uhland

GENERAL LEDGER
May 2020

DATE	TRANSACTION TYPE	NUM	NAME	CLASS	MEMO/DESCRIPTION	AMOUNT	BALANCE
Total for 40500 Administration Fee Income							
40900 Interest Income							
Beginning Balance							477.95
05/29/2020	Deposit		FLNB	Administration		9.49	487.44
05/29/2020	Deposit		TexSTAR	Administration		20.98	508.42
05/31/2020	Deposit		FLNB	Administration		6.14	514.56
Total for 40900 Interest Income						\$36.61	
50050 Sales Tax Income - State Service Fees							
Beginning Balance							2,649.59
05/12/2020	Deposit		TEXAS COMPTROLLER	Public Works	2% Service Fees - 2/3 City Portion	145.53	2,795.12
05/12/2020	Deposit		TEXAS COMPTROLLER	Administration	2% Service Fees - 2/3 City Portion	145.53	2,940.65
05/12/2020	Deposit		TEXAS COMPTROLLER	EDC Uhland	2% Service Fees - 1/3 EDC Portion	145.53	3,086.18
Total for 50050 Sales Tax Income - State Service Fees						\$436.59	
50051 EDC Sales Tax Income Transfers							
Beginning Balance							43,303.70
05/31/2020	Journal Entry	JE		EDC Uhland	Record EDC Sales Tax Income Transfer - May	7,118.91	50,422.61
Total for 50051 EDC Sales Tax Income Transfers						\$7,118.91	
50155 Billable Expenses							
Beginning Balance							35,411.59
05/08/2020	Bill	34321	LVN ENGINEERING	Subdivision	Gristmill Highlands	415.00	35,826.59
05/08/2020	Bill	34321	LVN ENGINEERING	Subdivision	Camino Real -Pecan Springs RV Park	47.50	35,874.09
05/08/2020	Bill	34321	LVN ENGINEERING	Subdivision	TK Ranch	280.00	36,154.09
05/08/2020	Bill	34321	LVN ENGINEERING	Subdivision	El Camino RV Park	47.50	36,201.59
05/08/2020	Bill	34321	LVN ENGINEERING	Subdivision	Mill Creek	360.00	36,561.59
05/14/2020	Expense	DD	Amy Akers	Subdivision	Walton	1,400.00	37,961.59
05/14/2020	Expense	DD	Amy Akers	Subdivision	TK Ranch	300.00	38,261.59
Total for 50155 Billable Expenses						\$2,850.00	
60050 Community Outreach							
Beginning Balance							943.50
Total for 60050 Community Outreach							
60051 Computer Expense & Repair							
Beginning Balance							6,899.59
05/07/2020	Expense			Administration	SAFE program for OSSF records	400.00	7,299.59
Total for 60051 Computer Expense & Repair						\$400.00	
60053 Continuing Education/Training							
Beginning Balance							580.00
05/13/2020	Expense		TML _ Training	Administration	Traci McGinley training	212.50	792.50
Total for 60053 Continuing Education/Training						\$212.50	
60055 Contract Labor							
Beginning Balance							25,971.69
05/19/2020	Journal Entry	Jimmy McClintock		Building Permits	Record J McClintock Payable - 284 Wilhem way	600.00	26,571.69
05/19/2020	Journal Entry	Jimmy McClintock		Building Permits	Record J McClintock Payable 460 Gustaf Trail	600.00	27,171.69
Total for 60055 Contract Labor						\$1,200.00	
60057 Dues Licenses & Subscriptions							
Beginning Balance							347.60
05/01/2020	Expense		GO DADDY	Administration	email renewal 3 years	1,004.76	1,352.36
05/01/2020	Journal Entry	JE		Administration	Void Duplicate Go Daddy Payment	(1,004.76)	347.60
05/01/2020	Expense		GO DADDY	Administration	email renewal 3 years	1,004.76	1,352.36
Total for 60057 Dues Licenses & Subscriptions						\$1,004.76	
60059 Employee Relations							
Beginning Balance							139.01
05/07/2020	Expense		AMAZON	Administration	outdoor table for lunch and breaks for employees	289.99	429.00
Total for 60059 Employee Relations						\$289.99	
60060 Fees - Accounting							
Beginning Balance							12,000.00
05/20/2020	Bill		Donald L Allman	Administration	Audit for 2018-2019	4,000.00	16,000.00
Total for 60060 Fees - Accounting						\$4,000.00	
60063 Fees - Bookkeeping							
Beginning Balance							4,776.30
05/19/2020	Expense		BH BOOKKEEPERS	Administration	May bookkeeping	593.40	5,369.70
Total for 60063 Fees - Bookkeeping						\$593.40	
60065 Fees - Consulting							
Beginning Balance							10,238.93
Total for 60065 Fees - Consulting							
60071 Fees - Legal							
Beginning Balance							30,400.00
05/14/2020	Expense	DD	Amy Akers	Administration	COU Legal	5,137.50	35,537.50
Total for 60071 Fees - Legal						\$5,137.50	

City of Uhland

GENERAL LEDGER
May 2020

DATE	TRANSACTION TYPE	NUM	NAME	CLASS	MEMO/DESCRIPTION	AMOUNT	BALANCE
60072 Fees - Meetings							
Beginning Balance							86.13
05/01/2020	Expense		ZOOM	Administration	Zoom Monthly meetings	15.99	102.12
Total for 60072 Fees - Meetings						\$15.99	
60075 Fees - Professional							
Beginning Balance							983.50
05/06/2020	Expense	TC21	BIZ DOC INC.	Administration	overage on contract amount	3.21	986.71
05/08/2020	Bill	34321	LNV ENGINEERING	Administration	COU Uhland 58 verification of City Limits	112.50	1,099.21
05/28/2020	Expense		BIZ DOC INC.	Waste Management	monthly contract for printer	40.59	1,139.80
05/28/2020	Expense		BIZ DOC INC.	Administration	monthly contract for printer	40.59	1,180.39
Total for 60075 Fees - Professional						\$196.89	
60078 Fees - Property Tax Collection							
Beginning Balance							686.50
Total for 60078 Fees - Property Tax Collection							
60079 Fees - Waste Collection							
Beginning Balance							61,805.08
05/05/2020	Expense		WASTE CONNECTION	Waste Management	April 2020	7,611.72	69,416.80
Total for 60079 Fees - Waste Collection						\$7,611.72	
60081 Small Equipment & Tools < \$2,500							
Beginning Balance							547.38
Total for 60081 Small Equipment & Tools < \$2,500							
60087 Fuel							
Beginning Balance							2,415.07
05/01/2020	Expense		FUELMAN	Public Works	fuel	46.90	2,461.97
05/11/2020	Expense		FUELMAN	Public Works	fuel	42.18	2,504.15
05/11/2020	Expense		FUELMAN	Public Works	fuel	50.05	2,554.20
05/14/2020	Expense		FUELMAN	Public Works	fuel	44.50	2,598.70
05/19/2020	Expense		FUELMAN	Public Works	fuel	24.64	2,623.34
05/19/2020	Expense		FUELMAN	Public Works	fuel	34.54	2,657.88
05/20/2020	Expense		FUELMAN	Public Works	fuel	39.76	2,697.64
05/28/2020	Expense		FUELMAN	Public Works	fuel	44.02	2,741.66
05/31/2020	Journal Entry	JE		Public Works	Adjust Fuelman Gas card bal to actual	36.91	2,778.57
Total for 60087 Fuel						\$363.50	
60090 INS - Liability							
Beginning Balance							3,072.06
Total for 60090 INS - Liability							
60091 INS - Employee Benefit Insurance							
Beginning Balance							20,415.85
05/15/2020	Expense		TEXAS MUNICIPAL LEAGUE INTERGOVERNMENTAL RISK POOL	Public Works	May 2020	1,910.26	22,326.11
05/15/2020	Expense		TEXAS MUNICIPAL LEAGUE INTERGOVERNMENTAL RISK POOL	Administration	May 2020	596.97	22,923.08
Total for 60091 INS - Employee Benefit Insurance						\$2,507.23	
60092 INS - Workers Compensation							
Beginning Balance							6,088.00
Total for 60092 INS - Workers Compensation							
70020 Bank Charges							
Beginning Balance							219.79
05/14/2020	Expense		Fleet dash	Administration	Ref # 01351586	29.97	249.76
Total for 70020 Bank Charges						\$29.97	
70030 Merchant Service Fees							
Beginning Balance							488.57
05/04/2020	Expense		Gateway	Building Permits	March fee	10.00	498.57
05/11/2020	Expense		Merchant Services	Building Permits	Merchant account service fee monthly for My permit.org	70.95	569.52
Total for 70030 Merchant Service Fees						\$80.95	
70056 Marketing - Website							
Beginning Balance							1,588.49
Total for 70056 Marketing - Website							
70060 Meal Expenses							
Beginning Balance							29.74
Total for 70060 Meal Expenses							
70065 Postage							
Beginning Balance							1,154.70
05/15/2020	Expense	809409	USPS	Waste Management	500 postcard stamps	175.00	1,329.70
Total for 70065 Postage						\$175.00	
70070 Rent - Janitorial Equipment							
Beginning Balance							701.50
05/08/2020	Bill	5370073	TEXAS DISPOSAL SYSTEMS	Community Center	RENTED PORTA POTTY FOR CC RENTAL. LOTS OF RAIN IN THE FORECAST. SEPTIC MIGHT GET FULL AND UNABLE TO FLUSH TOILETS INSIDE	100.00	801.50
Total for 70070 Rent - Janitorial Equipment						\$100.00	

City of Uhland
GENERAL LEDGER
May 2020

DATE	TRANSACTION TYPE	NUM	NAME	CLASS	MEMO/DESCRIPTION	AMOUNT	BALANCE
70075 Repairs & Maintenance							
Beginning Balance							8,765.57
05/05/2020	Expense		AMAZON	Public Works	replace time card machine in Public Works	118.99	8,884.56
05/05/2020	Expense		AMAZON	Public Works	scag mower blades	94.99	8,979.55
05/15/2020	Expense		WALMART	Public Works	water and Gatorade for public works	31.88	9,011.43
05/15/2020	Expense		HANSON EQUIPMENT	Public Works	2 sets of John Deere Shredder blades	168.12	9,179.55
05/15/2020	Bill	8087	RELIABLE TIRE DISPOSAL	Public Works	TIRE Disposal	185.00	9,364.55
05/18/2020	Bill		COLORADO MATERIALS	Public Works	BASE	274.78	9,639.33
05/20/2020	Expense		AMAZON	Public Works	john deere parts	10.55	9,649.88
05/26/2020	Credit Card Credit		TRACTOR SUPPLY	Public Works		(2.69)	9,647.19
05/28/2020	Expense		TRACTOR SUPPLY	Public Works	Gravelly parts	35.24	9,682.43
05/28/2020	Expense		LOWE'S CC	Community Center	Community center supplies	37.93	9,720.36
Total for 70075 Repairs & Maintenance						\$954.79	
70090 Payroll - Expenses							
70091 Payroll - Salaries							
70092 Payroll - Salaries - City Administrator							
Beginning Balance							50,612.35
05/14/2020	Payroll Check	DD	Karen S. Gallaher	Administration	Gross Pay - This is not a legal pay stub	2,855.23	53,467.58
05/28/2020	Payroll Check	DD	Karen S. Gallaher	Administration	Gross Pay - This is not a legal pay stub	2,855.23	56,322.81
Total for 70092 Payroll - Salaries - City Administrator						\$5,710.46	
70093 Payroll - Salaries - Office Assistant							
Beginning Balance							16,080.79
Total for 70093 Payroll - Salaries - Office Assistant							
70094 Payroll - Salaries - City Clerk							
05/28/2020	Payroll Check	DD	Traci R. McGinley	Administration	Gross Pay - This is not a legal pay stub	2,065.23	2,065.23
Total for 70094 Payroll - Salaries - City Clerk						\$2,065.23	
70095 Payroll - Salaries - Public Works Lead							
Beginning Balance							33,389.19
05/14/2020	Payroll Check	DD	Gary D. Gallaher	Public Works	Gross Pay - This is not a legal pay stub	2,040.19	35,429.38
05/28/2020	Payroll Check	DD	Gary D. Gallaher	Public Works	Gross Pay - This is not a legal pay stub	2,040.19	37,469.57
Total for 70095 Payroll - Salaries - Public Works Lead						\$4,080.38	
70096 Payroll - Salaries - Public Works							
Beginning Balance							21,433.51
05/14/2020	Payroll Check	DD	Matthew Hodge	Public Works	Gross Pay - This is not a legal pay stub	1,358.50	22,792.01
05/28/2020	Payroll Check	DD	Matthew Hodge	Public Works	Gross Pay - This is not a legal pay stub	1,358.50	24,150.51
Total for 70096 Payroll - Salaries - Public Works						\$2,717.00	
Total for 70091 Payroll - Salaries						\$14,573.07	
70200 Payroll - Taxes							
Beginning Balance							9,295.95
05/14/2020	Payroll Check	DD	Matthew Hodge	Public Works	Employer Taxes	103.93	9,399.88
05/14/2020	Payroll Check	DD	Karen S. Gallaher	Administration	Employer Taxes	218.43	9,618.31
05/14/2020	Payroll Check	DD	Gary D. Gallaher	Public Works	Employer Taxes	156.08	9,774.39
05/28/2020	Payroll Check	DD	Karen S. Gallaher	Administration	Employer Taxes	218.42	9,992.81
05/28/2020	Payroll Check	DD	Matthew Hodge	Public Works	Employer Taxes	103.92	10,096.73
05/28/2020	Payroll Check	DD	Traci R. McGinley	Administration	Employer Taxes	157.99	10,254.72
05/28/2020	Payroll Check	DD	Gary D. Gallaher	Public Works	Employer Taxes	156.07	10,410.79
Total for 70200 Payroll - Taxes						\$1,114.84	
70210 Payroll - Service Fees							
Beginning Balance							814.42
05/13/2020	Expense		INTUIT	Public Works	monthly payroll service	57.56	871.98
05/13/2020	Expense		INTUIT	Administration	monthly payroll service	57.57	929.55
Total for 70210 Payroll - Service Fees						\$115.13	
Total for 70090 Payroll - Expenses						\$15,803.04	
70220 Uniforms							
Beginning Balance							295.96
Total for 70220 Uniforms							
70300 Supplies - Office							
Beginning Balance							1,805.41
05/07/2020	Expense		AMAZON	Administration	steno pads stick tabs,	62.18	1,867.59
05/07/2020	Expense		AMAZON	Administration	markers	8.48	1,876.07
05/07/2020	Expense		AMAZON	Administration	2 ergonomic chairs	319.98	2,196.05
05/15/2020	Expense		WALMART	Public Works	parts for repairs	13.70	2,209.75
05/20/2020	Expense		AMAZON	Administration	Bank Deposit stamp	9.99	2,219.74
05/28/2020	Expense		AMAZON	Administration	battery back up 4	270.10	2,489.84
05/28/2020	Expense		AMAZON	Administration	HP Lap Top	519.64	3,009.48
05/28/2020	Expense		AMAZON	Administration	ergonomic keyboard	64.99	3,074.47
Total for 70300 Supplies - Office						\$1,269.06	
70301 Supplies - Janitorial							
Beginning Balance							388.40
05/14/2020	Expense		AMAZON	Administration	case of paper towels	43.45	431.85
05/28/2020	Expense		AMAZON	Community Center	Case of toilet paper	40.36	472.21
Total for 70301 Supplies - Janitorial						\$83.81	
70302 Supplies - Maintenance							

City of Uhland
GENERAL LEDGER
May 2020

DATE	TRANSACTION TYPE	NUM	NAME	CLASS	MEMO/DESCRIPTION	AMOUNT	BALANCE
Beginning Balance							347.60
05/28/2020	Expense		LOWE'S CC	Public Works	weed killer	52.23	399.83
Total for 70302 Supplies - Maintenance						\$52.23	
70400 Telephone & Internet							
Beginning Balance							1,672.62
05/12/2020	Expense		SPECTRUM BUSINESS	Administration	TIME WARNER CABL TW CABLE TIME WARNER CABL TW CABLE - ID: 0630008761 SPA UHLAND	234.36	1,906.98
05/12/2020	Journal Entry	JE		Administration	Void Spectrum Payment	(234.36)	1,672.62
05/18/2020	Expense		SPECTRUM BUSINESS	Administration	TIME WARNER CABLE	233.89	1,906.51
Total for 70400 Telephone & Internet						\$233.89	
70450 Travel - Mileage Reimbursements							
Beginning Balance							1,885.86
Total for 70450 Travel - Mileage Reimbursements							
70500 Utilities							
Beginning Balance							3,445.53
05/18/2020	Expense		COUNTY LINE SUD	Administration	SERVICE FEE	1.50	3,447.03
05/18/2020	Expense		COUNTY LINE SUD	Administration	water	38.45	3,485.48
05/22/2020	Expense		BLUEBONNET ELECTRIC COOPERATIVE, INC	Administration	City office	52.01	3,537.49
05/22/2020	Expense		BLUEBONNET ELECTRIC COOPERATIVE, INC	Public Works	street lights	164.86	3,702.35
05/22/2020	Expense		BLUEBONNET ELECTRIC COOPERATIVE, INC	Community Center	Community Center	55.73	3,758.08
Total for 70500 Utilities						\$312.55	
80090 Income - Other							
Beginning Balance							(214.86)
05/04/2020	Credit Card Credit		Fuelman Fleet Program Master Card	Administration	Rebate Reference # 01257044	2.79	(212.07)
05/11/2020	Deposit		TEXAS COMPTROLLER	Waste Management	refund of late fees from prior month	101.67	(110.40)
05/20/2020	Expense		TEXAS COMPTROLLER OF PUBLIC ACCOUNTS	Waste Management	Waste and recycle sales tax pymt - Fees	4.83	(105.57)
Total for 80090 Income - Other						\$109.29	
80100 Grant Income							
Beginning Balance							66,895.69
05/04/2020	Deposit		TEXAS COMPTROLLER OF PUBLIC ACCOUNTS	TX CDBG GRANTS		16,407.47	83,303.16
Total for 80100 Grant Income						\$16,407.47	
80101 Grant Expense							
Beginning Balance							54,851.31
05/04/2020	Check	214	COUNTY LINE SUD	TX CDBG GRANTS	County Line SUD in the amount of \$16,407.47 for J&K Utility Pay App 2, JM Pipeline Pay Apps 2 & 3, LCMS invoice 3940	16,407.47	71,258.78
Total for 80101 Grant Expense						\$16,407.47	
80198 Non Sufficient funds							
05/07/2020	Expense	FLNB	NSF	Administration	Non Sufficient funds	5.00	5.00
05/08/2020	Expense	NSF	NSF	Waste Management	NSF 30.31 check 3 500089 (batch payment) USTI	30.31	35.31
05/27/2020	Expense		NSF	Waste Management	Charged Back Checks	5.00	40.31
05/27/2020	Expense		NSF	Waste Management	Non Sufficient funds	30.31	70.62
Total for 80198 Non Sufficient funds						\$70.62	
Not Specified							
05/31/2020	Payment		NIEVES GUERRA			0.00	0.00
Total for Not Specified						\$0.00	



CITY OF UHLAND

Uhland Planning and Zoning Commission Meeting Minutes

Wednesday, June 17, 2020 at 6:00 p.m.

City Hall Council Chambers, 15 North Old Spanish Trail, Uhland, Texas

On March 16, 2020, and until further notice or until the state disaster declaration expires, the Governor of the State of Texas has suspended certain sections of the Texas Open Meetings Act. Therefore, this meeting is hereby posted and will be held in accordance with those sections of the Texas Open Meetings Act in effect as of the date of the posting of this agenda.

Notice was given of a Regular Meeting of the Uhland Planning and Zoning Commission of the City of Uhland, Texas to be held at 6:00 p.m. on Wednesday, June 17, 2020 via Zoom Conference. Commissioners and members of the public not attending the meeting in person did so remotely by web or telephone.

