

# RICARDO WATER SUPPLY CORPORATION

2302 E. SAGE RD.  
KINGSVILLE, TEXAS 78363  
Office (361) 592-3952 Fax (361) 592-5965

## MEMORANDUM

TO: RWSC Membership  
FROM: Baldemar Garcia, President  
DATE: March 7, 2025  
SUBJECT: Annual Membership Meeting

An Annual Membership meeting of the Ricardo Water Supply Corporation is scheduled for:

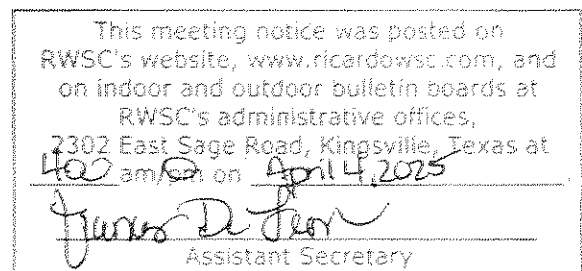
**Tuesday, April 8, 2025**  
**5:30 p.m.**  
**South Texas Water Authority Boardroom**  
**2302 East Sage Road, Kingsville, Texas**

### Agenda

1. Call to order.
2. Citizen comments.
3. Approval of Annual Membership Meeting 2024 minutes.
4. Election of Directors/Resolution 25-01 declaring unopposed candidates of Ricardo Water Supply Corporation elected.
5. Review of proposed audit for Fiscal Year 2024.
6. **Resolution 25-02.** Resolution accepting the Fiscal Year 2024 audit prepared by John Womack & Co., P.C. of Kingsville.
7. Adjournment.

All pertinent documents will be available for inspection at the meeting.

BG/JM/fdl



RICARDO WATER SUPPLY CORPORATION  
Annual Meeting  
April 9, 2024

MINUTES

Board Members Present:

Baldemar Garcia  
Oliver Hinojosa  
Frank Escobedo  
Robert Garza  
Tisha Jones

Board Members Absent:

James Fischer  
Robert Zavala, Jr.

Membership Present:

None

Staff Present:

John Marez  
Frances De Leon  
Jo Ella Wagner  
Patrick Sendejo

Guests Present:

None

1. Call to Order.

Mr. Baldemar Garcia, Board President, called the Annual Meeting to order at 5:31 p.m. at the STWA Boardroom in Kingsville, Texas. A quorum was present.

2. Citizen comments.

Mr. Garcia opened the floor to citizen comments. No citizen comments were made.

3. Approval of Annual Membership Meeting 2023 Minutes.

The minutes of the April 11, 2023 Annual Meeting were presented for approval. Mr. Escobedo made a motion to approve the minutes as presented. Ms. Jones seconded the motion and all voted in favor.

4. Election of Directors.

Mr. Garcia read Resolution 24-01 aloud. The resolution was approved by the Board at the February 29, 2024 meeting and declares unopposed candidates James Fischer and Robert Zavala Jr. elected.

5. Review of proposed audit for Fiscal Year 2023.

Mr. Marez reported that the audit was not ready for presentation but would be presented at the next meeting.

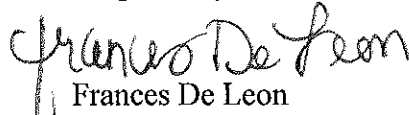
6. **Resolution 24-02.** Resolution accepting the Fiscal Year 2023 Audit prepared by John Womack & Co., P.C. of Kingsville.

The Board agreed to table Resolution 24-02 until the audit is ready for presentation.

7. **Adjournment.**

With no further business to conduct, Ms. Jones made a motion to adjourn the meeting at 5:33 p.m. Mr. Hinojosa seconded. All voted in favor.

Respectfully submitted,

  
Frances De Leon  
Assistant Secretary

RICARDO WATER SUPPLY CORPORATION

Resolution 25-01

RESOLUTION DECLARING UNOPPOSED CANDIDATES OF RICARDO WATER SUPPLY CORPORATION ELECTED

WHEREAS, Ricardo Water Supply Corporation posted notice of the opportunity for candidates to submit applications to run for two (2) positions on its Board of Directors pursuant to Texas Water Code Section 67.0052(b); and

WHEREAS, only two (2) people submitted applications for these open positions, thus creating an unopposed election for each position pursuant to Texas Water Code Section 67.0055;

NOW, THEREFORE, BE IT RESOLVED THAT THE BOARD OF DIRECTORS OF RICARDO WATER SUPPLY CORPORATION DECLARES ELECTED TO THESE POSITIONS:

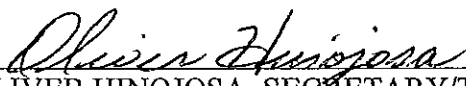
Frank Escobedo  
Oliver Hinojosa.

The Board of Directors so orders that this resolution be posted at the Corporation's main office and read into the record at the Corporation's annual meeting, pursuant to Texas Water Code Section 67.0055.

PASSED AND APPROVED this 25<sup>th</sup> day of February, 2025.

  
BALDEMAR GARCIA, PRESIDENT

ATTEST:

  
OLIVER HINOJOSA, SECRETARY/TREASURER



RICARDO WATER SUPPLY CORPORATION

Resolution 25-02

A RESOLUTION ACCEPTING THE FISCAL YEAR 2024 AUDIT PREPARED BY JOHN WOMACK & CO., P.C. OF KINGSVILLE, TEXAS.

WHEREAS, the Ricardo Water Supply Corporation is a functioning Water Supply Corporation organized under Article 1434a of the Revised Civil Statutes of Texas of 1925, and

WHEREAS, an annual audit is part of generally accepted accounting principles and is highly recommended by the Texas Commission on Environmental Quality, and

WHEREAS, the Corporation has received and reviewed the Fiscal Year 2024 Audit.

NOW, THEREFORE, BE IT RESOLVED that the Ricardo Water Supply Corporation accepts the Fiscal Year 2024 audit prepared by John Womack & Co., P.C. of Kingsville, Texas.

Duly adopted this 8th day of April, 2025.

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BALDEMAR GARCIA, PRESIDENT

ATTEST:

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OLIVER HINOJOSA, SECRETARY/TREASURER

# RICARDO WATER SUPPLY CORPORATION

2302 E. SAGE RD.

KINGSVILLE, TEXAS 78363

Office (361) 592-3952 Fax (361) 592-5965

TO: Ricardo Water Supply Corporation Board of Directors  
FROM: Baldemar Garcia, President  
DATE: March 31, 2025  
SUBJECT: Ricardo Water Supply Corporation Meeting Notice and Agenda

A Regular Meeting of the Ricardo Water Supply Corporation Board of Directors is scheduled for:

**Tuesday, April 8, 2025**

**Immediately following the 5:30 p.m. Annual Membership Meeting**

South Texas Water Authority Boardroom

2302 East Sage Road

Kingsville, Texas

to consider and act upon any lawful subject which may come before it, including among others, the following:

## Agenda

1. Call to order.
2. Citizen comments.
3. Election of officers.
4. Approval of Minutes. (Attachment 1)
5. Treasurer's Report/Payment of Bills. (Attachment 2)
6. Appointment of Credentials Committee. (Attachment 3)
7. RWSC Master Plan and TWDB Funding. (Attachment 4)
  - Presentation
  - Update on bid process for Pump Station Improvement Projects
8. Amended RWSC Water Conservation and Drought Contingency Plan. (Attachment 5)
9. **Resolution 25-03.** Resolution adopting the Amended Ricardo Water Supply Corporation Water Conservation and Drought Contingency Plan. (Attachment 6)
10. Water Supply and Development Contract with Tiffée Holding Company, LLC./William Charlie Tiffée for the Brooklyn Estates Subdivision. (Attachment 7)

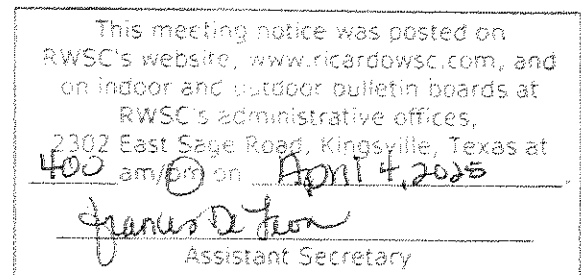
11. **Resolution 25-04.** Resolution authorizing the Ricardo Water Supply Corporation President to enter into a Water Supply and Development Contract with Tiffie Holding Company, LLC./ William Charlie Tiffie, Developer, for the Brooklyn Estates Subdivision. (Attachment 8)

12. General Manager's Report.

13. Adjournment.

The Board may go into closed session at any time when permitted by Chapter 551, Government Code. Before going into closed session, a quorum of the Board must be assembled in the meeting room, the meeting must be convened as an open meeting pursuant to proper notice, and the presiding officer must announce that a closed session will be held and must identify the sections of Chapter 551, Government Code, authorizing the closed session.

BG/JM/fdl  
Attachments



ATTACHMENT 1

Approval of Minutes



RICARDO WATER SUPPLY CORPORATION  
Regular Meeting Minutes  
December 17, 2024

Board Members Present:

Baldemar Garcia  
Robert Garza  
Oliver Hinojosa  
Frank Escobedo  
James Fischer  
Tisha Jones

Board Members Absent:

Robert Zavala, Jr.

Staff Present:

John Marez  
Jo Ella Wagner  
Patrick Sendejo

Guests Present:

By Zoom:  
Rogelio Rodriguez–Water Finance Exchange

1. Call to Order.

Board President Baldemar Garcia called the Regular Meeting of the Ricardo Water Supply Corporation Board of Directors to order at 5:30 p.m. A quorum was present.

2. Citizen comments.

Mr. Garcia opened the floor to citizen comments. No comments were made

3. Approval of Minutes.

Mr. Garza made a motion to approve the minutes of the September 23, 2024 Regular Meeting as presented. Mr. Escobedo seconded. All voted in favor.

13. Water Finance Exchange Presentation on Texas Water Development Board Funding.

Mr. Rogelio Rodriguez of Water Finance Exchange provided an update on the Texas Water Development Board funding. He stated that the application was submitted in March of 2023. In October 2024, the TWDB committed funding in the form of 70% loan forgiveness and 30% loan funds. The next step is STWA, Ricardo Water Supply Corporation and Nueces Water Supply Corporation Board approval of all documents required for closing. He added that the Boards will need to decide on the length of the term. As of December 6<sup>th</sup>, interest rates are 2.33% on 20-year bonds and 2.74% on 30-year bonds. The boards will meet on January 7, 2025 to take action on approving and executing the required documents. The closing date is February 13, 2025. After that, a paying agent will receive the money and then bidding, purchasing of supplies and work can begin soon after that. He added that work continues on searching for other funding opportunities such as USDA and the Bureau of Reclamation. Ms. Jones voiced her concerns about the cost which will be passed on to customers especially to repay the loan portion of the funds since many customers are on fixed incomes.

4. Treasurer's Report/Payment of Bills.

The following financial reports were presented for Board review and approval:

Treasurer's Report as of September 30, 2024

Account Activity for General Account for September 1, 2024 to September 30, 2024

Account Activity for Operations Account for September 1, 2024 to September 30, 2024

Account Activity for Debt Service Account for September 1, 2024 to September 30, 2024

TEXPOOL Participant Statement for 09/01/2024 – 09/30/2024 for General Account

TEXPOOL Participant Statement for 09/01/2024 – 09/30/2024 for Membership Deposit Account

TEXPOOL Participant Statement for 09/01/2024 – 09/30/2024 for USDA Reserve Account

The following bills were presented for payment:

STWA Invoice S24-163	\$ 1,025.12
Supplies and Materials Reimbursement	

STWA Invoice S24-136	\$36,130.79
August 2024 Water Usage, Water Cost and Handling Charge	

STWA Invoice S24-137	\$18,693.57
August 2024 General and Administration	

STWA Invoice S24-150	\$30,841.28
September 2024 Water Usage, Water Cost and Handling Charge	

STWA Invoice S24-151	\$18,720.49
September 2024 General and Administration	

STWA Invoice S24-155	\$ 8,481.79
September 2024 Taps and Repairs	

STWA Invoice S24-157	\$ 364.59
Stand By Pay Reimbursement for July 3, 2024 through September 25, 2024	

STWA Invoice S24-159	\$ 1,761.33
Quarterly Phone and IT reimbursement for 07/01/24 – 09/30/24	

STWA Invoice S24-161	\$ 2,262.70
Reimbursement for Part-time Employee for July, August and September 2024	

STWA Invoice S24-171	\$33,658.20
October 2024 Water Usage, Water Cost and Handling Charge	

STWA Invoice S24-172 October 2024 General and Administration	\$19,251.22
STWA Invoice S24-176 October 2024 Taps and Repairs	\$ 8,110.88
STWA Invoice S24-179 Supplies and Materials Reimbursement	\$ 60.33

A motion was made by Mr. Escobedo and seconded by Ms. Jones to approve the Treasurer's Reports and payment of the bills. The motion carried.

5. Fiscal Year 2024 Budget Amendments.

Ms. Wagner reviewed the proposed Fiscal Year 2024 Amended Budget which reflected a Revenue increase of \$9,680 and a decrease of \$49,426.50 in Total Operating Expenses resulting in a net balance of -\$67,771.39. She pointed out that removing the depreciation expense line-item results in a Net Income of \$172,228.61.

6. Proposed Fiscal Year 2025 Budget and retail water rates.

The Board reviewed two sets of the proposed Fiscal Year 2025 Budget based on the current rates along with three additional scenarios with various monthly minimum and thousand-gallon rate increases. She explained that one set is based on acquiring a 20-year loan and the other is for a 30-year loan. Ms. Jones stated she preferred selecting a 20-year loan, and made a motion to keep the current rates. No action was taken on the motion for lack of a second. Mr. Garza stated that he prefers Option A and Mr. Garcia said his preference is Option C while Mr. Escobedo favored Option B. After reviewing the options, the Board selected Option C on a 20-year loan which increases both the monthly minimum and the water rates and includes an additional tier for usage between 10,000 and 20,000 gallons as follows:

Monthly	5/8" meter	\$45.00	Water Rates:	Up to 10,000 gallons	\$5.75
Minimum	3/4" meter	\$68.33		10,001 – 20,000 gallons	\$5.85
	1" meter	\$96.60		Above 20,000 gallons	\$6.00
	2" meter	\$114.10			
	Compound	\$228.21			

7. Resolution 24-06. Resolution adopting the recommended Fiscal Year 2025 Budget.

Mr. Fischer made a motion to approve the Fiscal Year 2025 Budget based on Option C raising the monthly minimum to \$45.00 on a 5/8" meter and water rates to \$5.75/1000g up to 10,000 gallons, \$5.85/1000g for usage of 10,001 to 20,000 gallons and \$6.00/1000g over 20,000 gallons. Mr. Hinojosa seconded and the motion passed on a 5 to 1 vote. Mr. Garza left the meeting after this vote.

8. John Womack & Co., P.C. Letter of Engagement for auditor services.

The Board reviewed the John Womack & Co., P.C. Letter of Engagement in the amount of \$7,500 for auditor services for a basic audit of RWSC's financial statements for the year ended December 31, 2024. Ms. Jones asked if RWSC should seek another auditor. Mr. Marez stated that the Board could possibly go out for RFPs for the 2025 year. Mr. Escobedo commented that Womack & Co., is a local firm and they have a good reputation. Mr. Fischer made a motion to accept the engagement letter for FY 2024 audit services with John Womack & Co., P.C. in the amount of \$7,500. Ms. Jones seconded the motion. The motion passed by unanimous vote.

9. Annual Meeting Schedule and Election Procedures.

Mr. Marez stated that per State requirements, the Board must review Election Procedures for the Annual Membership meeting. The positions currently held by Mr. Hinojosa and Mr. Escobedo are up for election in April of 2025. He also presented the timeline and schedule for the 2025 Annual Membership Meeting and asked for approval to proceed with the schedule. Mr. Escobedo made a motion to approve mailing of the presented documents and proceed with the recommended schedule. Mr. Hinojosa seconded. All voted in favor.

10. Agreement with Ricardo Wastewater Improvement Corporation for billing and collecting of wastewater charges.

Mr. Garcia stated that the Board reviews the Ricardo Wastewater Improvement Corporation agreement for billing and collection of wastewater charges annually. He said that although the staff recommendation is to keep the current rate, he feels that an increase is appropriate. Mr. Marez explained that this charge recovers the administration cost associated with staff work for billing and collecting wastewater charges from customers.

11. Resolution 24-07. Resolution renewing the agreement with Ricardo Wastewater Improvement Corporation for billing and collecting of wastewater charges.

Mr. Fischer made a motion to keep the rate at \$5.00 for 2025. Mr. Escobedo seconded. The motion failed on a 3 to 2 vote. Mr. Escobedo made a motion to increase the rate to \$6.00. Mr. Hinojosa seconded the motion. The motion passed on a 4 to 1 vote. Mr. Garcia pointed out that the rate is effective January 1, 2025.

12. RWSC Water Conservation and Drought Contingency Plan – Implementation of Stage 3 Drought Restrictions.

Mr. Marez reported that Corpus Christi Water gave a brief presentation on the City of Corpus Christi's decision to implement the Drought Contingency Plan Stage 3 during the last STWA meeting. He added that CCW has provided notice of impending activation of Stage 3 which restricts all outdoor watering with the exception of use for watering foundations and swimming pool maintenance. In light of the severe drought conditions and Corpus Christi Water's and by default STWA's pending implementation of Stage 3 water restrictions, Mr. Marez recommended

that the Board enact Stage 3 of the Corporation's Drought Contingency Plan and authorize staff to mail out a notice to RWSC customers. Mr. Escobedo made a motion to approve enactment of Stage 3 of the RWSC Drought Contingency Plan and authorize mailing out Stage 3 notices to customers. Mr. Fischer seconded. The motion passed on a vote of 4 to 1.

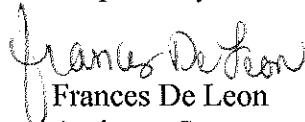
14. General Manager's Report.

Mr. Marez gave a brief update on ongoing matters. He said Water Finance Exchange continues searching for other funding options. He added that at the December 10<sup>th</sup> STWA Board Meeting, I.C.E. presented a final report on the tank collapse at the Central Pump Station. Seven Seas continues work for a pilot well in Driscoll. I.C.E. is working on a groundwater feasibility study for the Kleberg County area. Mr. Marez added that staff will work on mailing out the Stage 3 notices as approved by the Board.

15. Adjournment.

With no further business to discuss, Ms. Jones made a motion to adjourn the meeting at 7:16 p.m. Mr. Hinojosa seconded and the motion carried.

Respectfully submitted,

  
Frances De Leon  
Assistant Secretary

RICARDO WATER SUPPLY CORPORATION  
Special Meeting Minutes  
January 7, 2025

Board Members Present:

Baldemar Garcia  
Robert Garza  
Oliver Hinojosa  
Frank Escobedo  
James Fischer  
Tisha Jones

Board Members Absent:

Robert Zavala, Jr.

Staff Present:

John Marez  
Jo Ella Wagner

Guests Present:

Dan Martinez, Winstead  
Bobby Villarreal, Estrada-Hinojosa  
Isaiah Huerta, Estrada-Hinojosa  
Ivan Luna, I.C.E.  
Rogelio Rodriguez, Water Finance Exchange

1. Call to Order.

Board President Baldemar Garcia called the Special Meeting of the Ricardo Water Supply Corporation Board of Directors to order at 5:30 p.m. at the Courthouse Annex Law Enforcement Center, 1500 E. King, Kingsville, Texas. A quorum was present.

2. Citizen comments.

Mr. Garcia opened the floor to citizen comments. No citizen comments were made.

3. Consideration and Approval of a Special Project Contract between the South Texas Water Authority and the Ricardo Water Supply Corporation and other matters related thereto.

Mr. Escobedo made a motion to approve a Special Project Contract between the South Texas Water Authority and the Ricardo Water Supply Corporation. Mr. Garza seconded.

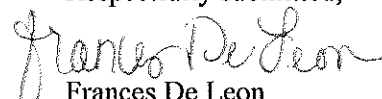
4. General Manager's Report.

Mr. Marez thanked the Boards for their cooperation and noted that it was a historical moment to have the NWSC, RWSC and STWA Boards gathering at the same place for this project.

5. Adjournment.

With no further business to discuss, Mr. Escobedo made a motion to adjourn the meeting at 5:40 p.m. Mr. Hinojosa seconded and the motion carried.

Respectfully submitted,

  
Frances De Leon  
Assistant Secretary

RICARDO WATER SUPPLY CORPORATION  
Regular Meeting Minutes  
February 25, 2025

Board Members Present:

Baldemar Garcia  
Robert Garza  
Oliver Hinojosa  
Frank Escobedo  
James Fischer

Board Members Absent:

Robert Zavala, Jr.  
Tisha Jones

Staff Present:

John Marez  
Frances De Leon  
Jo Ella Wagner  
Patrick Sendejo

Guests Present:

None

1. Call to Order.

Board President Baldemar Garcia called the Regular Meeting of the Ricardo Water Supply Corporation Board of Directors to order at 5:30 p.m. at the STWA Boardroom in Kingsville, Texas. A quorum was present.

2. Citizen comments.

Mr. Garcia opened the floor to citizen comments. No comments were made

3. Approval of Minutes.

Minutes were not presented.

