

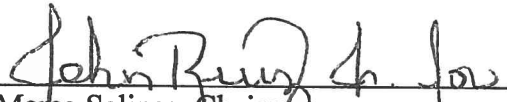


The Board of Trustees of the City of Eagle Pass Water Works System will meet in a **REGULAR SESSION** on Wednesday, June 14, 2023 at 12:00 noon at the office of the City of Eagle Pass Water Works System, 2107 N. Veterans Blvd., Eagle Pass, Maverick County, Texas.

AGENDA

1. Establishment of quorum.
2. Citizens Communication.
3. Approval of the minutes of the meeting held on May 24, 2023.
4. Discussion and possible action on approval of a 30-year water and sewer service availability agreements for re-plat of lots 4 & 5 Blk 1 E.P. Industry Center #1 and G & S Estates.
5. Discussion and possible action on approval of a 30-year water and sewer service availability agreements for re-plat of lot 54, Block 1, El Pueblo Nuevo LTD Subdivision.
6. Discussion and possible action on approval of a 30-year water and sewer service availability agreements for re-plat of lot 6, Block 18, Deer Run Unit IV Subdivision.
7. Discussion and possible action on approval of a 30-year water and sewer service availability agreements for plat amendment of Paraiso Estates Unit III Subdivision.
8. Discussion and possible action on approval of a 30-year water and sewer service availability agreements for re-plat of lot 2, Fort Duncan West Subdivision.
9. Discussion and possible action on approval of a 30-year water availability agreement for L.J. Sanchez Subdivision.
10. Update and discussion on TxDot Loop 480 utility lines relocation.
11. Discussion and possible action to adopt the Eagle Pass Water Works System Safety Manual.
12. Discussion and possible action on TCEQ compliance investigation.

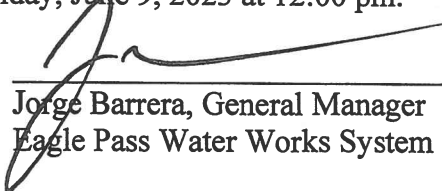
13. Discussion and possible action to authorize General Manager to transfer funds from account number #18085 Union Pacific Railroad 2MT project to account #10480 TxDot project.
14. Discussion and possible action to enter into Work Order no. 31 to Master Services agreement for engineering services between Eagle Pass Water Works and Tetra Tech Inc. for EPWWS Groundwater Feasibility Studies.
15. Executive Session pursuant to Section 551.071 of the Texas Government Code – Consultation with the City of Eagle Pass Water Works System’s attorneys regarding legal issues involving access to as well as quantity, quality and capacity of groundwater in Kinney County and Val Verde County.
16. Executive Session pursuant to Section 551.071 of the Texas Government Code- Consultation with the City of Eagle Pass Water Works System’s attorneys regarding limiting the time EPWWS can open water services for non- payment disconnections and other suggested policy changes.
17. Discussion and possible action to limit the time EPWWS can open water services for non- payment disconnections and other suggested policy changes.
18. Adjourn.



Marco Salinas, Chairman
City of Eagle Pass Water Works System

CERTIFICATION

This is to certify that the above Notice of Meeting was posted on the Bulletin Board at the City Hall, in Eagle Pass, Maverick County, Texas, on Friday, June 9, 2023 at 12:00 pm.



Jorge Barrera, General Manager
Eagle Pass Water Works System

The Water Works Board reserves the right to consider business out of the posted order and the right to adjourn into executive session to discuss items which are not listed as executive session items but which qualify to be discussed in closed session under Chapter 551 of the Texas Government Code.

The Board of Trustees of the City of Eagle Pass Water Works System met in REGULAR SESSION on Wednesday, May 24, 2023 at 12:00 noon at the office of the City of Eagle Pass Water Works System, 2107 N. Veterans Blvd., Eagle Pass, Maverick County, Texas.

MEMBERS PRESENT: Morris Libson, Diana Salinas, Johnny Ruiz and Mayor Rolando Salinas

MEMBERS ABSENT: Marco Salinas

OTHERS PRESENT: Jorge Barrera, Jorge Flores, Roberto Gonzalez, Mike Sanchez and Ruben Barrera-Langley Banack

- Citizens Communication-None.

-The minutes of the regular meeting held on April 19, 2023 were read and approved on a motion by Morris Libson and seconded by Diana Salinas.

The motion passed with the following vote:

AYE Johnny Ruiz, Morris Libson, Diana Salinas and Mayor Rolando Salinas

NAY None

ABSTAIN None

-In the matter of discussion and possible action on approval on a 30-year water and sewer service availability agreements for Perfecto Mancha Subdivision, the agreements were presented to the Board along with the plans of the area and all questions were answered by administration.

Thereafter, Mayor Rolando Salinas made a motion, seconded by Morris Libson to approve the 30-year water and sewer service availability agreements for Perfecto Mancha Subdivision.

The motion passed with the following vote:

AYE Johnny Ruiz, Morris Libson, Diana Salinas and Mayor Rolando Salinas

NAY None

ABSTAIN None

-In the matter of discussion and possible action on approval on a 30-year water and sewer service availability agreements for re-plat of lot A, School Block, Chula Vista Unit V, the agreements were presented to the Board along with the plans of the area and all questions were answered by administration.

Thereafter, Diana Salinas made a motion, seconded by Mayor Rolando Salinas to approve the 30-year water and sewer service availability agreements for re-plat of lot A, School Block, Chula Vista Unit V.

The motion passed with the following vote:

AYE	Johnny Ruiz, Morris Libson, Diana Salinas and Mayor Rolando Salinas
NAY	None
ABSTAIN	None

-In the matter of discussion and possible action on approval on a 30-year water and sewer service availability agreements for re-plat of lot D Block 11, Townsite of Fabrica Subdivision, the agreements were presented to the Board along with the plans of the area and all questions were answered by administration.

Thereafter, Morris Libson made a motion, seconded by Mayor Rolando Salinas to approve the 30-year water and sewer service availability agreements for re-plat of lot D Block 11, Townsite of Fabrica Subdivision.

The motion passed with the following vote:

AYE	Johnny Ruiz, Morris Libson, Diana Salinas and Mayor Rolando Salinas
NAY	None
ABSTAIN	None

-In the matter of discussion and possible action on approval of a resolution of the City of Eagle Pass Water Works System Board of Trustees to purchase remaining AMI meters through Texas Water Development Board project TWDB 62882 to finish out AMI Meter Replacement Project, questions were asked by the Board and answered by administration.

General Manager explained that over 14,500 meters have already been installed. New services are being installed and charged new fees. There are 1060 meters left to buy to be able to replace all meters in the system. There is still money left in the TWDB funding to be able to buy the remaining meters at a cost of \$230,793.80.

Thereafter, Mayor Rolando Salinas made a motion, seconded by Diana Salinas to approve the purchase of the remaining 1060 AMI meters through Texas Water Development Board project TWDB 62882 to finish out AMI Meter Replacement Project at a cost of \$230,793.80

The motion passed with the following vote:

AYE	Johnny Ruiz, Morris Libson, Diana Salinas and Mayor Rolando Salinas
NAY	None
ABSTAIN	None

-In the matter of discussion and possible action to ratify the establishment of the EPWWS Water Warriors Leadership Program, General Manager explained to the Board what the program was about and the emphasis on getting students ready for college and to become leaders.

Thereafter, Diana Salinas made a motion, seconded by Morris Libson to ratify the establishment of the EPWWS Water Warriors Leadership Program.

The motion passed with the following vote:

AYE	Johnny Ruiz, Morris Libson, Diana Salinas and Mayor Rolando Salinas
NAY	None
ABSTAIN	None

-In the matter of discussion and possible action to limit the time EPWWS can open water services for non-payment disconnections, administration explained to the Board that for safety reasons EPWWS wants to limit the time we send meter readers to open services for non-payments to 10 pm. Board members want to see several other changes brought to the Board to make things more efficient.

Thereafter, Mayor Rolando Salinas made a motion, seconded by Morris Libson to table item in order for administration to gather more information and come back with more recommendations.

The motion passed with the following vote:

AYE	Johnny Ruiz, Morris Libson, Diana Salinas and Mayor Rolando Salinas
NAY	None
ABSTAIN	None

-In the matter of discussion and possible action on approval of a Resolution of the City of Eagle Pass Water Works System Board of Trustees approving and recommending to the City Council of the City of Eagle Pass, Texas to replace Article II, Chapter 27, Sections 27-40 and 27-41 of the Code of Ordinances of the City of Eagle Pass, Texas involving flush toilets connected to sewers and septic tanks, questions were asked by Board and answered by administration.

General Manager explained that adding if anyone wanting to connect to water services has to connect sewer services or a septic tank to the ordinances will make the process beneficial for EPWWS staff.

Thereafter, Morris Libson made a motion, seconded by Diana Salinas to approve a Resolution of the City of Eagle Pass Water Works System Board of Trustees approving and recommending to the City Council of the City of Eagle Pass, Texas to replace Article II, Chapter 27, Sections 27-40 and 27-41 of the Code of Ordinances of the City of Eagle Pass, Texas involving flush toilets connected to sewers and septic tanks.

The motion passed with the following vote:

AYE	Johnny Ruiz, Morris Libson, Diana Salinas and Mayor Rolando Salinas
NAY	None
ABSTAIN	None

-In the matter of discussion and possible action on acceptance of a Special Warranty Dedication Deed from Elm Creek Properties, LLC to the City of Eagle Pass, Texas for the use and benefit of its City of Eagle Pass Water Works System involving a tract of land described as all of the Lot No. 31, in Block 3, Elm Creek Properties Subdivision, Unit 1, as said subdivision is shown by the map or plat thereof which is of record in Envelope 103, Side A, Map Records of Maverick County, Texas, SAVE AND EXCEPT, that certain portion of Lot No. 31 conveyed by Warranty Deed dated October 2, 2009, from Rita Melissa Guardiola and Jose Luis Guardiola, Jr. to Marcos Velazquez, Jr., and wife, Laura G. Velazquez, recorded as Document No. 157301, in Book 1208, Page 113, et. seq., Official Public Records of Maverick County, Texas, General Manager asked the Board to table this item for a future meeting.

Thereafter, Mayor Rolando Salinas made a motion, seconded by Morris Libson to table item until a future meeting.

The motion passed with the following vote:

AYE	Johnny Ruiz, Morris Libson, Diana Salinas and Mayor Rolando Salinas
NAY	None
ABSTAIN	None

-In the matter of Executive Session pursuant to Section 551.071 of the Texas Government Code – Consultation with the City of Eagle Pass Water Works System’s attorneys regarding legal issues involving access to as well as quantity, quality and capacity of groundwater in Kinney County and Val Verde County.

The Board went into Executive Session on 5-24-23 at 12:50 pm

The Board came out of Executive Session on 5-24-23 at 1:10 pm

No action was taken

-In the matter of Executive Session pursuant to Section 551.071 of the Texas Government Code- Consultation with the City of Eagle Pass Water Works System's (EPWWS) attorneys regarding legal issues regarding (1) updating the land use assumptions and capital improvements plan, modification of the current water impact fee, and adoption of a new wastewater impact fee; (2) approval or disapproval of the updated land use assumptions and capital improvements plan, modification of the current water impact fee, and adoption of a new wastewater impact fee; and (3) focus and membership of the City's Impact Fee Advisory Committee.

The Board went into Executive Session on 5-24-23 at 12:50 pm

The Board came out of Executive Session on 5-24-23 at 1:10 pm

No action was taken

-In the matter of discussion and possible action to enter an agreement with Capex Consulting to analyze and determine whether a modification of the current water impact fee and adoption of a new wastewater impact fee is needed, the proposal was presented and questions were asked by the Board and answered by administration.

Thereafter, Mayor Rolando Salinas made a motion, seconded by Morris Libson to enter an agreement with Capex Consulting to analyze and determine whether a modification of the current water impact fee and adoption of a new wastewater impact fee is needed at \$45,000.

The motion passed with the following vote:

AYE	Johnny Ruiz, Morris Libson, Diana Salinas and Mayor Rolando Salinas
NAY	None
ABSTAIN	None

-In the matter of discussion and possible action on approval of a Resolution of the City of Eagle Pass Water Works System Board of Trustees recommending to and requesting that the City Council of the City of Eagle Pass, Texas (1) amend Chapter 27, Article IV, Section 27-141(2) of the City's Code of Ordinances to expand the focus of the City's Impact Fee Advisory Committee to include both water and wastewater capital improvements and impact fees; and (2) appoint new members to the City's Impact Fee Advisory Committee, General Manager named the proposed members of the Impact Fee Advisory Committee.