A. CALL TO ORDER. Chair Jarrett called the meeting to order at 6:00 p.m.

Roll Call: Commissioners Joanne Jarrett, Marcell Teehee, Mary LaPoint and Lacey Duke were present. Commissioner Rueben Mancias and Annie Schultz were absent.

B. PUBLIC COMMENTS

None.

C. DISCUSSION AND POSSIBLE ACTION

1) Certificate of Convenience and Necessity (CCN) – Wastewater – County Line Special Utility District

Moved by Commissioner Teehee, seconded by Commissioner Duke to recommend the City Council approve the CCN request. The motion carried by the following vote:

Aye:	Commissioners Jarrett, Teehee, LaPoint and Duke.
Nay:	None.
Abstain:	None.

2) Certificate of Convenience and Necessity (CCN) – Wastewater – Gristmill Utility District

Moved by Commissioner Teehee, seconded by commissioner Duke to recommend the City Council approve the CCN request. The motion carried by the following vote:

Aye: Commissioners Jarrett, Teehee, LaPoint and Duke.
Nay: None.
Abstain: None.

3) Petition of Creation of Public Improvement District - Anderson Park

After discussion, City Administrator Gallaher explained that the developer would be charged \$500,000 for the development to remain in the ETJ and not be annexed until the PID is paid out in full.

Moved by Commissioner LaPoint, seconded by Commissioner Teehee that prior to the City Council considering approval of the Creation of Public Improvement District for Anderson Park that the following items be taken into consideration: 1) Number of single family homes be brought down from requested 5.78; 2) Serious efforts be made to be ecological conscience by using native landscaping and ones that do not require much water; 3) That maximum 60% impervious cover be changed to minimum 60% impervious cover; 4) That number of homes per acre match the current City figure or be below said figure; 5) City's request for \$500,000 by reviewed by third party to ensure it is an adequate amount. The motion carried by the following vote:

Aye: Commissioners Jarrett, Teehee, LaPoint and Duke.
Nay: None.
Abstain: None.

4) Burden of Requirement of Profile Review of Storm Drain - El Camino RV Park

Moved by Commissioner LaPoint, seconded by Commissioner Teehee to deny the developers' request and uphold the City Engineer's requirement for a Profile Review of Storm Drain. The motion carried by the following vote:

Aye: Commissioners Jarrett, Teehee, LaPoint and Duke.
Nay: None.
Abstain: None.

5) Mill Creek Phase 2 – Final Plat

Moved by Commissioner Duke, seconded by Commissioner Teehee to approve the Final Plat. The motion carried by the following vote:

Aye: Commissioners Jarrett, Teehee, LaPoint and Duke.
Nay: None.
Abstain: None.

6) Rocky Road Ranch Zoning Application – Preliminary Plat

Moved by Commissioner Duke, seconded by Commissioner LaPoint that the Preliminary Plat be conditionally approved on the conditions stated in the City Engineer's comments. The motion carried by the following vote:

Aye: Commissioners Jarrett, Teehee, LaPoint and Duke.
Nay: None.
Abstain: None.

7) Rocky Road Ranch Zoning Application – Planned Development District

Moved by Commissioner Duke, seconded by Commissioner Teehee to approve notification process and setting hearings for the petition for zoning change. The motion carried by the following vote:

Aye: Commissioners Jarrett, Teehee, LaPoint and Duke.
Nay: None.
Abstain: None.

8) Rocky Road Ranch Zoning Application – Voluntary Annexation

Moved by Commissioner Duke, seconded by Commissioner Teehee to recommend approval of the Voluntary Annexation Petition to City Council and to set hearings and give notice as required. The motion carried by the following vote:

Aye: Commissioners Jarrett, Teehee, LaPoint and Duke.
Nay: None.
Abstain: None.

D. EXECUTIVE SESSION

None.

ADJOURNMENT

Meeting adjourned at 8:24 p.m.

June 10, 2020

City of Uhland
15 N. Old Spanish Trail
Uhland, TX 78640

RE: County Line Special Utility District
Sewer CCN Application – PUC Docket No. 50324
Request for Consent

To Whom It May Concern:

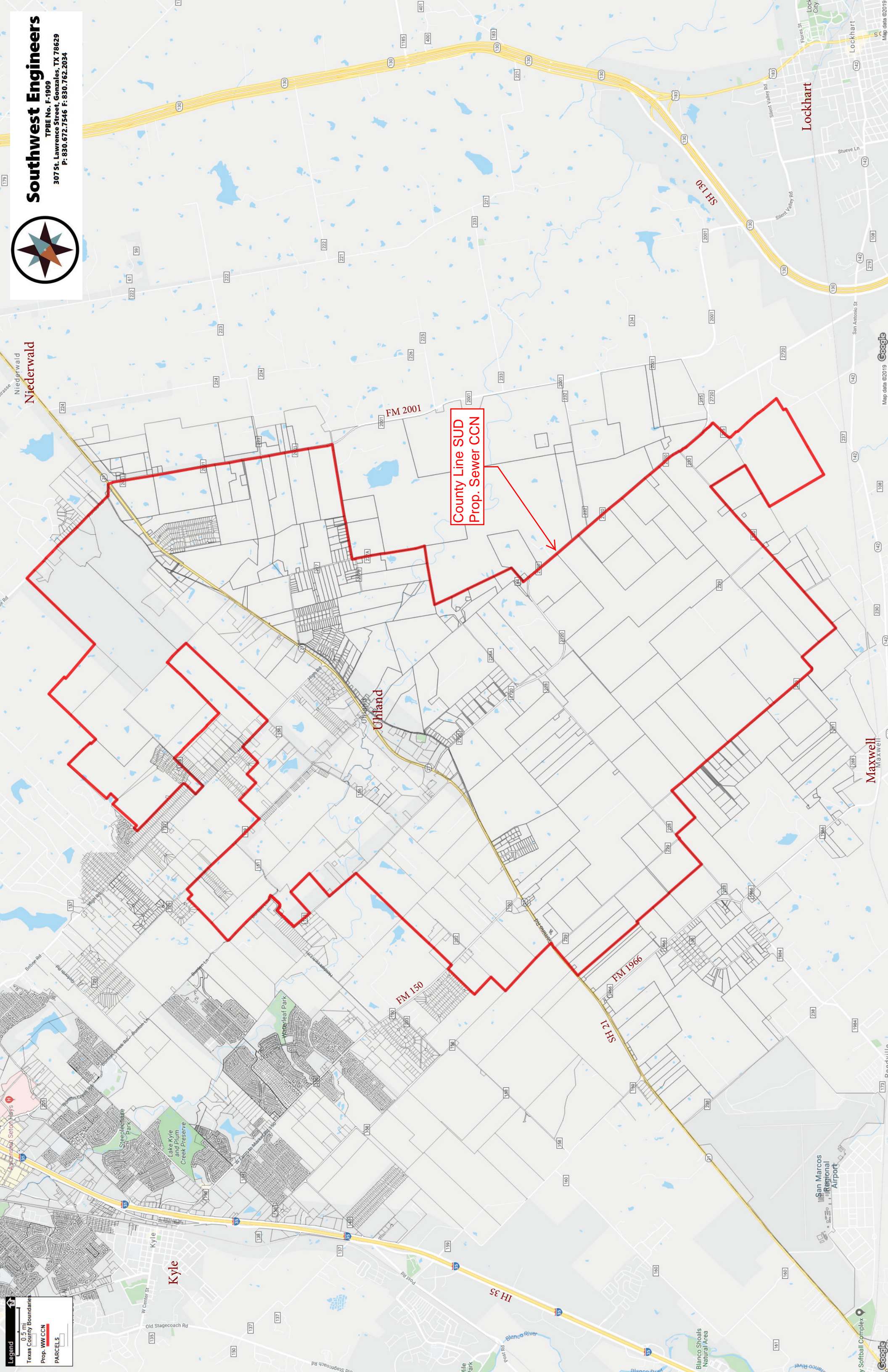
County Line SUD hereby requests the City of Uhland's approval of their application for a Sewer CCN that includes areas within Uhland's City Limits and Extra-Territorial Jurisdiction. A map of the proposed Sewer CCN boundary is enclosed. County Line SUD has been providing water service to customers in this area for 55 years and has a water CCN that encompasses nearly this same area that has been in place for over 40 years. Being near the City of Austin and on the outskirts of the City of Kyle, the proposed service area has historically had several properties developed each year. With the recent construction of CLSUD's wastewater system over the last two years, there has been a significant increase in development in the area with even more growth anticipated in the coming years, including considerably more single-family and multi-family dwellings as well as additional schools and retail/commercial developments to serve the growing population. These developers are eagerly seeking wastewater service for their proposed developments, and CLSUD is quickly expanding their wastewater system to meet these needs. CLSUD has invested a significant amount of time and money into getting this wastewater system established and operational and needs to continue to expand its customer base to help recover its investment. Furthermore, the creation of a centralized wastewater collection system will have a positive environmental impact on the area, as it will eliminate the need for individual septic systems on each property and instead have the wastewater treated at a licensed facility by an experienced operator. The wastewater will be treated to a much higher quality and ultimately be reused for irrigation and other non-potable water needs of the area in the future, lessening the demand on diminishing potable water resources. It is also the state's policy that wastewater systems shall be regionalized to the greatest extent possible, which CLSUD intends to do in establishing this service area. Therefore, we request consent from the City of Uhland to establish this Sewer CCN and provide wastewater service to Uhland's existing and future residents.

If you have any questions or need additional information, please do not hesitate to contact me at (830) 672-7546 or allison.nieto@swengineers.com.

Respectfully submitted,



Allison M. Nieto, P.E.



Southwest Engineers
TPBE No. F-1909
307 St. Lawrence Street, Gonzales, TX 78629
P: 830.672.7546 F: 830.762.2034

County Line SUD
Prop. Sewer CCN

Legend

0.5 mi

Texas County Boundaries

Prop. WW CCN

PARCELS

SEWER SERVICE AREA AGREEMENT

This Agreement between Gristmill Utility Company, LLC, a Texas limited liability company and retail public utility (hereinafter "GMU"), and County Line Special Utility District, a Texas special utility district and retail public utility operating under Chapter 65 of the Texas Water Code (hereinafter "CLSUD")(collectively, "Parties," and individually, "Party" depending upon the context)(this "Agreement") is entered into this 21 day of AUGUST, 2019 ("Effective Date"), with respect to the boundary lines agreed to for a proposed Certificate of Convenience and Necessity (hereinafter "CCN") and service area for the provision of sewer service for users pursuant to the Texas Water Code.

WHEREAS, CLSUD's boundaries include certain areas in and about Hays and Caldwell Counties, Texas, as more fully described in Exhibit A, although CLSUD does not currently hold a sewer CCN in these areas;

WHEREAS, GMU is the applicant for a sewer CCN at the Public Utility Commission of Texas for the provision of retail sewer service to certain areas in and about Hays County, Texas, as more fully described in Exhibit B, and CLSUD will be applying for a sewer CCN in areas in and about Hays and Caldwell Counties but not those described in Exhibit B;

WHEREAS, KB HOMES GRISTMILL HIGHLANDS, the owner of 50.98 acres of real property, as more fully described in Exhibit C attached hereto (the "GRISTMILL HIGHLANDS Property"), has requested that GMU provide retail sewer service to this property;

WHEREAS, Aus-Tex Parts and Services, the owner of 187.74 acres of real property, as more fully described in Exhibit D attached hereto (the "HARMONY HILLS Property"), has requested that GMU provide retail sewer service to this property; and

WHEREAS, the GRISTMILL HIGHLANDS Property and the HARMONY HILLS Property (cumulatively "GH & HH Properties") are currently located within the boundary and sewer service area of CLSUD; and

WHEREAS, GMU and CLSUD have agreed that GMU should provide retail sewer service to the GH & HH Properties and that such area encompassing the GH & HH Properties should be included in the GMU sewer CCN area.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which GMU and CLSUD hereby acknowledge, GMU and CLSUD agree as follows:

TERMS

1. The recitals set forth above are true and correct and incorporated herein for all purposes.

2. The GRISTMILL HIGHLANDS Property is in development and the HARMONY HILLS Property is currently undeveloped.
3. Recognizing that sewer service pursuant to a sewer CCN is subject to the approval by the Public Utility Commission of Texas ("PUC") after public notice and hearing in accordance with PUC rules, CLSUD agrees and consents to GMU providing retail sewer service to the GH & HH Properties and GMU's application for a sewer CCN for the geographical area covering these properties. GMU agrees not to protest any of CLSUD's applications for sewer CCN and/or amendment of sewer CCN for areas other than the GH & HH Properties, which CLSUD may file in the future.
4. GMU shall be responsible for obtaining PUC approval of a CCN for the provision of retail sewer service for the GH & HH Properties.
5. GMU and CLSUD agree that no compensation shall be due and owing between GMU and CLSUD in conjunction with this sewer service area agreement.
6. GMU agrees that, upon approval of its CCN boundaries by PUC to include the GH & HH Properties within CLSUD's boundaries, CLSUD shall have no further obligation to provide retail sewer service to the GH & HH Properties, and that GMU shall be solely responsible for the provision of retail sewer service to those properties.
7. Prior to the approval by PUC of the CCN boundaries for GMU, CLSUD consents for the limited purpose of GMU constructing sewer utility infrastructure necessary for the development of the GH & HH Properties.

GENERAL PROVISIONS

8. Assignability. The terms of this Agreement shall be binding upon and inure to the benefit of the Parties and their respective successors, assigns, and legal representatives. No Party may without the prior written consent of the other Party hereto, assign any rights, powers, duties, or obligations hereunder. This Agreement shall not inure to the benefit of any third party other than the Parties to this Agreement and their successors and permitted assignees or as otherwise provided herein.
9. Cooperation. The Parties hereto each agree to cooperate with each other, consistent with the terms and conditions of this Agreement. Additionally, each Party hereby agrees to take any and all other actions and to execute any and all other documents requested by the other Party necessary to effectuate the purposes of this Agreement. GMU shall bear the costs of pursuing the sewer application, which is described in this Agreement, at the PUC and, if protested, at the State Office of Administrative Hearings. If CLSUD anticipates incurring any expense to support GMU's effort to secure PUC approval, CLSUD shall notify GMU prior

to incurring any expense. If GMU desires CLSUD's assistance that requires CLSUD to incur any expense, GMU shall not unreasonably withhold consent to reimburse CLSUD for those expenses and shall thereafter reimburse CLSUD for its actual expenses.

10. GOVERNING LAW. THIS AGREEMENT SHALL BE GOVERNED BY AND CONSTRUED AND INTERPRETED IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS. ALL ACTS REQUIRED OR PERMITTED TO BE PERFORMED HEREUNDER ARE PERFORMABLE IN HAYS COUNTY, TEXAS. IT IS AGREED THAT ANY CIVIL ACTION BROUGHT TO ENFORCE OR CONSTRUE THE TERMS OR PROVISIONS HEREOF OR TO ENJOIN OR REQUIRE THE PERFORMANCE OF ANY ACT IN CONNECTION HEREWITH, SHALL BE BROUGHT IN A COURT OF COMPETENT JURISDICTION SITTING IN HAYS COUNTY, TEXAS. IT IS AGREED THAT ANY ADMINISTRATIVE LAW ACTION BROUGHT TO ENFORCE OR CONSTRUE THE TERMS OR PROVISIONS HEREOF OR TO ENJOIN OR REQUIRE THE PERFORMANCE OF ANY ACT IN CONNECTION HEREWITH, SHALL BE BROUGHT AT THE PUC OR ITS SUCCESSOR AGENCY(IES).
11. Construction and Severability. If this Agreement, or any word, clause, sentence, paragraph or other part thereof, shall be susceptible to more than one conflicting interpretation, then the interpretation which is more consistent with the general purposes and objectives of this Agreement shall govern. In the event one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
12. Unintended Omission. If any punctuation, word, clause, sentence, or provision necessary to give meaning, validity, or effect to any other word, clause, sentence, or provision appearing in this Agreement shall be omitted here from, then it is hereby declared that such omission was unintentional and that the omitted punctuation, word, clause, sentence, or provision shall be supplied by inference.
13. Amendment. This Agreement may not be amended or terminated except by an instrument signed by all Parties to this Agreement.
14. Notice. All notices and important information by and to each Party shall be sent by certified mail, return receipt requested and email as follows:

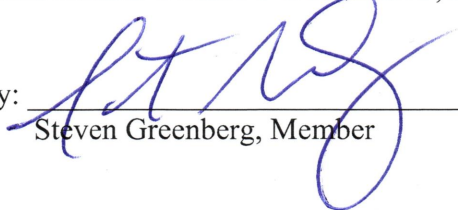
Gristmill Utility Company, LLC
Attn.: Steven Greenberg
1918 Summerwood
San Antonio, Texas 78232
steveng@bvrwater.com

County Line Special Utility District
Attn.: Daniel Heideman, General Manager
8870 Camino Real
Uhland, Texas 78640
heideman@clsud.com


15. Entire Agreement. This Agreement reflects the entire agreement between the Parties hereto pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements and understandings of the Parties in connection herewith.
16. Multiple Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, and all of which together shall be construed as one and the same instrument.
17. Authority. Each Party represents that the individual named below is duly authorized to execute this Agreement on its behalf.

WHEREFORE, this Agreement is entered into and effective this 21 day of AUGUST, 2019 ("Effective Date").