4. Treasurer's Report/Payment of Bills.

The following financial reports were presented for Board review and approval:

Treasurer's Report as of October 31, 2024

Account Activity for General Account for October 1, 2024 to October 31, 2024

Account Activity for Operations Account for October 1, 2024 to October 31, 2024

Account Activity for Debt Service Account for October 1, 2024 to October 31, 2024

TEXPOOL Participant Statement for 10/01/2024 – 10/31/2024 for General Account

TEXPOOL Participant Statement for 10/01/2024 – 10/31/2024 for Membership Deposit Account

TEXPOOL Participant Statement for 10/01/2024 – 10/31/2024 for USDA Reserve Account

Treasurer's Report as of November 30, 2024

Account Activity for General Account for November 1, 2024 to November 30, 2024

Account Activity for Operations Account for November 1, 2024 to November 30, 2024

Account Activity for Debt Service Account for November 1, 2024 to November 30, 2024

TEXPOOL Participant Statement for 11/01/2024 – 11/30/2024 for General Account

TEXPOOL Participant Statement for 11/01/2024 – 11/30/2024 for Membership Deposit Account  
TEXPOOL Participant Statement for 11/01/2024 – 11/30/2024 for USDA Reserve Account  
Treasurer's Report as of December 31, 2024  
Account Activity for General Account for December 1, 2024 to December 31, 2024  
Account Activity for Operations Account for December 1, 2024 to December 31, 2024  
Account Activity for Debt Service Account for December 1, 2024 to December 31, 2024  
TEXPOOL Participant Statement for 12/01/2024 – 12/31/2024 for General Account  
TEXPOOL Participant Statement for 12/01/2024 – 12/31/2024 for Membership Deposit Account  
TEXPOOL Participant Statement for 12/01/2024 – 12/31/2024 for USDA Reserve Account

The following bills were presented for payment:

STWA Invoice S24-186	\$29,404.94
November 2024 Water Usage, Water Cost and Handling Charge	
STWA Invoice S24-187	\$18,948.48
November 2024 General and Administration	
STWA Invoice S24-191	\$ 7,068.08
November 2024 Taps and Repairs	
STWA Invoice S25-006	\$26,263.52
December 2024 Water Usage, Water Cost and Handling Charge	
STWA Invoice S25-007	\$19,720.80
December 2024 General and Administration	
STWA Invoice S24-193	\$ 503.90
Supplies and Materials Reimbursement	

A motion was made by Mr. Garza and seconded by Mr. Escobedo to approve the Treasurer's Reports and payment of the bills. The motion carried.

5. RWSC Annual Membership Meeting.
- Selection of Election Auditor
  - Approval of agenda and meeting packet for Annual Membership Meeting
  - **Resolution 25-01.** Resolution declaring unopposed candidates of Ricardo Water Supply Corporation elected.

Mr. Marez reported that two applications for Board of Director were received by the deadline. He added that since there are only two positions up for election, the Board can adopt Resolution 25-01 declaring the two candidates, Oliver Hinojosa and Frank Escobedo elected. If adopted by the Board, Resolution 25-01 will be read into the record at the Annual Membership meeting on April 8<sup>th</sup>. He also explained that because no election will be necessary, an Election Auditor does not need to be selected. He presented the meeting notice and agenda for the Annual Membership Meeting and recommended approval of the documents which need to be mailed out by March 7<sup>th</sup>. Mr. Garza



made a motion to adopt Resolution 25-01 and approve the meeting notice and agenda. Mr. Fischer seconded and all voted in favor.

6. RWSC Master Plan and update on TWDB Funding.

Mr. Marez provided a presentation illustrating the various projects to be addressed with \$4,872,640 allocated to Ricardo Water Supply Corporation and the \$2,886,567 allocated to Nueces Water Supply Corporation. Mr. Garcia commented that he wants to see a clearer distinction between the Ricardo and Nueces projects. He also said he was concerned about the insulation to be used. Mr. Sendejo described the type of insulation that has been proposed as 30-year wrapping that is secured with stainless steel wiring and clips. It is removable for maintenance and easily put back into place. No action was taken by the Board.

7. RWSC Water Conservation and Drought Contingency Plan.

Mr. Marez reported that the City of Corpus Christi has been discussing updates to their drought contingency plan to address ongoing water scarcity issues. He pointed out that Corpus Christi may face a water emergency if reservoir levels continue to drop. He added that proposed changes include stricter water restrictions. He said he will continue to monitor the City's updates and will keep the Board informed.


8. General Manager's Report.

Mr. Marez stated that the next meeting is scheduled for April 8<sup>th</sup>. He added that if the City of Corpus Christi adopts changes to the drought contingency plan before then, a special meeting may be necessary. Mr. Sendejo reported that STWA now has a full field staff.

9. Adjournment.

With no further business to discuss, Mr. Hinojosa made a motion to adjourn the meeting at 6:15 p.m. Mr. Escobedo seconded and the motion carried.

Respectfully submitted,

  
Frances De Leon  
Assistant Secretary

ATTACHMENT 2

Treasurer's Report/Payment of Bills

Ricardo Water Supply Corporation  
Treasurer's Report  
As of January 31, 2025

General Account - KFNB	\$157,591.58
General Account - TexPool	\$884,438.98
General Account - TexPool Prime	\$128,957.91
Operations Account - KFNB	\$4,524.80
Membership Deposit & Refund Account - Texpool	\$132,145.36
Debt Service Account	\$181.66
Reserve Account	\$136,418.70
Petty Cash	\$50.00
Cash Drawer	\$100.00
<b>TOTAL</b>	<b><u>\$1,444,408.99</u></b>

	11/14/2024 Billing Reg.	12/13/2024 Billing Reg.	1/14/2025 Billing Reg.
Total Usage (Gal)	7,977,700	6,127,580	6,224,490
Water Sales (\$)	\$90,197.06	\$80,793.03	\$81,362.55
Adjustments	(\$127.28)	(\$212.20)	(\$278.57)
Turn on Charge	\$3,780.00	\$2,760.00	\$960.00
Late Charges	\$1,222.00	\$1,490.00	\$1,196.00
Past Due	\$26,757.17	\$34,769.07	\$27,229.89
Tax	\$492.62	\$441.26	\$446.08
Leak Pay Plan	\$43.80	\$43.80	\$43.80
Sewage	\$8,136.05	\$7,337.70	\$7,674.14
Total Receivables	<u>\$130,501.42</u>	<u>\$127,422.66</u>	<u>\$118,633.89</u>
<b>METERS ON LINE</b>	<b>1130</b>	<b>1128</b>	<b>1128</b>

**RICARDO WATER SUPPLY CORP.**

**GENERAL**

**JANUARY 2025**

DATE	DESCRIPTION	CK NO.	DEPOSIT	DISBURSEMENT	BALANCE
	BEGINNING BALANCE				\$133,557.10
01-01	ONLINE PAYMENTS	DEP	\$582.44		\$134,139.54
01-02	WATER RECEIPTS	DEP	\$1,634.21		\$135,773.75
01-02	BANKCARD	ACH		\$299.99	\$135,473.76
01-02	ONLINE PAYMENTS	DEP	\$2,220.24		\$137,694.00
01-03	WATER RECEIPTS	DEP	\$1,976.65		\$139,670.65
01-03	ACH RETURN- ESPINOZA, E. #230	DEB		\$86.32	\$139,584.33
01-03	ONLINE PAYMENTS	DEP	\$2,180.85		\$141,765.18
01-04	ONLINE PAYMENTS	DEP	\$612.09		\$142,377.27
01-05	ONLINE PAYMENTS	DEP	\$1,338.86		\$143,716.13
01-06	WATER RECEIPTS	DEP	\$2,778.19		\$146,494.32
01-06	BANK DRAFT FOR ESPINOZA, E. #230	DEP	\$86.32		\$146,580.64
01-06	ONLINE PAYMENTS	DEP	\$747.14		\$147,327.78
01-07	WATER RECEIPTS	DEP	\$2,376.56		\$149,704.34
01-07	STWA- QUILL, MCCOYS, HIGHTOUCH	4675		\$503.90	\$149,200.44
01-07	URI	DEP	\$243.58		\$149,444.02
01-07	ONLINE PAYMENTS	DEP	\$1,277.65		\$150,721.67
01-08	WATER RECEIPTS	DEP	\$1,474.34		\$152,196.01
01-08	ONLINE PAYMENTS	DEP	\$1,386.30		\$153,582.31
01-09	WATER RECEIPTS	DEP	\$2,905.47		\$156,487.78
01-09	ONLINE PAYMENTS	DEP	\$2,320.75		\$158,808.53
01-10	WATER RECEIPTS	DEP	\$3,308.68		\$162,117.21
01-10	MONTEMAYOR, M. #1404- MEMBERSHIP	DEP	\$4,231.55		\$166,348.76
01-10	RIVAS, ELOY- DEVELOPER ANALYSIS	DEP	\$400.00		\$166,748.76
01-10	POSTMASTER	4676		\$2,000.00	\$164,748.76
01-10	ONLINE PAYMENTS	DEP	\$3,603.47		\$168,352.23
01-11	ONLINE PAYMENTS	DEP	\$1,215.14		\$169,567.37
01-12	ONLINE PAYMENTS	DEP	\$439.80		\$170,007.17
01-13	WATER RECEIPTS	DEP	\$2,321.11		\$172,328.28
01-13	ONLINE PAYMENTS	DEP	\$1,151.04		\$173,479.32
01-14	WATER RECEIPTS	DEP	\$482.63		\$173,961.95
01-14	RICARDO WASTEWATER INV#12312024	4677		\$3,756.65	\$170,205.30
01-14	ONLINE PAYMENTS	DEP	\$1,177.40		\$171,382.70
01-15	WATER RECEIPTS	DEP	\$292.44		\$171,675.14
01-15	TREVINO, S. #682- INSTALL & CSI	DEP	\$185.00		\$171,860.14
01-15	ONLINE PAYMENTS	DEP	\$1,608.25		\$173,468.39
01-16	WATER RECEIPTS	DEP	\$458.81		\$173,927.20
01-16	ONLINE PAYMENTS	DEP	\$1,012.27		\$174,939.47
01-17	WATER RECEIPTS	DEP	\$574.76		\$175,514.23
01-17	ONLINE PAYMENTS	DEP	\$1,077.39		\$176,591.62
01-18	ONLINE PAYMENTS	DEP	\$404.87		\$176,996.49
01-19	ONLINE PAYMENTS	DEP	\$351.63		\$177,348.12
01-20	ONLINE PAYMENTS (HOLIDAY)	DEP	\$1,193.50		\$178,541.62
01-21	ONLINE PAYMENTS (WEATHER)	DEP	\$1,278.19		\$179,819.81
01-22	WATER RECEIPTS	DEP	\$1,121.90		\$180,941.71
01-22	ONLINE PAYMENTS	DEP	\$1,160.38		\$182,102.09

01-23	WATER RECEIPTS	DEP	\$877.68		\$182,979.77
01-23	CHAMBERS, A. #1405- MEMBERSHIP	DEP	\$3,810.37		\$186,790.14
01-23	ONLINE PAYMENTS	DEP	\$1,241.60		\$188,031.74
01-24	WATER RECEIPTS	DEP	\$100.20		\$188,131.94
01-24	RWSC BANK DRAFTS	ACH	\$16,901.81		\$205,033.75
01-24	FLORES, R.- DEVELOPER ANALYSIS	DEP	\$1,000.00		\$206,033.75
01-24	ONLINE PAYMENTS	DEP	\$735.35		\$206,769.10
01-25	ONLINE PAYMENTS	DEP	\$470.17		\$207,239.27
01-26	ONLINE PAYMENTS	DEP	\$739.17		\$207,978.44
01-27	WATER RECEIPTS	DEP	\$2,495.40		\$210,473.84
01-27	ONLINE PAYMENTS	DEP	\$2,089.90		\$212,563.74
01-28	WATER RECEIPTS	DEP	\$2,566.77		\$215,130.51
01-28	GONZALEZ, C. #1075- MEMBER TRANSFER	DEP	\$25.00		\$215,155.51
01-28	GONZALEZ, C. #250- MEMBER TRANSFER	DEP	\$25.00		\$215,180.51
01-28	DEL MORAL, A. #1340- DEV AND TAP	DEP	\$2,966.08		\$218,146.59
01-28	ACH CHARGE BACK	ACH		\$43.32	\$218,103.27
01-28	ONLINE PAYMENTS	DEP	\$973.92		\$219,077.19
01-29	WATER RECEIPTS	DEP	\$1,927.24		\$221,004.43
01-29	NUECES ELECTRIC COOP, INC.	ACH	\$48.39		\$221,052.82
01-29	EMILIO RODRIGUEZ	4678		\$100.00	\$220,952.82
01-29	FERGUSON ENTERPRISES	4679		\$455.95	\$220,496.87
01-29	JACLYNE GONZALEZ	4680		\$100.00	\$220,396.87
01-29	JOE CASILLAS	4681		\$1,119.95	\$219,276.92
01-29	RICARDO WASTEWATER INV#01152025	4682		\$2,471.77	\$216,805.15
01-29	STWA- DECEMBER WATER (S25-006)	4683		\$26,263.52	\$190,541.63
01-29	STALINE WATERWORKS INC.	4684		\$5,583.50	\$184,958.13
01-29	WALKER PARTNERS	4685		\$1,481.25	\$183,476.88
01-29	STWA- POSTAGE, ADMIN, READINGS	4686		\$19,720.80	\$163,756.08
01-29	STWA- TAPS AND REPAIRS	4687		\$7,068.08	\$156,688.00
01-29	ONLINE PAYMENYTS	DEP	\$1,288.64		\$157,976.64
01-30	WATER RECEIPTS	DEP	\$198.89		\$158,175.53
01-30	TCEQ PAYMENT	ACH		\$5,444.84	\$152,730.69
01-30	ONLINE PAYMENTS	DEP	\$1,474.96		\$154,205.65
01-31	WATER RECEIPTS	DEP	\$1,564.10		\$155,769.75
01-31	ONLINE PAYMENTS	DEP	\$1,387.30		\$157,157.05
01-31	INTEREST EARNED	DEP	\$434.53		\$157,591.58
			\$100,534.32	\$76,499.84	



**RICARDO WATER SUPPLY CORPORATION**  
**OPERATIONS**

**2025**

DATE DESCRIPTION	CK NO.	DEPOSITS	DISBURSE.	BALANCE
<b>JANUARY 2025</b>				<b>\$5,386.58</b>
01-03 INTERCONNECT	ACH		\$55.00	\$5,331.58
01-07 TEXAS EXCAVATION SAFETY SYSTEM	6981		\$54.05	\$5,277.53
01-07 WILLATT & FLICKINGER	6982		\$71.00	\$5,206.53
01-14 STAPLES	6983		\$53.70	\$5,152.83
01-29 ANTHONY DENEWETH- MEMBERSHIP REFUN	6984		\$100.00	\$5,052.83
01-29 CITY OF CC- CENTRAL CASHIER	6985		\$102.00	\$4,950.83
01-29 ECONOMY PRINTING	6986		\$287.95	\$4,662.88
01-29 STAPLES	6987		\$156.87	\$4,506.01
01-31 INTEREST DEPOSIT	DEP	\$18.79		\$4,524.80
		<u>\$18.79</u>	<u>\$880.57</u>	

# Participant Statement

RICARDO WATER SUPPLY CORP  
MEMBERSHIP DEPOSIT  
ATTN CAROLA G SERRATO  
2302 E SAGE ROAD  
KINGSVILLE TX 78363-3328

Statement Period 01/01/2025 - 01/31/2025

Page 1 of 2

Customer Service 1-866-TEX-POOL  
Location ID 000077893  
Investor ID 000007580

## TexPool Update

Keep up to date with the latest market talk from our portfolio managers and strategists by visiting the Insights page of TexPool.com.

## TexPool Summary

Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	\$131,654.30	\$0.00	\$0.00	\$491.06	\$132,145.36	\$131,670.14
<b>Total Dollar Value</b>	<b>\$131,654.30</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$491.06</b>	<b>\$132,145.36</b>	

## Portfolio Value

Pool Name	Pool/Account	Market Value (01/01/2025)	Share Price (01/31/2025)	Shares Owned (01/31/2025)	Market Value (01/31/2025)
Texas Local Government Investment Pool	449/1370100003	\$131,654.30	\$1.00	132,145.360	\$132,145.36
<b>Total Dollar Value</b>		<b>\$131,654.30</b>			<b>\$132,145.36</b>

## Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	449/1370100003	\$491.06	\$491.06
<b>Total</b>		<b>\$491.06</b>	<b>\$491.06</b>





**RICARDO WATER SUPPLY CORPORATION****DEBT SERVICE****2025**

DATE	DESCRIPTION	DEPOSITS	DISBURSE.	BALANCE
<b>JANUARY 2024</b>				\$9,073.66
01-06	USDA LOAN PAYMENT		\$1,173.00	\$7,900.66
01-06	USDA LOAN PAYMENT		\$7,719.00	\$181.66
		\$0.00	\$8,892.00	

# Participant Statement

RICARDO WATER SUPPLY CORP  
USDA RESERVE ACCOUNT  
ATTN CAROLA SERRATO  
2302 E SAGE ROAD  
KINGSVILLE TX 78363-3328

Statement Period 01/01/2025 - 01/31/2025

Page 1 of 2

Customer Service 1-866-TEX-POOL  
Location ID 000077893  
Investor ID 000021281

## TexPool Update

Keep up to date with the latest market talk from our portfolio managers and strategists by visiting the Insights page of TexPool.com.

## TexPool Summary

Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	\$135,911.68	\$0.00	\$0.00	\$507.02	\$136,418.70	\$135,928.04
<b>Total Dollar Value</b>	<b>\$135,911.68</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$507.02</b>	<b>\$136,418.70</b>	

## Portfolio Value

Pool Name	Pool/Account	Market Value (01/01/2025)	Share Price (01/31/2025)	Shares Owned (01/31/2025)	Market Value (01/31/2025)
Texas Local Government Investment Pool	449/1370100004	\$135,911.68	\$1.00	136,418.700	\$136,418.70
<b>Total Dollar Value</b>		<b>\$135,911.68</b>			<b>\$136,418.70</b>

## Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	449/1370100004	\$507.02	\$507.02
<b>Total</b>		<b>\$507.02</b>	<b>\$507.02</b>



Ricardo Water Supply Corporation  
Treasurer's Report  
As of February 28, 2025

General Account - KFNB	\$250,547.26
General Account - TexPool	\$878,476.61
General Account - TexPool Prime	\$129,401.60
Operations Account - KFNB	\$3,607.83
Membership Deposit & Refund Account - Texpool	\$132,586.89
Debt Service Account	\$181.66
Reserve Account	\$136,874.48
Petty Cash	\$50.00
Cash Drawer	\$100.00
<b>TOTAL</b>	<b><u>\$1,531,826.33</u></b>

	12/13/2024 Billing Reg.	1/14/2025 Billing Reg.	2/14/2025 Billing Reg.
Total Usage (Gal)	6,127,580	6,224,490	5,709,440
Water Sales (\$)	\$80,793.03	\$81,362.55	\$85,624.91
Adjustments	(\$212.20)	(\$278.57)	(\$237.71)
Turn on Charge	\$2,760.00	\$960.00	\$1,200.00
Late Charges	\$1,490.00	\$1,196.00	\$1,356.00
Past Due	\$34,769.07	\$27,229.89	\$33,757.17
Tax	\$441.26	\$446.08	\$466.45
Leak Pay Plan	\$43.80	\$43.80	\$43.80
Sewage	\$7,337.70	\$7,674.14	\$7,537.63
Total Receivables	<u>\$127,422.66</u>	<u>\$118,633.89</u>	<u>\$129,748.25</u>
<b>METERS ON LINE</b>	<b>1128</b>	<b>1128</b>	<b>1137</b>