Thereafter, Diana Salinas made a motion, seconded by Morris Libson to name Larry Martin, Lewis Stock, Julio Salazar, Benny Rodriguez and Monica Valdez to the Impact Fee Committee.

The motion passed with the following vote:

AYE	Johnny Ruiz, Morris Libson, Diana Salinas and Mayor Rolando Salinas
NAY	None
ABSTAIN	None

-Meeting was adjourned by a motion by Mayor Rolando Salinas, seconded by Diana Salinas at 1:14 pm.

Marco Salinas, Chairman
Eagle Pass Water Works System

Johnny Ruiz, Vice-Chairman
Eagle Pass Water Works System



AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED

Replat Lots 4 & 5 Blk 1 E.P. Industry Center #1;
and G & S Estates

SUBDIVISION

PARTIES: This Agreement is by and between "the Utility" and "the Subdivider", to wit:
"The Utility" is the governing board or owner of a supplier of drinking water known as **EAGLE
PASS WATER & WASTEWATER SYSTEM.**

"The Subdivider is Hector Canales, who is the owner, or
the authorized agent of the owner, of a tract of land in Maverick County, Texas, that has been
proposed to be divided into a subdivision ("the Subdivision") known as Replat Lots 4 & 5 Blk 1
E.P. Industry Center #1 and G & S Estates.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the
Texas Water Development's Board Economically Distressed Areas Program "Model
Subdivision Rules". The Subdivider has prepared a plat of the Subdivision for
submission to Maverick County and the City of Eagle Pass for their respective approval.

The Subdivider plans to construct for the Subdivision a drinking water distribution
system to be connected to the Utility's water supply system. The Utility has reviewed the
plans for this subdivision ("the Plans") and has estimated the drinking water flow
anticipated to be needed by the Subdivision under fully built-out conditions ("the
estimated water flow") to be approximately
250 gallons daily.

The Utility warrants that necessary arrangements have been made to supply the
anticipated water flow for at least thirty years (30). The Utility covenants that it has or
will have the capacity to provide the anticipated water flow, and that it will provide that
water flow. The covenants will be in effect until thirty years (30) after the plat of the
Subdivision has been recorded and the Subdivision's water distribution has been
connected to the Utility's water supply system.

The Subdivider covenants that the water distribution system be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive drinking water service from the Utility. Upon completion of the water distribution system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the water distribution system.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by Maverick County and the City of Eagle Pass.

By affixing his or her signature to the Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on _____.

The Utility


By: _____

Printed Name: _____

Office or Position: _____

Date: _____

The Subdivider

By:  _____

Printed Name: Hector Canales

Office or Position: Engineer

Date: May 22, 2023

Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (I), which appear respectively as Sections 4.2.2.A.2 and 4.3.4.C.1 in both Title A and Title B of the Maverick County Subdivision Rules, Revised July 1996.



AGREEMENT REGARDING WASTEWATER TREATMENT SERVICE FOR THE

PROPOSED Replat Lots 4 & 5 Blk 1 E.P. Industry Center #1;
and G & S Estates **SUBDIVISION**

PARTIES: This Agreement is by and between "the Utility" and "the Subdivider", to wit:
"The Utility" is the governing board or owner of a provider of wastewater treatment known as
EAGLE PASS WATER & WASTEWATER SYSTEM.

"The Subdivider is Hector Canales, who is the owner, or
the authorized agent of the owner, of a tract of land in Maverick County, Texas, that has been
proposed to be divided into a subdivision ("the Subdivision") known as
Replat Lots 4 & 5 Blk 1 E.P. Industry Center #1; and G & S Estates.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the
Texas Water Development's Board Economically Distressed Areas Program "Model
Subdivision Rules". The Subdivider has prepared a plat of the Subdivision for
submission to Maverick County and the City of Eagle Pass for their respective approval.

The Subdivider plans to construct for the Subdivision a wastewater collection system to
be connected to the Utility's wastewater treatment system. Such wastewater will consist
of domestic sewage, i.e., waterborne human waste and waste from domestic activities
such as bathing, washing, and food preparation. The Utility has reviewed the plans for
this subdivision ("the Plans") and has estimated the wastewater flow projected by the
Subdivision under fully built-out conditions ("the projected wastewater flow") to be
approximately 200 gallons daily.

The Utility warrants that necessary arrangements have been made to supply the
anticipated water flow for at least thirty years (30). The Utility covenants that it has or
will have the capacity to provide the anticipated water flow, and that it will provide that
water flow. The covenants will be in effect until thirty years (30) after the plat of the
Subdivision has been recorded and the Subdivision's water distribution has been
connected to the Utility's water supply system.

The Subdivider covenants that the wastewater collection system be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive wastewater treatment service from the Utility. Upon completion of the wastewater collection system and upon its approval and acceptance by the Utility, the Subdivider will convey all right and title to the wastewater collection system.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by Maverick County and the City of Eagle Pass.

By affixing his or her signature to the Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on _____.

The Utility


By: _____

Printed Name: _____

Office or Position: _____

Date: _____

The Subdivider

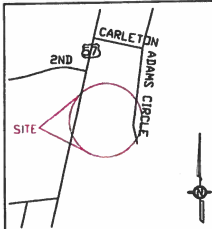
By:  _____

Printed Name: Hector Canales

Office or Position: Engineer

Date: May 22, 2023

Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (I), which appear respectively as Sections 4.2.2.A.2 and 4.3.4.C.1 in both Title A and Title B of the Maverick County Subdivision Rules, Revised July 1996.



LOCATION MAP
1" = 1,000'

MOUNTAIN VIEW ENGINEERING F-15053

CONSULTING ENGINEER:
HECTOR CAHALES, P.E.
2400 VETERANS BLVD SUITE B
DALLAS, TEXAS 75240

SURVEYOR:
FRANCISCO GATTAN
RICHARD LANE AND ASSOCIATES
2805 ENCLAD PARK DR
EAGLE PASS, TEXAS 78852

STATE OF TEXAS
COUNTY OF MAVERICK

I, NON SARA MONTEMAYOR, COUNTY CLERK OF MAVERICK COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE _____ DAY OF _____ 2023 AT _____ IN THE RECORDS OF SAID COUNTY, IN THE ENVELOPE _____ SLIDE _____ IN TESTIMONY WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE THIS THE _____ DAY OF _____ 2023.

NON SARA MONTEMAYOR
MAVERICK COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MAVERICK

OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION

THE OWNER OF LOTS 4 & 5, BLOCK 1 EAGLE PASS INDUSTRY CENTER #1 AND G & S ESTATES SUBDIVISIONS AND WHOSE NAMES ARE SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DECLARE TO PUBLIC USE THE STREET AND EASEMENTS SHOWN HEREON, AND FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 212.035 AND THAT:

- (A) THE WATER QUALITY AND CONNECTION TO THE LOTS WILL MEET THE MINIMUM STATE STANDARDS
- (B) THE SEWER CONNECTION TO THE LOTS WILL MEET THE MINIMUM REQUIREMENTS OF THE STATE
- (C) ELECTRICAL CONNECTION PROVIDED TO THE LOTS MEETS THE MINIMUM STATE STANDARDS
- (D) THE GAS CONNECTIONS, IF AVAILABLE PROVIDED TO THE LOTS) MEET OR WILL MEET THE MINIMUM STANDARDS, AND.

WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE REPLAT CERTIFICATION (RESIDENTIAL DEED RESTRICTIONS)

I, RICARDO GONZALEZ, THE OWNER OF LOT 4 & 5 EAGLE PASS INDUSTRY CENTER #1 AND G & S ESTATES SUBDIVISIONS, AS SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT ALTER, AMEND OR RESCIND ANY COVENANTS OR RESTRICTIONS. I FURTHER CERTIFY THAT NO PORTION OF THE PROPOSED AREA TO BE REPLATED WAS LATER WITHIN THE UNPAID PRECEDING FIVE YEARS BY ANY INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN THE RESIDENTIAL UNIT PER LOT. WE FURTHER CERTIFY THAT NO LOT COVERED BY THE REPLAT OF LOT 4 & 5 EAGLE PASS INDUSTRY CENTER #1 AND G & S ESTATES SUBDIVISIONS APPROVED BY THE PLANNING COMMISSION OF THE CITY, WAS LATER BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN ONE RESIDENTIAL UNIT PER LOT.

RICARDO GONZALEZ

SWORN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2023

BY RICARDO GONZALEZ

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES: _____

CITY OF EAGLE PASS
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS REPLAT OF LOTS 4 & 5 EAGLE PASS INDUSTRY CENTER #1 AND G & S ESTATES SUBDIVISIONS WERE REVIEWED AND APPROVED BY THE CITY MANAGER OF EAGLE PASS AND APPROVED ON _____ 20____ BY THE CITY COUNCIL OF THE CITY OF EAGLE PASS, TEXAS.

MAYOR OF THE CITY OF EAGLE PASS _____ DATE _____
SWORN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2023

NOTARY PUBLIC _____ STATE OF TEXAS _____

I, THE UNDERSIGNED, CERTIFY THAT THIS REPLAT OF LOTS 4 & 5 EAGLE PASS INDUSTRY CENTER #1 AND G & S ESTATES SUBDIVISIONS WERE REVIEWED AND APPROVED BY THE CHAIRMAN OF THE CITY OF EAGLE PASS PLANNING AND ZONING COMMISSION

CHAIRMAN OF THE CITY OF EAGLE PASS _____ DATE _____
SWORN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2023

NOTARY PUBLIC _____ STATE OF TEXAS _____

I, THE UNDERSIGNED, CERTIFY THAT THIS REPLAT OF LOTS 4 & 5 EAGLE PASS INDUSTRY CENTER #1 AND G & S ESTATES SUBDIVISIONS WERE REVIEWED AND APPROVED BY THE CITY MANAGER OF THE CITY OF EAGLE PASS, TEXAS.

CITY MANAGER OF THE CITY OF EAGLE PASS _____ DATE _____
SWORN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2023

NOTARY PUBLIC _____ STATE OF TEXAS _____

STATE OF TEXAS
COUNTY OF MAVERICK

I, HECTOR CAHALES, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS (NO. 97343), HEREBY CERTIFY THAT THE WATER AND WASTEWATER SERVICES FOR THIS PLAT WERE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF EAGLE PASS, TEXAS. THESE SERVICES ARE CONNECTED TO A PUBLIC WATER AND SEWER UTILITIES OPERATED AND MAINTAINED BY THE CITY OF EAGLE PASS, TEXAS. THESE WATER AND SEWER SERVICES ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER H.241, TEXAS WATER CODE.

HECTOR CAHALES, P.E.
REGISTERED PROFESSIONAL ENGINEER
SWORN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2023

NOTARY PUBLIC _____ STATE OF TEXAS _____



STATE OF TEXAS
COUNTY OF MAVERICK

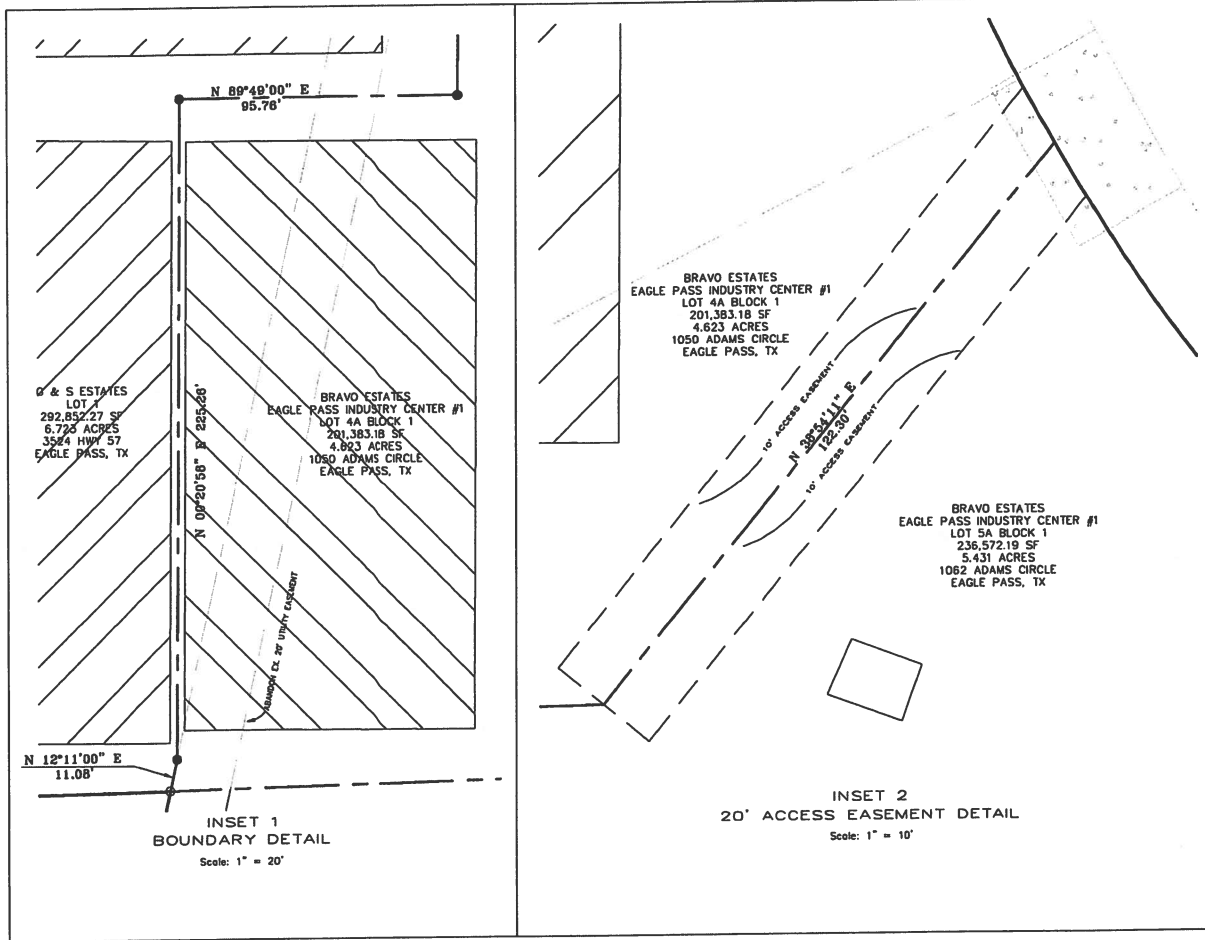
I, FRANCISCO GATTAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE FOREGOING PLAT AND DESCRIPTION OF THE REPLAT OF LOTS 4 & 5 EAGLE PASS INDUSTRY CENTER #1 AND G & S ESTATES SUBDIVISIONS WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION.