GRISTMILL UTILITY COMPANY, LLC

by: 
Steven Greenberg, Member

COUNTY LINE SPECIAL UTILITY DISTRICT

by: 
Daniel Heideman, General Manager

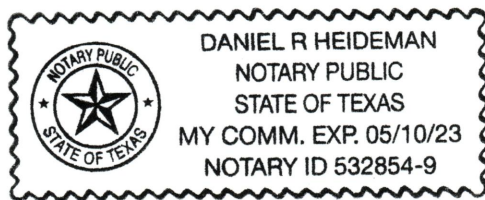
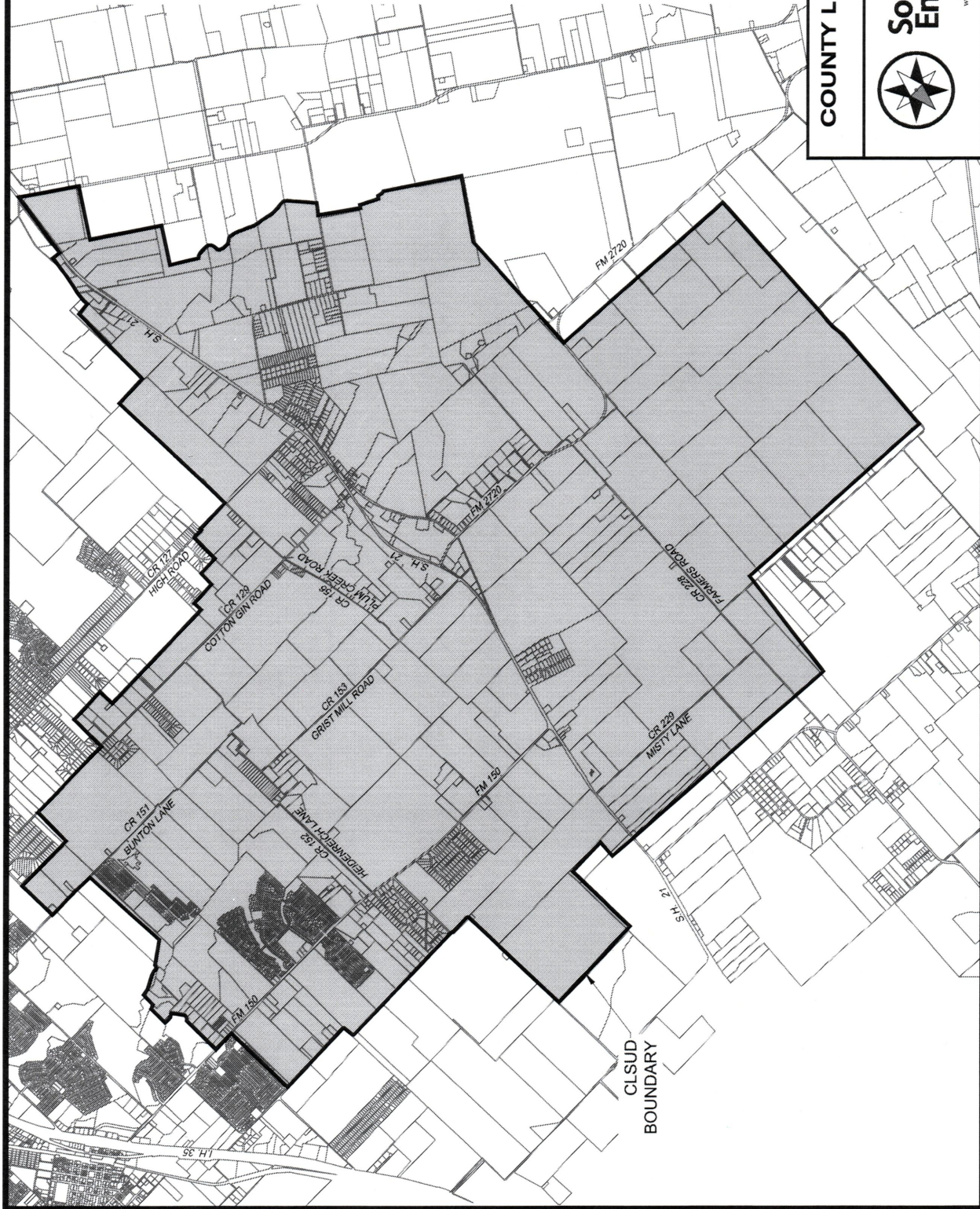


EXHIBIT A



4000' 2000' 0 4000'
SCALE: 1" = 4000' (11x17)

COUNTY LINE SUD WATER CCN

JULY 2019



**Southwest
Engineers**

TYPE NO. F-1909
www.sweengineers.com

HEADQUARTERS

307 Saint Lawrence Street, Guntersville, TN 38509
P: 800.672.7540 F: 800.672.2034

CENTRAL TEXAS

202 Chatham Park Loop, Suite B, Buda, TX 78610
P: 214.247.6371

EXHIBIT B



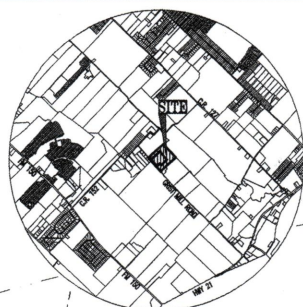
CCN LOCATION MAP
JULY 2019

GRIST MILL UTILITY

Southwest Engineers
A PROFESSIONAL ENGINEERING FIRM
REGISTERED IN THE STATE OF TEXAS
OFFICE: 10000 WEST 10TH STREET, SUITE 100, DALLAS, TEXAS 75243
PHONE: (214) 343-1234
FAX: (214) 343-1235
WWW.SOUTHWESTENGINEERS.COM

EXHIBIT C

GRIST MILL HIGHLANDS SUBDIVISION SECTION 1



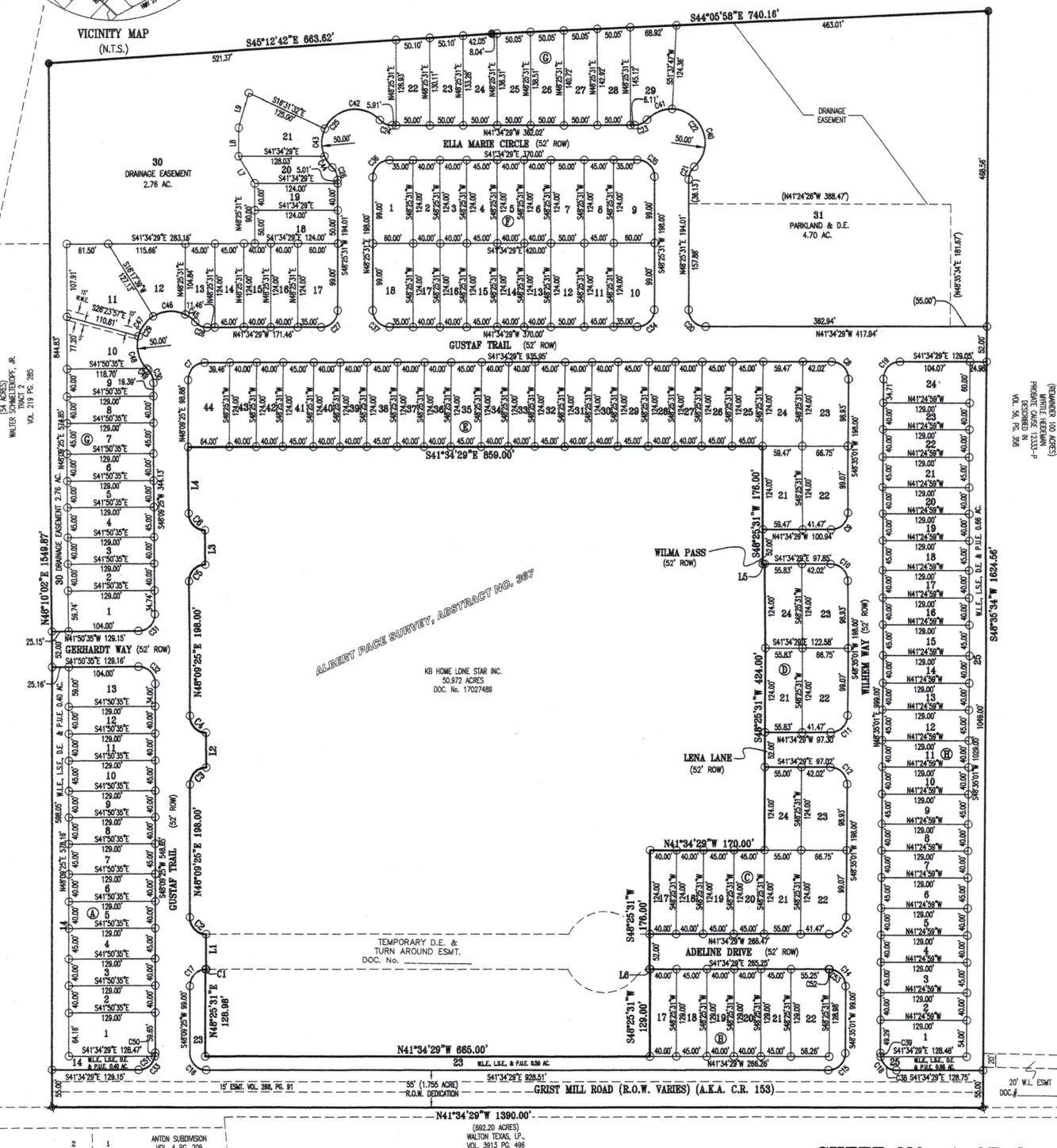
APPROXIMATE LOCATION OF
FEMA 100 YEAR FLOODPLAIN

SHARON KIMBERLIN JR.
(78.55 AC.)
VOL. 1795 PG. 672

SCALE: 1" = 100'
0 50 100 200

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" CAPPED IRON ROD SET
- ⋄ COTTON SPINDLE FOUND
- 23 LOT NUMBER
- Ⓟ BLOCK
- W.L.E. WATER LINE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- D.E. DRAINAGE EASEMENT
- (XXX) DRAINAGE EASEMENT MEASUREMENTS



(REMARKS: 10 ACRES)
WILMA KIMBERLIN
PROBATE CASE 1234-7
VOL. 54, PG. 385

ALBERT PAGE SURVEY, ABSTRACT NO. 307

KB HOME LONE STAR INC.
50.972 ACRES
DOC. NO. 17027489

TEMPORARY D.E. &
TURN AROUND ESMIT.
DOC. No.

W.L.E. L.S.E. & P.U.E. 0.50 AC.

35' (1.755 ACRES)
R.O.W. DEDICATION

W.L.E. L.S.E. & P.U.E. 0.50 AC.

35' (1.755 ACRES)
R.O.W. DEDICATION

W.L.E. L.S.E. & P.U.E. 0.50 AC.

35' (1.755 ACRES)
R.O.W. DEDICATION

W.L.E. L.S.E. & P.U.E. 0.50 AC.

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R.O.W. DEDICATION

W.L.E. L.S.E. & P.U.E. 0.50 AC.

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R.O.W. DEDICATION

W.L.E. L.S.E. & P.U.E. 0.50 AC.

35' (1.755 ACRES)
R.O.W. DEDICATION

W.L.E. L.S.E. & P.U.E. 0.50 AC.

35' (1.755 ACRES)
R.O.W. DEDICATION

W.L.E. L.S.E. & P.U.E. 0.50 AC.

SHEET NO. 1 OF 3

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering
5501 West William Cannon
Phone No. (512) 280-5160
Surveying
Austin, Texas 78749
Fax No. (512) 280-5165



PATH-J\4932\SURVEY\GRIST MILL HIGHLANDS PLAT-SEC 1

GRIST MILL HIGHLANDS SUBDIVISION SECTION 1

STATE OF TEXAS }
COUNTY OF HAYS }
KB HOME LONE STAR INC., BEING THE OWNER OF 50.972 ACRES OF LAND OUT OF THE ALBERT PACE SURVEY, ABSTRACT
NUMBER 367 SITUATED IN HAYS COUNTY, TEXAS AS CONVEYED BY DEED RECORDED IN DOCUMENT NUMBER 17027489 OF
THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 34.485 ACRES OF LAND, TO BE KNOWN
AS:

"GRIST MILL HIGHLANDS SUBDIVISION SECTION 1"

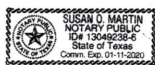
IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE
GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS,
EASEMENTS, AND PUBLIC PLACES SHOWN ON THIS PLAT.

5/22/18
JOHN ZINSMEYER, VICE PRESIDENT
KB HOME LONE STAR INC.
10800 PECAN PARK BLVD., SUITE 200
AUSTIN, TEXAS 78750

STATE OF TEXAS }
COUNTY OF HAYS }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 22, 2018 BY JOHN ZINSMEYER,
VICE PRESIDENT, ON BEHALF OF SAID COMPANY.

Susan O. Martin
NOTARY PUBLIC, STATE OF TEXAS



CITY OF UHLAND }
CERTIFICATE OF APPROVAL

ON THE 2nd DAY OF May, 2018, THIS PLAT WAS DULY APPROVED BY THE CITY COUNCIL OF THE
CITY OF UHLAND, TEXAS.

Vicci Akuta
BY: SHAWMAN
Attest
CITY SECRETARY

STATE OF TEXAS }
COUNTY OF HAYS }

I, LIZ Q. GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF
WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 29th
DAY OF May, 2018, A.D., AND DULY RECORDED ON THE 29th

DAY OF May, 2018, A.D., AT 10:22 O'CLOCK A. M., IN THE PLAT RECORDS OF
HAYS COUNTY, TEXAS IN BOOK 18018023, PAGE(S)

AND DOCUMENT NUMBER 18018023

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 29th DAY OF May
2018, A.D.

Liz Q. Gonzalez
LIZ Q. GONZALEZ
COUNTY CLERK
HAYS COUNTY, TEXAS



STATE OF TEXAS }
COUNTY OF TRAVIS }

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT
PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

DO HEREBY CERTIFY THAT NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOOD
ZONE AREA, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANELS 48209C0405F, DATED
SEPTEMBER 02, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ADDITIONALLY,
STORMWATER RUNOFF FROM THE 100 YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO
BE LOCATED WITHIN THE RIGHTS-OF-WAY, AND /OR OPEN SPACE AND DRAINAGE EASEMENT LOTS, AND THAT THE
LOCATION AND DIMENSIONS OF PROPOSED STREETS CONFORM WITH CITY OF UHLAND SUBDIVISION ORDINANCE.

Charles R. Brigrance Jr.
CHARLES R. BRIGANCE, JR., P.E. No. 64346
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON
AUSTIN, TEXAS 78749
(512) 280-5160



STATE OF TEXAS }
COUNTY OF TRAVIS }

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY
CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE
PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY
PLACED UNDER MY SUPERVISION.

Aaron V. Thomason
SURVEYED BY: Aaron V. Thomason 5/22/18
DATE
AARON V. THOMASON, R.P.L.S. #6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON
AUSTIN, TEXAS 78749
aaron@cbdeng.com



DATE: APRIL 19, 2018

ACREAGE: 34.485

SURVEY: ALBERT PACE SURVEY, ABSTRACT # 367

TOTAL LOTS:	131
SINGLE FAMILY LOTS:	126
D.E. LOTS:	1
D.E., & PARK LAND LOTS:	1
W.L.E., L.S.E., D.E., & P.U.E. LOTS:	2
W.L.E., L.S.E., & P.U.E. LOTS:	1

NUMBER OF BLOCKS: 8
F.E.M.A. MAP NO. 48209C 0405 F
HAYS COUNTY, TEXAS DATED SEPTEMBER 2, 2005

OWNER: KB HOME LONE STAR INC.
10800 PECAN PARK BLVD., SUITE 200
AUSTIN, TEXAS 78750
(512) 732-0300

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TX 78749
(512) 280-5160 PHONE
(512) 280-5165 FAX

NOTES:

ACCORDING TO THE CURRENT FEMA FLOOD INSURANCE RATE MAP NUMBER 48209C0405F SEPTEMBER 02, 2005, HAYS
COUNTY, TEXAS, NO PORTION OF THIS TRACT LIES WITHIN THE DESIGNATED HUNDRED YEAR FLOODPLAIN FLOOD HAZARD
AREA

1. NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO COUNTY LINE SPECIAL UTILITY DISTRICT WATER SYSTEM.
2. THIS PLAT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.
3. NO LOTS ARE TO BE OCCUPIED UNTIL PUBLIC SEWER, WATER AND ELECTRICITY AND ROADS HAVE BEEN PROVIDED AND
CONSTRUCTION IS COMPLETED AND APPROVED.
4. SETBACKS SHOULD BE DEFINED BY THE PLANNED DEVELOPMENT DISTRICT (PDD) AS APPROVED.
5. 10' P.U.E. HEREBY DEDICATED ADJACENT TO RIGHTS-OF-WAY.
6. UNDERGROUND UTILITIES ARE APPROVED FOR THIS SUBDIVISION.
7. THE ROADWAYS AND DRAINAGE INFRASTRUCTURE SERVING THE SUBDIVISION WILL BE DEDICATED TO AND MAINTAINED BY
THE CITY OF UHLAND.
8. LOT 14, BLOCK "A", LOT 23, BLOCK "B", LOTS 30 AND 31, BLOCK "C", AND LOT 25, BLOCK "H" WILL BE OWNED BY
THE CITY OF UHLAND AND MAINTAINED BY THE HOMEOWNER ASSOCIATION (HOA).
9. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
10. THIS SUBDIVISION IS WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
11. DEVELOPMENT OF THIS TRACT SHALL CONFORM WITH THE CITY OF UHLAND REQUIREMENTS AS DEFINED BY THE
DEVELOPMENT AGREEMENT.
12. DEVELOPMENT WILL COMPLY WITH CITY OF UHLAND AND COUNTY LINE SPECIAL UTILITY DISTRICT REQUIREMENTS AS
APPLICABLE.
13. THE ROADWAYS AND DRAINAGE INFRASTRUCTURE SERVING THE SUBDIVISION WILL BE DEDICATED TO AND MAINTAINED BY
THE CITY OF UHLAND.
14. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITION OF PUBLIC ROADWAYS, NO DRIVEWAY
CONSTRUCTED ON ANY LOT WITHIN THE SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED
COUNTY ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE COUNTY ROAD AND BRIDGE DEPARTMENT.

TELEPHONE SERVICES PROVIDED BY - FRONTIER

ELECTRIC SERVICES PROVIDED BY - PEC

WATER AND WASTEWATER SERVICES PROVIDED BY - COUNTY LINE WATER SUPPLY CORP.

SHEET NO. 2 OF 3

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying

5501 West William Cannon Austin, Texas 78749

Phone No. (512) 280-5160 Fax No. (512) 280-5165

PATH-J:\4932\SURVEY\GRIST MILL HIGHLANDS PLAT-SEC 1

GRIST MILL HIGHLANDS SUBDIVISION SECTION 1

Line Table		
Line #	Length	Direction
L1	52.00	N47°33'57"E
L2	52.00	N47°33'57"E
L3	52.00	N47°33'57"E
L4	98.12	N48°09'25"E
L5	2.81	S41°34'29"W
L6	0.84	S41°34'29"W
L7	46.57	N17°36'56"E
L8	42.94	S48°54'37"W
L9	53.29	S64°42'38"W

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	1.00	25.00	S42°43'38"E	1.00	0.50	218°12"
C2	39.15	25.00	N03°17'28"E	35.27	24.88	89°43'55"
C3	39.39	25.00	S88°42'32"E	35.44	25.12	90°16'05"
C4	39.15	25.00	N03°17'28"E	35.27	24.88	89°43'55"
C5	39.39	25.00	S88°42'32"E	35.44	25.12	90°16'05"
C6	39.15	25.00	N03°17'28"E	35.27	24.88	89°43'55"
C7	39.39	25.00	S88°42'32"E	35.44	25.12	90°16'05"
C8	39.34	25.00	N03°30'16"E	35.40	25.07	90°09'31"
C9	39.20	25.00	S88°29'44"E	35.31	24.93	89°50'29"
C10	39.34	25.00	N03°30'16"E	35.40	25.07	90°09'31"
C11	39.20	25.00	S88°29'44"E	35.31	24.93	89°50'29"
C12	39.34	25.00	N03°30'16"E	35.40	25.07	90°09'31"
C13	39.20	25.00	S88°29'44"E	35.31	24.93	89°50'29"
C14	39.34	25.00	N03°30'16"E	35.40	25.07	90°09'31"
C15	39.20	25.00	S88°29'44"E	35.31	24.93	89°50'29"
C16	39.15	25.00	S03°17'28"W	35.27	24.88	89°43'55"
C17	38.38	25.00	N87°51'38"W	34.72	24.13	87°57'54"
C18	39.34	25.00	S03°30'16"W	35.40	25.07	90°09'31"
C19	39.20	25.00	N88°29'44"W	35.31	24.93	89°50'29"
C20	39.27	25.00	N03°25'31"E	35.38	25.00	90°00'00"
C21	20.58	25.00	N72°00'32"E	20.00	10.91	47°09'23"
C22	160.84	50.00	N03°25'31"E	99.93	1327.90	184°18'46"
C23	20.58	25.00	S89°09'11"E	20.00	10.91	47°09'23"
C24	20.58	25.00	S17°58'48"E	20.00	10.91	47°09'23"
C25	160.84	50.00	N88°34'29"W	99.93	1327.90	184°18'46"
C26	20.58	25.00	N24°50'48"E	20.00	10.91	47°09'23"
C27	39.27	25.00	S88°34'29"E	35.38	25.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C28	20.58	25.00	S17°58'48"E	20.00	10.91	47°09'23"
C29	161.08	50.00	N88°42'32"W	99.92	1250.98	184°34'51"
C30	20.58	25.00	N24°34'44"E	20.00	10.91	47°09'23"
C31	39.27	25.00	S88°50'35"E	35.38	25.00	90°00'00"
C32	39.27	25.00	N03°09'25"E	35.38	25.00	90°00'00"
C33	39.39	25.00	S88°42'32"E	35.44	25.12	90°16'05"
C34	39.27	25.00	S88°34'29"E	35.38	25.00	90°00'00"
C35	39.27	25.00	N03°25'31"E	35.38	25.00	90°00'00"
C36	39.27	25.00	N88°34'29"W	35.38	25.00	90°00'00"
C37	39.27	25.00	S03°25'31"W	35.38	25.00	90°00'00"
C38	34.24	25.00	S82°20'38"E	31.82	20.41	78°27'47"
C39	5.10	25.00	S42°44'00"W	5.08	2.56	11°41'44"
C40	118.89	50.00	N27°27'40"E	92.80	124.51	136°14'36"
C41	41.85	50.00	N64°41'42"W	40.73	22.30	48°04'20"
C42	67.83	50.00	N59°28'19"W	62.96	74.28	112°06'25"
C43	42.44	50.00	S48°09'38"W	41.17	22.59	48°37'39"
C44	20.58	50.00	S13°03'28"W	20.43	10.44	23°34'41"
C45	18.96	50.00	N05°17'35"W	18.87	9.61	21°44'58"
C46	50.21	50.00	N44°56'13"W	48.13	27.45	57°32'16"
C47	37.26	50.00	S84°58'51"W	36.40	19.54	42°41'38"
C48	51.39	50.00	S34°09'28"W	49.16	38.22	58°53'14"
C49	3.24	50.00	S02°51'28"W	3.24	1.62	3°42'47"
C50	5.15	25.00	N54°03'34"E	5.14	2.58	11°48'19"
C51	34.24	25.00	S89°46'23"E	31.82	20.41	78°27'47"
C52	1.00	25.00	N40°25'32"W	1.00	0.50	217°35"
C53	38.34	25.00	N04°39'14"E	34.69	24.08	87°51'35"