# RICARDO WATER SUPPLY CORP.

## GENERAL

FEBRUARY 2025

DATE DESCRIPTION	CK NO.	DEPOSIT	DISBURSEMENT	BALANCE
02-01 BEGINNING BALANCE				\$157,591.58
02-01 ONLINE PAYMENTS	DEP	\$1,181.36		\$158,772.94
02-02 ONLINE PAYMENTS	DEP	\$678.81		\$159,451.75
02-03 WATER RECEIPTS	DEP	\$2,691.60		\$162,143.35
02-03 EAST, H. #1117- MEMBERSHIP	DEP	\$200.00		\$162,343.35
02-03 ONLINE PAYMENTS	DEP	\$1,195.30		\$163,538.65
02-03 ONLINE PAYMENTS	DEP	\$632.36		\$164,171.01
02-04 WATER RECEIPTS	DEP	\$5,617.26		\$169,788.27
02-04 CASTRO, M. #580- TRANSFER FEE	DEP	\$25.00		\$169,813.27
02-04 CASTRO, GARCIA #1016- TRANS FEE	DEP	\$25.00		\$169,838.27
02-04 ONLINE PAYMENTS	DEP	\$1,348.65		\$171,186.92
02-05 WATER RECEIPTS	DEP	\$729.69		\$171,916.61
02-05 ONLINE PAYMENTS	DEP	\$1,316.08		\$173,232.69
02-06 WATER RECEIPTS	DEP	\$2,048.81		\$175,281.50
02-06 ONLINE PAYMENTS	DEP	\$956.00		\$176,237.50
02-07 WATER RECEIPTS	DEP	\$2,791.71		\$179,029.21
02-07 ONLINE PAYMENTS	DEP	\$1,892.81		\$180,922.02
02-08 ONLINE PAYMENTS	DEP	\$937.14		\$181,859.16
02-09 ONLINE PAYMENTS	DEP	\$1,062.93		\$182,922.09
02-10 WATER RECEIPTS	DEP	\$4,805.45		\$187,727.54
02-10 URI	DEP	\$245.94		\$187,973.48
02-10 ONLINE PAYMENTS	DEP	\$4,427.19		\$192,400.67
02-11 WATER RECEIPTS	DEP	\$2,112.54		\$194,513.21
02-11 ONLINE PAYMENTS	DEP	\$1,128.59		\$195,641.80
02-12 WATER RECEIPTS	DEP	\$357.89		\$195,999.69
02-12 ONLINE PAYMENTS	DEP	\$790.23		\$196,789.92
02-13 WATER RECEIPTS	DEP	\$490.52		\$197,280.44
02-13 RICARDO WASTEWATER	4688		\$2,969.28	\$194,311.16
02-13 BENITEZ, J. - 2ND CSI	DEP	\$50.00		\$194,361.16
02-13 ONLINE PAYMENTS	DEP	\$2,317.38		\$196,678.54
02-14 WATER RECEIPTS	DEP	\$109.94		\$196,788.48
02-14 GARZA, K. #1407- DEVELOPER FEES	DEP	\$3,117.27		\$199,905.75
02-14 FICHTE, P. #170- MEMBERSHIP	DEP	\$200.00		\$200,105.75
02-14 MOLINA, A. #982- MEMBERSHIP	DEP	\$200.00		\$200,305.75
02-14 ONLINE PAYMENTS	DEP	\$1,946.50		\$202,252.25
02-15 ONLINE PAYMENTS	DEP	\$1,635.64		\$203,887.89
02-16 ONLINE PAYMENTS	DEP	\$718.72		\$204,606.61
02-17 ONLINE PAYMENTS (HOLIDAY)	DEP	\$503.12		\$205,109.73
02-18 WATER RECEIPTS	DEP	\$593.97		\$205,703.70
02-18 PIAZZA, L. #1166- TRANSFER FEE	DEP	\$25.00		\$205,728.70
02-18 ONLINE PAYMENTS	DEP	\$1,570.95		\$207,299.65
02-19 WATER RECEIPTS	DEP	\$520.35		\$207,820.00

02-19 ONLINE PAYMENTS	DEP	\$1,407.54		\$209,227.54
02-20 WATER RECEIPTS	DEP	\$1,156.45		\$210,383.99
02-20 GALVAN, S. #384- TRANSFER FEE	DEP	\$25.00		\$210,408.99
02-20 ONLINE PAYMENTS	DEP	\$1,639.58		\$212,048.57
02-21 WATER RECEIPTS	DEP	\$909.60		\$212,958.17
02-21 ONLINE PAYMENTS	DEP	\$1,665.33		\$214,623.50
02-22 ONLINE PAYMENTS	DEP	\$643.80		\$215,267.30
02-23 ONLINE PAYMENTS	DEP	\$618.31		\$215,885.61
02-24 WATER RECEIPTS	DEP	\$2,943.28		\$218,828.89
02-24 RWSC BANK DRAFTS	ACH	\$18,963.67		\$237,792.56
02-24 ONLINE PAYMENTS	DEP	\$169.00		\$237,961.56
02-24 ONLINE PAYMENTS	DEP	\$2,854.54		\$240,816.10
02-25 WATER RECEIPTS	DEP	\$3,165.85		\$243,981.95
02-25 RICARDO W.W. -INV#02152025	4689		\$3,683.37	\$240,298.58
02-25 WEINBERGER, H. #914- BAD DEBT	DEP	\$149.27		\$240,447.85
02-25 ONLINE PAYMENTS	DEP	\$1,442.03		\$241,889.88
02-26 WATER RECEIPTS	DEP	\$322.28		\$242,212.16
02-26 ONLINE PAYMENTS	DEP	\$840.66		\$243,052.82
02-27 WATER RECEIPTS	DEP	\$233.16		\$243,285.98
02-27 ONLINE PAYMENTS	DEP	\$1,816.19		\$245,102.17
02-28 WATER RECEIPTS	DEP	\$2,513.59		\$247,615.76
02-28 ONLINE PAYMENTS	DEP	\$2,505.08		\$250,120.84
02-08 INTEREST ERANED	DEP	\$426.42		\$250,547.26
		\$99,608.33	\$6,652.65	



# Participant Statement

RICARDO WATER SUPPLY CORP  
GENERAL ACCT  
ATTN CAROLA G SERRATO  
2302 E SAGE ROAD  
KINGSVILLE TX 78363-3328

Statement Period 02/01/2025 - 02/28/2025

Page 1 of 2

Customer Service 1-866-TEX-POOL  
Location ID 000077893  
Investor ID 000007578

## TexPool Update

Keep up to date with the latest market talk from our portfolio managers and strategists by visiting the Insights page of TexPool.com.

## TexPool Summary

Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	\$884,438.98	\$0.00	\$8,892.00	\$2,929.63	\$878,476.61	\$876,921.90
TexPool Prime	\$128,957.91	\$0.00	\$0.00	\$443.69	\$129,401.60	\$128,973.76
<b>Total Dollar Value</b>	<b>\$1,013,396.89</b>	<b>\$0.00</b>	<b>\$8,892.00</b>	<b>\$3,373.32</b>	<b>\$1,007,878.21</b>	

## Portfolio Value

Pool Name	Pool/Account	Market Value (02/01/2025)	Share Price (02/28/2025)	Shares Owned (02/28/2025)	Market Value (02/28/2025)
Texas Local Government Investment Pool	449/1370100001	\$884,438.98	\$1.00	878,476.610	\$878,476.61
TexPool Prime	590/1370100001	\$128,957.91	\$1.00	129,401.600	\$129,401.60
<b>Total Dollar Value</b>		<b>\$1,013,396.89</b>			<b>\$1,007,878.21</b>

## Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	449/1370100001	\$2,929.63	\$6,216.41
TexPool Prime	590/1370100001	\$443.69	\$936.92
<b>Total</b>		<b>\$3,373.32</b>	<b>\$7,153.33</b>



# RICARDO WATER SUPPLY CORPORATION

## OPERATIONS

2025

DATE DESCRIPTION	CK NO.	DEPOSITS	DISBURSE.	BALANCE
<b>FEBRUARY 2025</b>				\$4,524.80
02-04 INTERCONNECT	ACH		55.00	\$4,469.80
02-13 VOID	6988		\$0.00	\$4,469.80
02-13 VOID	6989		\$0.00	\$4,469.80
02-13 CITY OF CC- CENTRAL CASHIERS	6990		\$170.00	\$4,299.80
02-13 TEXAS EXCAVATION SAFETY SYSTEM	6991		\$55.20	\$4,244.60
02-13 VOID	6992		\$0.00	\$4,244.60
02-25 ADRIAN GONZALES- MEMBERSHIP REFUND	6993		\$200.00	\$4,044.60
02-25 CYNTHIA GARCIA- MEMBERSHIP REFUND	6994		\$174.37	\$3,870.23
02-25 VOID	6995		\$0.00	\$3,870.23
02-25 EVA PUENTES- MEMBERSHIP REFUND	6996		\$100.00	\$3,770.23
02-25 WILLATT & FLICKINGER, PLLC	6997		\$176.50	\$3,593.73
03-02 INTEREST EARNINGS	DEP	\$14.10		\$3,607.83
		\$14.10	\$931.07	



**RECEIVED**

MAR 11 2025

RICARDO WATER SUPPLY  
CORPORATION

RICARDO WATER SUPPLY CORP  
MEMBERSHIP DEPOSIT  
ATTN CAROLA G SERRATO  
2302 E SAGE ROAD  
KINGSVILLE TX 78363-3328

## Participant Statement

Statement Period 02/01/2025 - 02/28/2025

Page 1 of 2

Customer Service 1-866-TEX-POOL  
Location ID 000077893  
Investor ID 000007580

## TexPool Update

Keep up to date with the latest market talk from our portfolio managers and strategists by visiting the Insights page of TexPool.com.

## TexPool Summary

Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	\$132,145.36	\$0.00	\$0.00	\$441.53	\$132,586.89	\$132,161.13
<b>Total Dollar Value</b>	<b>\$132,145.36</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$441.53</b>	<b>\$132,586.89</b>	

## Portfolio Value

Pool Name	Pool/Account	Market Value (02/01/2025)	Share Price (02/28/2025)	Shares Owned (02/28/2025)	Market Value (02/28/2025)
Texas Local Government Investment Pool	449/1370100003	\$132,145.36	\$1.00	132,586.890	\$132,586.89
<b>Total Dollar Value</b>		<b>\$132,145.36</b>			<b>\$132,586.89</b>

## Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	449/1370100003	\$441.53	\$932.59
<b>Total</b>		<b>\$441.53</b>	<b>\$932.59</b>





**RICARDO WATER SUPPLY CORPORATION****DEBT SERVICE****2025**

DATE	DESCRIPTION	DEPOSITS	DISBURSE.	BALANCE
<b>FEBRUARY 2024</b>				\$181.66
02-05	DEPOSIT	\$8,892.00		\$9,073.66
02-06	USDA LOAN PAYMENT		\$ 1,173.00	\$7,900.66
02-06	USDA LOAN PAYMENT		\$ 7,719.00	\$181.66
		<u>\$8,892.00</u>	<u>\$8,892.00</u>	



# Participant Statement

RICARDO WATER SUPPLY CORP  
USDA RESERVE ACCOUNT  
ATTN CAROLA SERRATO  
2302 E SAGE ROAD  
KINGSVILLE TX 78363-3328

Statement Period 02/01/2025 - 02/28/2025

Page 1 of 2

Customer Service 1-866-TEX-POOL  
Location ID 000077893  
Investor ID 000021281

## TexPool Update

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## TexPool Summary

Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	\$136,418.70	\$0.00	\$0.00	\$455.78	\$136,874.48	\$136,434.98
<b>Total Dollar Value</b>	<b>\$136,418.70</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$455.78</b>	<b>\$136,874.48</b>	

## Portfolio Value

Pool Name	Pool/Account	Market Value (02/01/2025)	Share Price (02/28/2025)	Shares Owned (02/28/2025)	Market Value (02/28/2025)
Texas Local Government Investment Pool	449/1370100004	\$136,418.70	\$1.00	136,874.480	\$136,874.48
<b>Total Dollar Value</b>		<b>\$136,418.70</b>			<b>\$136,874.48</b>

## Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	449/1370100004	\$455.78	\$962.80
<b>Total</b>		<b>\$455.78</b>	<b>\$962.80</b>



S25-011

Ricardo Water Supply Corporation  
2302 East Sage Road  
Kingsville, Tx 78363

DATE	DESCRIPTION	W.O. #	Invoiced	Due to STWA
			to others	
12/06/24	Meter removal due to non-payment at acct. #873-Benton, CR 2180.	7910	60.00	60.00
12/08/24	Weekend residual checks on rural system and read meters.	7911	0.00	175.00
12/11/24	After hours to complete Woelfel extension at CR1070 South of CR2180.	7912	1,989.00	2043.43
12/06/24	After hours to complete Route 2 meter readings.	7913	0.00	5.81
12/12/24	Tap & meter set at acct. #1392-Martinez, N CR 1012.	7914	585.00	595.46
12/13/24	Tap & meter set with LS/RB at acct. #1394-Benys, CR 2215.	7915	1,656.25	1397.50
12/14/24	Weekend residual checks on rural system and read meters.	7916	0.00	157.50
12/16/24	Customer service inspection at acct. #1291-Benitez, Dean Dr. Failed Inspection.	7917	75.00	75.00
12/16/24	Customer reported ground sunk around meter after recent road bore. Checked area but the ground already settled at acct. #1379-Trevino, CR2192.	7918	0.00	30.00
12/16/24	Changed out non-working meter at acct. #802- De la Rosa, CR2195.	7919	0.00	110.00
12/17/24	Tap & meter set with LS/RB at acct. #1398-Quintanilla, CR 2215.	7920	1,567.50	1,424.50
12/16/24	Lead service line inspection at acct. #89-Jimenez, CR 2160.	7921	0.00	60.00
12/12/24	After hours work to repair low pressure issue at Pump Station #1.	7922	0.00	105.00
12/17/24	After hours for Ricardo Board Meeting.	7923	0.00	113.10
12/19/24	After hour unlocks at acct. #804-De La Paz, #836-Bohanan, #89-Jimenez.	7924	270.00	270.00
12/22/24	Weekend residual checks on rural system and read meters.	7925	0.00	490.00
12/23/24	Flushed Pump Station #1 area for weekend residual checks on rural system.	7926	0.00	276.25
12/13/24	After hours to complete boring machine training on CR 2215.	7927	0.00	17.50
12/19/24	After hours training new field technician lockouts and	7928	0.00	70.00

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Frances Garcia, Vice President  
Imelda Garza, Secretary-Treasurer  
Rudy Galvan, Jr.  
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Fax: (361) 592-5965

Joe Morales  
Angela N. Pena  
Arturo Rodriguez  
Patsy A. Rodgers  
John Marez, Administrator

12/22/24	After hours helping a field technician set out flush valves to address residual issues.	7929	0.00	382.50
12/23/24	After hours work to check residuals on FM 772 and left flush valve running.	7930	0.00	42.50
12/24/24	Holiday after hours to read master meter, shut off flush valve at FM 772 & CR 1020, & made adjustments at Pump Station #1.	7931	0.00	140.00
12/25/24	Holiday residual checks on rural system and read meters.	7932	0.00	140.00
12/29/24	Training on weekend residual checks on rural system and read meters.	7933	0.00	198.13
12/31/24	New Years Eve Admin Day reading and residuals.	7934	0.00	70.00
12/31/24	December 2024 unlocks - #845-Alegria, #3-Zapata, #958-Gonzalez, #1126-Olivarez, #1342- Mireles, #105-Gutierrez, #1384-Childs, #313-Rivera, #1303- Polhemus, #797- Tobar, #1236-Hernandez, #654-Renteria, #828-Campos, #1237-Silva, #467-Bautista, #199- Radford, #944-Saldana, #1304-Collins, #758-Garcia, #14- Radford#2, #540-Del Bosque, #435-Garza, #319-Mendietta Sr., #584-Trevino, #403-Quintanilla, #599-Rodriguez , #367-Balboa.	7935	1,620.00	1,620.00

<b>Total Due STWA</b>	<b>\$ 10,069.18</b>
<b>Amount Invoiced to Others</b>	<b>\$ 7,822.75</b>

Payment due by January 31, 2025

Thank you

### INVOICE

2302 E. SAGE RD.

S25 - 021

KINGSVILLE, TEXAS 78363  
February 18, 2025

Ricardo Water Supply Corporation  
2302 East Sage Rd.  
Kingsville, Texas 78363

### Usage

FM 772 Meter				
Current Reading:	2/1/2025	217917		
Previous Reading:	1/1/2025	217915		
Current usage				2,000
Kingsville Meter				
Current Reading:	2/1/2025	954093		
Previous Reading:	1/1/2025	945302		
Current usage				8,791,000
Total Water Usage for Period	1/1/2025	to	2/1/2025	8,793,000
Total Water delivered				8,793,000
Ratio STWA to Total				100%
Contract Year to Date Usage ----- 35,613,000 gallons				

### Water Rate (per thousand gallons)

Cost of Water from City of Corpus Christi (Total charges divided by total consumption):

Total charges	\$142,423.12	
Total consumption	43,360	
Cost of Water from City of Corpus Christi	\$	3.284666

				Amount Due
STWA Handling Charge	8,793,000 g @	\$	0.500000	= \$ 4,396.50
Corpus Christi Water Cost	8,793,000 g @	\$	3.284666	= \$ 28,882.07
Water Rate for current billing period		\$	3.784666	

### Cost of Water

8,793,000 gallons @ \$3.784666 per thousand gallons \$ 33,278.57

Total Due for Water Usage for period 1/1/2025 to 2/1/2025 **\$ 33,278.57**

### Net Water Revenue - STWA

Handling Charge	\$	4,396.50
less Pumping Cost	-	\$ 1,383.74
= Net Revenue	\$	3,012.76

Payment Due within 30 days of Receipt of Invoice

Thank You!

For more information about the Authority, including information about the Authority's board and board meetings, please go the Comptroller's Special Purpose District Public Information Database located at

Jose M. Graveley, President  
Frances Garcia, Vice-President  
Imelda Garza, Secretary-Treasurer  
Rudy Galvan, Jr.  
Kathleen Lowman

<https://spdpid.comptroller.texas.gov/> or the Authority's website [www.stwa.org](http://www.stwa.org)

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Patsy A. Rodgers  
John Marez, Exec.Dir/Administrator

### INVOICE

S25 - 022

February 18, 2025

Ricardo Water Supply Corporation  
2302 E. Sage Rd.  
Kingsville, Texas 78363

Description		Amount Due	
<b>No. of Connections This Month:</b>		<b>1126</b>	
1126	General Maintenance (per connection) @	\$ 5.65	\$ 6,361.90
1126	Read Meters (per connection) @	\$ 2.50	2,815.00
3	Sample Collection (per sample) @	\$ 40.00	120.00
<b>Billing Services for Month of:</b>			
<b>January, 2025</b>			
217	Final Notice Cards @	\$ 1.10	01/13/25 238.70
1136	Statements @	\$ 2.00	01/16/25 2,272.00
1131	Special Mailouts (Stage 3 Notice) @	\$ 0.60	01/06/25 678.60
1130	Special Mailouts (Rate Change) @	\$ 0.60	01/14/25 678.00
1126	Administration (per connection) @	\$ 6.00	6,756.00
925	Nomination Notices - cost will be billed when all annual meeting notices are complete		01/16/25 -
10976	Copies @	\$ 0.10	1,097.60
	Postage		647.03
<b>TOTAL</b>		<b>\$</b>	<b>21,664.83</b>

Payment Due by  
February 28, 2025

Thank You!

For more information about the Authority, including information about the Authority's board and board meetings, please go the Comptroller's Special Purpose District Public Information Database located at <https://spdpid.comptroller.texas.gov/> or the Authority's website [www.stwa.org](http://www.stwa.org)

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John Marez, Exec.Dir/Administrator



## SOUTH TEXAS WATER AUTHORITY

## INVOICE

2302 E. SAGE RD.

S25 - 035

KINGSVILLE, TEXAS 78363  
March 13, 2025Ricardo Water Supply Corporation  
2302 East Sage Rd.  
Kingsville, Texas 78363

## Usage

FM 772 Meter			
Current Reading:	3/1/2025	217917	
Previous Reading:	2/1/2025	217917	
Current usage			0
Kingsville Meter			
Current Reading:	3/1/2025	962194	
Previous Reading:	2/1/2025	954093	
Current usage			8,101,000
Total Water Usage for Period	2/1/2025	to 3/1/2025	8,101,000
Total Water delivered			8,101,000
Ratio STWA to Total			100%
Contract Year to Date Usage ----- 43,714,000 gallons			

## Water Rate (per thousand gallons)

Cost of Water from City of Corpus Christi (Total charges divided by total consumption):

Total charges	\$115,904.82
Total consumption	35,150
Cost of Water from City of Corpus Christi	\$ 3.297434

		Amount Due	
STWA Handling Charge	8,101,000 g @ \$ 0.500000	=	\$ 4,050.50
Corpus Christi Water Cost	8,101,000 g @ \$ 3.297434	=	\$ 26,712.52
Water Rate for current billing period	\$ 3.797434		

## Cost of Water

8,101,000 gallons @ \$3.797434 per thousand gallons \$ 30,763.01

Total Due for Water Usage for period 2/1/2025 to 3/1/2025 **\$ 30,763.01**

## Net Water Revenue - STWA

Handling Charge	\$ 4,050.50
less Pumping Cost	- \$ 1,456.87
= Net Revenue	\$ 2,593.63

Payment Due within 30 days of Receipt of Invoice

Thank You!

For more information about the Authority, including information about the Authority's board and board meetings, please go the Comptroller's Special Purpose District Public Information Database located at

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Fax: (361) 592-5965Joe Morales  
Angela N. Pena  
Arturo Rodriguez  
Patsy A. Rodgers  
John Marez, Administrator

### INVOICE

S25 - 036

March 13, 2025

Ricardo Water Supply Corporation  
2302 E. Sage Rd.  
Kingsville, Texas 78363

Description		Amount Due	
<b>No. of Connections This Month:</b>		<b>1135</b>	
1135	General Maintenance (per connection) @	\$ 5.65	\$ 6,412.75
1135	Read Meters (per connection) @	\$ 2.50	2,837.50
3	Sample Collection (per sample) @	\$ 40.00	120.00
<b>Billing Services for Month of:</b>			
<b>February, 2025</b>			
249	Final Notice Cards @	\$ 1.10	02/11/25 273.90
1145	Statements @	\$ 2.00	02/14/25 2,290.00
1141	Special Mailouts (TTHM Violation Notice) @	\$ 0.60	02/27/25 684.60
1135	Administration (per connection) @	\$ 6.00	6,810.00
5138	Copies @	\$ 0.10	513.80
	Postage		29.66
2	Developer analysis @	\$ 200.00	Garza/Rivas 400.00
<b>TOTAL</b>		<b>\$</b>	<b>20,372.21</b>

Payment Due by  
March 31, 2025

Thank You!