FRANCISCO GATTAN
REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 5474
SWORN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2023

NOTARY PUBLIC _____ STATE OF TEXAS _____



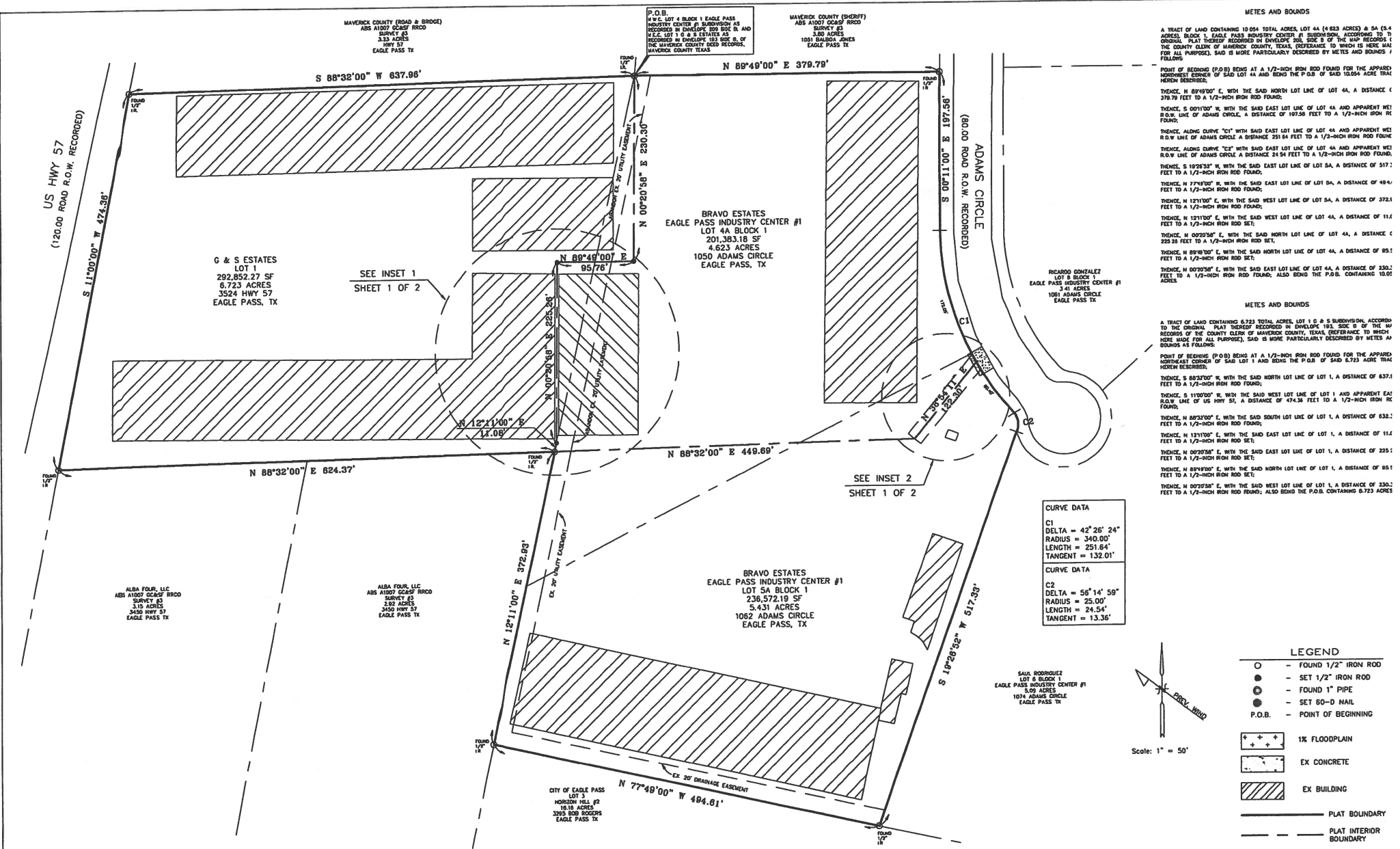
- GENERAL NOTES:
1. THIS SUBDIVISION IS LOCATED INSIDE THE CITY LIMITS OF EAGLE PASS, TEXAS.
 2. THIS SUBDIVISION IS NOT LOCATED WITHIN THE FEMA REGULATED 1% ANNUAL FLOODPLAIN AS DEPICTED ON FIRM PANEL #4832C 04350, EFFECTIVE APRIL 4, 2011.
 3. THE LOTS IN THE SUBDIVISION ARE CURRENTLY SERVED BY A PUBLIC WATER SYSTEM OWNED, OPERATED, AND MAINTAINED BY EAGLE PASS WATER WORKS.
 4. THE LOTS IN THE SUBDIVISION ARE CURRENTLY SERVED BY A PUBLIC SEWER SYSTEM OWNED, OPERATED, AND MAINTAINED BY EAGLE PASS WATER WORKS.
 5. THE LOTS IN THE SUBDIVISION ARE CURRENTLY SERVED ELECTRICITY PROVIDED BY AMERICAN ELECTRIC POWER, A PUBLIC UTILITY OPERATED UNDER THE LAWS AND REGULATIONS OF THE STATE OF TEXAS.
 6. ALL LOTS ARE ZONED INDUSTRIAL.



RE-PLAT OF LOTS 4 & 5, BLOCK 1, EAGLE PASS INDUSTRY CENTER #1 AND G & S ESTATES

BEING LOTS 4 & 5 BLOCK 1 EAGLE PASS INDUSTRY CENTER #1, CITY OF EAGLE PASS, MAVERICK COUNTY RECORDED IN ENVELOPE 209, SIDE B; & BEING 6.79 ACERS G & S ESTATES, CITY OF EAGLE PASS, MAVERICK COUNTY RECORDED IN ENVELOPE 193, SIDE B, OF THE MAVERICK COUNTY MAP RECORDS, MAVERICK COUNTY, TEXAS

LEGEND	
○	- FOUND 1/2" IRON ROD
●	- SET 1/2" IRON ROD
○	- FOUND 1" PIPE
●	- SET 60-D NAIL
P.O.B.	- POINT OF BEGINNING
+	1X FLOODPLAIN
■	EX CONCRETE
▨	EX BUILDING
—	PLAT BOUNDARY
- - -	PLAT INTERIOR BOUNDARY
· · · · ·	BOUNDARY OTHER
- - - - -	UTILITY EASEMENT



METS AND BOUNDS

A TRACT OF LAND CONTAINING 10,054 TOTAL ACRES, LOT 4A (4,853 ACRES) & 5A (5,201 ACRES), BLOCK 1, EAGLE PASS INDUSTRY CENTER #1 SUBDIVISION, ACCORDING TO ORIGINAL PLAT THEREOF RECORDED IN ENVELOPE 200, SIDE B OF THE MAP RECORDS OF THE COUNTY CLERK OF MAVERICK COUNTY, TEXAS (HEREINAFTER TO WHICH IS REFERRED FOR ALL PURPOSES), SAID IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

POINT OF BEGINNING (P.O.B.) BEING AT A 1/2-INCH IRON ROD FOUND FOR THE APPAIED NORTHWEST CORNER OF SAID LOT 4A AND BEING THE P.O.B. OF SAID 10,054 ACRE TRACT HEREIN DESCRIBED.

THENCE, N 85°49'00" E, WITH THE SAID NORTH LOT LINE OF LOT 4A, A DISTANCE OF 379.79 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE, S 00°11'00" W, WITH THE SAID EAST LOT LINE OF LOT 4A AND APPARENT METE LINE OF ADAMS CIRCLE, A DISTANCE OF 107.50 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE, ALONG CURVE "C1" WITH SAID EAST LOT LINE OF LOT 4A AND APPARENT METE R.O.W. LINE OF ADAMS CIRCLE, A DISTANCE OF 291.84 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE, ALONG CURVE "C2" WITH SAID EAST LOT LINE OF LOT 4A AND APPARENT METE R.O.W. LINE OF ADAMS CIRCLE, A DISTANCE OF 24.54 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE, S 10°23'33" W, WITH THE SAID EAST LOT LINE OF LOT 5A, A DISTANCE OF 517.33 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE, N 77°49'00" W, WITH THE SAID EAST LOT LINE OF LOT 5A, A DISTANCE OF 494.61 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE, N 12°11'00" E, WITH THE SAID WEST LOT LINE OF LOT 4A, A DISTANCE OF 372.93 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE, N 12°11'00" E, WITH THE SAID WEST LOT LINE OF LOT 4A, A DISTANCE OF 11.2 FEET TO A 1/2-INCH IRON ROD SET;

THENCE, N 00°20'58" E, WITH THE SAID NORTH LOT LINE OF LOT 4A, A DISTANCE OF 225.24 FEET TO A 1/2-INCH IRON ROD SET;

THENCE, N 89°48'00" E, WITH THE SAID NORTH LOT LINE OF LOT 4A, A DISTANCE OF 95.76 FEET TO A 1/2-INCH IRON ROD SET;

THENCE, N 00°20'58" E, WITH THE SAID EAST LOT LINE OF LOT 4A, A DISTANCE OF 10.02 ACRES.

METS AND BOUNDS

A TRACT OF LAND CONTAINING 6,323 TOTAL ACRES, LOT 1 & 5 SUBDIVISION, ACCORDING TO ORIGINAL PLAT THEREOF RECORDED IN ENVELOPE 193, SIDE B OF THE MAP RECORDS OF THE COUNTY CLERK OF MAVERICK COUNTY, TEXAS (HEREINAFTER TO WHICH IS REFERRED FOR ALL PURPOSES), SAID IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

POINT OF BEGINNING (P.O.B.) BEING AT A 1/2-INCH IRON ROD FOUND FOR THE APPAIED NORTHEAST CORNER OF SAID LOT 1 AND BEING THE P.O.B. OF SAID 6,323 ACRE TRACT HEREIN DESCRIBED.

THENCE, S 86°32'00" W, WITH THE SAID NORTH LOT LINE OF LOT 1, A DISTANCE OF 624.37 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE, S 11°00'00" W, WITH THE SAID NORTH LOT LINE OF LOT 1 AND APPARENT METE R.O.W. LINE OF US HWY 57, A DISTANCE OF 474.36 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE, N 89°32'00" E, WITH THE SAID SOUTH LOT LINE OF LOT 1, A DISTANCE OF 632.1 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE, N 12°11'00" E, WITH THE SAID EAST LOT LINE OF LOT 1, A DISTANCE OF 11.2 FEET TO A 1/2-INCH IRON ROD SET;

THENCE, N 00°20'58" E, WITH THE SAID EAST LOT LINE OF LOT 1, A DISTANCE OF 225.24 FEET TO A 1/2-INCH IRON ROD SET;

THENCE, N 89°48'00" E, WITH THE SAID NORTH LOT LINE OF LOT 1, A DISTANCE OF 95.76 FEET TO A 1/2-INCH IRON ROD SET;

THENCE, N 00°20'58" E, WITH THE SAID WEST LOT LINE OF LOT 1, A DISTANCE OF 230.1 FEET TO A 1/2-INCH IRON ROD FOUND; ALSO BEING THE P.O.B. CONTAINING 6,723 ACRES.