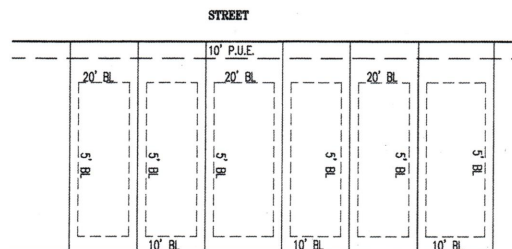
BLOCK 'X'		
LOT NO.	ACREAGE	SQ. FT.
1	0.191	8,315
2	0.118	5,160
3	0.118	5,160
4	0.133	5,805
5	0.118	5,160
6	0.118	5,160
7	0.133	5,805
8	0.118	5,160
9	0.118	5,160
10	0.133	5,805
11	0.118	5,160
12	0.118	5,160
13	0.172	7,477
14	0.402	17,425
BLOCK 'Y'		
LOT NO.	ACREAGE	SQ. FT.
17	0.118	5,160
18	0.133	5,805
19	0.118	5,160
20	0.118	5,160
21	0.133	5,805
22	0.167	7,258
23	0.578	25,180
BLOCK 'Z'		
LOT NO.	ACREAGE	SQ. FT.
1	0.114	4,960
2	0.118	5,160
3	0.133	5,805
4	0.118	5,160
5	0.118	5,160
6	0.118	5,160
7	0.133	5,805
8	0.118	5,160
9	0.117	5,094
10	0.155	6,740
11	0.276	12,044
12	0.196	8,544
13	0.122	5,317
14	0.128	5,580
15	0.114	4,960
16	0.114	4,960
17	0.168	7,308
18	0.142	6,200
19	0.114	4,960
20	0.118	5,160
21	0.186	8,257
22	0.148	6,426
23	0.151	6,586
24	0.155	6,743
25	0.158	6,870
26	0.180	7,881
27	0.163	7,081
28	0.185	7,201
29	0.201	8,735
30	2.783	120,342
31	4.699	204,681
BLOCK 'A'		
LOT NO.	ACREAGE	SQ. FT.
1	0.160	6,988
2	0.118	5,160
3	0.133	5,805
4	0.118	5,160
5	0.118	5,160
6	0.133	5,805
7	0.118	5,160
8	0.118	5,160
9	0.133	5,805
10	0.118	5,160
11	0.118	5,160
12	0.133	5,805
13	0.118	5,160
14	0.118	5,160
15	0.133	5,805
16	0.118	5,160
17	0.118	5,160
18	0.133	5,805
19	0.118	5,160
20	0.118	5,160
21	0.133	5,805
22	0.118	5,160
23	0.118	5,160
24	0.174	7,584
25	0.656	28,582

BLOCK 'B'		
LOT NO.	ACREAGE	SQ. FT.
1	0.168	7,308
2	0.114	4,960
3	0.114	4,960
4	0.128	5,580
5	0.114	4,960
6	0.114	4,960
7	0.142	6,200
8	0.128	5,580
9	0.168	7,308
10	0.168	7,308
11	0.128	5,580
12	0.142	6,200
13	0.114	4,960
14	0.114	4,960
15	0.128	5,580
16	0.114	4,960
17	0.114	4,960
18	0.168	7,308
BLOCK 'C'		
LOT NO.	ACREAGE	SQ. FT.
1	0.174	7,573
2	0.118	5,160
3	0.118	5,160
4	0.133	5,805
5	0.118	5,160
6	0.118	5,160
7	0.133	5,805
8	0.118	5,160
9	0.117	5,094
10	0.155	6,740
11	0.276	12,044
12	0.196	8,544
13	0.122	5,317
14	0.128	5,580
15	0.114	4,960
16	0.114	4,960
17	0.168	7,308
18	0.142	6,200
19	0.114	4,960
20	0.118	5,160
21	0.186	8,257
22	0.148	6,426
23	0.151	6,586
24	0.155	6,743
25	0.158	6,870
26	0.180	7,881
27	0.163	7,081
28	0.185	7,201
29	0.201	8,735
30	2.783	120,342
31	4.699	204,681
BLOCK 'D'		
LOT NO.	ACREAGE	SQ. FT.
1	0.160	6,988
2	0.118	5,160
3	0.133	5,805
4	0.118	5,160
5	0.118	5,160
6	0.133	5,805
7	0.118	5,160
8	0.118	5,160
9	0.133	5,805
10	0.118	5,160
11	0.118	5,160
12	0.133	5,805
13	0.118	5,160
14	0.118	5,160
15	0.133	5,805
16	0.118	5,160
17	0.118	5,160
18	0.133	5,805
19	0.118	5,160
20	0.118	5,160
21	0.133	5,805
22	0.118	5,160
23	0.118	5,160
24	0.174	7,584
25	0.656	28,582

AREA TABLE	
AREA WITHIN SUBDIVISION	34.485 ACRES
AREA OF SINGLE FAMILY LOTS	17.216 ACRES
AREA OF D.E. PARK LOT	4.899 ACRES
AREA OF L.S.E., P.U.E., & W.L.E. LOTS	0.578 ACRES
AREA OF D.E. LOTS	2.783 ACRES
AREA OF D.E., L.S.E., P.U.E., & W.L.E. LOTS	1.058 ACRES
AREA OF RIGHT-OF-WAY DEDICATION	1.755 ACRES
AREA WITHIN STREETS	6.400 ACRES

LOT SIZE	NO.
< 1 ACRE	129
1-2 ACRE	0
2-5 ACRE	2
5-10 ACRE	0
> 10 ACRE	0
MINIMUM LOT SIZE: 0.114 AC. (4960 sq. ft.)	
AVERAGE LOT SIZE: 0.299 AC. (12,997 sq. ft.)	

TYPICAL P.U.E. & BUILDING LINE
CONFIGURATION FOR INTERNAL LOTS

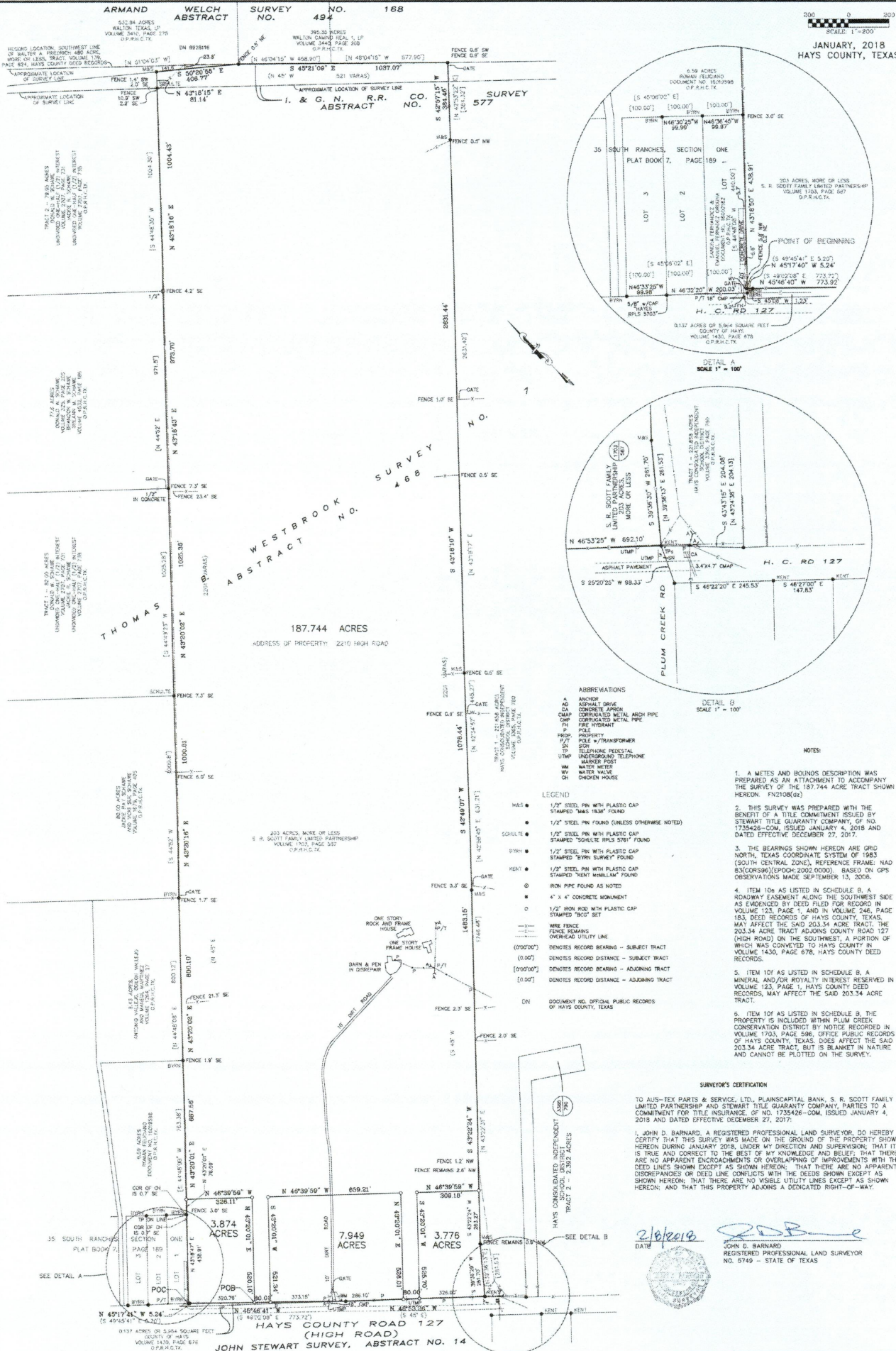


SHEET NO. 3 OF 3


Carlson, Brigrance & Doering, Inc.
 FIRM ID #F3791 ♦ REG. # 10024900
 Civil Engineering ♦ Surveying
 5501 West William Cannon ♦ Austin, Texas 78749
 Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

PATH-J\4932\SURVEY\GRIST MILL HIGHLANDS PLAT-SEC 1

EXHIBIT D

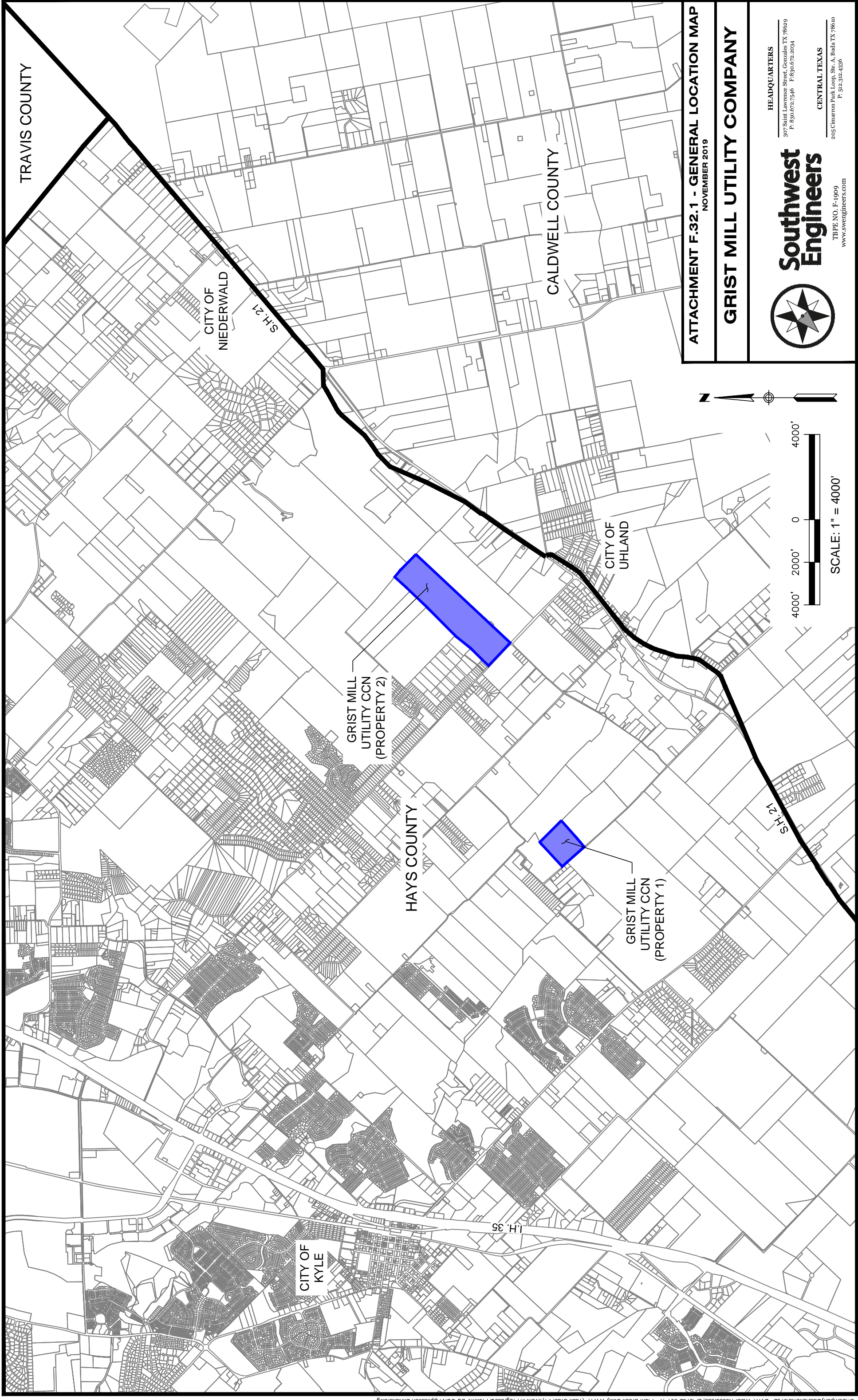


Bowman CONSULTING

Bowman Consulting Group, Ltd.
1100 South Capital of Texas Hwy, 18th Fl, Suite 200, Austin, Texas 78704
Phone: (512) 857-1188 Fax: (512) 857-6889
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.
TSP Form No. F-14309 | TPLS Form No. 101206-00

187.744 ACRES OF LAND OUT OF THE THOMAS WESTBROOK SURVEY, ABSTRACT NO. 458 AND THE I. & G. N. R.R. COMPANY SURVEY, ABSTRACT NO. 577 HAYS COUNTY, TEXAS

PLAN #: 7500B





June 11, 2020

City of Uhland
15 N. Old Spanish Trail
Uhland, TX 78640

Subject: Gristmill Utility Sewer CCN Application - PUC Docket No. 50325 Request for Support

To Whom It May Concern:

Gristmill Utility (GMU) respectfully requests the City of Uhland's support of its application for a Sewer CCN that includes areas within Uhland's City Limits and Extra-Territorial Jurisdiction. A map of the proposed Sewer CCN boundary is attached (1). A Service area Agreement between Gristmill Utility (GMU) and County Line Special Utility District (CLSUD) is attached (2). Memorandum of Understanding (MOU) between City of Uhland, County Line Special Utility District and Cotton Gin Utility is attached (3).

In 2017 BVRT Utility Holding Company, LLC (Holdco) met with County Line Special Utility District (CLSUD) and City of Uhland to discuss Holdco's pending application of its recently formed subsidiary, Cotton Gin Utility Company (CGU) to the PUCT and TCEQ for wastewater treatment for the Cotton Gin Estates Subdivision. At that meeting, the City and CLSUD requested that Holdco expand its Cotton Gin project to include the majority of the CLSUD water service area so that wastewater service could be provided to the entire community. Holdco agreed and subsequently the City, CLSUD and CGU entered into the MOU wherein the City and the District committed to provide a letter of support and provide expedited permits and authorizations for the construction of the wastewater system. As the project evolved and changed locations, CGU became Plum Creek Utility (PCU), which is today the entity that is a wholesale wastewater service provider to CLSUD. PCU began providing wastewater service in August 2018.

As PCU became a Wholesale provider of wastewater service, Holdco created a new retail utility, Gristmill Utility Company (GMU) which is a retail provider and is assigned its service area within the Wholesale agreement between CLSUD and PCU. The proposed CCN for GMU is identified in the attached map and is for two residential subdivisions equaling approximately 257 acres in total.

We respectfully request support from the City of Umland to establish this Sewer CCN and provide retail wastewater service to Umland's Gristmill Highlands Subdivision and Harmony Hills Subdivision. If you have any questions or need additional information, please do not hesitate to contact me at (210) 872-1816 or mian@bvrwater.com.

Respectfully Submitted,

Mia Natalino

Mia Natalino, P.E.
General Manager
Gristmill Utility

MEMORANDUM OF UNDERSTANDING

The following terms set forth the understanding between the County Line Special Utility District ("District"), the City of Uhland ("City"), and Cotton Gin Utility Company, LLC ("CGU") (collectively, the "Parties") regarding the construction, operation, permitting, and maintenance of a wastewater collection and treatment system within the boundaries of the District. This MOU represents the understanding between the parties and does not constitute a binding contract.

WHEREAS, the District is a Special Utility District organized under the Texas Constitution and governed by Chapter 65 of the Texas Water Code, also considered a conservation and reclamation district under Article XVI, Section 59, of the Texas Constitution; and

WHEREAS, the City is a Type A General Law municipality located in Hays and Caldwell Counties, created in accordance with Chapter 6 of the Texas Local Government Code, and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, CGU is a Texas limited liability company that provides wastewater utility services in Texas; and

WHEREAS, the District and the City seek to provide wastewater and reclaimed water services to their constituents and property owners located within their respective territories; and

WHEREAS, CGU is proceeding with the permitting, construction, operation, and maintenance of a retail wastewater collection and treatment system and reclaimed water system to serve the approximately 366-acre Cotton Gin Development located on the west side of Cotton Gin Road and the approximately 20-acre development on the east side of Cotton Gin Road, both located within the boundaries of the District and the City; and

WHEREAS, the Parties desire to enter into a public-public-private partnership to support the provision of sewer service within the boundaries of the City and the District; and

WHEREAS, the Parties agree that CGU's provision of wholesale wastewater and reclaimed water service within the boundaries of the City and of the District would afford the community with the best and most efficient method of providing service in a timely and cost effective manner; and

NOW THEREFORE, the District, the City, and CGU understand and agree as follows:

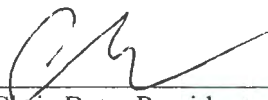
1. The District and the City will provide CGU with a letter of support that CGU may use to support and expedite obtaining the necessary permits and authorizations from various local, State, and federal regulatory authorities, including the Texas Commission on Environmental Quality and the Public Utility Commission of Texas for the permitting,

construction, operation, and maintenance of a wastewater treatment facility. The Parties agree to work together to resolve any issues that could delay the issuance of any necessary permits or authorizations.