For more information about the Authority, including information about the Authority's board and board meetings, please go the Comptroller's Special Purpose District Public Information Database located at <https://spdpid.comptroller.texas.gov/> or the Authority's website [www.stwa.org](http://www.stwa.org)



ATTACHMENT 3  
Credentials Committee

## Memo

To: Ricardo Water Supply Corporation Board of Directors  
From: John Marez, General Manager  
Date: April 4, 2025  
Re: Appointment of Credentials Committee

### Background:

Certain required steps are involved with regards to Annual Membership Meetings and Election of a Board. Election of officers is scheduled to occur immediately after the Annual Membership meeting. The appointment of the Credentials Committee is another item that occurs immediately after the Annual Membership Meeting.

### Analysis:

The Credentials Committee should be three (3) persons and the committee should be appointed during the first business meeting after the Annual Meeting. The procedures state that the Secretary-Treasurer is a member of the committee. Another Board member should also be appointed to the Committee. The third person should be a member of the Corporation, which would be a customer that has executed a Service Agreement. It should be noted, however, if the Secretary-Treasurer is up for re-election that person cannot serve on the committee.

### Staff Recommendation:

Appoint members of the RWSC Credentials Committee.

### Board Action:

Determine which persons to appoint.

### Summary:

Appointment of a Credentials Committee must ensure that the Corporation is complying with the established election procedures.

## ATTACHMENT 4

### Master Plan

## Memo

To: Ricardo Water Supply Corporation Board of Directors  
From: John Marez, Executive Director  
Date: March 21, 2025  
Re: STWA Water Master Plan – 2025 Update

### Background:

The purpose of this memo is to present key updates included in the 2025 Water Master Plan, which outlines important projects and strategies for ensuring sustainable water supply and system improvements for our region.

The South Texas Water Authority (STWA) continues to plan for the long-term sustainability and reliability for its wholesale customers. As part of this effort, the Water Master Plan is updated periodically to assess current system conditions, anticipate future demands, and guide infrastructure and operational improvements.

The last completed version of this plan was Water Master Plan–2024, which was previously reviewed and approved by the board. The previous Master Plan and this current plan are the first formal attempts by the RWSC to gather and track all improvements needed for the entire water system. The creation and use of our Master Plan was instrumental in being selected by the Texas Water Development Board (TWDB) to receive state funding for water improvements for our infrastructure so the continued support and review is essential.

### Analysis:

To assist the Board with ongoing and upcoming planning efforts, the Water Master Plan is being provided for your records and reference. Staff is currently finalizing the updated Water Master Plan–2025, which will be delivered to the Board by next week. This updated version will address the Water Supply Corporation’s future system needs with a forward-looking scope and comprehensive analysis.

The 2025 Water Master Plan will include the following major updates and new information:

1. Population Growth & Water Demand Projections:
  - Updated estimates for short-term (5 years) and long-term (50 years) needs.
2. State Water Plan Projects:
  - Inclusion of two major projects:
    - a. Brackish Desalination Plant (Driscoll).
    - b. Ricardo Well Water Project (Kleberg County).

Design and management strategies have been incorporated, including potential yield, quality, and integration with existing infrastructure.

**3. External Water Management Strategy Projects:**

- Updated data on the EV Ranch Brackish Water Project and the Seven Seas Brackish Desalination Project.
- Includes engineering analysis and preliminary feasibility studies.

**4. Groundwater Feasibility: Updates based on findings from the AGS study.**

- Updated findings on drilling locations, potential water quality and yield, and associated costs for exploratory test wells in Kleberg County and surrounding areas.

**5. Cathodic Protection Study: Evaluation of corrosion control strategies to ensure safe and sustained operations.**

- Strategies to ensure safe operation of infrastructure, including cost considerations and mitigation plans for the 42" line.

**6. Asset Management Strategies: Focused on guiding STWA's infrastructure development and lifecycle planning.**

- Updates to CIP estimates to account for inflation and inclusion of design requirements for future system modeling and planning.

**7. Engineering Recommendations:**

- Suggestions for additional study and improvements to ensure safe and efficient water distribution.

Additionally, the report includes updated Capital Improvement Plan (CIP) estimates to support future funding applications and planning.

**Staff Recommendation:**

Staff recommends that Board members review the current Master Plan and the major updates provided in this memo for context to prepare and discuss the upcoming 2025. This will ensure a seamless transition into planning and prioritizing future capital investments and projects.

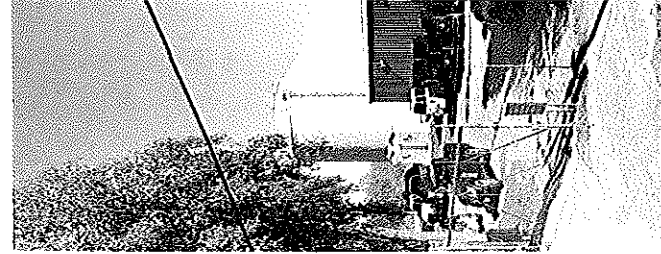
**Board Action:**

No formal board action is required, however, your input for the 2025-2027 Master Plan is vital to ensure the system's improvements and general maintenance are considered during future funding cycles.

**Summary:**

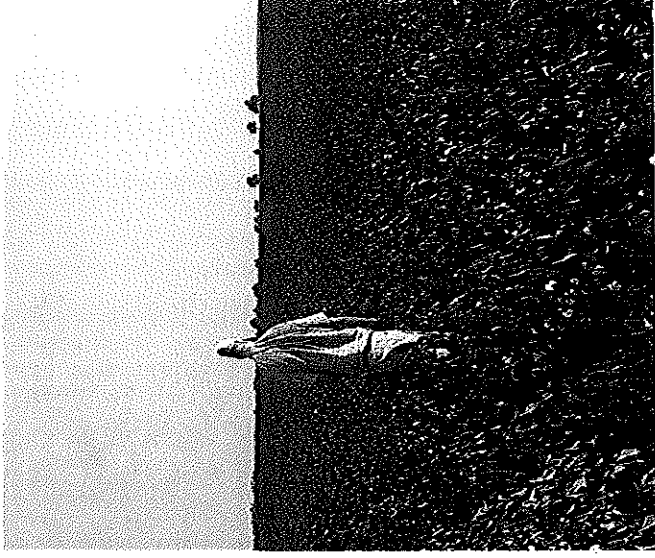
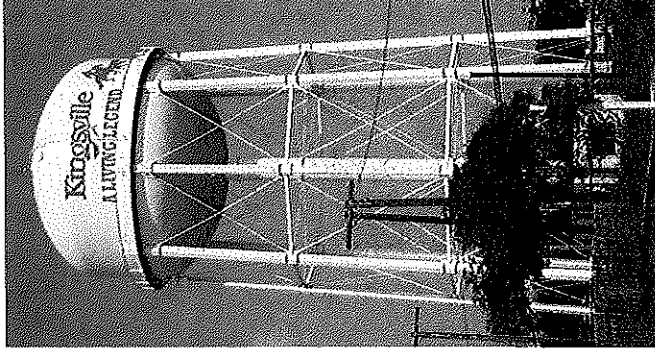
The STWA Water Master Plan is available for your reference. All key updates provided in the Analysis section is for your review related to water demand, future projects, groundwater feasibility, system protection, asset management, and CIP revisions.

These efforts are critical to STWA's commitment to delivering safe, sustainable water services to the communities we serve.



# STWA Water Master Plan 2025

An update to 2023 Master Plan Report - STWA



# STWA Master Plan Updates- 2025

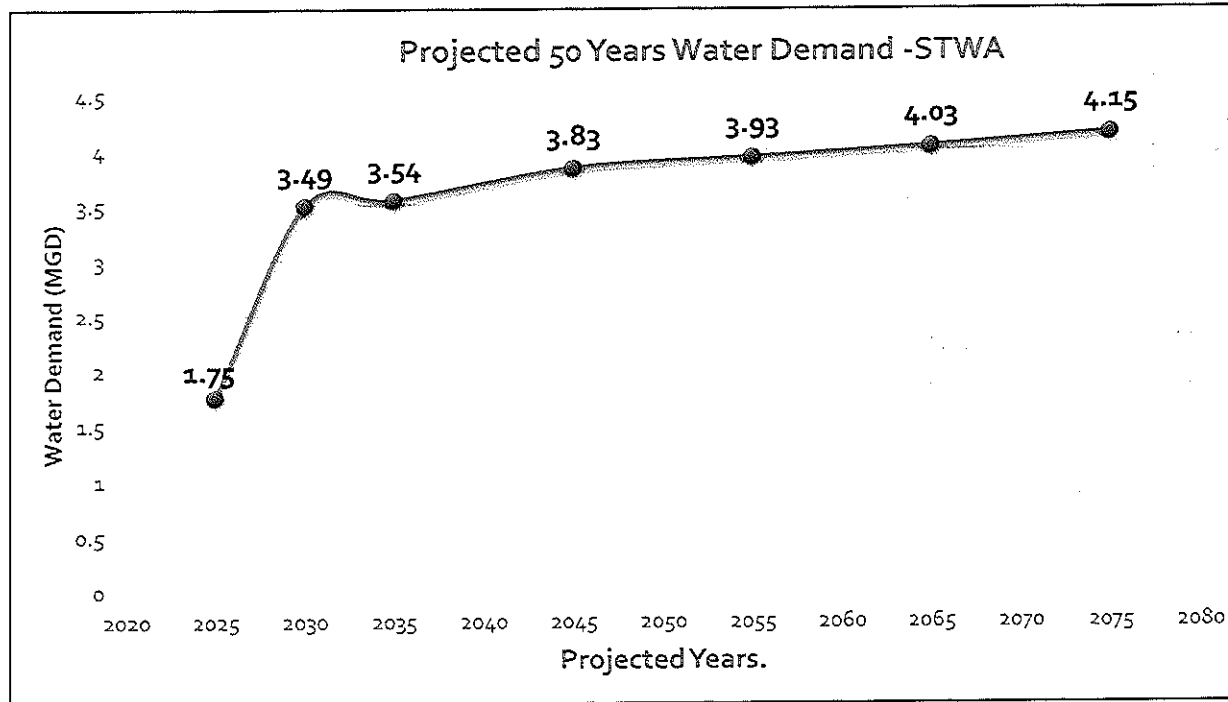
## **Key Updates and Inclusions for the 2025 Master Plan are as follows:**

1. Population growth and water demand projections for STWA: both short-term (5 years) and long-term (50 years).
2. Two major state water plan projects: the Brackish Desalination project in Nueces County and the Ricardo Well project in Kleberg County.
3. External water management strategy projects (Seven Seas Brackish water treatment project and EV Ranch)
4. Groundwater Feasibility Study.
5. Cathodic protection study and considerations for ensuring the safe operation of the system in the future.
6. STWA Asset Management Strategies for future development.

# Population Growth & Water Demand

ICE is developing two stages of future water demand for STWA, with the goal of ensuring the area's water needs are met sustainably and planning for future projects.

1. **Short Term** ( 5 years)
2. **Long Term**(50 Years)



The Population vs. Water Demand interpolation method is used to update this section of the master plan.

Regular updates to this projection will be essential to adapt to any shifts in population or industrial activity over time.



# Inclusion Of State Water Plan Projects

**Through combined efforts, we have incorporated two major secondary water source projects into the Regional and State plans:**

1. Brackish Desalination Plant – Driscoll
2. Municipal Well Water Project – Ricardo

**The updated 2025 Water Master Plan aims to incorporate both projects with design and management strategies, including:**

- CIP Estimates
- Potential Yield
- Potential Water Quality
- Tie up strategy with STWA infrastructure.

**Note:** ICE and WFX collaborated efforts already include the estimates in the PIF 2026 for future funding.

# External Water Management Strategy Projects

**This section of the master plan includes:**

1. Updated data on the EV Ranch Brackish Water Project
2. Updated information on the Seven Seas Brackish Desalination Projects

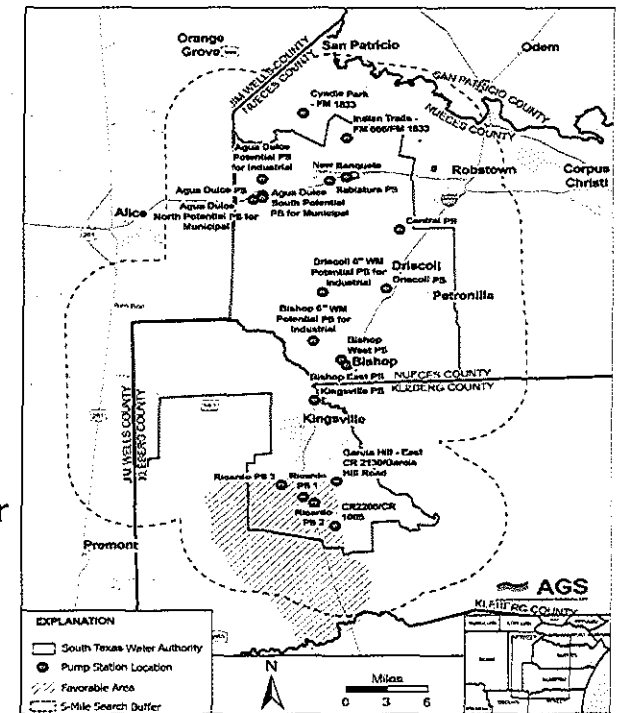
This section of the report also includes the engineering analysis, preliminary feasibility study, and ICE's engineering opinion on both projects.

# Groundwater Feasibility Study Updates

This section of the study focuses on including groundwater feasibility updates based on the AGS study.

The study helps STWA address the following questions for future development projects:

- Where to potentially drill for the best quality water ?
- What the potential water quality will be ?
- What the potential water yield will be ?
- What the next steps are for developing water wells for supply?
- Expected associated costs with drilling and developing a secondary water source for STWA ?



Potential Favorable Area for Exploratory Test Wells( AGS Study Results)

# Cathodic Protection Study and Considerations

**This section of the study highlights the recent efforts and initiatives developed by ICE and STWA CP Specialists to ensure the safe and continuous operation of the system in the future.**

The study helps STWA address the following concerns regarding upcoming efforts and future funding for CP:

- Special concern areas for CP on the 42" Line
- CP Program Development Strategies
- Associated cost
- Expected impacts and suggested mitigation plans.

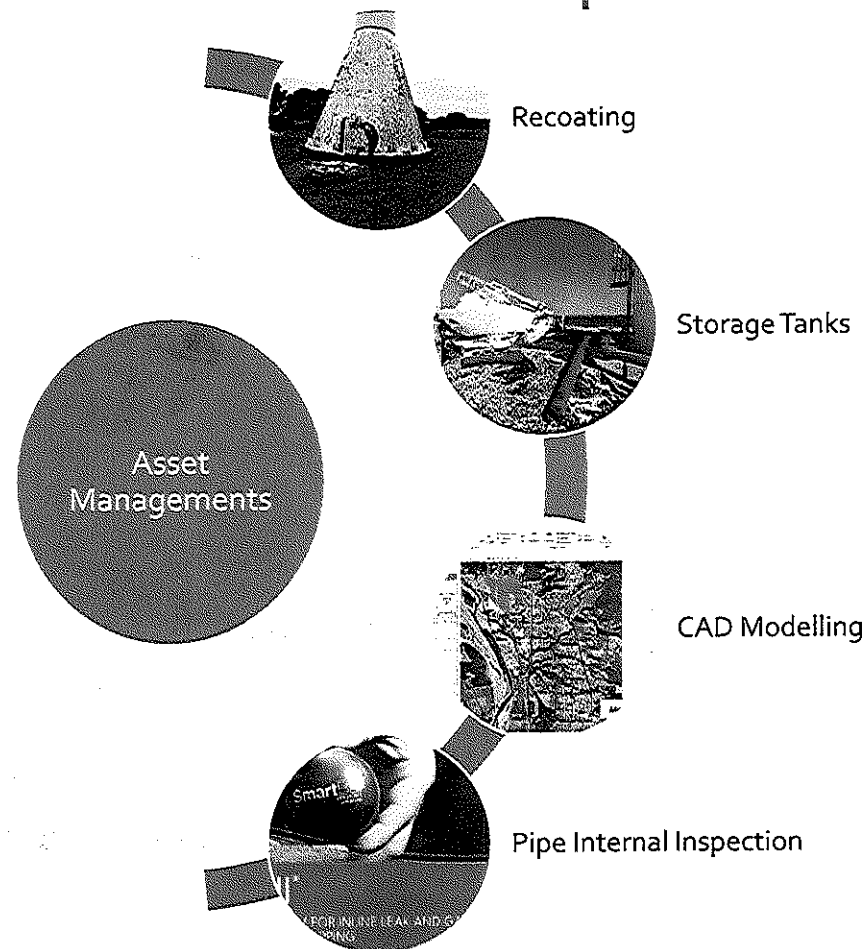


*STWA Board members participated in the Cathodic Protection workshop as part of the ongoing CP efforts.*

# STWA Asset Management Strategies for Future Development.

The 2025 Master Plan update includes the following sections under Asset Management :

- Exclusion of 5 **pump stations** from the 2023 Master Plan – Funds approved for Rehabilitation.
- Inclusion of new design requirements to STWA infrastructure.
- **Modeling** of STWA's transmission and distribution system for future planning.
- Planning for **internal inspections** of transmission lines.
- Updates to all CIP estimates based on 2 years of inflationary pricing.



Thank You

Prepared by International Consulting Engineers



ATTACHMENT 5

Drought Contingency Plan

## Memo

**To:** Ricardo Water Supply Corporation, Board of Directors  
**From:** John Marez, General Manager  
**Date:** April 8, 2025  
**Topic:** Updated Water Conservation and Drought Contingency Plan

### Background:

Water is a critical resource for the South Texas Water Authority (STWA) and our wholesale water customers. Recognizing the increasing importance of long-term water supply planning, the Texas Commission on Environmental Quality (TCEQ) requires wholesale water suppliers to adopt and periodically update a Water Conservation and Drought Contingency Plan (WCP/DCP). With the on-going drought our region and regional water shed our area is experiencing the board must consider the recent changes adopted by the Corpus Christi City Council: Water Conservation and Drought Contingency Plan

Section 11.039 of the Texas Water Code provides water suppliers with the authority to allocate water supplies on a pro rata basis during shortages.

### Analysis:

Extended periods of drought and natural events beyond our control have the potential to disrupt water availability. An updated WCP/DCP ensures that RWSC can effectively manage water supply shortages, promote conservation efforts, and match our wholesaler's DCP while comply with TCEQ regulations. The revised plan, attached, outlines the necessary rules and policies to address both ongoing conservation efforts and emergency drought response.

The Board's adoption of the updated WCP/DCP confirms RWSC's commitment to proactive resource management and the responsible management of our water system's supply.

### Staff Recommendation:

Staff recommends formal adoption of the updated Water Conservation and Drought Contingency Plan. It is further recommended that the Executive Director be authorized to implement, administer, and enforce the plan moving forward.

### Board Action:

Adopt the updated Water Conservation and Drought Contingency Plan.



Summary:

On March 18, 2025, the Corpus Christi City Council adopted its updated Drought Contingency Plan and on March 25, 2025 the South Texas Water Authority Board of Directors updated their plan to match the city's plan. As a wholesale customer of the STWA, the Ricardo Water Supply Corporation must also update and adopt its own plan to remain consistent with city policy and ensure coordinated water management across jurisdictions.

2.

Corpus Christi City Council adopted its updated Drought Contingency Plan on March 18, 2025. The South Texas Water Authority Board of Directors updated their plan to match the city's plan on March 25, 2025. The Ricardo Water Supply Corporation must also update and adopt its own plan to remain consistent with city policy and ensure coordinated water management across jurisdictions.

**RICARDO WATER SUPPLY CORPORATION  
WATER CONSERVATION AND DROUGHT CONTINGENCY PLAN, 2025  
Amended and Adopted April 8, 2025**

**PART I—WATER CONSERVATION PLAN**

**Introduction**

The Ricardo Water Supply Corporation provides service to approximately 3,000 residents located in central Kleberg County. The Corporation was created in 1964. In the last fifty years, the rural system has gone through three (3) expansions. During that time, the distribution system has been extended by approximately 50 miles and the customer base has increased more than three-fold.

The Corporation supplies water for municipal, commercial and industrial use in the rural area south of Kingsville, Texas in the unincorporated community of Ricardo. Treated water is purchased on a wholesale basis from the South Texas Water Authority (STWA). STWA purchases its water from the City of Corpus Christi whose supply is from Lake Corpus Christi, Choke Canyon Reservoir System, Lake Texana and Lower Colorado River. Water from those sources is treated at the O.N. Stevens Water Treatment Plant before entering STWA's Regional Transmission System.

The Corporation recently installed a 12" line extending from the north side of Kingsville which connects to the line previously owned by STWA which begins at the intersection of FM 772 and CR 1030. The Corporation accepted title to this transmission line which delivers a 100% surface water supply to the Corporation's three (3) pump station facilities. The construction of the 12" waterline eliminated the previous "pass through" arrangement with the City of Kingsville. Although, should an emergency arise, the Corporation would be able to receive service from the City of Kingsville.

In addition, in past years the Corporation had maintained and operated a groundwater well, located on County Road 2170, that supplied between 15% and 20% of its needs. However, in 2008 this well was taken out of service for mechanical reasons. That groundwater well has now been plugged at the urging of the Texas Commission on Environmental Quality (TCEQ).