CURVE DATA	
C1	DELTA = 42°26' 24"
	RADIUS = 340.00'
	LENGTH = 251.64'
	TANGENT = 132.01'
CURVE DATA	
C2	DELTA = 56°14' 59"
	RADIUS = 25.00'
	LENGTH = 24.54'
	TANGENT = 13.35'

LEGEND

- - FOUND 1/2" IRON ROD
- - SET 1/2" IRON ROD
- - FOUND 1" PIPE
- - SET 60-D NAIL
- P.O.B. - POINT OF BEGINNING

1% FLOODPLAIN
 EX CONCRETE
 EX BUILDING

— PLAT BOUNDARY
 - - - PLAT INTERIOR BOUNDARY
 - - - BOUNDARY OTHER
 - - - UTILITY EASEMENT

Scale: 1" = 50'

**RE-PLAT OF
LOTS 4 & 5, BLOCK 1, EAGLE PASS INDUSTRY CENTER #1 AND G & S ESTATES**



AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED

Replat of Lot 54, Block 1, El Pueblo Nuevo LTD SUBDIVISION

PARTIES: This Agreement is by and between “the Utility” and “the Subdivider”, to wit:
“The Utility” is the governing board or owner of a supplier of drinking water known as EAGLE
PASS WATER & WASTEWATER SYSTEM.

“The Subdivider is Guadalupe Guanajuato, who is the owner, or
the authorized agent of the owner, of a tract of land in Maverick County, Texas, that has been
proposed to be divided into a subdivision (“the Subdivision”) known as _____
Replat of Lot 54, Block 1, El Pueblo Nuevo Subdivision LTD.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the
Texas Water Development’s Board Economically Distressed Areas Program “Model
Subdivision Rules”. The Subdivider has prepared a plat of the Subdivision for
submission to Maverick County and the City of Eagle Pass for their respective approval.

The Subdivider plans to construct for the Subdivision a drinking water distribution
system to be connected to the Utility’s water supply system. The Utility has reviewed the
plans for this subdivision (“the Plans”) and has estimated the drinking water flow
anticipated to be needed by the Subdivision under fully built-out conditions (“the
estimated water flow”) to be approximately
400 gallons daily.

The Utility warrants that necessary arrangements have been made to supply the
anticipated water flow for at least thirty years (30). The Utility covenants that it has or
will have the capacity to provide the anticipated water flow, and that it will provide that
water flow. The covenants will be in effect until thirty years (30) after the plat of the
Subdivision has been recorded and the Subdivision’s water distribution has been
connected to the Utility’s water supply system.

The Subdivider covenants that the water distribution system be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive drinking water service from the Utility. Upon completion of the water distribution system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the water distribution system.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by Maverick County and the City of Eagle Pass.

By affixing his or her signature to the Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on _____.

The Utility

By: _____

Printed Name: _____

Office or Position: _____

Date: _____

The Subdivider

By: *Guadalupe Guzman*

Printed Name: Guadalupe Guzman

Office or Position: owner

Date: 05/17/2023

Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (I), which appear respectively as Sections 4.2.2.A.2 and 4.3.4.C.1 in both Title A and Title B of the Maverick County Subdivision Rules, Revised July 1996.



**AGREEMENT REGARDING WASTEWATER TREATMENT SERVICE FOR THE
PROPOSED Replat of Lot 54, Block 1, El Pueblo Nuevo LTD SUBDIVISION**

PARTIES: This Agreement is by and between "the Utility" and "the Subdivider", to wit:

"The Utility" is the governing board or owner of a provider of wastewater treatment known as

EAGLE PASS WATER & WASTEWATER SYSTEM.

"The Subdivider is Guadalupe Guanajuato, who is the owner, or

the authorized agent of the owner, of a tract of land in Maverick County, Texas, that has been

proposed to be divided into a subdivision ("the Subdivision") known as

Replat of Lot 54, Block 1, El Pueblo Nuevo Subdivision LTD.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development's Board Economically Distressed Areas Program "Model Subdivision Rules". The Subdivider has prepared a plat of the Subdivision for submission to Maverick County and the City of Eagle Pass for their respective approval.

The Subdivider plans to construct for the Subdivision a wastewater collection system to be connected to the Utility's wastewater treatment system. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing, and food preparation. The Utility has reviewed the plans for this subdivision ("the Plans") and has estimated the wastewater flow projected by the Subdivision under fully built-out conditions ("the projected wastewater flow") to be approximately 280 gallons daily.

The Utility warrants that necessary arrangements have been made to supply the anticipated water flow for at least thirty years (30). The Utility covenants that it has or will have the capacity to provide the anticipated water flow, and that it will provide that water flow. The covenants will be in effect until thirty years (30) after the plat of the Subdivision has been recorded and the Subdivision's water distribution has been connected to the Utility's water supply system.

The Subdivider covenants that the wastewater collection system be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive wastewater treatment service from the Utility. Upon completion of the wastewater collection system and upon its approval and acceptance by the Utility, the Subdivider will convey all right and title to the wastewater collection system.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by Maverick County and the City of Eagle Pass.

By affixing his or her signature to the Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on _____.

The Utility

By: _____

Printed Name: _____

Office or Position: _____

Date: _____

The Subdivider

By: Guadalupe Guanojuati

Printed Name: Guadalupe Guanojuati

Office or Position: Owner

Date: 05/17/2023

Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (1), which appear respectively as Sections 4.2.2.A.2 and 4.3.4.C.1 in both Title A and Title B of the Maverick County Subdivision Rules, Revised July 1996.

The Subdivider covenants that the water distribution system be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive drinking water service from the Utility. Upon completion of the water distribution system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the water distribution system.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by Maverick County and the City of Eagle Pass.

By affixing his or her signature to the Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on _____.

The Utility

The Subdivider

By: _____

By: MARIA T Guerra

Printed Name: _____

Printed Name: MARIA T. Guerra

Office or Position: _____

Office or Position: owner

Date: _____

Date: 5/11/23

Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (1), which appear respectively as Sections 4.2.2.A.2 and 4.3.4.C.1 in both Title A and Title B of the Maverick County Subdivision Rules, Revised July 1996.

The Subdivider covenants that the wastewater collection system be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive wastewater treatment service from the Utility. Upon completion of the wastewater collection system and upon its approval and acceptance by the Utility, the Subdivider will convey all right and title to the wastewater collection system.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by Maverick County and the City of Eagle Pass.

By affixing his or her signature to the Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on _____.

The Utility

The Subdivider

By: _____

By: María T. Guerra

Printed Name: _____

Printed Name: María T. Guerra

Office or Position: _____

Office or Position: Owner

Date: _____

Date: 5/23/2023

Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (1), which appear respectively as Sections 4.2.2.A.2 and 4.3.4.C.1 in both Title A and Title B of the Maverick County Subdivision Rules, Revised July 1996.



**AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED
Plat Amendment of Paraiso Estates Unit III SUBDIVISION**

PARTIES: This Agreement is by and between “the Utility” and “the Subdivider”, to wit:
“The Utility” is the governing board or owner of a supplier of drinking water known as **EAGLE
PASS WATER & WASTEWATER SYSTEM.**

“The Subdivider is Jaime De Los Santos, who is the owner, or
the authorized agent of the owner, of a tract of land in Maverick County, Texas, that has been
proposed to be divided into a subdivision (“the Subdivision”) known as Plat Amendment of Paraiso Estates Unit III.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the
Texas Water Development’s Board Economically Distressed Areas Program “Model
Subdivision Rules”. The Subdivider has prepared a plat of the Subdivision for
submission to Maverick County and the City of Eagle Pass for their respective approval.

The Subdivider plans to construct for the Subdivision a drinking water distribution
system to be connected to the Utility’s water supply system. The Utility has reviewed the
plans for this subdivision (“the Plans”) and has estimated the drinking water flow
anticipated to be needed by the Subdivision under fully built-out conditions (“the
estimated water flow”) to be approximately
100,000 gallons daily.

The Utility warrants that necessary arrangements have been made to supply the
anticipated water flow for at least thirty years (30). The Utility covenants that it has or
will have the capacity to provide the anticipated water flow, and that it will provide that
water flow. The covenants will be in effect until thirty years (30) after the plat of the
Subdivision has been recorded and the Subdivision’s water distribution has been
connected to the Utility’s water supply system.

The Subdivider covenants that the water distribution system be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive drinking water service from the Utility. Upon completion of the water distribution system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the water distribution system.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by Maverick County and the City of Eagle Pass.

By affixing his or her signature to the Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on _____.

The Utility

The Subdivider

By: _____

By: _____

Printed Name: _____

Printed Name: JAYE DE LOS SANTOS

Office or Position: _____

Office or Position: MANAGER

Date: _____

Date: 05/28/2023

Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (I), which appear respectively as Sections 4.2.2.A.2 and 4.3.4.C.1 in both Title A and Title B of the Maverick County Subdivision Rules, Revised July 1996.



**AGREEMENT REGARDING WASTEWATER TREATMENT SERVICE FOR THE
PROPOSED Plat Amendment of Paraiso Estates Unit III SUBDIVISION**

PARTIES: This Agreement is by and between "the Utility" and "the Subdivider", to wit:
"The Utility" is the governing board or owner of a provider of wastewater treatment known as
EAGLE PASS WATER & WASTEWATER SYSTEM.

"The Subdivider is Jaime De Los Santos, who is the owner, or
the authorized agent of the owner, of a tract of land in Maverick County, Texas, that has been
proposed to be divided into a subdivision ("the Subdivision") known as
Plat Amendment of Paraiso Estates Unit III.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the
Texas Water Development's Board Economically Distressed Areas Program "Model
Subdivision Rules". The Subdivider has prepared a plat of the Subdivision for
submission to Maverick County and the City of Eagle Pass for their respective approval.

The Subdivider plans to construct for the Subdivision a wastewater collection system to
be connected to the Utility's wastewater treatment system. Such wastewater will consist
of domestic sewage, i.e., waterborne human waste and waste from domestic activities
such as bathing, washing, and food preparation. The Utility has reviewed the plans for
this subdivision ("the Plans") and has estimated the wastewater flow projected by the
Subdivision under fully built-out conditions ("the projected wastewater flow") to be
approximately 100,000 gallons daily.

The Utility warrants that necessary arrangements have been made to supply the
anticipated water flow for at least thirty years (30). The Utility covenants that it has or
will have the capacity to provide the anticipated water flow, and that it will provide that
water flow. The covenants will be in effect until thirty years (30) after the plat of the
Subdivision has been recorded and the Subdivision's water distribution has been
connected to the Utility's water supply system.

The Subdivider covenants that the wastewater collection system be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive wastewater treatment service from the Utility. Upon completion of the wastewater collection system and upon its approval and acceptance by the Utility, the Subdivider will convey all right and title to the wastewater collection system.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by Maverick County and the City of Eagle Pass.

By affixing his or her signature to the Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on _____.

The Utility

The Subdivider

By: _____

By:  _____

Printed Name: _____

Printed Name: Jorge De los Santos

Office or Position: _____

Office or Position: MANAGER

Date: _____

Date: 05/28/2023

Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (1), which appear respectively as Sections 4.2.2.A.2 and 4.3.4.C.1 in both Title A and Title B of the Maverick County Subdivision Rules, Revised July 1996.



AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED

Replat of Lot 2, Fort Duncan West SUBDIVISION

PARTIES: This Agreement is by and between "the Utility" and "the Subdivider", to wit:
"The Utility" is the governing board or owner of a supplier of drinking water known as **EAGLE
PASS WATER & WASTEWATER SYSTEM.**

"The Subdivider is Claudia Oyervides, who is the owner, or
the authorized agent of the owner, of a tract of land in Maverick County, Texas, that has been
proposed to be divided into a subdivision ("the Subdivision") known as _____
Replat of Lot 2, Fort Duncan West Subdivision.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the
Texas Water Development's Board Economically Distressed Areas Program "Model
Subdivision Rules". The Subdivider has prepared a plat of the Subdivision for
submission to Maverick County and the City of Eagle Pass for their respective approval.

The Subdivider plans to construct for the Subdivision a drinking water distribution
system to be connected to the Utility's water supply system. The Utility has reviewed the
plans for this subdivision ("the Plans") and has estimated the drinking water flow
anticipated to be needed by the Subdivision under fully built-out conditions ("the
estimated water flow") to be approximately
1000 gallons daily.