2. This MOU will terminate after 18 months if CGU is unable to obtain the necessary permits to provide wastewater service to the District.

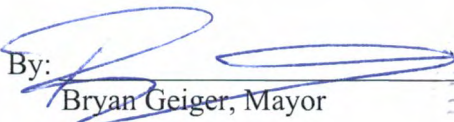
Effective and agreed to as of the date of the last signature.

County Line Special Utility District

By: 
Chris Betz, President

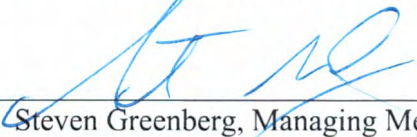
Date: 11/20/2017

City of Uhland

By: 
Bryan Geiger, Mayor

Date: 11-1-2019

Cotton Gin Utility Company, LLC

By: 
Steven Greenberg, Managing Member

Date: 12/6/2017

ANDERSON PARK

Development Agreement &
Public Improvement District

City Council Meeting July 8, 2020



DEVELOPMENT AGREEMENT SUMMARY

- Approximately 78 acres in the ETJ
- Maximum of 450 single family homes
- Approximately 4.62 acres of active parkland with improvements
- Additional 3.66 acres of passive open space with improvements
- Maximum of 60% impervious cover
- Architectural design guidelines



ANDERSON PARK CONCEPT PLAN

Table Summary		
Lot Size	20k	
40' x 120'	442	
Water Quality Lot	3.66 acres	
Open Space	1.68 acres	
Community Park	4.62 acres	
Site	77.99 acres	

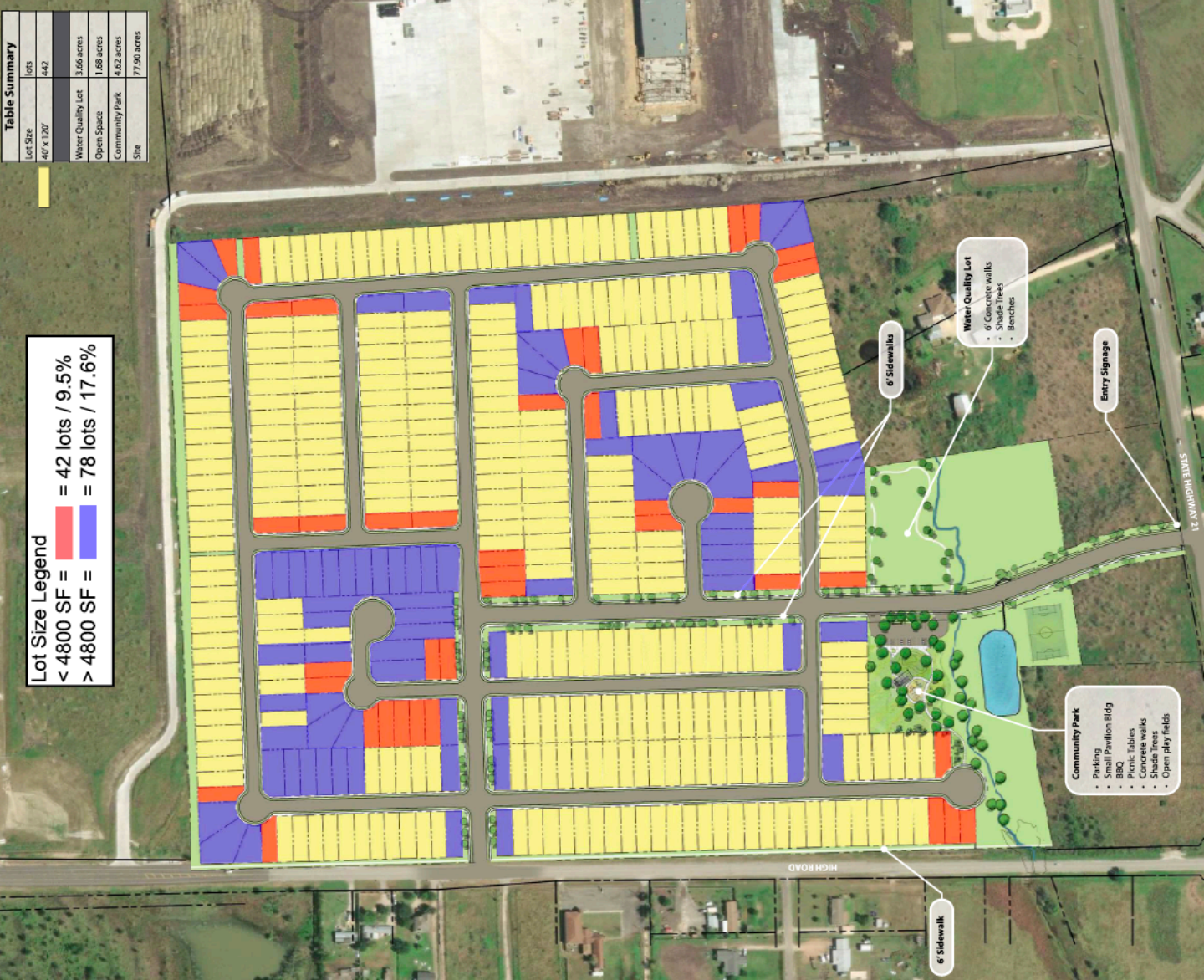


DISCUSSION ITEMS

Based on feedback from Council Members and discussions at the Planning and Zoning Commission hearing, the following items indicate the main areas for discussion:

- Lot size and overall density
- Minimum Open Space requirements
- Fire hydrant spacing
- Use of native and ecologically cognizant landscaping
- Connectivity to Uhland Elementary
- PID Compensation to the City





Lot Size Legend	
< 4800 SF =	42 lots / 9.5%
> 4800 SF =	78 lots / 17.6%

Table Summary	
Lot Size	lots
40' x 120'	442
Water Quality Lot	3.66 acres
Open Space	1.68 acres
Community Park	4.62 acres
Site	177.90 acres

ANDERSON PARK LOT SIZE EXHIBIT



PARKLAND AND OPEN SPACE PLAN

- | | |
|--------------------|------------|
| Community Park: | 4.62 acres |
| Water Quality Lot: | 3.66 acres |
| Misc. Open Space: | 1.68 acres |
| Total: | 9.96 acres |
- Minimum \$300,000 in improvements required
 - Community park will be dedicated to the City and available to all residents of Uhlend
 - All open space areas to be maintained by HOA



DISCUSSION ITEMS (CONT'D)

- Fire hydrant spacing
 - *All fire hydrants will be spaced in accordance with requirements of the City and/or ESD*
 - *To be reviewed at the time of subdivision platting*
- Use of native and ecologically cognizant landscaping
 - *Use of native landscaping materials required in DA*
 - *List of specifically prohibited landscape materials included*
- Connectivity to Uhland Elementary
 - *Improvements along High Road*
 - *Internal pedestrian connection to school district property*
- PID Compensation to the City
 - *Recommendation of City Administrator & P&Z - \$500,000*
 - *PID compensation to be provided in consideration of requests for variations from other approved developments*



ITEMS FOR CONSIDERATION

- Development Agreement
 - Single family residential with parkland/open space
 - Establishes development standards applicable to development
- Public Improvement District Financing Mechanism
 - Keep overall equivalent tax rate competitive with market
 - City controls timing and issuance of PID bonds
 - Maintaining ETJ status allows for higher net bond proceeds
 - Allows for higher level of amenities and quality within the subdivision
 - Portion of net bond proceeds payable to City





June 17, 2020

Ms. Karen Gallaher
City Administrator
City of Uhland
15 North Old Spanish Trail
Uhland, TX 78640

Subject: Mill Creek Phase 2
Final Plat

Dear Ms. Gallaher:

We withdraw our previous letter of conditional approval. The applicant has provided sufficient documentation proving that 2019 property taxes have been paid in full. We have reviewed the Mill Creek Phase 2 final plat submitted by Carlson, Brigrance & Doering, Inc. The subdivision conforms with that shown in the preliminary plan for the Mill Creek Development, and conforms to the City of Uhland Subdivision Ordinances. Therefore, I recommend that the final plat be approved.

Please place the Mill Creek Phase 2 final plat on the next scheduled Planning and Zoning agenda for discussion and appropriate action.

If you have any questions, please feel free to contact me at (210) 822-2232.

Very truly yours,

LNV, LLC
TBPE Firm No. F-366

A handwritten signature in blue ink, appearing to read "J. Arteritano".

Joseph T. Arteritano, PE
Senior Project Manager



June 18, 2020

City of Uhland
15 N. Old Spanish Trail
Uhland, Texas 78640

Attn: Karen Gallaher
City Administrator

RE: Harmony Hills Section 1
Preliminary Plat Submission
Via email (city@uhlandtx.us)

Dear Ms. Gallaher

Enclosed herewith please find the following resubmittal in response to the conditional approval that was received from the City of Uhland City Council hearing in February of 2020. We believe that the following enclosures resolve all conditions presented by the City Council and are requesting approval without conditions of the Preliminary Plat for the above referenced subdivision.

Please find the following enclosures:

1. PDF copy of the Preliminary Plat.
2. PDF copies of the requested Metes & Bounds descriptions and the corresponding exhibit.

Thank you for your assistance. If you have any questions or need additional information, please call.

Respectfully,
Tri-Tech Engineering, L.P.

Al Carroll
Civil Engineering Manager
San Marcos Division

Conditional Approval Response 20200618 – Prelim Plat.docx

CC: via:email Don Dempsey
David Buchanan
Rex Baker



DESCRIPTION OF AN EASEMENT OVER 6.28 ACRE TRACT.

THE THOMAS WESTBROOK SURVEY, ABSTRACT NO. 468, HAYS COUNTY, TEXAS.

BEING A 75 FOOT WIDE DRAINAGE EASEMENT OVER 6.28 ACRES OF LAND, BEING OVER A PORTION OF THAT CERTAIN 1187.744 ACRE TRACT OR PARCEL OF LAND CONVEYED TO AUS-TEX PARTS & SERVICES, LTD., RECORDED IN DOCUMENT NO. 18006430 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING A PART OF THE THOMAS WESTBROOK SURVEY, ABSTRACT NO. 468, HAYS COUNTY, TEXAS, AND THE CENTERLINE OF WHICH BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING from a 1/2" iron rod found with "BCG" CAP for the west corner of said 187.744 acre tract, the west corner of Harmony Hills, Section 1, a subdivision of record in Book_____, Page_____, Plat Records of Hays County, Texas, the north corner of a 3.874 acre tract conveyed to Scott S. R. Family Limited Partnership recorded in Volume 1703, Page 587, Official Public Records of Hays County, Texas;

THENCE N43°20'22"E with the northwest boundary of said 187.744 acre tract, the northwest boundary of said Harmony Hills, Section 1, **2045.02'** to a 1/2" iron rod found with "Tri-Tech" cap for the north corner of said Harmony Hills, Section 1;

THENCE S46°39'59"E with the northeast boundary line of the said Harmony Hills, Section 1, **37.50'** to the **POINT OF BEGINNING** and **SOUTHERN TERMINUS** of the centerline of the herein described easement;

THENCE with the centerline of the herein described easement the following courses:

N43°20'22"E, 1468.88' to an angle point;

N43°18'50"E, , 973.87' to an angle point;

N43°16'32"E, 664.97' to a **POINT OF CURVATURE** of a curve to the right;

131.72' along the **ARC** of the said curve to the right, having a **RADIUS** of **167.50'**, having a **CHORD BEARING AND DISTANCE** of **N65°48'17"E, 128.36'**, and a **CENTRAL ANGEL** of **45° 03' 28"** to a **POINT OF TANGENCY**;

N88°20'01"E, 190.30' to the **POINT OF CURVATURE** of a curve to the right;

131.55' along the **ARC** of the said curve to the right, having a **RADIUS** of **167.50'**, having a **CHORD BEARING AND DISTANCE** of **S69°09'59"E, 128.20'**, and a **CENTRAL ANGEL** of **45° 00'** to a **POINT OF TANGENCY**;

THENCE S46°39'59"E, 86.17' to the **NORTHERN TERMINUS** of the centerline of the herein described easement, being on the north/west line of a proposed Drainage/Detention/Floodplain Easement and from which from which the aforementioned 1/2" iron rod found with "1838" cap at the north corner of said 187.744 acre tract, bears N31°09'35"W, 442.02', being a 75 foot wide Drainage Easement and covering 6.28 acres of land.

- A.) This field note description is produced in conjunction with an exhibit of same date.
- B.) This field note description is valid for this transaction only.
- C.) Basis of Bearings: Texas State Plane Coordinate System, Texas South Central Zone, NAD 83.

Stanley Pettiette, R. P. L. S. No. 4855

Date: 06-01-2020

Job No.: PRO-382-18 NW Easement



DESCRIPTION OF AN EASEMENT OVER 3.52 ACRE TRACT.

THE THOMAS WESTBROOK SURVEY, ABSTRACT NO. 468, HAYS COUNTY, TEXAS.

BEING A 50 FOOT WIDE DRAINAGE EASEMENT OVER 3.52 ACRES OF LAND, BEING OVER A PORTION OF THAT CERTAIN 187.744 ACRE TRACT OR PARCEL OF LAND CONVEYED TO AUS-TEX PARTS & SERVICES, LTD., RECORDED IN DOCUMENT NO. 18006430 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING A PART OF THE THOMAS WESTBROOK SURVEY, ABSTRACT NO. 468, HAYS COUNTY, TEXAS, AND THE CENTERLINE OF WHICH BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING from a 1/2" iron rod found with "BCG" CAP for the west corner of said 187.744 acre tract, the west corner of Harmony Hills, Section 1, a subdivision of record in Book_____, Page_____, Plat Records of Hays County, Texas, the north corner of a 3.874 acre tract conveyed to Scott S. R. Family Limited Partnership recorded in Volume 1703, Page 587, Official Public Records of Hays County, Texas;

THENCE N43°20'22"E with the northwest boundary of said 187.744 acre tract, the northwest boundary of said Harmony Hills, Section 1, **2045.02'** to a 1/2" iron rod found with "Tri-Tech" cap for the north corner of said Harmony Hills, Section 1;

THENCE S46°39'59"E with the northeast boundary line of the said Harmony Hills, Section 1, **736.09'** to the **POINT OF BEGINNING** and **SOUTHERN TERMINUS** of the centerline of the herein described easement;

THENCE with the centerline of the herein described easement **N43°20'01"E, 3070.49'** to a point for the **NORTHERN TERMINUS** of the centerline of the herein described easement, being on the southwest line of a proposed Drainage/Detention/Floodplain Easement and from which from which the aforementioned 1/2" iron rod found with "1838" cap at the north corner of said 187.744 acre tract, bears N14°50'00"W, 867.64', being a 50 foot wide Drainage Easement and covering 3.52 acres of land.

- A.) This field note description is produced in conjunction with an exhibit of same date.
- B.) This field note description is valid for this transaction only.
- C.) Basis of Bearings: Texas State Plane Coordinate System, Texas South Central Zone, NAD 83.

Stanley Pettiette, R. P. L. S. No. 4855

Date: 06-01-2020

Job No.: PRO-382-18 CTR Easement



DESCRIPTION OF AN EASEMENT OVER 3.52 ACRE TRACT.

THE THOMAS WESTBROOK SURVEY, ABSTRACT NO. 468, HAYS COUNTY, TEXAS.

BEING A 50 FOOT WIDE DRAINAGE EASEMENT OVER 3.52 ACRES OF LAND, BEING OVER A PORTION OF THAT CERTAIN 187.744 ACRE TRACT OR PARCEL OF LAND CONVEYED TO AUS-TEX PARTS & SERVICES, LTD., RECORDED IN DOCUMENT NO. 18006430 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING A PART OF THE THOMAS WESTBROOK SURVEY, ABSTRACT NO. 468, HAYS COUNTY, TEXAS, THE CENTERLINE OF WHICH BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING from a 1/2" iron rod found with "BCG" CAP for the west corner of said 187.744 acre tract, the west corner of Harmony Hills, Section 1, a subdivision of record in Book_____, Page_____, Plat Records of Hays County, Texas, the north corner of a 3.874 acre tract conveyed to Scott S. R. Family Limited Partnership recorded in Volume 1703, Page 587, Official Public Records of Hays County, Texas;

THENCE N43°20'22"E with the northwest boundary of said 187.744 acre tract, the northwest boundary of said Harmony Hills, Section 1, **2045.02'** to a 1/2" iron rod found with "Tri-Tech" cap for the north corner of said Harmony Hills, Section 1;

THENCE with the northeast boundary line of the said Harmony Hills, Section 1 the following courses:

1. **S46°39'59"E, 1135.08'** to a 1/2" iron rod found with "Tri-Tech" cap for an angle point;
2. **S43°20'01"W, 16.25'** to a 1/2" iron rod found with "Tri-Tech" cap for an angle point;
3. **S46°39'59"E, 289.90'** to the **POINT OF BEGINNING** and **SOUTHERN TERMINUS** of the centerline of the herein described easement, from which a 1/2" iron rod found with "Tri-Tech" cap bears S46°39'59"E, 25.00';

THENCE with the centerline of the herein described easement the following courses:

N42°46'11"E, 530.66' to an angle point;

N43°19'33"E, 2538.36' to a 1/2" iron rod set with "Tri-Tech" cap for the **NORTHERN TERMINUS** of the centerline of the herein described easement, being on the southwest line of a proposed Drainage/Detention/Floodplain Easement and from which the aforementioned 1/2" iron rod found with "1838" cap at the north corner of said 187.744 acre tract, bears N28°09'48"W, 1497.89', being a 50 foot wide Drainage Easement and covering 3.52 acres of land.

- A.) This field note description is produced in conjunction with an exhibit of same date.
- B.) This field note description is valid for this transaction only.
- C.) Basis of Bearings: Texas State Plane Coordinate System, Texas South Central Zone, NAD 83.