Surface supplies available to the Corporation by virtue of its contract with STWA and its contract with the City of Corpus Christi includes the following: Lake Corpus Christi stores 256,339 acre-feet of water, Choke Canyon Reservoir stores 662,821 acre-feet of water, and the 101-mile-long Mary Rhodes Pipeline delivers water through a 64-inch pipeline from Lake Texana near Edna, Texas. In 1993, the City of Corpus Christi entered into a contract with the Lavaca-Navidad River Authority to purchase 41,840 acre-feet of water per year. The City is currently contracted to divert

31,440 acre-feet after the LNRA recalled 10,400 acre-feet. Approximately 40 to 70 percent (40-70%) of the water used by the City of Corpus Christi is from Lake Texana through the Mary Rhodes Pipeline. In addition, in order to meet the demand of a growing Coastal Bend Region, the City purchased senior water rights to 35,000 acre-feet of water per year from the Garwood Irrigation Company which is part of the Lower Colorado River supply. Construction of Phase 2 of the Mary Rhodes Pipeline to access that water supply is now complete.

According to the City of Corpus Christi's Water Conservation Plan, the City diverts raw water from the Nueces River and Lake Texana into the O.N. Stevens Water Treatment Plant where it passes through screens to remove large floating objects such as leaves, branches, and fish. From there, the water is treated to remove suspended particles and disinfected for human consumption. Approximately 23 billion gallons of water are treated each year. The O.N. Stevens Water Treatment Plant has a rated capacity of 167 million gallons per day, well above the peak summer demand of 100 million gallons per day.

According to the City of Corpus Christi's Water Conservation Plan and annual Consumer Confidence Reports, the City's Water Department operates in full compliance with all state and federal requirements. The City's Water Department also maintains a water laboratory.

The service area of the Ricardo Water Supply Corporation is located within the Region N Planning area and the Corporation has provided a copy of this water conservation plan to the Region N Planning Group. The Corporation stays apprised of water conservation and supply issues through the General Manager's participation in the Coastal Bend Regional Water Planning Group.

### **Demand Profile**

The Ricardo Water Supply Corporation serves retail customers. The Corporation has approximately 1110 service connections. The Corporation's 5-Year average water demand by the Ricardo Water Supply Corporation customers was 114,982,200 gallons. The monthly peak demand between 2019 and 2023 was 14,484,000. The largest percentage of water use is from single-family residential usage. However, in 2023, out of the 1110 customers there were 5 multi-unit customers, 10 institutional customers, 16 commercial customers and 2 industrial customers that accounted for 0.35 MG, 3.3 MG, 1.8 MG and 0.14 MG of water use respectively.

### **Five-year and Ten-year targets**

The Ricardo Water Supply Corporation water conservation plan is focused on maintaining the current per capita per day usage. The current 5-year (2019 – 2023) average per capita per day usage is 99 gallons; however, during the past five years, the highest per capita daily usage was 108 in 2019. The Board believes that the current amount is well below the previously recommended

statewide level of 140 gpcd and the customers (members) of the Corporation are making a concerted effort to use water in an efficient and non-wasteful manner. This is evident from the per capita usage figure in 2023 of 103 gallons. The 5-year and 10-year targets are to decrease total per capita per day usage by one percent each year.

The Corporation monitors unaccounted-for water. Table 1 provides figures on the amounts of water purchased and accounted-for as well as the unaccounted-for gallons for the last five years.

<b>Table 1 – Unaccounted-for Water</b>					
Fiscal Year	Gallons Purchased	Gallons Sold	Gallons Flushed	Unaccounted-for Gallons	Percentage of Loss
2019	118,201,000	78,243,500	14,191,792	25,655,908	21.71%
2020	111,626,000	89,865,460	6,504,837	15,128,703	13.55%
2021	102,522,000	86,049,260	6,123,025	10,322,498	10.07%
2022	117,412,742	90,388,580	9,679,925	17,319,365	14.75%
2023	122,775,000	95,307,780	6,012,990	21,453,081	17.47%
AVG for 2019-2023	114,507,348	87,970,916	8,502,514	17,975,911	15.51%

#### **Leak Detection and Repair:**

In addition to the monthly water loss report and daily metering, field personnel periodically “drive-out” the routes of the lines. Major portions of the Corporation’s waterlines are located in rural farmlands; therefore, leaks that are not detected by employees are reported by landowners or tenant farmers. Changes in flow volumes from the daily readings also warn field technicians to a possible leak. Master meters (wholesale) are tested annually by an outside company specializing in testing larger meters. In compliance with AWWA recommendations, for deviations from 100% that are greater than 2% (over or under), the meter is re-calibrated. Meters are also tested and if necessary repaired or replaced prior to the annual test date in the event the meter is exhibiting a malfunction.

#### **Reservoir Systems Operations Plan:**

The Ricardo Water Supply Corporation does not own or operate any reservoir systems. The City of Corpus Christi is the responsible entity overseeing those tasks since the Corporation purchases water from STWA and STWA purchases water from the City of Corpus Christi.

#### **Conservation Strategies:**

(A) Conservation-Oriented Water Rates—the Corporation utilizes an inclining block rate schedule.

- (B) The Corporation does not sell water to any customers for irrigation purposes; therefore, the Corporation does not have any programs to assist agricultural customers in the development of conservation pollution prevention and abatement plans.
- (C) The Corporation does not provide wastewater service; therefore, it does not have any programs for reuse and/or recycling of wastewater and/or graywater.

#### **Future Contracts:**

The Ricardo Water Supply Corporation recognizes that a requirement in every future water supply contract entered into or renewed after official adoption of the water conservation plan, and including any contract extension, stipulates that each successive wholesale customer develop and implement a water conservation plan. If the customer intends to resell the water, then the contract between the initial supplier and customer must provide that the contract for the resale of the water must have water conservation requirements so that each successive customer in the resale of the water will be required to implement water conservation measures.

#### **Implementation and Enforcement:**

Attached, as Appendix A, is a copy of the resolution adopted by the Ricardo Water Supply Corporation Board of Directors adopting the Water Conservation and Drought Contingency Plan.

#### **Coordination with the Regional Water Planning Group:**

Attached as Appendix B is a copy of the cover letter sent to the Nueces River Authority, administrator of the Coastal Bend Regional Water Planning Group.

#### **Review and Update:**

Beginning May 1, 2009, the Ricardo Water Supply Corporation reviewed and updated its Water Conservation and Drought Contingency Plan. Periodic updates will occur, as appropriate, based on an assessment of previous five-year and ten-year targets and any other new or updated information. Therefore, the next review is scheduled to occur no later than May 1, 2029, and every five years after that date.

#### **Best Management Practices**

In recent years, the Corporation has reinforced conservation measures by sending conservation brochures and reminders. In addition, student-age children serviced by the Corporation benefit from the Major Rivers program provided by the STWA, the Corporation's wholesale provider and contracted management team. The Corporation has and will continue to utilize Best Management

Practices (BMPs) to insure that water is not wasted. Six (6) BMPs have been implemented as part of the Corporation's ongoing water conservation efforts.

## **1. System Water Audit and Water Loss**

### ***A. Description***

All water is metered as it leaves the Corporation's three (3) pump stations. Water is metered for all retail customers. Wholesale meter readings and flow volumes are recorded by field employees. A water loss report is calculated shortly after the monthly meter reading date on or about the 20<sup>th</sup> of the month. The unaccounted-for water is tracked by comparing wholesale water and entering the distribution system to the retail billing records and accounting for water used for flushing and construction and estimated amounts due to leaks. In 2023, the annual loss was 17.47%. In the past five (5) years, the average water loss was 15.51%.

### ***B. Implementation***

Staff is already performing these tasks in a systematic and periodic process. Each month meter readers and billing staff work together to identify meters that are not working properly or are nearing "rollover". A Service Order is written in triplicate. As time allows, the meters are replaced at which time a Work Order (also in triplicate) is done listing the new meter number and pertinent billing information. These Work Orders are used by STWA (the Corporation's contracted management) to generate the Corporation's monthly Repair Invoice. In addition, a list of these "change-outs" is presented to the Board periodically.

### ***C. Schedule***

The meter retrofit program is already implemented and will continue to be utilized.

### ***D. Documentation***

To track this BMP, the Corporation maintains the following documentation:

1. Each customer's (member) file contains a copy of the service order that initiates the process.
2. Service orders are filed in numerical order.
3. A copy of the Service Order is attached to the Work Order once the meter is "changed out".
4. Work Orders are filed with the Monthly Invoice.
5. Work Order copies are also filed in numerical order.
6. A copy of the Work Order is placed in the customer's (member) file.

### ***E. Determination of Water Savings***

Monthly water loss reports are compared to the number of meters that have been changed out for the month and those service orders yet to be completed.

## **2. Metering of All Connections**

### ***A. Description***

The purpose of this BMP is to ensure that all water is accounted.

### ***B. Implementation***

The Corporation utilizes a 100% meter policy to insure that the maximum amount of consumption is recorded. The Corporation, as stated in the previous section, will continue its meter retrofit program and has for many years enlisted the practice recommended by the AWWA of notifying customers when it appears a leak exists on the customer's side of the meter.

The meter program includes the following:

1. Required metering of all connections.
2. An application for service that requires the customer (member) to provide the necessary information to determine the installation of adequate, proper-sized meters as determined by a customer's current water use patterns.
3. Direct utility metering of multi-unit/non-wholesale accounts.
4. Metering of all governmental facility service connections.
5. Use of construction meters.
6. Implementation of the State requirements in HB 2404, passed by the 77<sup>th</sup> Legislature Regular Session and implemented through Texas Water Code 13.502, which requires all new apartments be either directly metered by the utility or submetered by the owner.
7. Regular replacement of meters.
8. Meter reading in which readings are estimated only in cases of flooded conditions.

### ***C. Schedule***

The Corporation has already implemented this BMP, and will continue to utilize this BMP.

### ***D. Documentation***

The Corporation maintains records of the customer's (member) application and all service requests for construction. Information on all services is summarized in an Annual Report to the Board.

### ***E. Determination of Water Savings***

The Corporation reviews overall water loss and the dollars associated with unaccounted-for water during its annual fiscal audit performed by an outside consultant.

### **3. Water Conservation Pricing**

#### ***A. Description***

The monthly minimum is \$43.00 for zero gallons on the smallest residential size meter ( $\frac{5}{8}$ " x  $\frac{3}{4}$ "). The overall cost of service acts as a conservation incentive. In addition, the Corporation's inclining block schedule is meant to encourage conservation. A copy of the current rate structure is attached as Appendix C. The basic rate structure is designed to recover the cost of providing service and billing for water service. The rates include a consumption charge based upon actual gallons metered so that increasing water consumption results in a larger bill for the customer. Conservation pricing provides incentives to customers to reduce both average and peak use.

#### ***B. Implementation***

The Corporation is of the opinion that current rates are, in fact, cost of service rates. However, periodically, staff conducts a rate study to determine whether the fixed and variable costs are appropriately allocated between the monthly minimum and per thousand gallon charges. The information is presented to the Board of Directors. The Board then considers factors including but not limited to infrastructure needs, current construction projects, projected cost of water from STWA/City of Corpus Christi and current Reserve Fund balance.

#### ***C. Schedule***

The Corporation will perform evaluations as the need warrants.

#### ***D. Documentation***

To track this BMP, the Corporation maintains the following documentation:

1. A copy of its adopted rate tariff that follows the guidelines of this BMP;
2. Billing and customer records that include annual revenues by customer class and revenue derived from minimums and usage by customer class for the reporting period;
3. Monthly customer numbers and water consumption by customer class; and
4. Cost of service analyses done by staff through the years.

#### ***E. Determination of Water Savings***

In the last 30 years of the Corporation's operations, a majority of upgrades and improvements to the original lines have been associated with providing service to residents living in colonias. Therefore, it is probable that there are socio-economic factors as well as more limited types of uses in a rural environment versus that of a large, incorporated city. Staff believes that the majority of rural usage is associated with indoor, basic needs (bathing, washing clothes, cooking, flushing toilets) versus that of outdoor watering.



#### **4. Prohibition on Wasting Water**

##### ***A. Description***

Enforceable actions by a non-profit water supply corporation against a party that is wasting water is now possible by adoption of penalties as part of the water supply corporation's rate tariff. This authority was recently granted by HB 1152. At this time, the Board of Directors is considering the necessary amendments to its tariff. However the Corporation encourages all its customers and members to avoid:

1. Wasting water during irrigation;
2. Allowing outside faucets to leak;
3. Allowing service lines to leak (on the customer side of the meter);
4. Allowing sprinkler systems to leak; and
5. Installing non-recycling decorative water fountains.

Wasting water during irrigation includes:

1. Water running along the road;
2. Irrigation heads or sprinklers spraying directly on paved surfaces such as driveways, parking lots, and sidewalks in public right-of-ways;
3. Operation of an irrigation system with misting heads caused by water pressure higher than recommended design pressure for the heads, or broken heads;
4. Spray irrigation during summer months between the hours of 10 a.m. and 6 p.m.

##### ***B. Implementation***

This BMP is implemented through educational brochures and notices.

##### ***C. Schedule***

The Corporation has used notices and brochures in the past and will continue to do so in the future.

##### ***D. Documentation***

To track this BMP, the Corporation maintains the following documentation:

1. Copies of water waste prohibition brochures and notices sent to customers/members; and
2. Copies of notices sent as a requirement of drought notices triggered by the City of Corpus Christi.

### ***E. Determination of Water Savings***

It is difficult to quantify and determine the water savings from this BMP due to the sporadic nature of these types of activities. However, pertinent notices and future actions taken by the Corporation will be documented by written correspondence to customers/members and filed for record. Any noticeable changes in consumption will also be of record.

## **5. And 6. Public Information and School Education**

### ***A. Description***

The Corporation uses a limited number of media resources to notify customers on the importance of water conservation. This is due to the size and resources of the Corporation as well as the low gpcd. The Corporation recognizes the importance of public awareness and regional water resources.

### ***B. Implementation***

The Corporation, being a small rural system, is limited in the amount of funds that can be expended in public education and outreach. This factor coupled with the most recent per capita per day gallon usage of 103 which is well below the state recommended goal of 140 gpcd serves to reinforce the modest size of the “media” campaign.

1. Printed Brochures—from time to time the Corporation has utilized printed brochures for topics such as Xeriscape, proper outdoor watering, and inside the home water savings tips.
2. School Education—through its purchase of water from STWA, the Corporation supports the Major Rivers Program which was initiated in 1991 and revised for the 2003-2004 school year. Major Rivers is geared for 4<sup>th</sup> and 5<sup>th</sup> grade curriculum. In addition to general information on water resources in the State of Texas, the program focuses on conservation, supply, treatment, and distribution. The self-contained program offers academic and hands-on activities in math, language arts, science, and social studies, with teacher’s guide geared to the interdisciplinary curriculum, as well as an introductory video and home information leaflets. The program includes pre- and post-test evaluations.

STWA, wholesale supplier of the Corporation and provider of the Major Rivers program, maintains the following documentation:

1. Number of schools provided the information;
2. Copies of program marketing and educational materials; and
3. Annual budget for school education programs related to conservation.

### ***C. Schedule***

The Corporation has used and will continue to use these methods to educate and reach customers regarding the importance of water conservation and wise use of water.

***D. Documentation***

To track the progress of this BMP, the Corporation maintains records and copies of all brochures and educational information sent to customers.

***E. Determination of Water Savings***

Water savings associated public information efforts are difficult to quantify. However, the Corporation believes that education is instrumental in efficient use of water.

## **PART II—DROUGHT CONTINGENCY PLAN**

The following Part II of the Water Conservation and Drought Contingency Plan is Ricardo Water Supply Corporation's Drought Contingency Plan adopted by Board resolution on June 17, 2024.

### **Section I: Declaration of Policy, Purpose, and Intent**

In order to conserve the available water supply and protect the integrity of water supply facilities, with particular regard for domestic water use and sanitation, and to protect and preserve public health, welfare, and safety and minimize the adverse impacts of water supply shortage or other water supply emergency conditions, the Ricardo Water Supply Corporation hereby adopts the following regulations and restrictions on the delivery and consumption of water.

The Ricardo Water Supply Corporation will include a provision in every wholesale water contract entered into or renewed after adoption of the Plan, including contract extensions, that in the case of a shortage of water resulting from drought, the water to be distributed shall be divided in accordance with Texas Water Code, §11.039. In addition, in the event that the triggering criteria specified in the Plan have been met, the General Manager is hereby authorized to initiate allocation of water supplies on a pro rata basis in accordance with Texas Water Code, §11.039.

Water uses regulated or prohibited under this Drought Contingency Plan (the Plan) are considered to be non-essential and continuation of such uses during times of water shortage or other emergency water supply condition are deemed to constitute a waste of water which subjects the offender(s) to penalties as defined in Section XI of this Plan.

### **Section II: Public Involvement**

Opportunity for the public to provide input into the preparation of the Plan was provided by the Ricardo Water Supply Corporation by means of a public meeting held in compliance with the Open Meetings Act.

### **Section III: Public Education**

The Ricardo Water Supply Corporation will periodically provide the public with information about the Plan, including information about the conditions under which each stage of the Plan is to be initiated or terminated and the drought response measures to be implemented in each stage. This information will be provided by means of utility bill inserts.

### **Section IV: Coordination with Regional Water Planning Groups**

The service area of the Ricardo Water Supply Corporation is located within the Coastal Bend Regional Water Planning Group (Region N) and Ricardo Water Supply Corporation will provide a copy of this Plan to the Coastal Bend Regional Water Planning Group.

## **Section V: Authorization**

The General Manager, or his/her designee, is hereby authorized and directed to implement the applicable provisions of this Plan upon determination that such implementation is necessary to protect public health, safety, and welfare. The Board of Directors shall have the authority to initiate or terminate drought or other water supply emergency response measures as described in this Plan.

## **Section VI: Application**

The provisions of this Plan shall apply to all persons, customers, and property utilizing water provided by the Ricardo Water Supply Corporation. The terms “person” and “customer” as used in the Plan include individuals, corporations, partnerships, associations, and all other legal entities.

## **Section VII: Definitions**

For the purposes of this Plan, the following definitions shall apply:

Aesthetic water use: water use for ornamental or decorative purposes such as fountains, reflecting pools, and water gardens.

Animal Unit (AU): An Animal Unit is equal to one (1) beef cow. The following livestock are equivalent based on the following multiplication factors:

Slaughter and feed cattle	1.0
Mature dairy cattle	1.42
Swine	0.40
Sheep or lambs	0.10
Goats	0.10
Horses	2.0
Turkeys	0.0182
Hens/broilers	0.0154

Commercial and institutional water use: water use which is integral to the operations of commercial and non-profit establishments and governmental entities such as retail establishments, hotels and motels, restaurants, and office buildings.

Conservation: those practices, techniques, and technologies that reduce the consumption of water, reduce the loss or waste of water, improve the efficiency in the use of water or increase the recycling and reuse of water so that a supply is conserved and made available for future or alternative uses.

Customer: any person, company, or organization using water supplied by Ricardo Water Supply Corporation.

Domestic water use: water use for personal needs or for household or sanitary purposes such as drinking, bathing, heating, cooking, sanitation, or for cleaning a residence, business, industry, or institution.

Even number address: street addresses, box numbers, or rural postal route numbers ending in 0, 2, 4, 6, or 8 and locations without addresses.

Industrial water use: the use of water in processes designed to convert materials of lower value into forms having greater usability and value.

Institutional water use: the use of water in processes designed to convert materials of lower value into forms having greater usability and use.

Landscape irrigation use: water used for the irrigation and maintenance of landscaped areas, whether publicly or privately owned, including residential and commercial lawns, gardens, golf courses, parks, and rights-of-way and medians.

Non-essential water use: water uses that are not essential nor required for the protection of public health, safety, and welfare, including:

- a. irrigation of landscape areas, including parks, athletic fields, and golf courses, except otherwise provided under this Plan;
- b. use of water to wash any motor vehicle, motorbike, boat, trailer, airplane or other vehicle;
- c. use of water to wash down any sidewalks, walkways, driveways, parking lots, tennis courts, or other hard-surfaced areas;
- d. use of water to wash down buildings or structures for purposes other than immediate fire protection;
- e. flushing gutters or permitting water to run or accumulate in any gutter or street;
- f. use of water to fill, refill, or add to any indoor or outdoor swimming pools or jacuzzi-type pools;
- g. use of water in a fountain or pond for aesthetic or scenic purposes except where necessary to support aquatic life;
- h. failure to repair a controllable leak(s) within a reasonable period after having been given notice directing the repair of such leak(s); and
- i. use of water from hydrants for construction purposes or any other purposes other than fire fighting.

Odd numbered address: street addresses, box numbers, or rural postal route numbers ending in 1, 3, 5, 7, or 9.

Reservoir Capacity: the combined reservoir storage levels of Choke Canyon Reservoir and Lake Corpus Christi, as measured in percentage of the full combined volume.

### **Section VIII: Triggering Criteria for Initiation and Termination of Drought Response Stages**

The Board of Directors shall monitor water supply and/or demand conditions as conditions develop and shall determine when conditions warrant initiation or termination of each stage of the Plan. Public notification of the initiation or termination of drought response stages shall be by means of direct mail to each customer or other methods as allowed by TCEQ.

#### **A. Water Shortage Watch**

The Ricardo Water Supply Corporation will declare and advise its wholesale customers that a water shortage watch exists when combined water stored in the reservoirs is estimated to be below fifty percent (50%) of total combined storage capacity of the Lake Corpus Christi/Choke Canyon Reservoirs.