The Utility warrants that necessary arrangements have been made to supply the
anticipated water flow for at least thirty years (30). The Utility covenants that it has or
will have the capacity to provide the anticipated water flow, and that it will provide that
water flow. The covenants will be in effect until thirty years (30) after the plat of the
Subdivision has been recorded and the Subdivision's water distribution has been
connected to the Utility's water supply system.

The Subdivider covenants that the water distribution system be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive drinking water service from the Utility. Upon completion of the water distribution system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the water distribution system.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by Maverick County and the City of Eagle Pass.

By affixing his or her signature to the Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on _____.

The Utility

The Subdivider

By: _____

By: Claudia P. Openick

Printed Name: _____

Printed Name: _____

Office or Position: _____

Office or Position: GM

Date: _____

Date: MC14 25-2003

Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (1), which appear respectively as Sections 4.2.2.A.2 and 4.3.4.C.1 in both Title A and Title B of the Maverick County Subdivision Rules, Revised July 1996.



**AGREEMENT REGARDING WASTEWATER TREATMENT SERVICE FOR THE
PROPOSED** Replat of Lot 2, Fort Duncan West **SUBDIVISION**

PARTIES: This Agreement is by and between “the Utility” and “the Subdivider”, to wit:
“The Utility” is the governing board or owner of a provider of wastewater treatment known as
EAGLE PASS WATER & WASTEWATER SYSTEM.

“The Subdivider is Claudia Oyervides, who is the owner, or
the authorized agent of the owner, of a tract of land in Maverick County, Texas, that has been
proposed to be divided into a subdivision (“the Subdivision”) known as
Replat of Lot 2, Fort Duncan West Subdivision.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the
Texas Water Development’s Board Economically Distressed Areas Program “Model
Subdivision Rules”. The Subdivider has prepared a plat of the Subdivision for
submission to Maverick County and the City of Eagle Pass for their respective approval.

The Subdivider plans to construct for the Subdivision a wastewater collection system to
be connected to the Utility’s wastewater treatment system. Such wastewater will consist
of domestic sewage, i.e., waterborne human waste and waste from domestic activities
such as bathing, washing, and food preparation. The Utility has reviewed the plans for
this subdivision (“the Plans”) and has estimated the wastewater flow projected by the
Subdivision under fully built-out conditions (“the projected wastewater flow”) to be
approximately 800 gallons daily.

The Utility warrants that necessary arrangements have been made to supply the
anticipated water flow for at least thirty years (30). The Utility covenants that it has or
will have the capacity to provide the anticipated water flow, and that it will provide that
water flow. The covenants will be in effect until thirty years (30) after the plat of the
Subdivision has been recorded and the Subdivision’s water distribution has been
connected to the Utility’s water supply system.

The Subdivider covenants that the wastewater collection system be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive wastewater treatment service from the Utility. Upon completion of the wastewater collection system and upon its approval and acceptance by the Utility, the Subdivider will convey all right and title to the wastewater collection system.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by Maverick County and the City of Eagle Pass.

By affixing his or her signature to the Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on _____.

The Utility

By: _____

Printed Name: _____

Office or Position: _____

Date: _____

The Subdivider

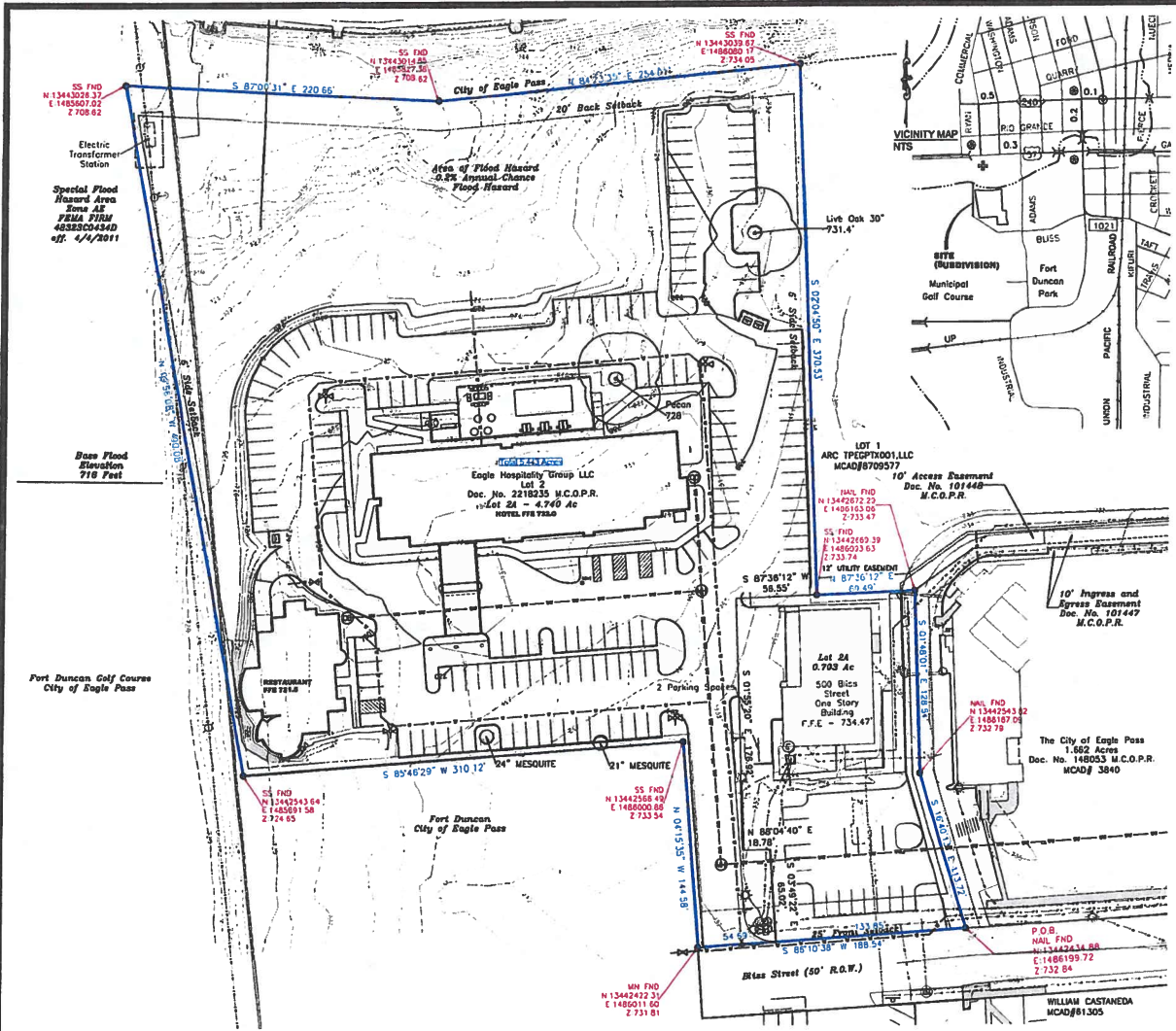
By:  _____

Printed Name: Claudia P. Q. Penick

Office or Position: GM

Date: May 23 - 2023

Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (1), which appear respectively as Sections 4.2.2.A.2 and 4.3.4.C.1 in both Title A and Title B of the Maverick County Subdivision Rules, Revised July 1996.



REPLAT FORT DUNCAN WEST SUBDIVISION, LOT 2
EAGLE HOSPITALITY GROUP LLC

Being 5.443 acres, Lot 2 of the Fort Duncan West Subdivision as shown on the plat recorded in Envelope 302, Side A of the Maverick County Plat Records, and being the same Lot 2 described in conveyance document to Eagle Hospitality Group, L.L.C. recorded in Document Number 218733 of the Maverick County Official Public Records, Maverick County, Texas and more particularly described by acres and bounds as follows: (The bearings and distances shown herein conform to the Texas Coordinate System, North American Datum 1983, Texas South Central Zone.) (All corners called for on this plat are marked on the ground with 1/2 inch steel stakes with plastic identification caps stamped "DIRKSEN0206" attached unless otherwise noted or shown.)

BEGINNING at a steel nail found (S.P.C. N:13442414.88, E:1486199.72) in the north line of Bliss Street, at the southwest corner of a 1.662 acres tract described in conveyance documents to The City of Eagle Pass recorded in Document Number 148053 of the Maverick County Official Public Records for the southeast corner of the herein described tract;

- THENCE S 89°10'38" W, 188.54 feet to a mag nail found for a southeast corner of the herein described tract;
- THENCE N 04°1'53" W, 144.58 feet to a steel stake found for a northeast corner of the herein described tract;
- THENCE S 83°46'29" W, 310.12 feet to a steel stake found for a southeast corner of the herein described tract;
- THENCE N 09°56'58" W, 490.08 feet to a steel stake found for a northeast corner of the herein described tract;
- THENCE S 87°00'31" E, 220.66 feet to a steel stake found for an angle point on the north line of the herein described tract;
- THENCE N 84°23'25" E, 254.01 feet to a steel stake found at the common north corner of Lots 1 and 2 for the northeast corner of the herein described tract;
- THENCE S 02°04'30" E, 370.53 feet to a steel stake found for a northeast corner of the herein described tract;
- THENCE N 87°36'12" E, 69.49 feet to a steel nail found for a southeast corner of the herein described tract;
- THENCE S 01°48'01" E, 128.54 feet to a steel nail found for an angle point in the east line of the herein described tract;
- THENCE S 16°49'17" E, 113.72 feet to the POINT OF BEGINNING containing 5.443 acres of land within the herein described tract surveyed by Durken Engineering on February 14, 2023.

STATE OF TEXAS X
COUNTY OF MAVERICK X

OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION

THE OWNERS OF THE LAND SHOWN ON THIS SUBDIVISION PLAN AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAN WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, COMMONS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND THE SAME ARE DEDICATED TO THE CITY OF EAGLE PASS.

THE OWNER CERTIFIES THAT THIS PLAN COMPLIES WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 212.002 AND THAT:

- (A) THE WATER QUALITY AND SERVICE TO THE LOTS MEET, OR WILL MEET, THE STATE STANDARDS;
- (B) SANITARY SEWER SERVICE TO THE LOTS MEET OR WILL MEET STATE STANDARDS;
- (C) ELECTRIC SERVICE PROVIDED TO THE LOTS MEET, OR WILL MEET, THE STATE STANDARDS;
- (D) GAS SERVICE PROVIDED TO THE LOTS MEET, OR WILL MEET, MEDIUM STANDARDS.

THE OWNER ATTESTS THAT THE MATTERS ASSERTED IN THIS PLAN ARE TRUE AND COMPLETE.

Eagle Hospitality Group LLC
SIGNATURE: _____
Crawford Rhodes

STATE OF TEXAS
COUNTY OF MAVERICK
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY Crawford Rhodes ON BEHALF OF SAID Eagle Pass Hospitality Group, L.L.C.

SIGNATURE NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

PLANNING & ZONING COMMISSION CERTIFICATION

THIS REPLAT OF FORT DUNCAN WEST SUBDIVISION, LOT 2 WAS PRESENTED TO THE PLANNING AND ZONING COMMISSION AND APPROVED ON _____ 20____ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EAGLE PASS, TEXAS.

SIGNED THIS _____ DAY OF _____ 20____

CHAIRMAN _____
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____

SIGNATURE NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

CITY COUNCIL CERTIFICATION

THIS REPLAT OF FORT DUNCAN WEST SUBDIVISION, LOT 2 WAS PRESENTED TO THE CITY COUNCIL OF EAGLE PASS AND APPROVED ON _____ 20____ BY THE CITY COUNCIL OF THE CITY OF EAGLE PASS, TEXAS.

SIGNED THIS _____ DAY OF _____ 20____

MAYOR _____
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____

SIGNATURE NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

CITY MANAGER CERTIFICATION

WE THE UNDERSIGNED CERTIFY THAT REPLAT OF FORT DUNCAN WEST SUBDIVISION, LOT 2 WAS REVIEWED AND APPROVED BY THE CITY MANAGER OF THE CITY OF EAGLE PASS ON _____ DATE, _____

CITY MANAGER OF THE CITY OF EAGLE PASS
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____

SIGNATURE NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

PREPARED
MAY 16, 2023
FOR
FRONTIER CONSTRUCTION
710 E GIBBS ST
DEL RIO, TX 78840

REPLAT OF FORT DUNCAN WEST SUBDIVISION, LOT 2



LEGEND

BOUNDARY LINE	---
EASEMENT	---
SET 1/2" STEEL STAKE	⊙
FOUND MONUMENT	⊙
SANITARY SEWER	⊙
SEWER MANHOLE, CO	⊙
PLAT LINES	---
EASEMENT	---
FENCE	---
GAS LINE	---
WATER LINE	---
WATER VALVE/METER	⊙
ELECTRIC	---
TELEPHONE	---
911 ADDRESS	919
FIRE HYDRANT	⊙
LUMINAIRE	⊙

THIS IS DRAWN AND THE PROPERTY OF COURTESY ENGINEERING AND SHALL NOT BE USED ON OTHER WORK WITHOUT THEIR APPROVAL. IF THIS SHEET DOES NOT MEASURE 24"X36" IT HAS BEEN REPRODUCED FROM THE ORIGINAL.

