

MUD #1 INFORMATION

Bastrop County Municipal Utility District #1

(water/wastewater)

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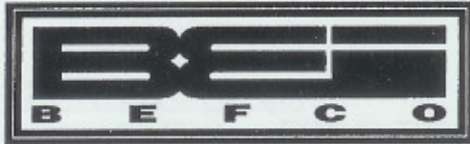
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July 28, 2010

Ms. Sue Ann Fruge
Appelt Holdings
126 Colovista Pkwy
Bastrop, Texas 78602

RE: Colovista Water/Wastewater
Infrastructure Letter
BEFCO Job No. 08-4728

Ms. Fruge:

The purpose of this letter is to describe the infrastructure and capacity of the Colovista Development (Colovista) Water & Wastewater System in Bastrop County, Texas. Water and Wastewater Service to Colovista is provided by the Bastrop County Municipal Utility District No. 1 (District). The District's Water and Wastewater Systems are currently operated by AWR Services, Inc. from Austin.

WATER SYSTEM

- ◆ The water system is categorized by TCEQ as Public Water System No. 0110049;
- ◆ June 2010 – District serves 96 active water connections, which includes 4 commercial accounts. These equate to 124 Equivalent Single Family Connections (ESFCs) based on 87 standard meters, five 3/4" meters (1.5 ESFCs each), two 1-1/2" meters (5 ESFCs each) and two 2" meters (10 ESFCs each);
- ◆ 200 Gallons-per-Minute (GPM) water source provided by contract from Aqua Water Supply Corporation (Aqua), capable of serving 333 ESFCs;
- ◆ Test hole done in 2005 for possible future alluvial water supply well, adjacent to Colorado River behind the Townhomes, that would yield 200 GPM or more;
- ◆ District has a 40,000-Gallon, Fiberglass Standpipe Storage Tank that was built in 2006. This 40,000-Gallon Tank can serve 200 ESFCs;
- ◆ District has two (2) 150-200 GPM booster pumps, capable of serving 150-200 ESFCs. New booster pump installed by AWR Services in 2009 to replace older one;
- ◆ 3-Phase Power is available to the Water Plant Site from Bluebonnet Electric Co-op;
- ◆ District has a 5,000-Gallon Pressure Tank, capable of serving 250 ESFCs;
- ◆ District has 2"-8" PVC Water Supply Lines to distribute water to all ESFCs from the existing water plant. A 2" line can serve 10 ESFCs, 3"-50 ESFCs, 4"-100 ESFCs, 6"-250 ESFCs, and 8"-greater than 250 ESFCs per TCEQ Rule 290.44;
- ◆ Distribution System has fire hydrants for fire protection; however, type of piping is unknown. Some is C-900, which is rated for fire protection, but some may be only Schedule 40, which is not fire protection rated;
- ◆ Water Study done by BEFCO in 2007, all pressures above the TCEQ-required 35 psi;
- ◆ Limestone access road into water plant site constructed in 2009;
- ◆ Based on the 150-200 GPM Booster Pumps and the 40,000-Gallon Storage Tank, system is limited to serving 150-200 ESFCs.

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WASTEWATER SYSTEM

- ◆ Wastewater System EPA ID TX0131539 and Permit No. WQ0013894001;
- ◆ June 2010 – District serves 77 residential and 14 commercial connections;
- ◆ Collection System consists of individual or duplex commercial grinder pumps at each connection and 2"-6" PVC Force Mains. Each grinder pump delivers wastewater from the connection to the Plant through the force mains;
- ◆ Existing Wastewater Treatment Plant – 50,000-GPD permitted flow for treatment and effluent standards of 10 mg/L BOD₅, 15 mg/L TSS, 5 mg/L DO minimum, and 2 mg/L Ammonia. Existing effluent flows average 22,000-Gallons per Day (GPD) or approximately 210 GPD/ESFC (Assume 2 ESFCs for each commercial connection). Effluent flow is now a direct discharge to the Colorado River. Plant was drained, cleaned, blasted and painted in April/May 2008, which should keep it in service for the next 5-7 years. The current Plant is not expandable. Existing Plant is above 100-year floodplain;
- ◆ 10" PVC Effluent Discharge Line directly to Colorado River installed in 2009. Former effluent line and holding pond on Les Appelt property abandoned in 2009;
- ◆ 3-Phase Power is available to the Wastewater Plant Site from Bluebonnet Electric Co-op;
- ◆ 40 kW Generator and automatic transfer switch added to run plant during power outages in 2009;
- ◆ Limestone access road for plant personnel and sludge haulers constructed in 2009;
- ◆ District has lease agreement from Les Appelt for the existing Plant Site through 2040;
- ◆ At a Plant capacity of 50,000-GPD and usage of 210 GPD/ESFC the system can provide service to approximately 238 ESFCs. However, past bond issues have listed the average ESFC usage of 300 GPD. At 300 GPD/ESFC, the system has a capacity to only serve 166 ESFCs.

Respectfully submitted,

DEFCO Engineering, Inc.

8/2/09

Please find below all the current fees associated with the Colovista water and wastewater system.

Tap Fees:

Single Family Res Water Tap Fee: \$1800.00
WW Grinder Pump Fee: \$3200.00
Builder Deposit: \$ 250.00
Inspections: \$ 375.00
Service Agreement Fee: \$ 15.00
Total \$5640.00

Residential Fees:

Customer Deposit: \$ 250.00
Transfer Fee: \$ 15.00
Service Agreement Fee: \$ 15.00

Total \$ 280.00

Monthly Water User Rate Fees:

Water Base Rate (including 0 gallons)	\$ 40.00
Per 1,000 (1,000-7,000 gal)	\$ 3.65
Per 1,000 (7,001-15,000 gal)	\$ 3.75
Per 1,000 (15,001-25,000 gal)	\$ 4.00
Per 1,000 (over 25,001 gal)	\$ 4.15


Wastewater Rates:

Base Rate \$22.50
Grinder Pump Maintenance Fee \$28.00

In conclusion, the water system has sufficient capacity to serve 150-200 equivalent single family connections and wastewater system 166 (Bond Related)-238 (Actual Usage) equivalent single family connections. For planning purposes, the limiting factor is the water system booster pumps, which limit service to 175 ESFCs. If you have any questions, please do not hesitate to contact us.

Respectfully submitted,

BEFCO Engineering, Inc.



Bradley C. Loehr, P.E. by SK

Bcl:bms