#### **B. Stage 1 – Mild Water Shortage**

Requirements for initiation – Customers shall be requested to voluntarily conserve water and adhere to prescribed restrictions on certain non-essential water uses described in Section X when the combined storage level of Choke Canyon Reservoir and Lake Corpus Christi declines below 40%.

#### **C. Stage 2 – Moderate Water Shortage**

Requirements for initiation - The Ricardo Water Supply Corporation will declare and advise its wholesale customers that a severe water shortage exists when the combined storage capacity of the Lake Corpus Christi/Choke Canyon Reservoirs is less than 30%.

#### **D. Stage 3 – Critical Water Shortage**

Requirements for initiation – The Ricardo Water Supply Corporation will declare and advise its wholesale customers that a critical water shortage exists when the combined storage capacity of the Lake Corpus Christi/Choke Canyon Reservoirs is less than 20% of total storage capacity.

## **E. Water Emergency Stage – Water Emergency**

- **Level 1 & 2**

- a. Ricardo Water Supply Corporation will declare and advise its wholesale customers that an emergency water shortage condition exists in the event of:
- b. A major water line break or breaks and/or pump station failures, whether owned and operated by Ricardo Water Supply Corporation, or the South Texas Water Authority, or City of Corpus Christi, which cause unprecedented loss of capability to provide water service, or
- c. Water production limitations associated with the South Texas Water Authority or City of Corpus Christi's water treatment facilities, or
- d. A natural or man-made contamination of the water supply source(s).

## **Section IX: Drought Response Stages**

The General Manager, or designee, shall monitor water supply and/or demand conditions on a weekly basis and, in accordance with the triggering criteria set forth in Section VIII of this Chapter, shall determine that a mild, moderate, critical, or emergency water shortage condition exists and shall implement the following notification procedures.

### **Notification of Corporation Customers and Members:**

The General Manager, or designee, shall notify its customers for every change in drought stage status by any or all of the following:

- a. Publication in local periodicals
- b. Notice on the monthly billing
- c. Public Service Announcements
- d. Signs posted in public places
- e. Posting on the Corporation's website, [www.ricardowsc.com](http://www.ricardowsc.com)

### **Additional Notification:**

The General Manager, or designee shall, at a minimum, notify directly, or cause to be notified directly, the following individuals and entities for every change in drought stage status:

- a. The Corporation Board of Directors
- b. Major water users (such as industries)
- c. Critical water users
- d. Texas Commission on Environmental Quality (TCEQ) – note TCEQ executive director MUST be informed within five (5) business days of mandatory water use restrictions being imposed



## **Section X: Drought Best Management Practices Per Stage**

A summary of water use reduction targets for each drought stage response is presented in the following table. Further discussion on best management practices and implementation practices associated with each stage of response is included below. During Stages 2, 3, and Water Emergency Level 1 & 2, requests for exceptions may be presented to the General Manager or designee.

<b>Drought Stage Response</b>	<b>CCR/LCC Combined Reservoir Storage Level</b>	<b>Target Demand Reduction Levels</b>
Water Shortage Watch	<50%	5%
Stage 1– Mild Water Shortage	<40%	5%
Stage 2 – Severe Water Shortage	<30%	10%
Stage 3 – Critical Water Shortage	<20%	15%
Water Emergency -Level 1 -Level 2	Not Applicable	25% 50%

### **A. Stage 1 Response – MILD Water Shortage Conditions**

Target: Achieve a *voluntary* 10% reduction in daily treated water demand relative to treated water demand with the water use restrictions below.

#### Best Management Practices for Supply Management:

Under Stage 1, the Corporation will:

1. Use more repair crews if necessary to allow for a quicker response time for water-line leak repair; and
2. Begin monitoring customers' compliance with Stage 1 restrictions during the course of field personnel's daily rounds.

#### Water Use Restrictions for Demand Reduction:

The following water use restrictions shall apply to all persons during Stage 1:

1. Water customers are requested to voluntarily limit the irrigation of landscaped areas to **once per week**. The General Manager, or designee, will determine the watering schedule.
2. Use of water from hydrants shall be limited to fire fighting, related activities, or other activities necessary to maintain public health, safety, and welfare, except that use of

water from designated fire hydrants for construction purposes may be allowed under special permit from the Corporation Board of Directors.

3. Use of water for the irrigation of golf course greens, tees, and fairways is prohibited except on designated watering days. However, if the golf course utilizes a water source other than that provided through Corporation infrastructure, the facility shall not be subject to these regulations.
4. Water customers are requested to practice water conservation and to minimize or discontinue water use for non-essential purposes.
5. The use of water to maintain integrity of building foundations is limited to designated watering days and is only permitted by use of hand-held hose or drip irrigation.

## **B. Stage 2 Response – MODERATE Water Shortage Conditions**

Target: During Stage 2, achieve a 20% reduction in daily treated water demand relative to treated water demand with the water use restrictions below.

### Best Management Practices for Supply Management:

In addition to the best management practices for supply management listed under Stage 1, the Corporation will also do the following during Stage 2:

1. Eliminate the flushing of water mains unless required for decontamination and/or public safety; and
2. Review customers' water usage for compliance based on the previous month's water use and notify violators verbally or in writing as the situation dictates.

### Water Use Restrictions for Demand Reduction:

Under threat of penalty for violation, the following water use restrictions shall apply to all persons during Stage 2:

1. Irrigation of landscaped areas with hose-end sprinklers or automatic irrigation systems shall be limited to **once every other week**. The watering schedule will be determined by the General Manager or designee. Customers will be made aware of their designated watering day in accordance with Section IX. However, irrigation of landscaped areas is permitted on any day if it is by means of a hand-held hose (with positive shutoff nozzle), a faucet filled bucket or watering can of five (5) gallons or less, or drip irrigation system with a positive shutoff device. Exceptions for this restriction may be permitted, upon review and approval by the Corporation Board of Directors, for the following uses: new plantings (for up to 60 days), vegetable gardens, athletic playing fields, and botanical gardens. In addition, this restriction does not apply to customers

irrigating with well water or an aerobic septic system. Customers irrigating with well water or an aerobic septic system must apply for a permit to be prominently posted on the premises within two (2) feet of the street number located on the premises.

2. Use of water for the irrigation of golf course greens, tees, and fairways is prohibited. The watering of greens and tees is limited to once every other week unless the golf course utilizes a water source other than that provided through Corporation infrastructure or done by means of hand-held hoses, hand-held buckets, or drip irrigation.

### C. Stage 3 Response – **CRITICAL** Water Shortage Conditions

Target: During Stage 3, achieve a 30% reduction in total daily treated water demand relative to treated water demand with the water use restrictions below.

#### Best Management Practices for Supply Management:

In addition to the best management practices for supply management listed under Stage 2, the Corporation will also do the following during Stage 3:

1. Upon written notice, disconnect the water meters of willful violators if absolutely necessary to prevent the deliberate wasting of water.

#### Additional Water Use Restrictions and Guidelines for Demand Reduction that may be implemented based on City of Corpus Christi implementing stricter restrictions:

1. Irrigation of landscaped areas shall be **prohibited at all times**.
2. Use of water to wash any motor vehicle, motorbike, boat, trailer, or other vehicle not occurring on the premises of a commercial car wash stations and not in the immediate interest of public health, safety, and welfare is prohibited. Vehicle washing may be done at any time on the immediate premises of a commercial car wash. Further, such washing may be exempted from these regulations upon review by the General Manager if the health, safety, and welfare of the public are contingent upon frequent vehicle cleansing, such as garbage trucks and vehicles used to transport food and perishables. Washing of boats and/or flushing of boat motors is permitted upon immediate exit of water body.
3. The filling, refilling, or adding of water to swimming pools, wading pools, and jacuzzi-type pools, and water parks (unless non-city, alternative source) is prohibited.
4. The use of water to maintain the integrity of a building foundation is still permitted on the designated Stage 3 watering day and shall be done by hand or drip irrigation method.

5. Operation of any ornamental fountain or pond for aesthetic or scenic purposes is prohibited except where necessary to support aquatic life.
6. The following uses of water are defined as non-essential and are prohibited:
  - a. Wash-down of any sidewalks, walkways, driveways, parking lots, tennis courts, or other hard-surfaced areas;
  - b. Use of water to wash down buildings or structures for purposes other than immediate fire protection without permit granted by the General Manager or designee;
  - c. Use of water for dust control without permit without permit granted by the General Manager or designee;
7. No application for new, additional, expanded, or increased-in-size water service connections, meters, service lines, pipeline extensions, mains, or water service facilities of any kind shall be approved, and time limits for approval of such applications are hereby suspended for such time as this drought response stage shall be in effect.
8. For residential and multi-unit customers, a drought surcharge of up to and including 100% of the total monthly water bill over the monthly allocation may be added to the customers' bill to deter discretionary water use, as explained in Section XI.

#### **D. Water Emergency Stage Response – EMERGENCY Water Shortage Conditions**

Target: During Water Emergency Stage, achieve a 50% or greater reduction in daily treated water demand relative to treated water demand with the below water use restrictions. Surcharges and reduced allocations are enforceable during Water Emergency Stage water shortage conditions, as described in Section XIII.

During emergency conditions such as system outage or supply source contamination, or supply sources draining empty, alternative water sources and/or alternative delivery mechanisms may be necessary with prior approval of the General Manager or designee. For emergency water shortage conditions associated with contamination of Nueces Basin stored supplies, the Corporation, under the General Manager or designee's direction, may cease receiving its normal supply of water from the South Texas Water Authority and City of Corpus Christi. Temporary or additional supplies of water may be available from Lake Texana on a short-term basis to meet essential water needs. For emergency water shortage conditions associated with contamination of Lake Texana supplies, the Corporation, may also experience large reductions in supplies from the South Texas Water Authority and City of Corpus Christi.

#### Best Management Practices for Supply Management:

In addition, the Corporation will do the following:

1. Call the 10 largest water customers in the area affected by the emergency condition, and if necessary, use runners in key areas to begin spreading the message of a major outage.

#### Water Use Restrictions for Demand Reduction:

During Water Emergency Stage, all requirements of Stage 1, 2, and 3 shall be in effect except as modified below:

1. Irrigation of landscaped areas is absolutely prohibited.
2. Use of water to wash any motor vehicle, motorbike, boat, trailer, or other vehicle is absolutely prohibited.
3. Associated uses of water not related to business process which are discretionary, such as equipment washing, shall be deferred until the Emergency Water Stage has been terminated.

#### Optional Measure:

During Water Emergency Stage, the following measure is an optional water use restriction that may be implemented by the General Manager, or designee, with Board approval, as conditions warrant:

1. For residential and multi-unit customers, a drought surcharge of up to and including 100% of the total monthly water bill over the monthly allocation may be added to the customers' bill to deter discretionary water use, as explained in Section XI.

### **Section XI: Surcharges for Drought Stages Critical and Emergency**

#### **A. General**

1. The surcharges established herein are solely intended to regulate and deter the use of water during a period of serious drought in order to achieve necessary water conservation. The Corporation expressly finds that the drought poses a serious and immediate threat to the public and economic health and general welfare of this community, and that the surcharges and other measures adopted herein are essential to protect said public health and welfare.
2. This section, and the surcharges and measures adopted herein are an exercise of the Corporation's regulatory and police power, and the surcharges and connection fees are conservation rates intended to meet fixed costs as a result of lost revenue.
3. With Board approval, the General Manager is authorized to determine trigger points or allocations and surcharges during Stages 3 and 4 Emergency Water Shortage conditions.

4. A customer may appeal an allocation or drought surcharge triggering point established under this Section to the General Manager or designee on grounds of unnecessary hardship, through the process outlined in Section XII.
  5. Drought surcharge funds will first be applied towards annual debt service as reflected in the Corporation's operating budget to offset revenue loss due to drought conditions. Additional funds will be reported to the Board for Board direction.
- B. Residential water customers, who are not billed through a master water meter.
1. A monthly base amount of 4,000 gallons shall be established as a trigger point for each customer. Water consumption up to and including this amount will not include a drought surcharge.
  2. Above the 4,000 gallon consumption trigger point, with Board approval, a drought surcharge shall be added up to and including 100% of the customer's total monthly water bill over the allocation.
- C. Residential customers who are billed from a master water meter.
1. Once Stage 2 condition has been declared, property managers of multi-tenant units shall notify the General Manager of the number of residential units in their facility for determination of allocations. Until so notified, the Corporation shall calculate the allocation based on two residential units per master water meter. A monthly base amount of 4,000 gallons shall be established as a trigger point for each residential unit.
  2. When consumption for the month is less than or equal to 4,000 gallons times the number of residential units, there will be no surcharge.
  3. With Board approval, when consumption is above the 4,000 gallons times the number of units, a drought surcharge shall be added up to and including 100% of the customer's total monthly water bill over the allocation.
  4. The customer is responsible for passing the demand charge onto the tenant.
- D. Commercial or institutional customer
1. A monthly water usage allocation shall be established by the General Manager or designee for each commercial or institutional customer.
  2. Method of establishing allocation:
    - a. When the combined reservoir capacity is less than 20% of total capacity (Stage 3), the commercial or institutional customer's allocation shall be 90 percent of the customer's usage for the corresponding month's billing period during previous 12 months prior to the implementation of Stage 2.
    - b. If the customer's billing history is shorter than 12 months, the monthly average for the period for which there is a record shall be used for any monthly period for which no history exists.

- c. Provided, however, a customer, 90 percent of whose monthly usage is less than 6,000 gallons, shall be allocated 6,000 gallons.
- d. The General Manager shall give best effort to see that notice of each commercial or institutional customer's allocation is mailed to such customer.
- e. If, however, the customer does not receive such notice, it shall be the customer's responsibility to contact the Corporation's Office to determine the allocation, and the allocation shall be fully effective notwithstanding lack of receipt of written notice.
- f. Upon request of the customer or at the initiative of the General Manager, the allocation may be reduced or increased,
  - 1. if one nonresidential customer agrees to transfer part of its allocation to another nonresidential customer, or
  - 2. if other objective evidence demonstrates that the designated allocation is inaccurate under present conditions.

E. Industrial customers, who use water for processing.

- 1. A monthly water usage allocation shall be established by the General Manager or designee for each industrial customer, which uses water for processing (e.g., an industrial customer).
- 2. Method of establishing allocation.
  - a. When the combined reservoir capacity is less than 20% of total capacity (Water Emergency Stage 3), the industrial customer allocation shall be 90 percent of the customer's usage for the corresponding month's billing period during the previous 12 months prior to the implementation of Stage 2
  - b. If the customer's billing history is shorter than 12 months, the monthly allocation shall be 1/12 of 90% of the customer's maximum annual contracted amount until 12 months of billing history are established. However if the industrial customer does not have a water contract and does not have at least 12 months of billing history, then the new industrial customer will provide data regarding expected water use and Corporation will determine allocation based on 90% of expected use to determine initial allocation until 12 months of billing history are established.
  - c. The General Manager shall give his/her best effort to see that notice of each industrial customer's allocation is mailed to such customer.
  - d. If, however, the customer does not receive such notice, it shall be the customer's responsibility to contact the Corporation's Office to determine the allocation, and the allocation shall be fully effective notwithstanding lack of receipt of written notice.
  - e. Upon request of the customer or at the initiative of the General Manager, the allocation may be reduced or increased, if:

1. The designated period does not accurately reflect the customer's normal water usage because customer had shut down a major processing unit for overhaul during the period.
2. The customer has added or is in the process of adding significant additional processing capacity.
3. The customer has shut down or significantly reduced the production of a major processing unit.
4. The customer has previously implemented significant permanent water conservation measures.
5. The customer agrees to transfer part of its allocation to another industrial customer.
6. Other objective evidence demonstrates that the designated allocation is inaccurate under present conditions.

F. Commercial, institutional, and industrial customers shall pay the following surcharges:

1. Customers whose allocation is 6,000 gallons through 20,000 gallons per month:
  - a. \$5.00 per 1,000 gallons for the first 1,000 gallons over allocation.
  - b. \$8.00 per 1,000 gallons for the second 1,000 gallons over allocation.
  - c. \$16.00 per 1,000 gallons for the third 1,000 gallons over allocation.
  - d. \$40.00 for each additional 1,000 gallons over allocation.
2. Customers whose allocation is 21,000 gallons per month or more:
  - a. One times the block rate for each 1,000 gallons in excess of the allocation up through 5 percent above allocation.
  - b. Three times the block rate for each 1,000 gallons from 5 percent through 10 percent above allocation.
  - c. Five times the block rate for each 1,000 gallons from 10 percent through 15 percent above allocation.
  - d. Ten times the block rate for each 1,000 gallons more than 15 percent above allocation.
  - e. The surcharges shall be cumulative.
  - f. As used herein, "block rate" means the charge to the customer per 1,000 gallons at the regular water rate schedule at the level of the customer's allocation.

G. Nonresidential customer is billed from a master meter.

1. When a nonresidential customer is billed from a master meter which jointly measures water to multiple residential dwelling units (for example: apartments, mobile homes), the customer may pass along any surcharges assessed under this DCP to the tenants or occupants, provided that:
  - a. The customer notifies each tenant in writing:
    1. That the surcharge will be passed along.
    2. How the surcharge will be apportioned.



3. That the landlord must be notified immediately of any plumbing leaks.
4. Methods to conserve water (which shall be obtained from the Corporation).
- b. The customer diligently maintains the plumbing system to prevent leaks.
- c. The customer installs water saving devices and measures (ideas for which are available from the Corporation) to the extent reasonable and practical under the circumstances.

H. Water service to the retail water customer may be terminated under the following conditions:

1. Monthly residential water usage exceeds allocation by 4,000 gallons or more two or more times for any individual month after the implementation of Stage 3. Also, the two months need not be consecutive months.
2. Monthly water usage on a master meter which jointly measures water usage to multiple residential dwelling units exceeds allocation by 4,000 gallons times the number of dwelling units or more two or more times (which need not be consecutive months).
3. Monthly nonresidential water usage for a customer whose allocation is 6,000 gallons through 20,000 gallons exceeds its allocation by 7,000 gallons or more two or more times (which need not be consecutive months).
4. Monthly nonresidential water usage for a customer whose allocation is 21,000 gallons or more exceeds its allocation by 15 percent or more two or more times (which need not be consecutive months).
5. For residential customers and nonresidential customers whose allocation does not exceed 20,000 gallons, after the first disconnection water service shall be restored upon request for a fee of \$60, Monday through Friday prior to 4 pm. Restoration of service is not available on weekends or observed holidays.
6. For such customers, after the second disconnection, water service shall be restored within 24 hours of the request for a fee of \$500.
7. If water service is disconnected a third time for such customer, water service shall not be restored until the Corporation re-enters a level of water conservation less than Stage 2.
8. For master meter customers, the service restoration fees shall be the same as above times the number of dwelling units.
9. For nonresidential customers whose allocation is 21,000 gallons per month or more:
  - a. After the first disconnection water service shall be restored upon request, Monday through Friday prior to 4 p.m. for a fee in the amount of "X" in the following formula:  $X = \$60 \times \text{Customer's Allocation in gallons} / 20,000 \text{ gallons}$
  - b. After the second disconnection for said customers, water service shall be restored within 24 hours of the request for a fee of 10 times "X".

- c. If water service is disconnected a third time for such customer, water service shall not be restored until the Corporation re-enters a level of water conservation less than Stage 2.
  - d. The General Manager is directed to institute written guidelines for disconnection of water service under this provision, which will satisfy minimum due process requirements, if any.
- I. It shall be a defense to imposition of a surcharge hereunder, or to termination of service, that water used over allocation resulted from loss of water through no fault of the customer (for example, a major water line break) for the following conditions:
  - 1. The customer shall have the burden to prove such defense by objective evidence (for example, a written certification of the circumstances by a plumber).
  - 2. A sworn statement may be required of the customer.
  - 3. This defense shall not apply if the customer failed to take reasonable steps for upkeep of the plumbing system, failed to reasonably inspect the system and discover the leak, failed to take immediate steps to correct the leak after discovered, or was in any other way negligent in causing or permitting the loss of water.
- J. When this section refers to allocation or water usage periods as "month," monthly," "billing period," and the like, such references shall mean the period in the Corporation's ordinary billing cycle which commences with the reading of a meter one month and commences with the next reading of that meter which is usually the next month.
  - 1. The goal for the length of such period is 30 days, but a variance of two days, more or less, will necessarily exist as to particular meters.
  - 2. If the meter reader system is prevented from timely reading a meter by any obstacle which is attributable to the customer, the original allocation shall apply to the longer period without modification.

## **Section XII: Variances**

The Board of Directors, may, in writing, grant temporary variance for existing water uses otherwise prohibited under this Plan if it is determined that failure to grant such variance would cause an emergency condition adversely affecting the health, sanitation, or fire protection for the public or the person requesting such variance and if one or more of the following conditions are met:

- a. Compliance with this Plan cannot be technically accomplished during the duration of the water supply shortage or other condition for which the Plan is in effect.
- b. Alternative methods can be implemented which will achieve the same level of reduction in water use.