FIRM NAME & ADDRESS

DIRKSEN ENGINEERING
UNVALDE EAGLE PASS
TYPE FIRM #1-8848, TYPE B FIRM #1183741
107 W. SOUTH STREET, UNVALDE, TX 78801
PH (830) 278-2100, FAX (830) 278-2102
EMAIL: HENDRICKSEN@DIRKSEN.COM
WEBSITE: WWW.DIRKSENENGINEERING.COM

PROJECT # **23-2860**

PROJECT NAME & ADDRESS
REPLAT OF FORT DUNCAN WEST SUBDIVISION, LOT 2
Eagle Pass, TX

SHEET TITLE
PLAT

SHEET
C1
DES'D : KRK
DRAWN : KRK
APP'VD : KRK
DATE : 05-16-2023

ENGINEER AND SURVEYOR CERTIFICATION:

STATE OF TEXAS
COUNTY OF UNVALDE

I CERTIFY THAT THE WATER AND WASTEWATER SERVICE FACILITIES DESCRIBED IN THE FINAL ENGINEERING REPORT ATTACHED HERETO ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER § 163.43, TEXAS WATER CODE.

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY CONDUCTED ON MAY 8, 2023 UNDER MY SUPERVISION ON THE GROUND AND THE MONUMENTS SHOWN ARE WITHIN THE POSITIONAL TOLERANCE REQUIRED BY 22 TAC § 653.15.

KENNETH R. DIRKSEN, P.E. 6288, R.P.L.S. 6280
DIRKSEN ENGINEERING PROJECT 23-2860

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ OF _____ BY KENNETH R. DIRKSEN, P.E.

SIGNATURE NOTARY PUBLIC
STATE OF TEXAS MY COMMISSION EXPIRES ON: _____

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____ COUNTY CLERK OF MAVERICK COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____ M. ON _____ AND WAS RECORDED IN ENVELOPE _____ RIDGE _____ IN THE MAP RECORDS OF MAVERICK COUNTY AT _____ O'CLOCK _____ M. ON _____

MAVERICK COUNTY CLERK

- NOTES:**
- THERE ARE 2 LOTS, AVERAGE 2722 ACRES/LOT, 0 LINEAR FEET DEDICATED AS STREET.
 - THE LAND SHOWN ON THIS PLAN IS ENTIRELY WITHIN THE CITY OF EAGLE PASS, TEXAS.
 - ZONING IS B2-GENERAL BUSINESS DISTRICT.
 - THE SUBDIVISION SHOWN ON THIS PLAN IS PARTIALLY LOCATED IN SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD, AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 483202040D FOR MAVERICK COUNTY, TEXAS AND INCORPORATED AREAS DATED APRIL 4, 2011. ANY CONSTRUCTION WITHIN A FLOOD PLAIN WILL REQUIRE A FLOOD PLAIN DEVELOPMENT PERMIT FROM MAVERICK COUNTY.
 - THE SUBSEQUENT REPLATING OR CONSTRUCTION DEVELOPMENT OF ANY LOT SHALL BE SUBJECT TO THE RESPECTIVE PARCEL REQUIREMENTS OF EAGLE PASS CODE OF ORDINANCES SECTION 23-79 AND EAGLE PASS CODE OF ORDINANCES SECTION 23-80, WITH FEE PAYMENT FOR CONSTRUCTION DEVELOPMENT DUE AT THE TIME OF THE CITY INSPECTION OF AN ELECTRICAL SERVICE CONNECTION OR THE CITY INSPECTION OF A SEWER SERVICE CONNECTION.
 - THE SUBSEQUENT DEVELOPMENT OF ALL LOTS SHALL COMPLY WITH THE PROMISION OF CHAPTER 135 GOVERNING FIRE PROTECTION, CHAPTER 27 GOVERNING WATER SERVICES, SEWER SERVICE, AND SURFACE WATER MANAGEMENT AND CHAPTER 23 ARTICLE IV, ARTICLE V AND ARTICLE VI GOVERNING SUBDIVISION DESIGN AND CONSTRUCTION STANDARDS.

WILLIAM CASTANEDA
MCAD#31.305



AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED

L.J. SANCHEZ SUBDIVISION **SUBDIVISION**

PARTIES: This Agreement is by and between “the Utility” and “the Subdivider”, to wit:
“The Utility” is the governing board or owner of a supplier of drinking water known as EAGLE PASS WATER & WASTEWATER SYSTEM.

“The Subdivider is TerraTech Engineering & Construction Service, Inc., who is the owner, or the authorized agent of the owner, of a tract of land in Maverick County, Texas, that has been proposed to be divided into a subdivision (“the Subdivision”) known as L.J. SANCHEZ SUBDIVISION.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development’s Board Economically Distressed Areas Program “Model Subdivision Rules”. The Subdivider has prepared a plat of the Subdivision for submission to Maverick County and the City of Eagle Pass for their respective approval.

The Subdivider plans to construct for the Subdivision a drinking water distribution system to be connected to the Utility’s water supply system. The Utility has reviewed the plans for this subdivision (“the Plans”) and has estimated the drinking water flow anticipated to be needed by the Subdivision under fully built-out conditions (“the estimated water flow”) to be approximately 1,650 gallons daily.

The Utility warrants that necessary arrangements have been made to supply the anticipated water flow for at least thirty years (30). The Utility covenants that it has or will have the capacity to provide the anticipated water flow, and that it will provide that water flow. The covenants will be in effect until thirty years (30) after the plat of the Subdivision has been recorded and the Subdivision’s water distribution has been connected to the Utility’s water supply system.

The Subdivider covenants that the water distribution system be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive drinking water service from the Utility. Upon completion of the water distribution system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the water distribution system.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by Maverick County and the City of Eagle Pass.

By affixing his or her signature to the Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on _____.

The Utility

By: _____

Printed Name: _____

Office or Position: _____

Date: _____

The Subdivider

By:  _____

Printed Name: Aaron Libson

Office or Position: General Manager (TEC Services)

Date: 6/05/2023

Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (I), which appear respectively as Sections 4.2.2.A.2 and 4.3.4.C.1 in both Title A and Title B of the Maverick County Subdivision Rules, Revised July 1996.

**PLAT ESTABLISHING LOT 1
L.J. SANCHEZ SUBDIVISION**

BEING A 1.0 ACRE TRACT OF LAND CONVEYED TO LAZARO JESUS SANCHEZ AND VERONICA VELEZ SANCHEZ RECORDED IN DOCUMENT #110295, DEED RECORDS, MAVERICK COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF A 1203 SQUARE FOOT TRACT OF LAND CONVEYED TO V&L REALTY INVESTMENTS LLC RECORDED IN DOCUMENT #220289, DEED RECORDS, MAVERICK COUNTY, TEXAS, AT THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 57 FOR THE MOST SOUTHERLY CORNER HEREOF;

THENCE, WITH THE NORTHERLY LINE OF SAID V&L TRACT, NORTH 78 DEGREES 25 MINUTES 04 SECONDS WEST, PASSING THE NORTHWEST CORNER OF SAID V&L TRACT, IN ALL A TOTAL DISTANCE OF 208.71 FEET, TO A 1/2" IRON ROD SET AT AN INTERIOR CORNER OF A 4.31 ACRE TRACT OF LAND CONVEYED TO TIM LUDOCKY AND SANDRA LUDOCKY RECORDED IN VOLUME 1062, PAGE 341, DEED RECORDS, MAVERICK COUNTY, TEXAS, FOR THE MOST WESTERLY CORNER HEREOF;

THENCE, CONTINUING WITH THE MOST NORTHERLY NORTHEAST LINE OF SAID 4.31 ACRE TRACT, NORTH 12 DEGREES 31 MINUTES 57 SECONDS EAST, 208.71 FEET TO A 1/2" IRON ROD SET AT THE MOST NORTHERLY NORTHEAST CORNER OF AFOREMENTIONED 4.31 ACRE TRACT, ON A SOUTHERLY LINE OF A 44.74 ACRE TRACT OF LAND CONVEYED TO CHARLIE NICHOLAS RECORDED IN VOLUME 1122, PAGES 140-145, DEED RECORDS, MAVERICK COUNTY, TEXAS, FOR THE MOST NORTHERLY CORNER HEREOF;

THENCE, WITH SAID SOUTHERLY LINE OF CHARLIE NICHOLAS TRACT, SOUTH 78 DEGREES 25 MINUTES 04 SECONDS EAST, 208.71 FEET, TO A 1/2" IRON ROD SET AT THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 57 FOR THE MOST EASTERLY CORNER HEREOF;

THENCE, WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 57, SOUTH 12 DEGREES 31 MINUTES 57 SECONDS WEST, 208.71 FEET, TO THE POINT OF BEGINNING AND CONTAINING 1.0 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS)
COUNTY OF MAVERICK)

I, JULIAN JAVIER RUIZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF L.J. SANCHEZ SUBDIVISION WAS PREPARED FROM AN ACTUAL SURVEY CONDUCTED ON FEBRUARY 6, 2023 UNDER MY SUPERVISION ON THE GROUND AND THE MONUMENTS SHOWN ARE WITHIN THE POSITIONAL TOLERANCE REQUIRED BY 22 TAC SEC 683.15.

JULIAN JAVIER RUIZ
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5304



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF ____ OF ____ BY JULIAN JAVIER RUIZ, R.P.L.S.

SIGNATURE NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS)
COUNTY OF MAVERICK)

I, AARON J. LIBSON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS (NO. 147802), HEREBY CERTIFY THAT THE WATER AND WASTEWATER FACILITIES FOR THIS SUBDIVISION WERE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF EAGLE PASS, TEXAS, THAT THESE SERVICES ARE CONDUCTED TO THE PUBLIC WATER AND SEWER UTILITIES OPERATED AND MAINTAINED BY THE CITY OF EAGLE PASS, TEXAS, ALL AS SHOWN ON THE DRAWINGS PRESENTED TO, AND APPROVED BY, THE CITY OF EAGLE PASS, TEXAS. THESE WATER AND SEWER DESIGNS ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343 OF THE TEXAS WATER CODE.

AARON J. LIBSON, P.E.
REGISTERED PROFESSIONAL ENGINEER 147802



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF ____ OF ____ BY AARON J. LIBSON, P.E.

SIGNATURE NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS)
COUNTY OF MAVERICK)
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

THE OWNERS OF THE LAND SHOWN ON THIS SUBDIVISION PLAT AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND THE SAME ARE DEDICATED TO THE CITY OF EAGLE PASS. THE OWNER CERTIFIES THAT THIS PLAT COMPLES WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT 212.032 AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARD; AND
- (D) GAS CONNECTION, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STANDARDS

THE OWNERS ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

L.J. SANCHEZ SUBDIVISION

SIGNATURE: _____

NAME: LAZARO JESUS SANCHEZ

SIGNATURE: _____

NAME: VERONICA VELEZ SANCHEZ

STATE OF TEXAS)
COUNTY OF MAVERICK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

BY LAZARO JESUS SANCHEZ AND VERONICA VELEZ SANCHEZ

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES: _____

CITY OF EAGLE PASS
CERTIFICATE OF PLAT APPROVAL

WE, THE UNDERSIGNED, CERTIFY THAT L.J. SANCHEZ SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF EAGLE PASS ON

MAYOR OF THE CITY OF EAGLE PASS _____ DATE _____
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____ 202__.

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

WE, THE UNDERSIGNED, CERTIFY THAT L.J. SANCHEZ SUBDIVISION WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EAGLE PASS ON

CHAIRMAN-CITY OF EAGLE PASS _____ DATE _____
PLANNING AND ZONING COMMISSION
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____ 202__.

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

WE, THE UNDERSIGNED, CERTIFY THAT L.J. SANCHEZ SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY MANAGER OF THE CITY OF EAGLE PASS ON

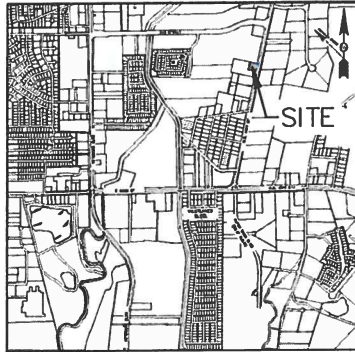
CITY MANAGER OF THE CITY OF EAGLE PASS _____ DATE _____
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____ 202__.