Stanley Pettiette, R. P. L. S. No. 4855

Date: 06-01-2020

Job No.: PRO-382-18 SE Easement



**DESCRIPTION OF A 10.36 ACRE DRAINAGE, DETENTION, AND FLOODPLAIN EASEMENT.
THE THOMAS WESTBROOK SURVEY, ABSTRACT NO. 468, HAYS COUNTY, TEXAS.**

ALL OF THAT CERTAIN DRAINAGE, DETENTION, AND FLOODPLAIN EASEMENT BEING A PART OF THE THOMAS WESTBROOK SURVEY, ABSTRACT NO. 468, HAYS COUNTY, TEXAS, ALSO BEING A PART OF THAT CERTAIN CALLED 187.744 ACRE TRACT OF LAND CONVEYED TO AUS-TEX PARTS & SERVICES, LTD., RECORDED IN DOCUMENT NO. 18006430 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING at a 1/2" iron rod found with "1838" cap at the north corner of the said 187.744 acre tract, an angle point of a 79.95 acre tract conveyed to Donald W. Schawe, recorded in Volume 2707, Page 731, Official Public Records of Hays County, Texas;

THENCE with the northeast boundary of the 187.744 acre tract the following courses:

S50°38'57"E, with the southwest boundary of a 79.95 acre tract conveyed to Donald W. Schawe, recorded in Volume 2707, Page 731, Official Public Records of Hays County, Texas; 406.77' to a 1/2" iron rod found at the east corner of said 79.95 acre tract, the west corner of a 395.35 acre tract conveyed to Walton Camino Real 1, L.P., recorded in Volume 3440, Page 208, official Public Records of Hays County, Texas;

S45°13'38"E, with the southwest boundary of said 395.35 acre tract, 20.15 to a corner for the POINT OF BEGINNING and north corner of the herein described tract;

THENCE continuing with the northeast boundary of the 187.744 acre tract, S45°13'38"E, with the southwest boundary of said 395.35 acre tract, 1016.92 to a concrete monument found for corner at the north corner of Tract 1-221.858 acres, conveyed to Hays Consolidated Independent School District, recorded in Volume 3365, Page 780, Official Public Records of Hays County, Texas, the east corner of the herein described tract;

THENCE with the southeast boundary of the herein described tract, the northwest boundary of said Tract 1-221.858 acres, the following courses:

S42°53'54"W, 384.31' to a 1/2" iron rod found for corner;

S43°19'33"W, 93.27' to a corner for the south corner of the herein described tract;

THENCE through the interior of said 187.744 acre tract, with the southwest and southeast boundaries of the herein described tract, the following courses:

N46°39'59"W, 300.34 to a corner;

N43°20'01"E, 17.13 to a corner;

N46°39'59"W, 604.19' to a corner for the west corner of the herein described tract;

N43°20'01"E, 305.93' to a corner;

N46°39'59"W, 115.00' to a corner;

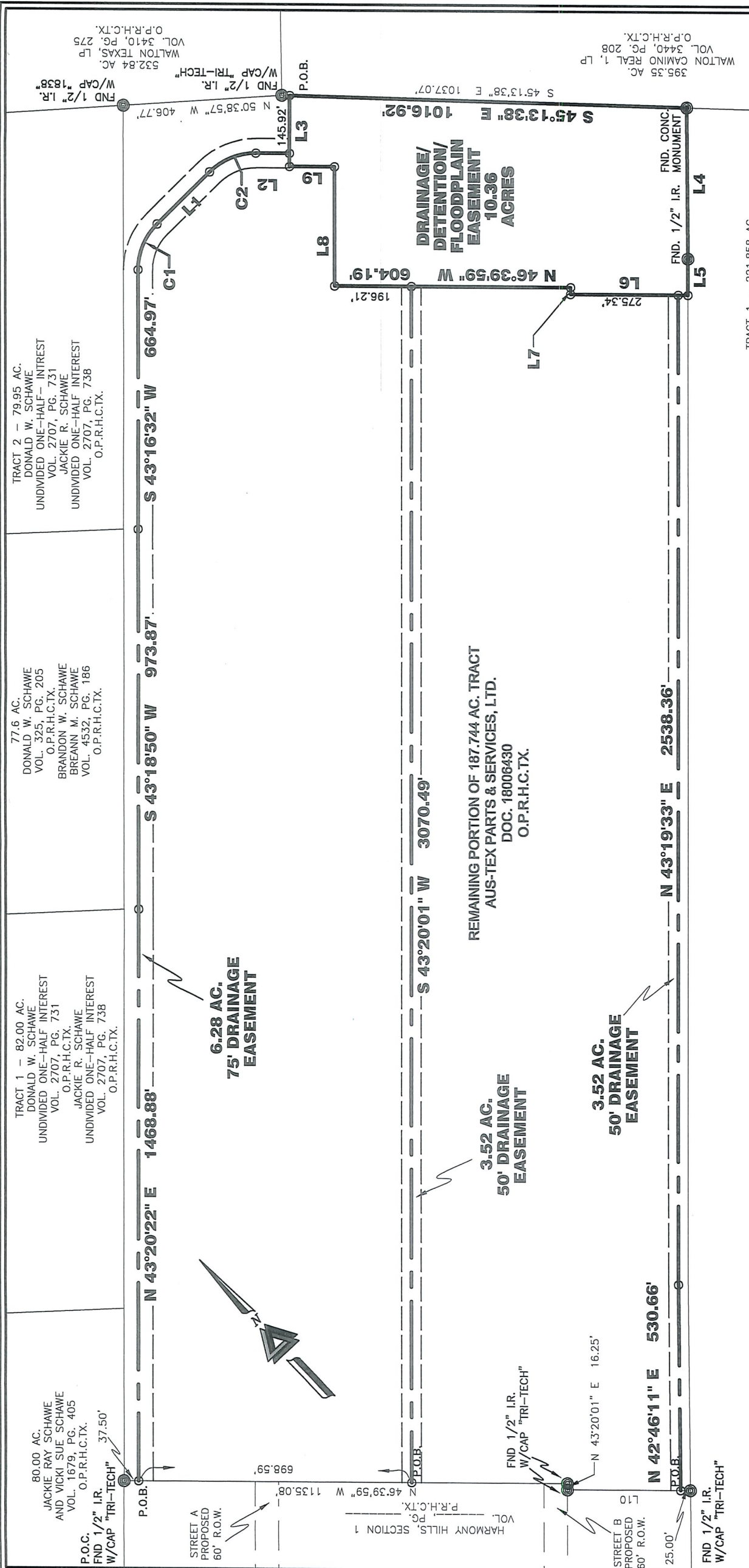
N43°20'01"E, 179.46 to the POINT OF BEGINNING containing 10.36 acres of land.

- A.) This field note description is produced in conjunction with an exhibit of same date.
- B.) This field note description is valid for this transaction only.
- C.) Basis of Bearings: Texas State Plane Coordinate System, Texas South Central Zone, NAD 83.

Stanley Pettiette, R. P. L. S. No. 4855

Date: 06-01-2020

Job No.: PRO-382-18 DRG_DET_FP Easement



TRACT 1 - 221.858 AC.
HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT
VOL. 3365, PG. 780
O.P.R.H.C.TX.



THIS EXHIBIT IS PREPARED IN CONJUNCTION
WITH A METES AND BOUNDS DESCRIPTION
OF SAME DATE.

DATE: 06-01-2020
DRAWN BY: SMP
TT JOB NO.: PRO-382-18

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	131.723	167.500	045.0578	S 65°48'17" W	128.36'
C2	131.554	167.500	045.0000	N 69°09'59" W	128.20'

Line Table		
Line #	Bearing	Length
L6	N 46°39'59" W	300.34'
L7	N 43°20'01" E	17.73'
L8	N 43°20'01" E	305.93'
L9	N 46°39'59" W	115.00'
L10	N 46°39'59" W	314.90'

Line Table		
Line #	Bearing	Length
L1	S 88°20'01" W	190.30'
L2	N 46°39'59" W	86.17'
L3	N 43°20'01" E	179.46'
L4	S 42°53'54" W	384.31'
L5	S 43°19'33" W	93.27'



TRI-TECH
SURVEYING COMPANY, L.P.
155 Riverwalk Drive
San Marcos, Texas 78666
Phone: 512-440-0222

www.tritechtx.com
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TBPLS #10193729

EXHIBIT

**DESCRIPTION OF A 10.36 ACRE DRAINAGE, DETENTION, AND FLOODPLAIN EASEMENT.
THE THOMAS WESTBROOK SURVEY, ABSTRACT NO. 468, HAYS COUNTY, TEXAS.**

ALL OF THAT CERTAIN DRAINAGE, DETENTION, AND FLOODPLAIN EASEMENT BEING A PART OF THE THOMAS WESTBROOK SURVEY, ABSTRACT NO. 468, HAYS COUNTY, TEXAS, ALSO BEING A PART OF THAT CERTAIN CALLED 187.744 ACRE TRACT OF LAND CONVEYED TO AUS-TEX PARTS & SERVICES, LTD., RECORDED IN DOCUMENT NO. 18006430 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING at a 1/2" iron rod found with "1838" cap at the north corner of the said 187.744 acre tract, an angle point of a 79.95 acre tract conveyed to Donald W. Schawe, recorded in Volume 2707, Page 731, Official Public Records of Hays County, Texas;

THENCE with the northeast boundary of the 187.744 acre tract the following courses:

S50°38'57"E, with the southwest boundary of a 79.95 acre tract conveyed to Donald W. Schawe, recorded in Volume 2707, Page 731, Official Public Records of Hays County, Texas; 406.77' to a 1/2" iron rod found at the east corner of said 79.95 acre tract, the west corner of a 395.35 acre tract conveyed to Walton Camino Real 1, L.P., recorded in Volume 3440, Page 208, official Public Records of Hays County, Texas;

S45°13'38"E, with the southwest boundary of said 395.35 acre tract, 20.15 to a corner for the POINT OF BEGINNING and north corner of the herein described tract;

THENCE continuing with the northeast boundary of the 187.744 acre tract, S45°13'38"E, with the southwest boundary of said 395.35 acre tract, 1016.92 to a concrete monument found for corner at the north corner of Tract 1-221.858 acres, conveyed to Hays Consolidated Independent School District, recorded in Volume 3365, Page 780, Official Public Records of Hays County, Texas, the east corner of the herein described tract;

THENCE with the southeast boundary of the herein described tract, the northwest boundary of said Tract 1-221.858 acres, the following courses:

S42°53'54"W, 384.31' to a 1/2" iron rod found for corner;

S43°19'33"W, 93.27' to a corner for the south corner of the herein described tract;

THENCE through the interior of said 187.744 acre tract, with the southwest and southeast boundaries of the herein described tract, the following courses:

N46°39'59"W, 300.34 to a corner;

N43°20'01"E, 17.13 to a corner;

N46°39'59"W, 604.19' to a corner for the west corner of the herein described tract;

N43°20'01"E, 305.93' to a corner;

N46°39'59"W, 115.00' to a corner;

N43°20'01"E, 179.46 to the POINT OF BEGINNING containing 10.36 acres of land.

- A.) This field note description is produced in conjunction with an exhibit of same date.
- B.) This field note description is valid for this transaction only.
- C.) Basis of Bearings: Texas State Plane Coordinate System, Texas South Central Zone, NAD 83.

Stanley Pettiette, R. P. L. S. No. 4855

Date: 06-01-2020

Job No.: PRO-382-18 DRG_DET_FP Easement



July 7, 2020

Ms. Karen Gallaher
City Administrator
City of Umland
15 North Old Spanish Trail
Umland, TX 78640

Subject: Harmony Hills Subdivision Section I
Preliminary Plat Approval

Dear Ms. Gallaher:

We have reviewed the Harmony Hills, Section 1 Preliminary Plat submitted by Tri-Tech, Inc. The engineer has submitted metes and bounds descriptions for the various drainage easements, which fulfills the sole remaining condition for approval of said preliminary plat, which was previously approved with condition by City Council. Therefore, we recommend approval of the preliminary plat for the subject subdivision, with the caveat, that the attached easements be recorded with the final plat upon its approval and subsequent construction of the infrastructure for Section 1 of the subdivision.

Please place the Harmony Hills, Section 1 Preliminary Plat on the next scheduled City Council meeting for approval. If you have any questions, please feel free to contact me at (210) 822-2232.

Very truly yours,

LNV, LLC
TBPE Firm No. F-366

A handwritten signature in blue ink, appearing to read "J. Arteritano".

Joseph T. Arteritano, PE
Senior Project Manager



DESCRIPTION OF AN EASEMENT OVER 6.28 ACRE TRACT.

THE THOMAS WESTBROOK SURVEY, ABSTRACT NO. 468, HAYS COUNTY, TEXAS.

BEING A 75 FOOT WIDE DRAINAGE EASEMENT OVER 6.28 ACRES OF LAND, BEING OVER A PORTION OF THAT CERTAIN 1187.744 ACRE TRACT OR PARCEL OF LAND CONVEYED TO AUS-TEX PARTS & SERVICES, LTD., RECORDED IN DOCUMENT NO. 18006430 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING A PART OF THE THOMAS WESTBROOK SURVEY, ABSTRACT NO. 468, HAYS COUNTY, TEXAS, AND THE CENTERLINE OF WHICH BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING from a 1/2" iron rod found with "BCG" CAP for the west corner of said 187.744 acre tract, the west corner of Harmony Hills, Section 1, a subdivision of record in Book_____, Page_____, Plat Records of Hays County, Texas, the north corner of a 3.874 acre tract conveyed to Scott S. R. Family Limited Partnership recorded in Volume 1703, Page 587, Official Public Records of Hays County, Texas;

THENCE N43°20'22"E with the northwest boundary of said 187.744 acre tract, the northwest boundary of said Harmony Hills, Section 1, **2045.02'** to a 1/2" iron rod found with "Tri-Tech" cap for the north corner of said Harmony Hills, Section 1;

THENCE S46°39'59"E with the northeast boundary line of the said Harmony Hills, Section 1, **37.50'** to the **POINT OF BEGINNING** and **SOUTHERN TERMINUS** of the centerline of the herein described easement;

THENCE with the centerline of the herein described easement the following courses:

N43°20'22"E, 1468.88' to an angle point;

N43°18'50"E, , 973.87' to an angle point;

N43°16'32"E, 664.97' to a **POINT OF CURVATURE** of a curve to the right;

131.72' along the **ARC** of the said curve to the right, having a **RADIUS** of **167.50'**, having a **CHORD BEARING AND DISTANCE** of **N65°48'17"E, 128.36'**, and a **CENTRAL ANGEL** of **45° 03' 28"** to a **POINT OF TANGENCY**;

N88°20'01"E, 190.30' to the **POINT OF CURVATURE** of a curve to the right;

131.55' along the **ARC** of the said curve to the right, having a **RADIUS** of **167.50'**, having a **CHORD BEARING AND DISTANCE** of **S69°09'59"E, 128.20'**, and a **CENTRAL ANGEL** of **45° 00'** to a **POINT OF TANGENCY**;

THENCE S46°39'59"E, 86.17' to the **NORTHERN TERMINUS** of the centerline of the herein described easement, being on the north/west line of a proposed Drainage/Detention/Floodplain Easement and from which from which the aforementioned 1/2" iron rod found with "1838" cap at the north corner of said 187.744 acre tract, bears N31°09'35"W, 442.02', being a 75 foot wide Drainage Easement and covering 6.28 acres of land.

- A.) This field note description is produced in conjunction with an exhibit of same date.
- B.) This field note description is valid for this transaction only.
- C.) Basis of Bearings: Texas State Plane Coordinate System, Texas South Central Zone, NAD 83.

Stanley Pettiette, R. P. L. S. No. 4855

Date: 06-01-2020

Job No.: PRO-382-18 NW Easement



DESCRIPTION OF AN EASEMENT OVER 3.52 ACRE TRACT.

THE THOMAS WESTBROOK SURVEY, ABSTRACT NO. 468, HAYS COUNTY, TEXAS.

BEING A 50 FOOT WIDE DRAINAGE EASEMENT OVER 3.52 ACRES OF LAND, BEING OVER A PORTION OF THAT CERTAIN 187.744 ACRE TRACT OR PARCEL OF LAND CONVEYED TO AUS-TEX PARTS & SERVICES, LTD., RECORDED IN DOCUMENT NO. 18006430 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING A PART OF THE THOMAS WESTBROOK SURVEY, ABSTRACT NO. 468, HAYS COUNTY, TEXAS, AND THE CENTERLINE OF WHICH BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING from a 1/2" iron rod found with "BCG" CAP for the west corner of said 187.744 acre tract, the west corner of Harmony Hills, Section 1, a subdivision of record in Book_____, Page_____, Plat Records of Hays County, Texas, the north corner of a 3.874 acre tract conveyed to Scott S. R. Family Limited Partnership recorded in Volume 1703, Page 587, Official Public Records of Hays County, Texas;

THENCE N43°20'22"E with the northwest boundary of said 187.744 acre tract, the northwest boundary of said Harmony Hills, Section 1, **2045.02'** to a 1/2" iron rod found with "Tri-Tech" cap for the north corner of said Harmony Hills, Section 1;

THENCE S46°39'59"E with the northeast boundary line of the said Harmony Hills, Section 1, **736.09'** to the **POINT OF BEGINNING** and **SOUTHERN TERMINUS** of the centerline of the herein described easement;

THENCE with the centerline of the herein described easement **N43°20'01"E, 3070.49'** to a point for the **NORTHERN TERMINUS** of the centerline of the herein described easement, being on the southwest line of a proposed Drainage/Detention/Floodplain Easement and from which the aforementioned 1/2" iron rod found with "1838" cap at the north corner of said 187.744 acre tract, bears N14°50'00"W, 867.64', being a 50 foot wide Drainage Easement and covering 3.52 acres of land.

- A.) This field note description is produced in conjunction with an exhibit of same date.
- B.) This field note description is valid for this transaction only.
- C.) Basis of Bearings: Texas State Plane Coordinate System, Texas South Central Zone, NAD 83.

Stanley Pettiette, R. P. L. S. No. 4855

Date: 06-01-2020

Job No.: PRO-382-18 CTR Easement



DESCRIPTION OF AN EASEMENT OVER 3.52 ACRE TRACT.

THE THOMAS WESTBROOK SURVEY, ABSTRACT NO. 468, HAYS COUNTY, TEXAS.

BEING A 50 FOOT WIDE DRAINAGE EASEMENT OVER 3.52 ACRES OF LAND, BEING OVER A PORTION OF THAT CERTAIN 187.744 ACRE TRACT OR PARCEL OF LAND CONVEYED TO AUS-TEX PARTS & SERVICES, LTD., RECORDED IN DOCUMENT NO. 18006430 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING A PART OF THE THOMAS WESTBROOK SURVEY, ABSTRACT NO. 468, HAYS COUNTY, TEXAS, THE CENTERLINE OF WHICH BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING from a 1/2" iron rod found with "BCG" CAP for the west corner of said 187.744 acre tract, the west corner of Harmony Hills, Section 1, a subdivision of record in Book_____, Page_____, Plat Records of Hays County, Texas, the north corner of a 3.874 acre tract conveyed to Scott S. R. Family Limited Partnership recorded in Volume 1703, Page 587, Official Public Records of Hays County, Texas;

THENCE N43°20'22"E with the northwest boundary of said 187.744 acre tract, the northwest boundary of said Harmony Hills, Section 1, **2045.02'** to a 1/2" iron rod found with "Tri-Tech" cap for the north corner of said Harmony Hills, Section 1;

THENCE with the northeast boundary line of the said Harmony Hills, Section 1 the following courses:

1. **S46°39'59"E, 1135.08'** to a 1/2" iron rod found with "Tri-Tech" cap for an angle point;
2. **S43°20'01"W, 16.25'** to a 1/2" iron rod found with "Tri-Tech" cap for an angle point;
3. **S46°39'59"E, 289.90'** to the **POINT OF BEGINNING** and **SOUTHERN TERMINUS** of the centerline of the herein described easement, from which a 1/2" iron rod found with "Tri-Tech" cap bears S46°39'59"E, 25.00';

THENCE with the centerline of the herein described easement the following courses:

N42°46'11"E, 530.66' to an angle point;

N43°19'33"E, 2538.36' to a 1/2" iron rod set with "Tri-Tech" cap for the **NORTHERN TERMINUS** of the centerline of the herein described easement, being on the southwest line of a proposed Drainage/Detention/Floodplain Easement and from which the aforementioned 1/2" iron rod found with "1838" cap at the north corner of said 187.744 acre tract, bears N28°09'48"W, 1497.89', being a 50 foot wide Drainage Easement and covering 3.52 acres of land.

- A.) This field note description is produced in conjunction with an exhibit of same date.
- B.) This field note description is valid for this transaction only.
- C.) Basis of Bearings: Texas State Plane Coordinate System, Texas South Central Zone, NAD 83.