Persons requesting an exemption from the provisions of this Plan shall file a petition for variance with the Ricardo Water Supply Corporation within 5 days after the Plan or a particular drought response

stage has been invoked. All petitions for variances shall be reviewed by Board of Directors, or his/her designee, and shall include the following:

- a. Name and address of the petitioner(s).
- b. Purpose of water use.
- c. Specific provision(s) of the Plan from which the petitioner is requesting relief.
- d. Detailed statement as to how the specific provision of the Plan adversely affects the petitioner or what damage or harm will occur to the petitioner or others if petitioner complies with this Plan.
- e. Description of the relief requested.
- f. Period of time for which the variance is sought.
- g. Alternative water use restrictions or other measures the petitioner is taking or proposes to take to meet the intent of this Plan and the compliance date.
- h. Other pertinent information.

Variances granted by the Ricardo Water Supply Corporation shall be subject to the following conditions, unless waived or modified by the Board of Directors:

- a. Variances granted shall include a timetable for compliance.
- b. Variances granted shall expire when the Plan is no longer in effect, unless the petitioner has failed to meet specified requirements.

No variance shall be retroactive or otherwise justify any violation of this Plan occurring prior to the issuance of the variance.

### **Section XIII: Severability**

It is hereby declared to be the intention of the Board of Directors of the Ricardo Water Supply Corporation that the sections, paragraphs, sentences, clauses, and phrases of this Plan are severable and, if any phrase, clause, sentence, paragraph, or section of this Plan shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Plan, since the same would not have been enacted by the Board of Directors of the Ricardo Water Supply Corporation without the incorporation into this Plan of any such unconstitutional phrase, clause, sentence, paragraph, or section.

ATTACHMENT 6

Resolution 25-03

RICARDO WATER SUPPLY CORPORATION

Resolution 25-03

RESOLUTION OF THE BOARD OF DIRECTORS ADOPTING AN AMENDED  
WATER CONSERVATION AND DROUGHT CONTINGENCY PLAN FOR THE  
RICARDO WATER SUPPLY CORPORATION.

WHEREAS, the Board recognizes that the amount of water available to the Ricardo Water Supply Corporation and to its water utility customers is limited and subject to depletion during periods of extended drought; and

WHEREAS, the Ricardo Water Supply Corporation recognizes that natural limitations due to drought conditions and other acts of God cannot guarantee an uninterrupted water supply for all purposes; and

WHEREAS, the Texas Commission on Environmental Quality requires all public water supply systems in Texas to prepare a Water Conservation and Drought Contingency Plan; and

WHEREAS, the Texas Water Code Section 11.039 authorized water suppliers to distribute available water supplies on a pro rata basis during times of water supply shortage; and

WHEREAS, as authorized under law, and in the best interests of the customers of the Ricardo Water Supply Corporation, the Board deems it expedient and necessary to establish certain rules and policies for the orderly and efficient management of water supplies on an ongoing basis as well as during drought and other water supply emergencies.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE  
RICARDO WATER SUPPLY CORPORATION:

SECTION 1. That the Amended Water Conservation and Drought Contingency Plan is attached hereto as Exhibit "A" and hereby adopted as the official policy of the Ricardo Water Supply Corporation.

SECTION 2. That the General Manager is hereby directed to implement, administer, and enforce the Amended Water Conservation and Drought Contingency Plan.

SECTION 3. That this resolution shall take effect immediately upon its passage.

Duly adopted by the Board of Directors of the Ricardo Water Supply Corporation on this 8<sup>th</sup> day of April, 2025.

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BALDEMAR GARCIA, PRESIDENT

ATTEST:

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OLIVER HINOJOSA, SECRETARY/TREASURER

ATTACHMENT 7

Water Supply and Development Contract – Tiffée Holding Company, LLC

## Memo

To: Ricardo Water Supply Corporation Board of Directors  
From: John Marez, General Manager  
Date: April 4, 2025  
Re: Water Supply and Development Contract – Charlie Tiffie Holding Company, LLC – Brooklyn Estates Subdivision

### Background:

Charlie Tiffie recently approached the Corporation requesting that water service be provided for the Brooklyn Estates Subdivision. Mr. Tiffie has met Kleberg County subdivision requirements and has paid the pro-rata share of the improvements to the Corporation's water system to provide service for No.1 subdivision prior to this board meeting.

The property in the Brooklyn Estates Subdivision (attached in the metes and bounds) is for 17 connections located on CR 2108 and CR 1060.

It is in the Corporation's best interest to enter into this Development Contract. Application attached.

### Analysis:

Developers creating subdivisions, or any property, should be deliberate with their planning and follow the corporation's procedures as dedicated by TCEQ and verified by engineering. This ensures there is adequate water capacity available for the development.

### Staff Recommendation:

Accept the Water Supply and Development Contract with Tiffie Holding Company upon verification his developer's quote has cleared the bank and been paid to the corporation.

### Board Action:

Authorize the General Manager or designee to execute a Water Supply and Development Contract with Tiffie Holding Company, for the Brooklyn Estates Subdivision

### Summary:

The Tiffie subdivision meets all criteria to be accepted into the corporation's water system. Adding more users into RWSC allows for the corporation to grow and meet the expanding need for property with water access in the county.

## WATER SUPPLY AND DEVELOPMENT CONTRACT

THE STATE OF TEXAS     §

COUNTY OF KLEBERG     §

THIS CONTRACT, is between the Ricardo Water Supply Corporation, A Texas non-profit corporation, (hereinafter called RWSC) and Tiffie Holding Company LLC., (hereinafter called Developer).

### WITNESSETH:

WHEREAS, RWSC has a contract with South Texas Water Authority, a governmental agency, conservation and reclamation district and body politic and corporate, to obtain water for supply to areas which lie outside of the jurisdictional limits of the other existing incorporated cities, water districts, or other municipal corporations which lie within the boundaries of South Texas Water Authority; and

WHEREAS, the South Texas Water Authority has an agreement dated October 14, 1980, with the City of Corpus Christi to obtain treated water from the City of Corpus Christi which gives the South Texas Water Authority the capacity to serve customers lying within the established boundaries of the South Texas Water Authority; and

WHEREAS, both RWSC and Developer recognize the terms of this contract are subject to all the terms and conditions of the contract between the City of Corpus Christi and South Texas Water Authority as well as the contract between South Texas Water Authority and RWSC, and incorporate the terms of each of said contracts by reference into the instant contract; and



WHEREAS, Developer desires to obtain a commitment from RWSC to supply water to a subdivision, as hereinafter described, which Developer has platted; and RWSC desires to supply water to such subdivision under the terms and conditions as hereinafter stated.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, RWSC agrees to supply water under the terms and conditions and for the considerations hereinafter set forth, to-wit:

1. From and after the effective date of this agreement specified in paragraph 5 below, Developer shall have the right to have water supplied to Developer's subdivision by RWSC in Kleberg County, Texas at a point described and depicted in Exhibit "A", attached hereto and incorporated herein by reference.
2. Water provided by RWSC shall be exclusively used within the service area described in Exhibit "A", referred to above. Developer warrants and certifies that the described area within which said subdivision lies neither wholly nor partially within the jurisdictional area of an existing city, municipal corporation, water improvements district or water control and improvement district which have a prior right to supply water to the subdivision, but are situated completely within the boundaries of South Texas Water Authority and within the area served by RWSC.
3. RWSC makes no guaranty that water will be available at any particular time or place; it being fully understood by both parties hereto that the ability of RWSC to supply water is subject to its contract with South Texas Water Authority which is subject to South Texas Water

Authority's contract with the City of Corpus Christi for the supply of water, all terms of both agreements being herein incorporated by reference, and that this instrument is merely an agreement to allow withdrawal of water from the system operated by RWSC, when and if same is present and available.

4. As a precedent to RWSC having a duty to supply water to Developer's subdivision, Developer must:

- (a) meet all flood plain, platting and subdivision requirements of the contract between the City of Corpus Christi and South Texas Water Authority and the contract between South Texas Water Authority and RWSC as well as local city, county, state or federal ordinances or laws and by the Federal Grant and Loan Agreements of which South Texas Water Authority and RWSC are subject as shall be specified by RWSC;
- (b) make a deposit sufficient as determined solely by RWSC, to pay for the oversizing of the line(s) and/or increased pumping capacity necessary to service the subdivision as reasonably required when fully developed as platted; such deposit to be made prior to the servicing of said subdivision. Upon Developer having met all requirements, including payment for the increased capacity of the water system as stated hereinabove, RWSC shall have the duty to provide water to the subdivision to the extent of the increased capacity, as needed by the subdivision. If at the end of seven (7) years from the date water service first became available to the subdivision, such increased capacity is not being fully utilized for service of the subdivision, from such

time RWSC, South Texas Water Authority or the respective assigns of either, shall have the right to allocate the use of such excess capacity for other customers.

Developer, during such seven (7) year period shall not be entitled to the exclusive use of such increased capacity unless or until all of the increased capacity is actually required in order to serve the subdivision or development.

- (c) submit for RWSC review and approval, all plans and specifications for water improvements within the development prior to construction. The Developer shall conform with all material and construction specifications of South Texas Water Authority and RWSC for water system improvements within the development prior to construction.
- (d) notify RWSC prior to the beginning of construction of the water distribution system within the subdivision so that RWSC may inspect the work in progress.
- (e) upon completion of construction of the water distribution system within the subdivision, submit as-built drawings and dedicate the water system improvements and an easement twenty feet (20') in width (or ten feet [10'] if the easement is adjacent to a public road or street) conforming to the outlines of the water distribution system as reflected by the said plat and as-built drawings, to RWSC or its assigns after final inspection and approval by an authorized representative of RWSC.

5. This agreement shall not be considered effective or a binding obligation against RWSC until Developer has made all deposits and met all requirements called for by this Agreement.

6. Subject to Developer's duty to pay for the increased capacity of the line as stated hereinabove, RWSC will provide water service to the boundary line of the subdivision. Developer shall be financially responsible for the construction of the water distribution system within the subdivision.
7. RWSC will neither accept the dedication of the water system improvements nor provide water to the subdivision unless at the time of the dedication by Developer, Developer also submits to RWSC on forms supplied by RWSC, an affidavit executed by each contractor and subcontractor who has either supplied materials or labor to Developer for the construction, that contractor or subcontractor has been paid for the work performed, as well as an affidavit by Developer that Developer has paid for all work and materials supplied for the construction of the water system improvements.
8. Developer shall have no right to sell water to purchasers of lots within the subdivision and understands and agrees that each property owner within the subdivision will sign an individual water service contract with RWSC, or its assigns, before water service will be provided to the property owner desiring service.
9. Any expansion of the subdivision beyond the boundaries as shown by the plat attached hereto as Exhibit "B" will require that the Developer enter into a new water supply and development standards contract with RWSC, or its assigns, containing generally the same provisions as the instant contract.

10. RWSC reserves the right to designate the point at which Developer will have the right to tie into the RWSC water system.

11. In further consideration of RWSC's agreement to provide water to the boundary line of the subdivision, Developer warrants and covenants that:

- a. Developer is the owner of record of the land described in the plat attached hereto as Exhibit "B".
- b. The name of the subdivision is Brooklyn Estates Subdivision.
- c. The entire land contained within the subdivision and for which Developer enters into this Water Supply and Development Contract is described on a subdivision plat attached hereto as Exhibit "B".
- d. The land contained within the subdivision is held by Developer under deed recorded in the Deed Records of the Kleberg County Clerk's office as follows: Document No. 2020321547.
- e. All taxes which are liens on the land at the date hereof have been paid.
- f. There (are) (are not) any encumbrances or liens against the land. (Specify encumbrances, if any.) List Lien holder(s).

12. Developer will indemnify and save RWSC harmless from any and all claims or demands whatsoever to which RWSC may be subjected by reason of any injury to any person or damage to any property resulting from or in any way connected with any and all actions and activities (or failure to act) of Developer under this contract. Developer shall be solely responsible for obtaining any permits or easements for the use of land owned by others, if necessary for the construction and installation of the water system improvements within the subdivision. However, nothing in this agreement shall be construed as authorizing Developer to obligate RWSC in any manner related to the installation and construction of any equipment, materials or water system improvements either within or without the subdivision. Developer further hereby releases RWSC and agrees to hold it harmless from any and all claims that Developer has or may have against RWSC for any reason whatever resulting from the agreement to use water obtained from RWSC, and RWSC makes no representation as to the quality of such water, other than it shall be potable.
13. No assignment of this agreement in whole or in part for any purpose shall be made or granted by Developer without the prior written consent of RWSC.
14. This contract may be changed or modified only with the written consent of Developer and the governing body of RWSC. Such modification may be requested by either party, but shall not in any event be effective until approved by the Board of Directors of RWSC.
15. This contract shall be subject to all valid rules, regulations and laws applicable hereto, past, or in the future, promulgated by the United States of America, the State of Texas, and any

other governing body or agency having lawful jurisdiction, or any authorized representative or agency of them.

16. If RWSC should be prevented, wholly or in part, from fulfilling its obligation to supply water to the boundary of the subdivision, by reason of any act of God, unavoidable accident, acts of enemy, strikes, fires, floods, conservation of water for those with superior and legal rights to such water, governmental restraint or regulation, or other causes of force majeure, or by reason of circumstances reasonable beyond its control, then the obligation of RWSC to deliver water to Developer's subdivision, as hereinabove provided, shall be temporarily suspended during continuation of such force majeure. No damage shall be recoverable by Developer from RWSC by reason of the temporary suspension of delivery of water due to any of the causes above mentioned. If RWSC's obligations shall be affected by any such causes, RWSC shall promptly notify Developer in writing, giving full particulars of such force majeure as soon as possible after the occurrence of the cause or causes relied upon.

17. It is agreed by the parties hereto that this instrument contains in writing all of the agreements between the parties hereto and nothing (except those things required by law) not incorporated herein or by reference shall be binding on the parties.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in several counterparts, each a copy of which so executed shall be considered as an original by the respective duly authorized representatives, this the 1 day of April, 2025

BY: William Charlie Tiffee  
William Charlie Tiffee  
Tiffee Holdings Company LLC.  
DEVELOPER

Ricardo Water Supply Corporation

BY: \_\_\_\_\_  
Baldemar Garcia, President



## Exhibit "A"

### Property Description-Metes and Bounds

A 79.97-ACRE TRACT OF LAND, BEING ALL OF A CALLED 80.00 ACRE TRACT KNOWN AS LOT 4 DESCRIBED IN A DEED TO TIFEEE HOLDING COMPANY, LLC, AS RECORDED IN DOCUMENT NO. 2020321547, OFFICIAL RECORDS, KLEBERG COUNTY, TEXAS, SAID LOT 4 BEING OUT OF THE TAYLOR ESTATES NUMBER 2 SUBDIVISION, A MAP OF WHICH IS RECORDED IN CABINET 2, ENVELOPE 20, MAP RECORDS, KLEBERG COUNTY, TEXAS, OUT OF FARM LOTS 5 AND 6, SECTION 57 OF THE KLEBERG TOWN & IMPROVEMENT CO. A MAP OF WHICH IS RECORDED IN CABINET 1, ENVELOPE 18, MAP RECORDS, KLEBERG COUNTY, TEXAS, ALL BEING OUT OF THE EL RINCON DEL GRULLO GRANT, ABSTRACT NO. 101, IN KLEBERG COUNTY, TEXAS, SAID 79.97-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED WITH BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), SOUTH ZONE (4205), WITH METES AND BOUNDS AS FOLLOWS;

**BEGINNING:** AT A 5/8" IRON ROD FOUND, N=17,038,499.94, E=1,203,848.58, ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 1060 (60' WIDE R.O.W.), BEING THE SOUTHWEST CORNER OF PALOMA HILL PHASE IV, A MAP OF WHICH RECORDED IN VOLUME 45, PAGE 189, MAP RECORDS, KLEBERG COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF SAID LOT 4, AND FOR THE NORTH WEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE:** N 88°58'40" E, WITH THE NORTH LINE OF SAID LOT 4, AT 1,892.98 FEET PASS A 5/8" IRON ROD FOUND FOR THE COMMON CORNER OF LOTS 2 AND 3 OF THE PALOMA HILL PHASE IV SUBDIVISION, A MAP OF WHICH IS RECORDED IN VOLUME 1, PAGE 27, MAP RECORDS, KLEBERG COUNTY, TEXAS, IN ALL A DISTANCE OF 2,524.18 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID PALOMA HILL PHASE IV, FOR THE NORTHEAST CORNER OF SAID LOT 4 OF SAID TAYLOR ESTATES, FOR THE NORTHWEST CORNER OF WEST WOOD SUBDIVISION, A MAP OF WHICH IS RECORDED IN CABINET 2, ENVELOPE 216, MAP RECORDS, KLEBERG COUNTY, TEXAS, AND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

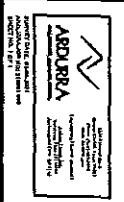
**THENCE:** S 01°00'09" E, WITH THE COMMON LINE OF SAID LOT 4 AND SAID WEST WOODS SUBDIVISION, A DISTANCE OF 1,379.81 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 2180 (60' WIDE R.O.W.), FOR THE COMMON CORNER OF SAID LOT 4 AND SAID WEST WOODS SUBDIVISION, AND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE:** S 88°58'40" W, WITH THE COMMON LINE OF SAID COUNTY ROAD 2180 AND SAID LOT 4, A DISTANCE OF 2,524.86 FEET TO A 5/8" IRON ROD FOUND AT THE INTERSECTION OF SAID COUNTY ROAD 2180 AND SAID COUNTY ROAD 1060, FOR THE SOUTHWEST CORNER OF SAID LOT 4 AND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE:** N 00°58'27" W, WITH THE COMMON LINE OF SAID COUNTY ROAD 1060 AND SAID LOT 4, A DISTANCE OF 1,379.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 79.97-ACRES OF LAND, MORE OR LESS. SAID TRACT BEING DESCRIBED IN ACCORDANCE WITH AN ACTUAL SURVEY MADE ON THE GROUND AND A SURVEY MAP PREPARED BY ARDURRA GROUP, INC.

Exhibit "B"

Property Description-Plat



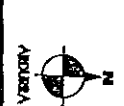
SCALE: 1" = 100'

ABORRA  
10000 N. 10th Ave, Suite 100  
Aurora, CO 80015  
(303) 751-1000  
www.aborra.com

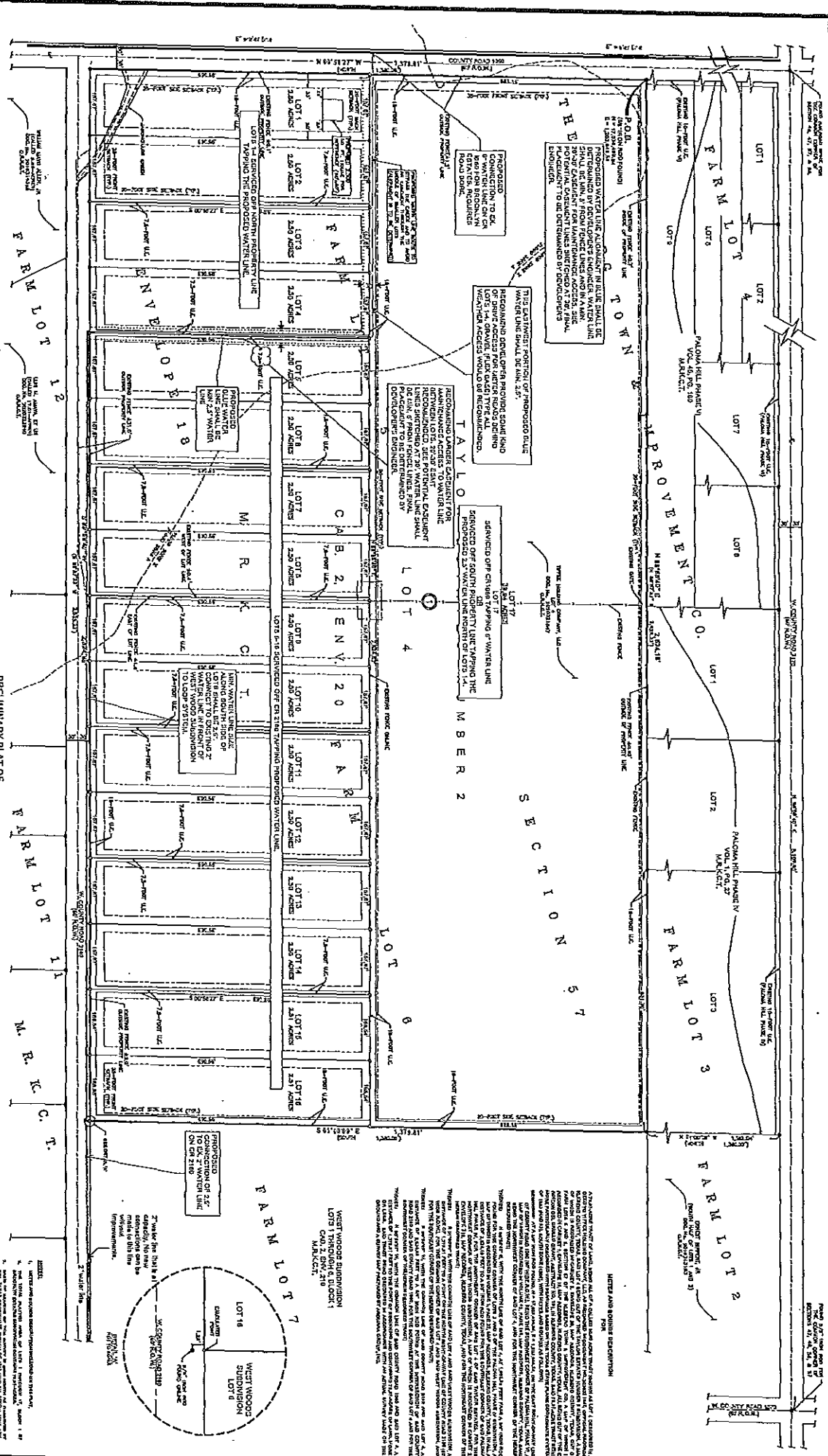
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# RICARDO WATER SUPPLY CORPORATION

2302 E. SAGE RD.

KINGSVILLE, TEXAS 78363

Office (361) 592-3952 Fax (361) 592-5965

February 24, 2025

Tiffie Holdings Co.  
2714 Franklin Adams  
Kingsville, TX 78363

Re: Developer's pro-rata cost to provide service to 17 lots in the Brooklyn Estates Subdivision, Lots 1- 17. Located on the northeast corner of CR 2180 and CR 1060.