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

COUNTY CLERK'S RECORDING CERTIFICATE

_____, COUNTY CLERK OF MAVERICK COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____ M ON _____ 202__, AND WAS RECORDED IN ENVELOPE _____ SIDE _____ IN THE MAP RECORDS OF MAVERICK COUNTY AT _____ O'CLOCK _____ M ON _____ 202__.

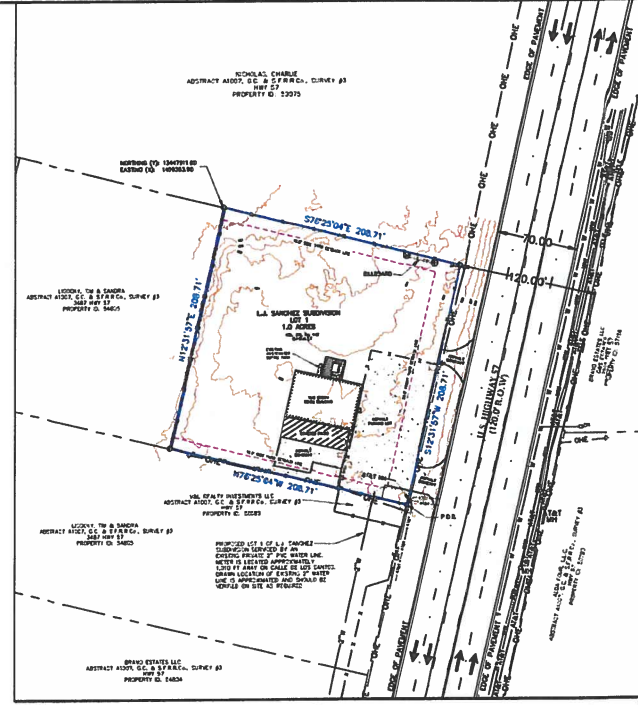
MAVERICK COUNTY CLERK



VICINITY MAP
N T S

LEGEND

- SET 1/2" IRON ROD (I.R.)
- FOUND 1/2" IRON ROD (I.R.)
- NEW PROPERTY CORNER
- EXISTING LAMPPAR
- EXISTING POWER POLE
- EXISTING SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC METER
- EXISTING ASPHALT PAVEMENT
- EXISTING FIRE DEPARTMENT CONNECTION
- PLAT BOUNDARY
- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING AT&T MAIN
- EXISTING TELECOMMUNICATION MAIN
- EXISTING UNDER GROUND ELECTRIC
- EXISTING SPECTRUM LINE
- CHAIN LINK FENCE



BEARING, DISTANCES, AND AREAS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983. TEXAS COORDINATE SYSTEM ESTABLISHED FOR NORTH CENTRAL ZONE. ELEVATIONS SHOWN ARE BASED ON NAVD 83, CGVD 88.



PLAT SUBDIVISION LOT INFORMATION		
LOT	AREA	STREET ADDRESS
1	1.0 ACRES (43560 SQ.FT.)	3529 US HWY 57

NOTES

1. THE TOTAL AREA OF THIS SUBDIVISION PLAT IS 1.0 ACRES AND CONTAINS ONE (1) COMMERCIAL LOT.
2. THE AREA OF THIS SUBDIVISION PLAT LIES INSIDE THE CITY LIMITS OF EAGLE PASS, TX.
3. SET 1/2" I.R. AT ALL CORNERS EXCEPT INDICATED.
4. THE ZONING FOR THIS PLAT WILL REMAIN AS B-1: NEIGHBORHOOD BUSINESS DISTRICT.
5. AS PER B-1 ZONING DISTRICT, LOT 1 OF THIS SUBDIVISION PLAT IS SUBJECT TO A TWENTY (20) FOOT WIDE FRONT YARD SETBACK AND A TEN (10) FOOT WIDE SIDE YARD SETBACK, UNLESS USE FALLS UNDER R-3(A) DISTRICT, AS ALLOWED UNDER THE B-1 ZONING DISTRICT. THERE ARE NO REAR YARD REGULATIONS FOR USES PERMITTED IN THIS ZONING DISTRICT, UNLESS USE FALLS UNDER R-3(A) DISTRICT, AS ALLOWED UNDER THE B-1 ZONING DISTRICT. VERIFY FRONT, SIDE, AND REAR YARD SETBACK DISTANCES AS REQUIRED, IF PROPERTY USE FALLS UNDER R-3(A) DISTRICT.
6. NO PORTION OF THE SUBDIVISION SHOWN ON THIS PLAT IS WITHIN SPECIAL FLOOD HAZARD AREAS THAT ARE SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 48323CD455D, DATED APRIL 4, 2011 FOR MAVERICK COUNTY, TEXAS AND INCORPORATED AREAS.
7. ALL LOTS WITHIN THIS SUBDIVISION SHALL BE CONVEYED LEGAL ACCESS TO ALL EASEMENTS, RIGHT-OF-WAYS, AND ANY PUBLIC DETENTION FACILITIES.
8. ALL EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND ANY OTHER OBSTRUCTIONS.
9. IF REQUIRED, A T&OT DRIVEWAY PERMIT WILL BE SECURED PRIOR TO DEVELOPMENT OF THE LOT. SINCE THIS PARTICULAR LOT IS ALREADY DEVELOPED WITH BUILDING IMPROVEMENTS AND EXISTING DRIVEWAY ACCESS OFF U.S. HWY 57, PLEASE VERIFY WITH CITY OF EAGLE PASS PLANNING DEPARTMENT IF A T&OT DRIVEWAY PERMIT AND NEW DRIVEWAY IS REQUIRED, GIVEN THE EXISTING IMPROVEMENTS.
10. VERIFY ALL UNDERGROUND UTILITY SERVICE LINES AS REQUIRED, PRIOR TO ANY EXCAVATION.
11. THE SUBSEQUENT DEVELOPMENT OF ALL LOTS SHOWN WITHIN THIS SUBDIVISION PLAT SHALL COMPLY WITH THE CITY OF EAGLE PASS CODE OF ORDINANCES PERTAINING TO THE PROVISIONS OF CHAPTER 23, ARTICLES IV, V AND VI, GOVERNING SUBDIVISION DESIGN AND CONSTRUCTION STANDARDS, CHAPTER 27 GOVERNING WATER SERVICES, SEWER SERVICES, AND SURFACE WATER MANAGEMENT, AND CHAPTER 13 GOVERNING FIRE PROTECTION.

FINAL SUBDIVISION PLAT
LOT 1 - L.J. SANCHEZ SUBDIVISION
EAGLE PASS, TEXAS, MAVERICK COUNTY

TERRATECH ENGINEERING
AND CONSTRUCTION SERVICES, INC.
3092 BELT ROAD HWY 1, EAGLE PASS, TX
www.terratechengineering.com
FIRM #1118

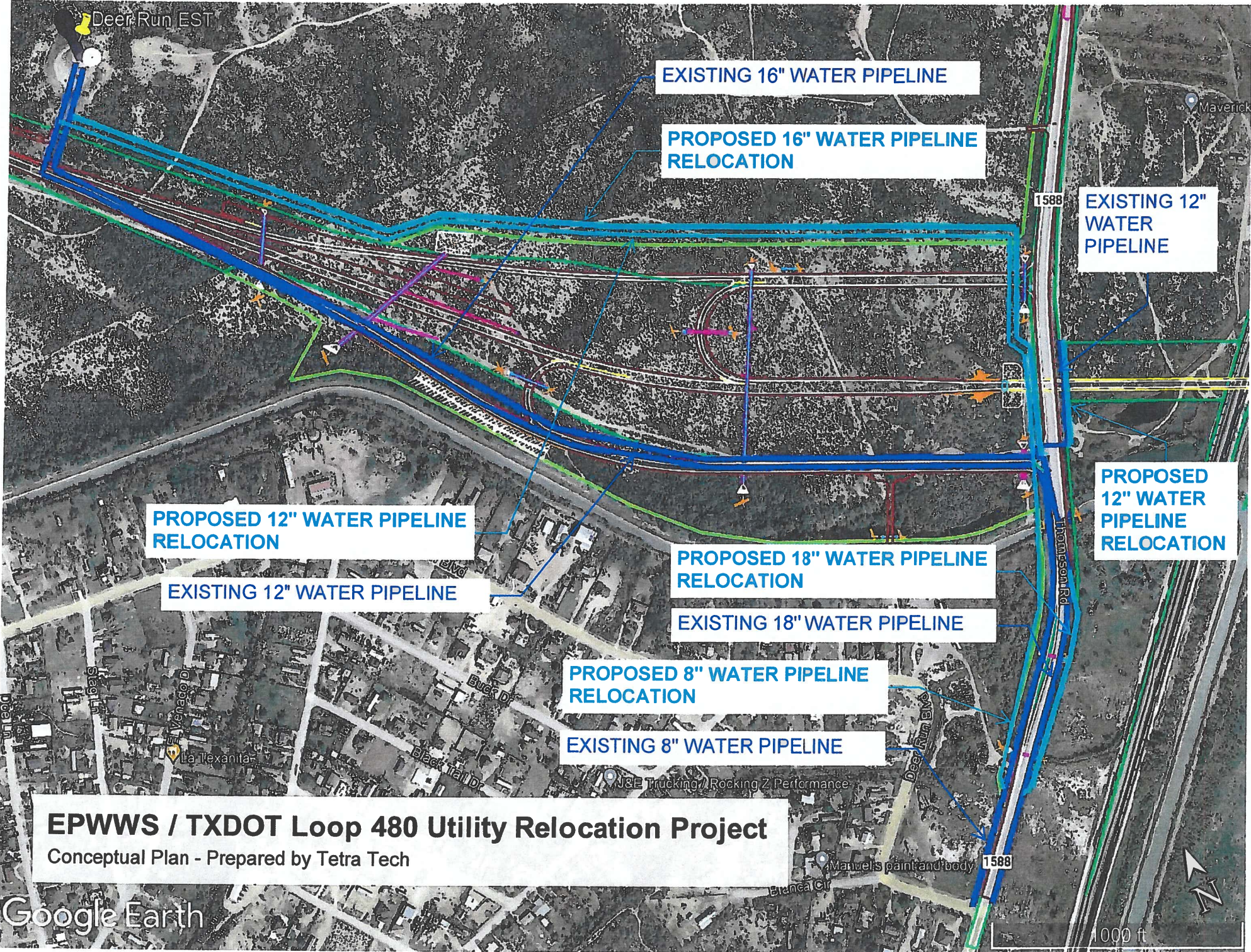


PROPERTY OWNER:
LAZARO JESUS SANCHEZ
VERONICA VELEZ SANCHEZ
EAGLE PASS, TX 78852

JOB: 0159-22
SHEET 1 OF 1
DESIGNED: A.J.
DRAWN: GGZA
CHECKED: A.J.