Stanley Pettiette, R. P. L. S. No. 4855

Date: 06-01-2020

Job No.: PRO-382-18 SE Easement



**DESCRIPTION OF A 10.36 ACRE DRAINAGE, DETENTION, AND FLOODPLAIN EASEMENT.
THE THOMAS WESTBROOK SURVEY, ABSTRACT NO. 468, HAYS COUNTY, TEXAS.**

ALL OF THAT CERTAIN DRAINAGE, DETENTION, AND FLOODPLAIN EASEMENT BEING A PART OF THE THOMAS WESTBROOK SURVEY, ABSTRACT NO. 468, HAYS COUNTY, TEXAS, ALSO BEING A PART OF THAT CERTAIN CALLED 187.744 ACRE TRACT OF LAND CONVEYED TO AUS-TEX PARTS & SERVICES, LTD., RECORDED IN DOCUMENT NO. 18006430 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING at a 1/2" iron rod found with "1838" cap at the north corner of the said 187.744 acre tract, an angle point of a 79.95 acre tract conveyed to Donald W. Schawe, recorded in Volume 2707, Page 731, Official Public Records of Hays County, Texas;

THENCE with the northeast boundary of the 187.744 acre tract the following courses:

S50°38'57"E, with the southwest boundary of a 79.95 acre tract conveyed to Donald W. Schawe, recorded in Volume 2707, Page 731, Official Public Records of Hays County, Texas; 406.77' to a 1/2" iron rod found at the east corner of said 79.95 acre tract, the west corner of a 395.35 acre tract conveyed to Walton Camino Real 1, L.P., recorded in Volume 3440, Page 208, official Public Records of Hays County, Texas;

S45°13'38"E, with the southwest boundary of said 395.35 acre tract, 20.15 to a corner for the POINT OF BEGINNING and north corner of the herein described tract;

THENCE continuing with the northeast boundary of the 187.744 acre tract, S45°13'38"E, with the southwest boundary of said 395.35 acre tract, 1016.92 to a concrete monument found for corner at the north corner of Tract 1-221.858 acres, conveyed to Hays Consolidated Independent School District, recorded in Volume 3365, Page 780, Official Public Records of Hays County, Texas, the east corner of the herein described tract;

THENCE with the southeast boundary of the herein described tract, the northwest boundary of said Tract 1-221.858 acres, the following courses:

S42°53'54"W, 384.31' to a 1/2" iron rod found for corner;

S43°19'33"W, 93.27' to a corner for the south corner of the herein described tract;

THENCE through the interior of said 187.744 acre tract, with the southwest and southeast boundaries of the herein described tract, the following courses:

N46°39'59"W, 300.34 to a corner;

N43°20'01"E, 17.13 to a corner;

N46°39'59"W, 604.19' to a corner for the west corner of the herein described tract;

N43°20'01"E, 305.93' to a corner;

N46°39'59"W, 115.00' to a corner;

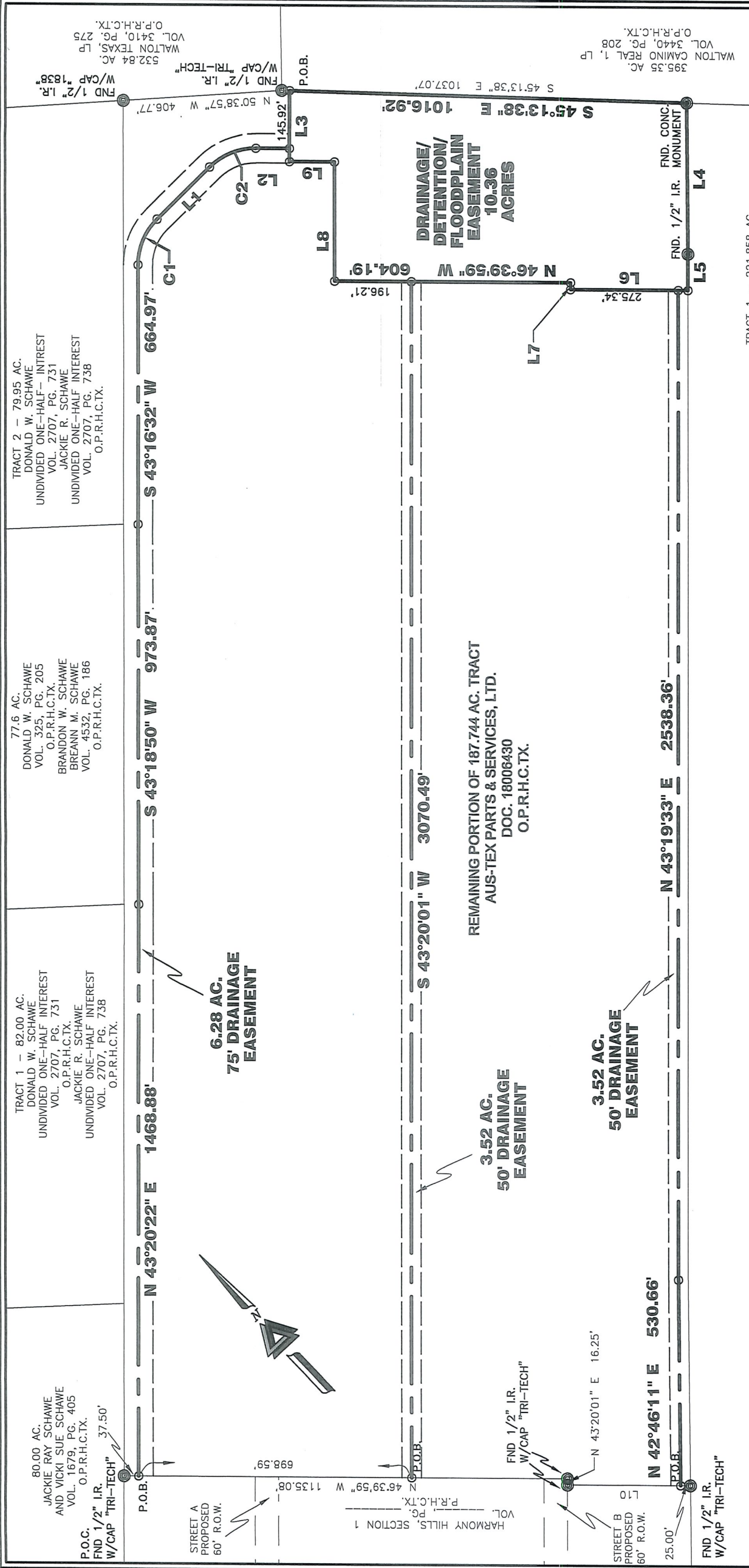
N43°20'01"E, 179.46 to the POINT OF BEGINNING containing 10.36 acres of land.

- A.) This field note description is produced in conjunction with an exhibit of same date.
- B.) This field note description is valid for this transaction only.
- C.) Basis of Bearings: Texas State Plane Coordinate System, Texas South Central Zone, NAD 83.

Stanley Pettiette, R. P. L. S. No. 4855

Date: 06-01-2020

Job No.: PRO-382-18 DRG_DET_FP Easement



TRACT 1 - 221.858 AC.
HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT
VOL. 3365, PG. 780
O.P.R.H.C.TX.



THIS EXHIBIT IS PREPARED IN CONJUNCTION
WITH A METES AND BOUNDS DESCRIPTION
OF SAME DATE.

DATE: 06-01-2020
DRAWN BY: SMP
TT JOB NO.: PRO-382-18

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	131.723	167.500	045.0578	S 65°48'17" W	128.36'
C2	131.554	167.500	045.0000	N 69°09'59" W	128.20'

Line Table		
Line #	Bearing	Length
L6	N 46°39'59" W	300.34'
L7	N 43°20'01" E	17.73'
L8	N 43°20'01" E	305.93'
L9	N 46°39'59" W	115.00'
L10	N 46°39'59" W	314.90'

Line Table		
Line #	Bearing	Length
L1	S 88°20'01" W	190.30'
L2	N 46°39'59" W	86.17'
L3	N 43°20'01" E	179.46'
L4	S 42°53'54" W	384.31'
L5	S 43°19'33" W	93.27'



155 Riverwalk Drive
San Marcos, Texas 78666
Phone: 512-440-0222

www.tritechtx.com
TBPLS #10193729
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EXHIBIT

PRELIMINARY PLAT OF
HARMONY HILLS, SECTION 1
BEING 70.08 ACRES OF LAND
OUT OF THE THOMAS WESTBROOK SURVEY ABS. 468
CITY OF UHLAND ETJ
HAYS COUNTY, TEXAS

STATE OF TEXAS*
COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS

That I, Aus-Tex Parts & Services, Inc., owner of the certain tract of land shown hereon and described in a deed recorded in Instrument No. 18006430, of the Official Public Records of Hays County, DO HEREBY SUBDIVIDE SAID 69.98 ACRES, also being a part of that 187.774 acre tract recorded in Instrument No. 18006430, in accordance with the plat shown hereon, do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the County of Hays the streets, alleys, rights-of-way, easements, and public places shown hereon for such public purposes as the County of Hays may deem appropriate. This subdivision is to be known as HARMONY HILLS, SECTION 1.

TO CERTIFY WHICH, WITNESS by my hand this _____ day of _____ A.D. 20____

By: _____
Donald Dempsey, Representative
P.O. Box 17547
Austin, Texas 78760

STATE OF TEXAS*
COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS

Before me, the undersigned authority, on this day personally appeared Donald Dempsey representative of Aus-Tex Parts & Services, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they have executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this _____ day of _____ A.D. 20____

NOTARY PUBLIC in and for Hays County, Texas

County Line Water Supply Corporation, and approved public water supply system has adequate quantity to supply this subdivision and provisions have been made to provide service to each lot in accordance with the policies of the water supply system.

Daniel Heideman
General Manager

STATE OF TEXAS*
CITY OF UHLAND*

This plat "HARMONY HILLS, SECTION 1" has been submitted to and considered by the Alderman of the City of Uhland, Texas and is hereby approved.

Approved this the _____ day of _____ 20____ A.D.

Vicki Hunter, Mayor
City of Uhland, Texas

Attest:

Karen Galloway, City Administrator
City of Uhland, Texas

In approving this plat by the board of Aldermen of the City of Uhland, it is understood that the building of all streets, roads and other public thoroughfares delineated and shown on this plat, and all bridges or culverts necessary to be constructed or placed in such streets. Roads or other public thoroughfares in connection therewith shall be the responsibility of the owner and/or the developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the board of Aldermen, City of Uhland, Hays County, Texas. Said board of Aldermen assumes no obligation to build the streets, roads or others public thoroughfares shown on this plat, or of constructing any bridges or culverts in connection therewith.

STATE OF TEXAS*
COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS

I, the undersigned, director of Hays County Development Services Department, hereby certify that this subdivision plat conforms to all Hays County Requirements as stated in the Interlocal Cooperation Agreement between Hays County and the City of Uhland for subdivision regulation within the extraterritorial jurisdiction of the City of Uhland.

Caitlyn Strickland, Director
Hays County Development Services

No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system. Due to declining water supplies and diminishing water quality, prospective property owners are cautioned by Hays County to question the seller concerning ground water availability. Rainwater collection is encouraged and in some areas may offer the best renewable water resource.

No structure in this subdivision shall be occupied until connected to a public sewer system or to an on-site wastewater system which has been approved and permitted by Hays County Development Services.

No construction or other development within this subdivision may begin until all Hays County Development Permit requirements have been met.

Tom Pope, R.S., C.F.M.
Hays County Floodplain Administrator

Caitlyn Strickland, Director
Hays County Development & Community Services

STATE OF TEXAS*
COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS

I, Stanley Pettiette, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, and that the corner monuments shown thereon will be properly placed under my supervision in accordance with the Development Regulations of Hays County, Texas.

TO CERTIFY WHICH, WITNESS by my hand and seal at Hays County, Texas this _____ day of _____ A.D. 2020.

RELEASED FOR REVIEW 01/24/20
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Stanley Pettiette
Registered Professional Land Surveyor, No. 4855
State of Texas

STATE OF TEXAS*
COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS

I, Al Carroll, Registered Professional Engineer in the State of Texas, do hereby certify that this subdivision is not located within the Edwards Aquifer Recharge Zone and lies within the Zone X flood area, as denoted hereon, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number, 48209C 0410 F effective date September 2, 2005, and that each lot conforms to the Hays County Development Regulations.

TO CERTIFY WHICH, WITNESS by my hand and seal at Hays County, Texas this _____ day of _____ A.D. 2020.

RELEASED FOR REVIEW 01/24/20
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Al Carroll
Registered Professional Engineer, No. 119251
State of Texas

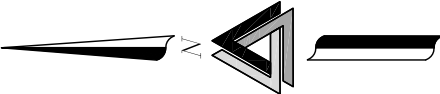
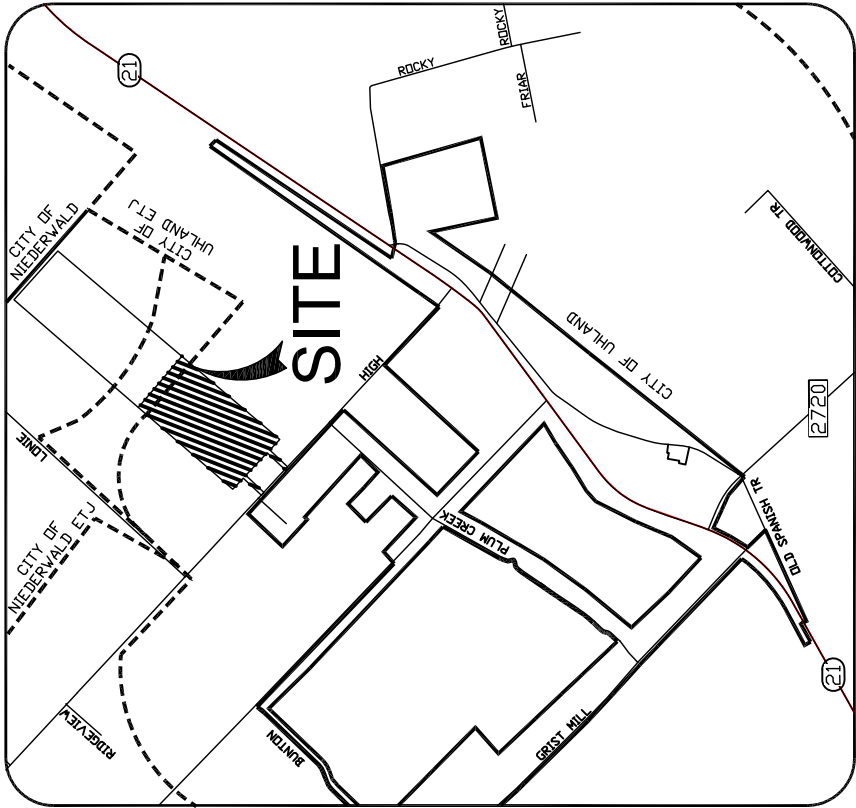
STATE OF TEXAS*
COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS

I, Elaine H. Cardenas, County Clerk of Hays County, Texas, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the _____ day of _____ A.D. 2020, at _____ o'clock _____m., in the plat records of Hays County, Texas, in Instrument Number _____.

WITNESS my hand and seal of office this the _____ day of _____ A.D. 2020.

Elaine H. Cardenas
County Clerk
Hays County, Texas

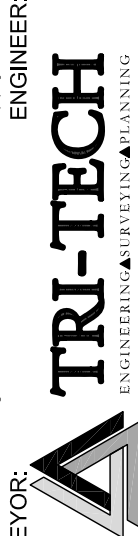


PLAT NOTES

1. This subdivision lies outside of the boundaries of the Edwards Aquifer Recharge Zone and the Edwards Aquifer Contributing Zone.
2. A portion of this subdivision lies within the Zone X area as delineated on Hays County F.I.R.M. Panel #48209C 0410 F, dated September 2, 2005. This property lies outside of the 0.2% annual chance flood.
3. A portion of this subdivision lies within the City of Uhland ETJ and is subject to their ordinances.
4. This subdivision contains 105 lots for a total of 69.98 acres.

Average Size of Lots: 0.50 Acres
Lots less than 1.00 acres: 105
Lots 1.00 to 2.00 acres: 0
Lots 2.00 to 5.00 acres: 0
Lots 5.00 to 10.00 acres: 0

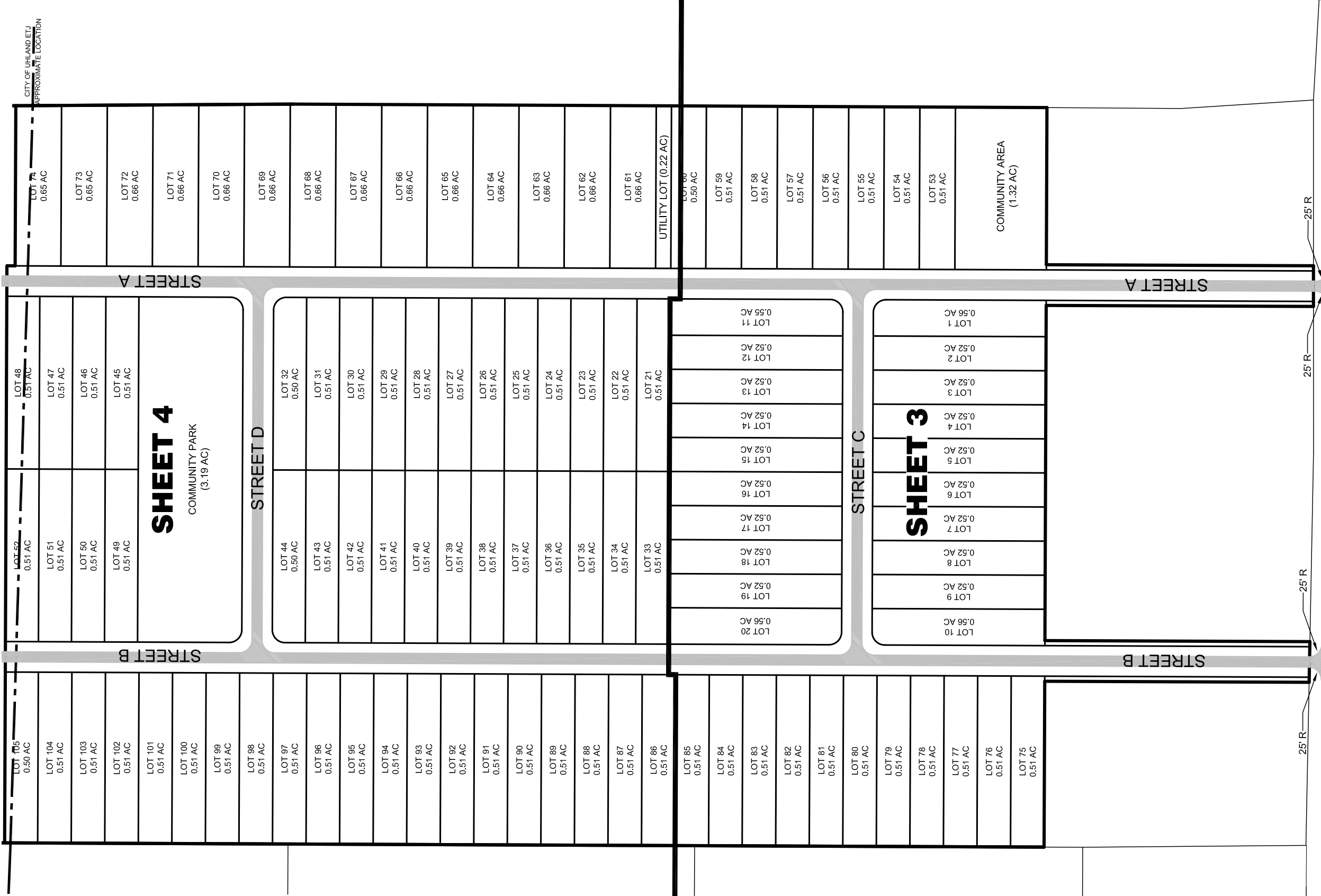
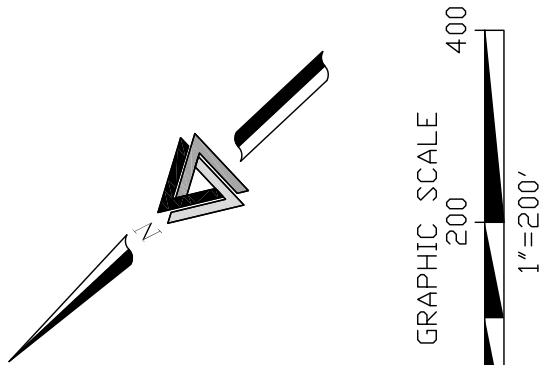
5. This subdivision lies within the following jurisdictions:
School District – Hays Consolidated Independent School District
Plum Creek Conservation District
Emergency Services District – Caldwell Hays ESD #1
6. Water supply for this subdivision is provided by County Line Special Utility District.
7. Rainwater collection is encouraged and in some areas may offer the best renewable water resource.
8. On-site sewage facilities will be constructed to Hays County Standards. Due to lot sizes all lots are restricted to use of Advanced On-Site Sewage Facilities.
9. Electricity for this subdivision is provided by Pedernales Electric Cooperative, Inc.
10. Telephone service for this subdivision is provided by AT&T.
11. No object, including buildings, fencing or landscaping which would interfere with conveyance of stormwater, shall be placed or erected within a Drainage Easement. The owner(s) of any lot(s) upon which drainage facilities are located, including detention, shall be responsible for maintenance and upkeep of such facilities.
12. Driveways shall comply with Chapter 721 of the Hays County Development Regulations, and be permitted through the Transportation Department of Hays County under Chapter 751.
13. All culverts, when required shall comply with the current Hays County standard.
14. Mail boxes place within the ROW shall be of an approved TxDOT or FHWA design.
15. In order to promote safe use of roadways and preserve the conditions of public roadways, no driveway constructed on any lot within this subdivision shall be permitted access onto a publicly dedicated county roadway unless a Driveway Permit has been issued by the appropriate County Road and Bridge Department.
16. No lots are to be occupied until OCSF Permitted or public sewer, water and electricity and roads have been provided and construction is completed and approved.
17. Post-development conditions runoff rate shall be no greater than the pre-developed condition for 2, 5, 10, 25, and 100 year storm events, per Hays County Development regulations, chapter 725, subchapter 3.02. Pre and post development runoff calculations shall be included with the construction drawings for this subdivision.
18. Post-Construction Stormwater control measures shall have a maintenance plan. The maintenance plan must be filed in the real property records of Hays County. The owner operator of any new development or redevelopment site shall develop and implement a maintenance plan addressing maintenance requirements for any structural control measures installed on site. Operation and maintenance performed shall be documented and retained and made available for review upon request.
19. All roadways shall be designed and constructed in accordance with applicable Hays County standards, per Hays County Development regulations, chapter 721, subchapter 5.
20. No modular housing unit shall be closer than five (5) feet to any rear lot line.
21. No modular housing unit shall be closer than twenty (25) feet to the lot line adjoining a public street.
22. Minimum distance between modular housing units shall be ten (10) feet end-to-end and twenty (20) feet side-to-side.
23. There is hereby dedicated a ten (10) foot wide Public Utility and Drainage Easement adjacent to all non-street lot lines with guying easements that may extend beyond platted easements as needed unless otherwise shown on plat.
24. There is hereby dedicated a twenty (20) foot wide Public Utility, Drainage and Embankment/Backslope Easement adjacent to all street right-of-way lines with guying easements that may extend beyond platted easements as needed unless otherwise shown on plat.
25. There is hereby dedicated a fifteen (15) foot wide Drainage Easement adjacent to all rear lot lines unless otherwise shown on plat.
26. Temporary turnaround easements shown hereon will automatically be vacated upon extension of the streets.
27. The existing pond located in a portion of Street B, a portion of Street D and a portion of Common Area No. 6 will be filled in with clean fill.
28. Please refer to Proposed Drainage Area Map for the location of proposed drainage structures and ponds.
29. Please refer to the Phase 1 Water Distribution System Plan for the location of existing and proposed water utilities.
30. Hays County is not responsible for sidewalk maintenance. A fully executed license agreement must be in-place prior to construction of sidewalks within Hays County ROW.
31. Each lot shown hereon has adequate lot frontage per the Local Roadway classification in accordance to Hays County Development Regulations, Chapter 721.
32. Bearing Basis: Texas State Plane Coordinate System-South Central Zone
33. All bearings and distances shown hereon are based upon the Texas Coordinate System, South Central Zone (4204), North American Datum 1983, Grid. To convert grid distances to surface, apply a combined scale factor of 0.999893578504.



ENGINEERING SURVEYING & PLANNING
155 RIVERWALK DRIVE
SAN MARCOS, TEXAS 78666
PH: 512-440-0222

WWW.TRI-TECH-INC.COM
TBPLS REGIS. #: 10193729
TBPPE REGIS. #: F-18693

PRELIMINARY PLAT OF
HARMONY HILLS, SECTION 1
BEING 70.08 ACRES OF LAND
OUT OF THE THOMAS WESTBROOK SURVEY ABS. 468
CITY OF UHLAND ETJ
HAYS COUNTY, TEXAS



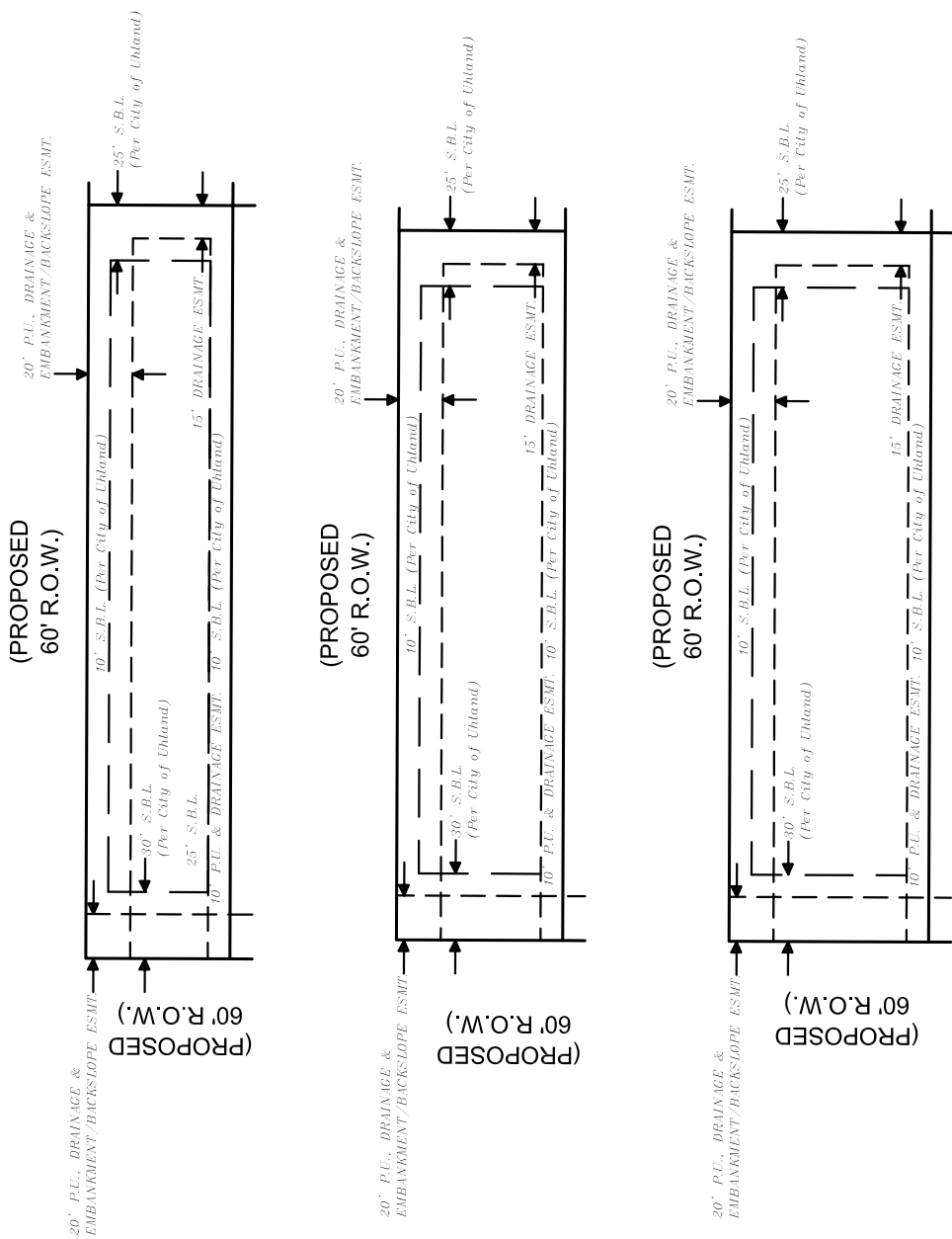
PREPARED MARCH 11, 2020

SECTION 1:

TOTAL ACREAGE BEING = 69.98 AC.
SUBDIVIDED = 105
TOTAL NUMBER OF LOTS = 105
MINIMUM SIZE OF LOTS = 0.500 AC.
LINEAR FEET OF ROADS = 6,796'

NOTE:
TOPOGRAPHIC INFORMATION SHOWN HEREON IS DERIVED FROM TRI-TECH AERIAL TOPOGRAPHY. CONTOUR INTERVAL IS ONE FOOT.

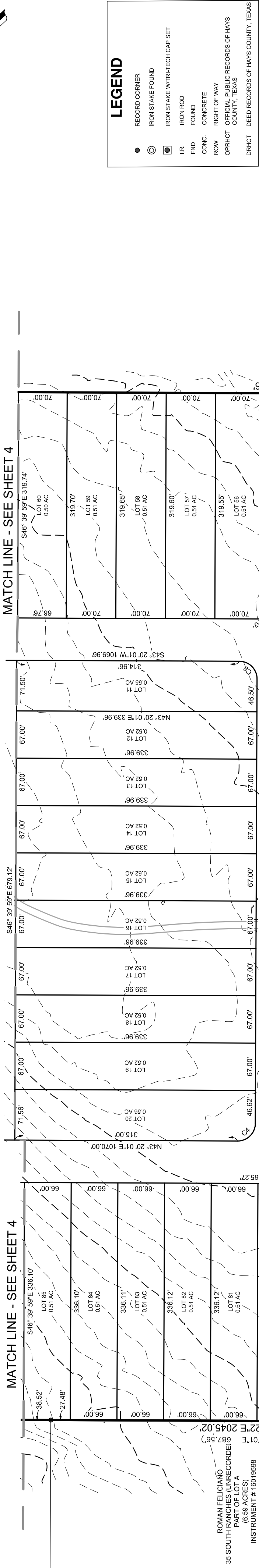
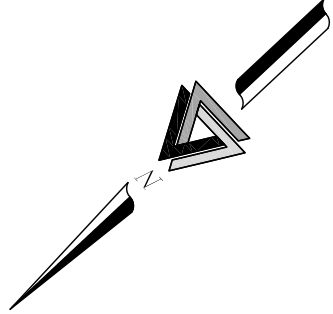
TYPICAL LOT DIAGRAM



SURVEYOR: **TRI-TECH**
ENGINEERING SURVEYING & PLANNING
155 RIVERWALK DRIVE
SAN MARCOS, TEXAS 78666
PH: 512-440-0222

ENGINEER:

PRELIMINARY PLAT OF
HARMONY HILLS, SECTION 1
BEING 70.08 ACRES OF LAND
OUT OF THE THOMAS WESTBROOK SURVEY ABS. 468
CITY OF UHLAND ETJ
HAYS COUNTY, TEXAS



LEGEND	
●	RECORD CORNER
⊙	IRON STAKE FOUND
■	IRON STAKE WITH TECH CAP SET
┌─┐	IRON ROD
—	FOUND
—	CONC.
—	CONCRETE
—	ROW
—	RIGHT OF WAY
—	OPPHCT OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
—	DRIVCT DEED RECORDS OF HAYS COUNTY, TEXAS

NOTE:
TOPOGRAPHIC INFORMATION SHOWN HEREON IS
DERIVED FROM TRI-TECH AERIAL TOPOGRAPHY.
CONTOUR INTERVAL IS ONE FOOT.

HAYS CLSD
THOMAS B. WESTBROOK SURVEY,
ABS. 468
(224.059 ACRES)
VOL. 3365, PG. 700

Street Name	ROW Width	Linear Feet	Classification
Street A	60'	2673.10'	Local
Street B	60'	2644.13'	Local
Street C	60'	739.12'	Local
Street D	60'	739.12'	Local

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	39.27	25.00	090°00'00"	S88° 20' 01"W
C2	39.27	25.00	090°00'00"	N1° 39' 59"W
C3	39.27	25.00	090°00'00"	N88° 20' 01"E
C4	39.27	25.00	090°00'00"	S1° 39' 59"E

SURVEYOR:

ENGINEER:

ENGINEERING • SURVEYING • PLANNING

155 RIVERWALK DRIVE
SAN ANTONIO, TEXAS 78204-8666
PH: 512-446-0222

TBPLS REGIS. #: 10193729
TBPE REGIS. #: F-18093

R.H. & J.S. LAND DEVELOPMENT LLC.
JOHN STEWART SURVEY A0014
(6.85 ACRES)
VOL. 3761, PG. 193

DIEGO MANUEL
IKE WRANITZKY SUBDIVISION, LOT 6
(35.746 ACRES)
INSTRUMENT # 17015841

SIVY PROPERTIES, LTD.
DIEGO SUBDIVISION UNIT 1
LOT 2, BLOCK 2
(3.0 ACRES)
INSTRUMENT # 18011455

PLAN 5747

SM-18-1139000
PRO-382-18

PRELIMINARY PLAT OF
HARMONY HILLS, SECTION 1
BEING 70.08 ACRES OF LAND
OUT OF THE THOMAS WESTBROOK SURVEY ABS. 468
CITY OF UHLAND ETJ
HAYS COUNTY, TEXAS

AUS-TEX PARTS & SERVICES, INC.
I & G.N. R.R. CO. ABS 577 & THOMAS
WESTBROOK SURVEY ABS 468
(CALLED "187,744 ACRES")
INSTRUMENT # 16000430

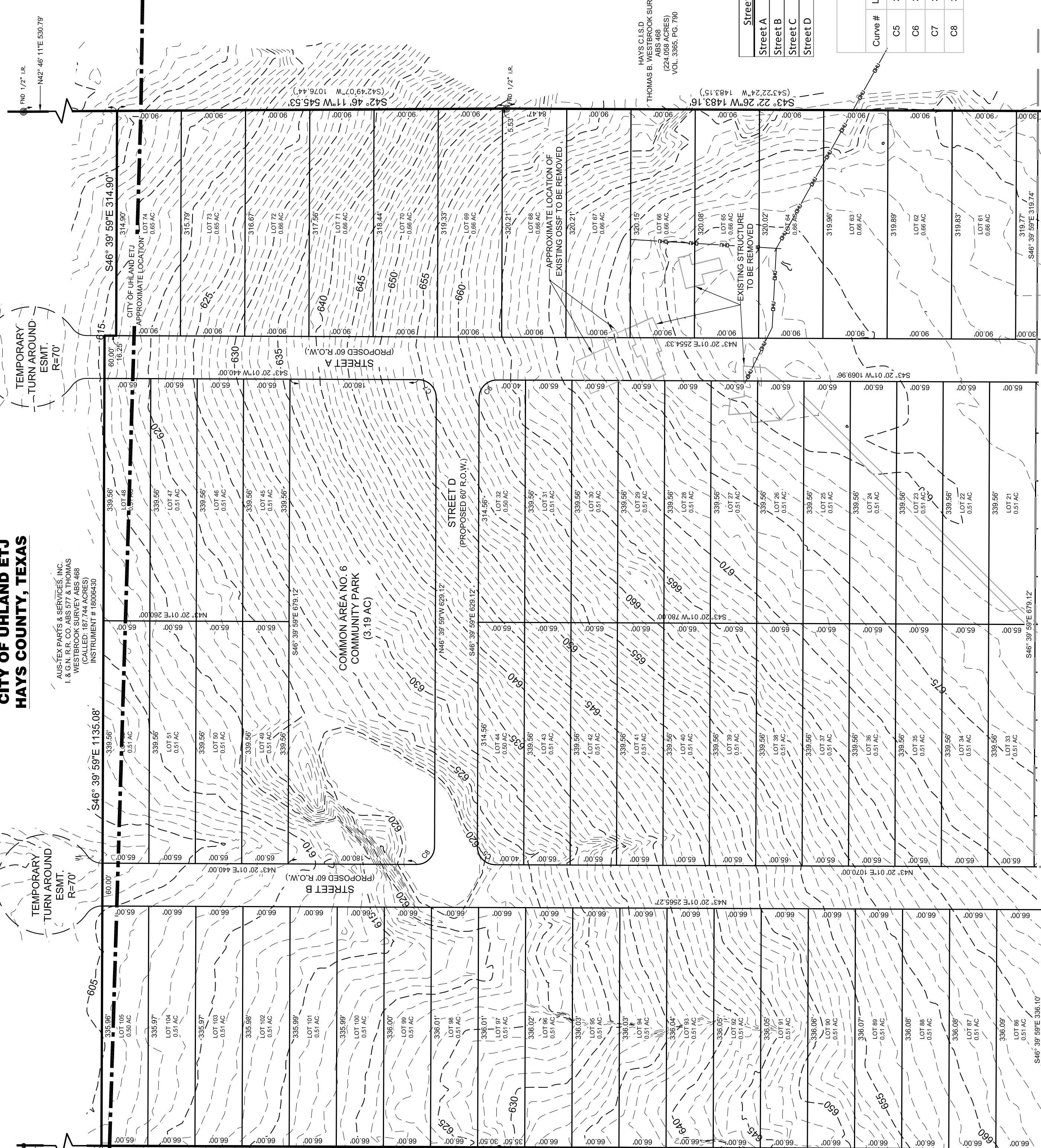
JACKIE R. SCHAWIE & VICKI E.
VOL. 1679, PG. 405
(80.00 ACRES)
O.P.R.H.C.T.X.

ANTONIO & ODILON VALLEJO,
MANUEL MARTINEZ
35 SOUTH RANCHO (UNRECORDED)
(8.43 ACRES)
VOL. 1264, PG. 027

PLAN 5747

SM-18-1139000
PRO-382-18

MATCH LINE - SEE SHEET 3

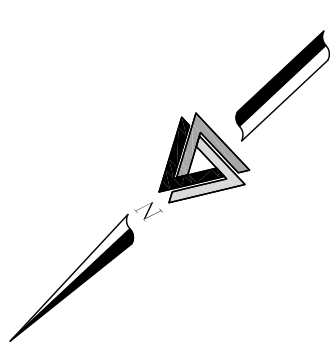


TEMPORARY
TURN AROUND
ESMT.
R=70'

TEMPORARY
TURN AROUND
ESMT.
R=70'

TEMPORARY
TURN AROUND
ESMT.
R=70'

TEMPORARY
TURN AROUND
ESMT.
R=70'



LEGEND	
●	RECORD CORNER
⊙	IRON STAKE FOUND
■	IRON STAKE WITH TRI-TECH CAP SET
I.R.	IRON ROD
FND	FOUND
CONC.	CONCRETE
ROW	RIGHT OF WAY
OPRCHT	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
DRHCT	DEED RECORDS OF HAYS COUNTY, TEXAS

NOTE:
TOPOGRAPHIC INFORMATION SHOWN HEREON IS
FOR INFORMATION ONLY AND DOES NOT
CONSTITUTE A WARRANTY OF SURVEY.
CONTIGUOUS INTERVAL IS ONE FOOT.

Street Name	ROW Width	Linear Feet	Classification
Street A	60'	2673.10'	Local
Street B	60'	2644.13'	Local
Street C	60'	739.12'	Local
Street D	60'	739.12'	Local

Curve Table			
Curve #	Length	Radius	Chord Bearing
C5	39.27	25.00	S88° 20' 01"W
C6	39.27	25.00	N1° 39' 59"W
C7	39.27	25.00	N88° 20' 01"E
C8	39.27	25.00	S1° 39' 59"E

SURVEYOR:

ENGINEER:

ENGINEERING & SURVEYING & PLANNING
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SAN MARCOS, TEXAS 78666
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TBPE REGIS. #: F-18693