SCALE: 1" = 50'
MAY 31, 2023

EPWWS TxDOT Loop 480 Utility Relocation Project						
Prepared by: Tetra Tech						
Date: 6/8/2023						
Conceptual Cost Estimate						
	Estimated Quantity	Unit	Unit Cost	Total Material Cost Including Install and OH&P		Total
US 57 and Loop 480						
12" PVC Relocation US 57 and Loop 480	1,100	LF	\$ 289	\$	317,460	\$ 320,000
12" Casing Under 480	175	LF	\$ 1,000	\$	175,000	\$ 180,000
FM 1588 (Thompson Road) and Loop 480						
STA 72+00 to STA 55+00						
8" PVC	1,100	LF	\$ 238	\$	261,250	\$ 270,000
18" PVC	200	LF	\$ 600	\$	119,993	\$ 120,000
STA 79+00 to STA 72+00						
12" PVC	300	LF	\$ 289	\$	86,580	\$ 90,000
12" Casing Under 480	300	LF	\$ 1,000	\$	300,000	\$ 300,000
2" PVC Pipe	30	LF	\$ 25	\$	750	\$ 10,000
2" Water Meter	1	LS	\$ 2,000	\$	2,000	\$ 2,000
Loop 480 Portion Between FM 1588 (Thompson Road) and Deer Run Tank						
12" PVC	4,500	LF	\$ 301	\$	1,352,813	\$ 1,360,000
18" PVC	4,400	LF	\$ 600	\$	2,639,835	\$ 2,640,000
12" Casing under 480	300	LF	\$ 1,000	\$	300,000	\$ 300,000
					Subtotal	\$ 5,600,000
Design, Investigation, Easements, &Reimbursement						
Design Engineering	1	LS	\$ 560,000	\$	560,000	\$ 560,000
Construction Engineering	1	LS	\$ 280,000	\$	280,000	\$ 280,000
Survey	1	LS	\$ 100,000	\$	100,000	\$ 100,000
SUE	1	LS	\$ 50,000	\$	50,000	\$ 50,000
Geotech	1	LS	\$ 30,000	\$	30,000	\$ 30,000
Existing Title/Easement Research	1	LS	\$ 30,000	\$	30,000	\$ 30,000
New Easements	1	LS	\$ 100,000	\$	100,000	\$ 100,000
Easement Agreements	1	LS	\$ 20,000	\$	20,000	\$ 20,000
TXDOT Reimbursement Documentation	1	LS	\$ 100,000	\$	100,000	\$ 100,000
Subtotal						\$ 1,270,000
					Subtotal	\$ 6,870,000
					Mobilization/Demobilization (Percent of Subtotal)	8% \$ 549,600.00
					Bonds and Insurance (3% of Subtotal)	3% \$ 206,100.00
					Contingency	30% \$ 2,061,000.00
					Total Cost	\$ 9,690,000



EXISTING 16" WATER PIPELINE

PROPOSED 16" WATER PIPELINE RELOCATION

EXISTING 12" WATER PIPELINE

PROPOSED 12" WATER PIPELINE RELOCATION

PROPOSED 12" WATER PIPELINE RELOCATION

EXISTING 12" WATER PIPELINE

PROPOSED 18" WATER PIPELINE RELOCATION

EXISTING 18" WATER PIPELINE

PROPOSED 8" WATER PIPELINE RELOCATION

EXISTING 8" WATER PIPELINE

EPWWS / TXDOT Loop 480 Utility Relocation Project

Conceptual Plan - Prepared by Tetra Tech



Mr. Marco Salinas
Page 2
May 25, 2023

Also, if you believe the violations documented in this notice has/have been cited in error, and you have additional information that we are unaware of, you may request a meeting to discuss this enforcement matter. To request a meeting, send a letter describing the additional information to the address shown below.

Manager, Water Section
Enforcement Division, MC 219
Re: Enforcement Meeting Request
Texas Commission on Environmental Quality
P.O. Box 13087
Austin, Texas 78711-3087

If you or members of your staff have any questions, please feel free to contact Ms. Hull in the Laredo Region Office at (956) 791-6611.

Sincerely,

Arnaldo Lanese

Arnaldo Lanese
Section Manager
Laredo Region Office

AL/eh

Cc: Mr. Jorge Barrera, General Manager
The Honorable Rolando Salinas, Mayor

Enclosure: Summary of Investigation Findings

Summary of Investigation Findings

CITY OF EAGLE PASS SWTP

Investigation # 1886829

859 JEFFERSON ST

Investigation Date: 03/21/2023

EAGLE PASS, MAVERICK COUNTY, TX 78852

Additional ID(s): 1620001

OUTSTANDING ALLEGED VIOLATION(S) ASSOCIATED TO A NOTICE OF ENFORCEMENT

Track No: 820821

Compliance Due Date: 11/25/2022

30 TAC Chapter 290.46(s)(2)(B)(i)

Alleged Violation:

Investigation: 1834750

Comment Date: 08/10/2022

Failure to re-standardize the secondary standards for the turbidimeter. Specifically, the secondary standards for the turbidimeter were not being re-standardize after the benchtop turbidimeter was calibrated every 90 days.

Investigation: 1847258

Comment Date: 10/11/2022

Failure to re-standardize the secondary standards for the turbidimeter. Specifically, the secondary standards for the turbidimeter were not being re-standardize after the benchtop turbidimeter was calibrated every 90 days. Specifically, an email explaining the facilities re-standardizing process for the secondary standards for the turbidimeter along with the most recent re-standardization was provided. However, this document lists standards of 0.1 and 20 NTU used but the daily log that was also provided lists 10, 20, and 600 NTU standards that are used for calibration.

Investigation: 1886829

Comment Date: 05/24/2023

Failure to re-standardize the turbidity secondary standards.

No documentation has been received to resolve this violation. This violation is being referred to our Enforcement Division for further action.

Recommended Corrective Action: The facility must re-standardize the secondary standards for the turbidimeter after calibration every 90 days. Records demonstrating this is being completed must be submitted. Additional documentation may be required by the Enforcement Division.

Track No: 820877

Compliance Due Date: 12/30/2022

30 TAC Chapter 290.39(j)(4)

Alleged Violation:

Investigation: 1834750

Comment Date: 08/19/2022

Failure to notify the executive director (ED) in writing of proposed replacement or change of membrane modules. Upon the request of the ED, the system shall submit plans and specifications for approval. Specifically, the facility replaced the nine Pentair X-flow membrane modules with nine BASF Inge Dizzer membrane modules without TCEQ approval. A letter from the TCEQ dated April 1, 2022 stated that TCEQ approval had not been obtained to proceed with the membrane replacement.

Investigation: 1847258

Comment Date: 10/04/2022

Failure to notify the executive director (ED) in writing of proposed replacement or change of membrane modules. Upon the request of the ED, the system shall submit plans and specifications for approval. Specifically, the facility replaced the nine Pentair X-flow membrane modules with nine BASF Inge Dizzer membrane modules without TCEQ approval. A letter from the TCEQ dated April 1, 2022 stated that TCEQ approval had not been obtained to proceed with the membrane replacement.

No information has been submitted for this violation.

Investigation: 1886829

Comment Date: 05/24/2023

Failure to notify the Executive Director of the changes at the membrane plant.

No documentation has been received to resolve this violation. This violation is being referred to our Enforcement Division for further action.

Recommended Corrective Action: The facility must submit plans and specifications for the nine BASF Inge Dizzer membrane modules to the TCEQ Water Supply Division for review and approval. The facility must notify the Laredo Region Office once the plans and specifications have been submitted and once approval has been given by the TCEQ Water Supply Division. Additional documentation may be required by the Enforcement Division.

Track No: 823342 **Compliance Due Date:** 12/30/2022

30 TAC Chapter 290.46(f)(2)

Alleged Violation:

Investigation: 1834750

Comment Date: 08/29/2022

Failure to provide records upon request. Specifically, requests for the pumping and storage facilities and number of connections for each pressure plane were made. The facility is pending submittal of this information. This was noted as an additional issue during the previous comprehensive compliance investigation.

Investigation: 1847258

Comment Date: 10/04/2022

Failure to provide records upon request. Specifically, requests for the pumping and storage facilities and number of connections for each pressure plane were made. The facility is pending submittal of this information. This was noted as an additional issue during the previous comprehensive compliance investigation.

No information has been submitted for this violation.

Investigation: 1886829

Comment Date: 05/24/2023

Failure to provide records upon request regarding the water system facilities and connections in each pressure plane.

Specifically, no documentation has been received to resolve this violation. This violation is being referred to our Enforcement Division for further action.

Recommended Corrective Action: The pumping and storage facilities and number of connections for each pressure plane must be submitted for review. Additional documentation may be required by the Enforcement Division.

Track No: 823573 **Compliance Due Date:** 12/30/2022

30 TAC Chapter 290.45(b)(2)(B)

Alleged Violation:

Investigation: 1834750

Comment Date: 08/30/2022

Failure to provide a treatment plant capacity of 0.6 gpm per connection under normal rated design flow. Specifically, the system is required to provide a minimum 11,695 gpm (or 16.841 MGD) This was determined by multiplying 19,942 connections by 0.6 gpm to equal 11,695 gpm. The facility is currently providing 10,417 gpm (or 15 MGD).

Investigation: 1847258

Comment Date: 10/04/2022

Failure to provide a treatment plant capacity of 0.6 gpm per connection under normal rated design flow. Specifically, the system is required to provide a minimum 11,695 gpm (or 16.841 MGD) This was determined by multiplying 19,942 connections by 0.6 gpm to equal 11,695 gpm. The facility is currently providing 10,417 gpm (or 15 MGD).

No information has been submitted for this violation.

Failure to provide a treatment plant capacity of 0.6 gpm per connection.

Specifically, the system serves 19,492 connections and is required to provide a treatment plant capacity of 11,695 gpm (or 16.841 Million Gallons per Day (MGD)) and only 10,417 gpm (or 15 MGD) is provided. No documentation has been received to resolve this violation. This violation is being referred to our Enforcement Division for further action.

Recommended Corrective Action: The facility must provide a minimum treatment plant capacity of 0.6 gpm for each connection served by the system and documentation to verify compliance must be submitted. Additional documentation may be required by the Enforcement Division.

Track No: 823579

Compliance Due Date: 12/30/2022

30 TAC Chapter 290.44(d)(2)

Alleged Violation:

Investigation: 1834750

Comment Date: 08/30/2022

Failure to provide inline booster pumps taking suction from storage tanks. Specifically, during discussions with the facility on August 30, 2022, it was mentioned that the Ella Heights ground storage tank was offline, and the water was being bypassed through two booster pumps (rated 66 gpm each) that are taking suction from a distribution line instead of a storage tank. It was noted that the facility does not have approval to bypass the storage tank and take suction from the distribution line.

Investigation: 1847258

Comment Date: 10/04/2022

Failure to provide inline booster pumps taking suction from storage tanks. Specifically, during discussions with the facility on August 30, 2022, it was mentioned that the Ella Heights ground storage tank was offline, and the water was being bypassed through two booster pumps (rated 66 gpm each) that are taking suction from a distribution line instead of a storage tank. It was noted that the facility does not have approval to bypass the storage tank and take suction from the distribution line.

No information has been submitted regarding this violation.

Investigation: 1886829

Comment Date: 05/24/2023

Failure to provide inline booster pumps which take suction from a storage tank.

No documentation has been received to resolve this violation. This violation is being referred to our Enforcement Division for further action.

Recommended Corrective Action: The facility must obtain approval from the TCEQ Water Supply Division to bypass a storage tank and use the inline booster pumps to take suction from the distribution line. Additional documentation may be required by the Enforcement Division.

Track No: 844753

Compliance Due Date: To Be Determined

30 TAC Chapter 290.46(r)

Alleged Violation:

Investigation: 1886829

Comment Date: 05/24/2023

Failure to maintain a minimum pressure of 35 psi throughout the distribution system under normal operating conditions.

Specifically, during the investigation, the pressure recorded by the logger from March 21-28, 2023, ranged from 20.4 to 31.8 psi with an average of 24.4 psi.

Recommended Corrective Action: Maintain a minimum pressure of 35 psi throughout the distribution system under normal operating conditions and submit logger data to verify compliance. Additional documentation may be required by the Enforcement Division.

City of Eagle Pass Water Works System

Falcon International Bank

6/2/2023

Deposit/Pledge Securities/Market Value		\$ 16,163,562.00	
FDIC Insured		\$ 250,000.00	
			\$ 16,413,562.00
Checking Accounts			
Payroll Fund	\$	1,787.14	
System Fund	\$	3,118,746.42	
Deposit Refund	\$	69,170.48	
Remote Fees Fund	\$	36,059.76	
Reserve Bond Series 2016	\$	835,176.06	
	\$	4,060,939.86	
CD Accounts			
Acquisition Expansion SOS	\$	80,034.70	
Arbitrage Fund	\$	174,909.56	
Bond Reserve Fund	\$	2,036,697.29	
Contingency Fund/ Ordinance	\$	528,469.00	
Deposits Account	\$	1,253,684.47	
Emergency Repair Repl CC	\$	675,198.47	
Membrane Filter	\$	513,195.82	
Meter Replacement	\$	728,044.88	
Outstanding Bond Payment	\$	1,286,751.53	
Sewer Plant Expansion	\$	1,042,272.53	
Termination Pay	\$	275,414.57	
Tx DOT	\$	87,117.99	
Union Pacific RR 2 MT	\$	195,007.26	
Water Impact Fees	\$	576,896.16	
Water Rights	\$	713,670.80	
		\$ 10,167,365.03	\$ 14,228,304.89
Total Pledged			\$ 2,185,257.11

Proposed EPWWS Policy Changes

To all of our customers

Beginning August 1, 2023 Eagle Pass Water Works System (EPWWS) will be implementing several changes to our services.

Change 1, starting 8/1/2023: Reconnections for non-payments (disconnections) will only be done during business hours from 8 am to 4:30 pm and after-hours reconnections from 5:00 pm to 9 pm. Any reconnections needed to be done after 9 pm will have to be done until the next day.

Change 2, starting 10/1/2023: Regular reconnection fee from 8 am-4:30 pm will be \$30.00. Reconnection fee from 5 pm-9 pm will be \$60.00.

Change 3, starting 10/01/2023: On Thursdays of disconnections for non-payments, if payment has not been received by 8 am that morning the account will be closed in our system. Therefore, a reconnection fee will have to be paid to reopen service.