Dear Mr. Tiffie:

Enclosed please find the cost analysis for 17 lots in the Brooklyn Estates Subdivision, located on the northeast corner of CR 2180 and CR 1060, provided by Ricardo Water Supply Corporation and reviewed by Mr. Aaron Archer P.E., Walker Partners. I have taken the liberty of highlighting the cost analysis figures on your copy. They are as follows:

1. Pump Station No. 2 Pro-rata Cost:	\$ 9,622.15	
2. Distribution System Pro-rata Cost		
(10-inch line)	1,426.66	
(6-inch line)	608.45	
3. Engineering Fees	<u>1,000.00</u>	
Total fees including Engineering	\$ 12,657.26	
Payment on 01-07-2024	<u>- 1,000.00</u>	
Balance on Developer Costs		\$ 11,657.26
<u>Standard Service</u>	Membership fee	\$ 200.00
<u>Connection:</u>	Tap Fee- 5/8" x 3/4" meter	585.00
	Capital Contribution	450.00
	Customer Service Inspection	<u>75.00</u>
	Sub. Total	\$ 1,310.00
	Less Developer Discount	<u>- 300.00</u>
	Balance on Member fees (x 17 lots)	\$ 1,010.00 x 17 = \$ 17,170.00
	<b>Grand Total</b>	<b>\$ 28,827.26**</b>

**\*\* The quote of \$28,827.26 is only good for 30 days from the date on this letter.**

**Utility easements, extension labor cost, road bore, materials and engineering is the developer's responsibility and not included on this quote.**

**Refer to the enclosed Developer Contract.**

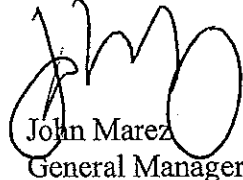
Our Field Technicians must inspect the line install and be kept updated on your contractor's progress. The water line must sit in disinfection solution for several days, flushed and a water sample taken. A passing result must be received prior to service being provided. The tap and meter set will be scheduled once the property owner signs the service agreement and opens the account for service.

Once the water lines are installed, title passes to the Corporation. Thereafter, operation and maintenance of the line or extension will be the Corporation's sole responsibility. All lines on the property owner's side of the Corporation's meter are the member's responsibility.

As a participating developer, your subdivision is permitted seventeen (17) service connections at a cost of \$1,010.00 each, which includes a developer discount of \$300.00 applied to each standard cost of \$1,310.00. In addition, once the service is provided to each of the lots, the only portion of the fees, which is refundable, is the \$200.00 membership fee. The membership fee will be returned to you in the event your membership is canceled, provided you do not owe any outstanding fees or bills to the Corporation.

Enclosed is a Developer Contract that must be signed and returned for board approval. Also included is a copy of service agreement and checklist, which require the property owner's signature and initials, respectively, additional service packets are available upon request. All documents must accompany payment prior to any service being provided. We realize that you have a need to connect water services as soon as possible and will therefore make every effort to expedite this matter for you. Please review the above data and if it is satisfactory, submit full payment of \$28,827.26 so that we may schedule a RWSC board meeting for Developer Contract approval. Please call our office if you have any questions.

Sincerely,



John Marez  
General Manager

JM/nsf  
Enclosure

**Ricardo Water Supply Corporation  
Cost Analysis  
To Serve**

**Seventeen (17) lots in Brooklyn Estates Subdivision, located on CR 2180, east of CR 1060.**

The purpose of this analysis is to determine the estimated cost for the Ricardo Water Supply Corporation (RWSC) to provide seventeen (17) water service connections in Brooklyn Estates Subdivision located on CR 2180, east of CR 1060. The cost for providing service will include a pro-rata share of the existing improvements, any new improvements and any engineering costs incurred.

The first step of the cost analysis will estimate the pro-rata share of RWSC's existing improvements that are impacted by your service request. The improvements impacted are Pump Station No. 2 and the water distribution system to your property. The projects that have costs associated with these improvements are RWSC Water System Improvements Phase 2, 1988, an addition of a liquid ammonia sulfate disinfecting system, 2005, an addition of a 150,000-gallon overhead tower, 2014, the addition of a 2<sup>nd</sup> - 500 gallon per minute pump, 2015, and building repairs, 2017.

Based on the information provided, the property will have 17 connections. The pro-rata share of the existing improvements will be based on the 17 connections for the Subdivision divided by the total capacity of the improvement times the cost of the improvement.

In reviewing the Texas Commission on Environmental Quality (TCEQ) "Rules and Regulations for Public Water Systems," the following capacity criteria will be used to determine the total capacity of the RWSC Improvements.

- Capacity criteria for 150,000-gallon overhead tower is 100 gallons per connection.
- Capacity criteria for service pumps are 0.6 gallons per minute (gpm) per connection.
- Capacity criteria for 2-inch water lines is 10 connections.
- Capacity criteria for 2.5-inch water lines is 25 connections.
- Capacity criteria for 3-inch water lines is 50 connections.
- Capacity criteria for 4-inch water lines is 100 connections.
- Capacity criteria for 6-inch water lines is 250 connections.
- Capacity criteria for 8-inch water lines is 400 connections.
- Capacity criteria for 10-inch water lines is 650 connections.
- Capacity criteria for 12-inch water lines is 900 connections.

The following is the calculations of the pro-rata share of RWSC's existing distribution system that is impacted by the Subdivision.

**A. Pump Station No. 2**

1. Phase 2 Improvements at Pump Station No. 2 included the following:
  - a. 1-500 gallons per minute service pump,
  - b. chlorination feed system, and
  - c. miscellaneous piping, electrical, and control improvements.

2. Liquid Ammonia Sulfate Disinfecting System, 2005
3. 150,000-gallon Overhead Tower, 2014
4. 1-500 gallons per minute pump, 2015
5. Building repairs, 2017

Phase 2 – Pump Station Improvements.....	\$ 95,000.00
2005 - Liquid Ammonia Sulfate Disinfecting System.....	19,265.00
2014 - 150,000-gallon Overhead Tower.....	704,000.00
2015 - 1-500 gallons per minute pump.....	6,100.00
<u>2017 - Building repairs.....</u>	<u>27,153.00</u>
Total Pump Station #2 Improvements	\$ 851,518.00

The capacity of Pump Station No. 2 is based on the 150,000-gallon Overhead Tower -150,000 / 100 gallons per connection is 1,500 connections. The capacity of Pump Station No. 2 based on the service pumps is 1,666 connections (2 pumps x (500 gpm capacity / 0.6 gpm per connection)). For this analysis, the capacity of Pump Station No 2 is based on the Overhead Tower that will be used to calculate your pro-rata share. **The pro-rata capacity of the Phase 2 Improvements for seventeen connection is 1.13% (17 connections / 1,500 connections). The pro-rata cost of the Phase 2 Improvements for seventeen lots is \$9,622.15 (0.0113 x \$851,518.00)**

B. Distribution System

1. Phase 2 Improvements

The costs of the improvements include the total cost of all items associated with the distribution lines. The following is a list of the items and associated costs for the Improvements that is impacted by the connection of the Subdivision:

10-inch waterline – 6,350LF at \$8.25/LF	\$ 52,387.50
10-inch gate valve - 2 at \$625.00 each	1,250.00
<u>Pavement Repair – 163LF at \$5.00LF</u>	<u>815.00</u>
Total for 10 IN. line	\$ 54,452.50

The capacity of the 10-inch waterline is 650 connections. The pro-rata capacity of the Phase 2 Improvements for the subdivision is 2.62% (17/650). **The pro-rata cost of the Phase 2 Improvements for seventeen lots in the subdivision is \$1,426.66 (0.0262 x \$54,452.50).**

6-inch waterline –2,640LF at \$3.27/LF	\$ 8,632.80
<u>6-inch gate valve – 1 at \$315.00 each</u>	<u>315.00</u>
Total for 6 IN line	\$ 8,947.80

The capacity of the 6-inch waterline is 250 connections. The pro-rata capacity of the Phase 2 Improvements for the subdivision is 6.8% (17/250). **The pro-rata**

**cost of the Phase 2 Improvements for seventeen lots in the subdivision is \$608.45 ( $0.68 \times \$8,947.80$ ).**

**C. Engineering Costs**

The engineering costs for determining the costs of the pro-rata share of the existing system to serve seventeen connections, one connection for each lot is \$1,000.00. This cost is split as such, \$300.00 in-house analysis and \$700.00 for the analysis review by Mr. Aaron Archer PE., Walker Partners.

**Refer to Engineer's Comments on the attached email conversation.**

**The total of all estimated costs (excluding membership, tap fees, extension and service lines for individual customer) for the Ricardo Water Supply Corporation to provide water service to seventeen (17) lots in the Brooklyn Estates Subdivision is \$12,657.26 (\$9,622.15 + \$1,426.66 + \$608.45 + \$1,000.00).**



---

RE: Developer analysis, Brooklyn Estates CR 1060 & CR 2180-RWSC


---

From Jared Niermann <jniermann@walkerpartners.com>

Date Fri 12/13/2024 8:44 AM

To nflores@stwa.org <nflores@stwa.org>; Aaron Archer <aarcher@walkerpartners.com>

Cc John Marez <jmarez@stwa.org>; JoElla Wagner <jwagner@stwa.org>; FRANCES V. DELEON <fvrosales@stwa.org>; 'Patrick Sendejo' <cp@stwa.org>; David Smith <dsmith@walkerpartners.com>

 1 attachment (2 MB)

BrooklynEstates\_PRELIM\_2024 07 10.pdf;

Noemi,

Please see attached updated notes on the plat. Below are our recommendations.

1. A min 2.5" water line needs to be connected to the existing 6" water line on the west side of CR 1060. This will require road bore.
2. The 2.5" water line can follow an alignment approximately shown by the blue line in the plat. Alignment shall be min. 5' from fences and structures and shall be contained in a 20' to 30' easement. RWSC desired a 30' easement. Alignment shall be established by developer's engineer.
3. An all-weather (gravel) type access road is recommended behind Lots 1-4 so RWSC can access meters for meter reads.
4. The 2.5" water line shall continue along the frontage of all Lots 5-16 from end of blue line shown in plat along CR 2180 to connect to the existing 2" water line servicing West Wood Subdivision. This 2" water line is at capacity.

Cost breakdown looks good as long as developer has paid or will pay their portion of the 2.5" extension along CR 2180.

Let me know if you have any further questions.

S. JARED NIERMANN, P.E.

Project Manager



[https://link.edgepilot.com/s/65e4fdd6/Vc9VR\\_Up6EmyFDt\\_qb\\_RJA?u=http://www.walkerpartners.com/](https://link.edgepilot.com/s/65e4fdd6/Vc9VR_Up6EmyFDt_qb_RJA?u=http://www.walkerpartners.com/)

6504 Bridge Point Pkwy., Suite 200

Austin, Texas 78730

W 512.382.0021

M 512.289.9794

From: nflores@stwa.org <nflores@stwa.org>

Sent: Wednesday, December 11, 2024 2:20 PM

Cc: John Marez <jmarez@stwa.org>; JoElla Wagner <jwagner@stwa.org>; FRANCES V. DELEON <fvrosales@stwa.org>; 'Patrick Sendejo' <cp@stwa.org>  
Subject: Developer analysis, Brooklyn Estates CR 1060 & CR 2180-RWSC

Being sent via US Mail and E-mail.

RE: Developer's pro-rata cost to provide service to 17 lots in the Brooklyn Estates Subdivision located on CR 2180, east of CR 1060.

Dear Mr. Archer:

Enclosed please find a deed and plat of Brooklyn Estates, located on CR 2180, east of CR 1060. The appropriate fees have been paid in order for your company to perform a review of our analysis and calculations for the developer's prorated share of pump station and waterline costs. This letter also directs you to advise us of any costs directly and wholly associated with the development should additional construction be necessary. These calculations will be provided to the developers and would be the responsibility of the developers as a requirement for service from the Ricardo Water Supply Corporation.

The subdivision will be serviced from Pump Station #2 on CR 2170. There are 432 customers serviced by that station. The ten (10) inch line directly services 15 customers. The six (6) inch line directly services 4 customers. A two and a half (2 ½) inch water line will need to be constructed to provide service to the subdivision. It is this 2 ½ -inch water line that will directly provide service to the development on the east side of CR 1060. Please contact me if you require additional information.

Noemi S. Flores  
Ricardo Water Supply Corporation  
2302 E. Sage Road  
Kingsville, TX 78363  
361 592-3952

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

## WATER SUPPLY AND DEVELOPMENT CONTRACT

THE STATE OF TEXAS     §

COUNTY OF KLEBERG     §

THIS CONTRACT, is between the Ricardo Water Supply Corporation, A Texas non-profit corporation, (hereinafter called RWSC) and Tiffie Holding Company LLC., (hereinafter called Developer).

### WITNESSETH:

WHEREAS, RWSC has a contract with South Texas Water Authority, a governmental agency, conservation and reclamation district and body politic and corporate, to obtain water for supply to areas which lie outside of the jurisdictional limits of the other existing incorporated cities, water districts, or other municipal corporations which lie within the boundaries of South Texas Water Authority; and

WHEREAS, the South Texas Water Authority has an agreement dated October 14, 1980, with the City of Corpus Christi to obtain treated water from the City of Corpus Christi which gives the South Texas Water Authority the capacity to serve customers lying within the established boundaries of the South Texas Water Authority; and

WHEREAS, both RWSC and Developer recognize the terms of this contract are subject to all the terms and conditions of the contract between the City of Corpus Christi and South Texas Water Authority as well as the contract between South Texas Water Authority and RWSC, and incorporate the terms of each of said contracts by reference into the instant contract; and

WHEREAS, Developer desires to obtain a commitment from RWSC to supply water to a subdivision, as hereinafter described, which Developer has platted; and RWSC desires to supply water to such subdivision under the terms and conditions as hereinafter stated.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, RWSC agrees to supply water under the terms and conditions and for the considerations hereinafter set forth, to-wit:

1. From and after the effective date of this agreement specified in paragraph 5 below, Developer shall have the right to have water supplied to Developer's subdivision by RWSC in Kleberg County, Texas at a point described and depicted in Exhibit "A", attached hereto and incorporated herein by reference.
2. Water provided by RWSC shall be exclusively used within the service area described in Exhibit "A", referred to above. Developer warrants and certifies that the described area within which said subdivision lies neither wholly nor partially within the jurisdictional area of an existing city, municipal corporation, water improvements district or water control and improvement district which have a prior right to supply water to the subdivision, but are situated completely within the boundaries of South Texas Water Authority and within the area served by RWSC.
3. RWSC makes no guaranty that water will be available at any particular time or place; it being fully understood by both parties hereto that the ability of RWSC to supply water is subject to its contract with South Texas Water Authority which is subject to South Texas Water

Authority's contract with the City of Corpus Christi for the supply of water, all terms of both agreements being herein incorporated by reference, and that this instrument is merely an agreement to allow withdrawal of water from the system operated by RWSC, when and if same is present and available.

4. As a precedent to RWSC having a duty to supply water to Developer's subdivision,

Developer must:

- (a) meet all flood plain, platting and subdivision requirements of the contract between the City of Corpus Christi and South Texas Water Authority and the contract between South Texas Water Authority and RWSC as well as local city, county, state or federal ordinances or laws and by the Federal Grant and Loan Agreements of which South Texas Water Authority and RWSC are subject as shall be specified by RWSC;
- (b) make a deposit sufficient as determined solely by RWSC, to pay for the oversizing of the line(s) and/or increased pumping capacity necessary to service the subdivision as reasonably required when fully developed as platted; such deposit to be made prior to the servicing of said subdivision. Upon Developer having met all requirements, including payment for the increased capacity of the water system as stated hereinabove, RWSC shall have the duty to provide water to the subdivision to the extent of the increased capacity, as needed by the subdivision. If at the end of seven (7) years from the date water service first became available to the subdivision, such increased capacity is not being fully utilized for service of the subdivision, from such

time RWSC, South Texas Water Authority or the respective assigns of either, shall have the right to allocate the use of such excess capacity for other customers.

Developer, during such seven (7) year period shall not be entitled to the exclusive use of such increased capacity unless or until all of the increased capacity is actually required in order to serve the subdivision or development.

- (c) submit for RWSC review and approval, all plans and specifications for water improvements within the development prior to construction. The Developer shall conform with all material and construction specifications of South Texas Water Authority and RWSC for water system improvements within the development prior to construction.
- (d) notify RWSC prior to the beginning of construction of the water distribution system within the subdivision so that RWSC may inspect the work in progress.
- (e) upon completion of construction of the water distribution system within the subdivision, submit as-built drawings and dedicate the water system improvements and an easement twenty feet (20') in width (or ten feet [10'] if the easement is adjacent to a public road or street) conforming to the outlines of the water distribution system as reflected by the said plat and as-built drawings, to RWSC or its assigns after final inspection and approval by an authorized representative of RWSC.

5. This agreement shall not be considered effective or a binding obligation against RWSC until

Developer has made all deposits and met all requirements called for by this Agreement.

6. Subject to Developer's duty to pay for the increased capacity of the line as stated hereinabove, RWSC will provide water service to the boundary line of the subdivision. Developer shall be financially responsible for the construction of the water distribution system within the subdivision.
7. RWSC will neither accept the dedication of the water system improvements nor provide water to the subdivision unless at the time of the dedication by Developer, Developer also submits to RWSC on forms supplied by RWSC, an affidavit executed by each contractor and subcontractor who has either supplied materials or labor to Developer for the construction, that contractor or subcontractor has been paid for the work performed, as well as an affidavit by Developer that Developer has paid for all work and materials supplied for the construction of the water system improvements.
8. Developer shall have no right to sell water to purchasers of lots within the subdivision and understands and agrees that each property owner within the subdivision will sign an individual water service contract with RWSC, or its assigns, before water service will be provided to the property owner desiring service.
9. Any expansion of the subdivision beyond the boundaries as shown by the plat attached hereto as Exhibit "B" will require that the Developer enter into a new water supply and development standards contract with RWSC, or its assigns, containing generally the same provisions as the instant contract.

10. RWSC reserves the right to designate the point at which Developer will have the right to tie into the RWSC water system.

11. In further consideration of RWSC's agreement to provide water to the boundary line of the subdivision, Developer warrants and covenants that:

- a. Developer is the owner of record of the land described in the plat attached hereto as Exhibit "B".
- b. The name of the subdivision is Brooklyn Estates Subdivision.
- c. The entire land contained within the subdivision and for which Developer enters into this Water Supply and Development Contract is described on a subdivision plat attached hereto as Exhibit "B".
- d. The land contained within the subdivision is held by Developer under deed recorded in the Deed Records of the Kleberg County Clerk's office as follows: Document No. 2020321547.
- e. All taxes which are liens on the land at the date hereof have been paid.
- f. There (are) (are not) any encumbrances or liens against the land. (Specify encumbrances, if any.) List Lien holder(s).



12. Developer will indemnify and save RWSC harmless from any and all claims or demands whatsoever to which RWSC may be subjected by reason of any injury to any person or damage to any property resulting from or in any way connected with any and all actions and activities (or failure to act) of Developer under this contract. Developer shall be solely responsible for obtaining any permits or easements for the use of land owned by others, if necessary for the construction and installation of the water system improvements within the subdivision. However, nothing in this agreement shall be construed as authorizing Developer to obligate RWSC in any manner related to the installation and construction of any equipment, materials or water system improvements either within or without the subdivision. Developer further hereby releases RWSC and agrees to hold it harmless from any and all claims that Developer has or may have against RWSC for any reason whatever resulting from the agreement to use water obtained from RWSC, and RWSC makes no representation as to the quality of such water, other than it shall be potable.
13. No assignment of this agreement in whole or in part for any purpose shall be made or granted by Developer without the prior written consent of RWSC.
14. This contract may be changed or modified only with the written consent of Developer and the governing body of RWSC. Such modification may be requested by either party, but shall not in any event be effective until approved by the Board of Directors of RWSC.
15. This contract shall be subject to all valid rules, regulations and laws applicable hereto, past, or in the future, promulgated by the United States of America, the State of Texas, and any

other governing body or agency having lawful jurisdiction, or any authorized representative or agency of them.

16. If RWSC should be prevented, wholly or in part, from fulfilling its obligation to supply water to the boundary of the subdivision, by reason of any act of God, unavoidable accident, acts of enemy, strikes, fires, floods, conservation of water for those with superior and legal rights to such water, governmental restraint or regulation, or other causes of force majeure, or by reason of circumstances reasonable beyond its control, then the obligation of RWSC to deliver water to Developer's subdivision, as hereinabove provided, shall be temporarily suspended during continuation of such force majeure. No damage shall be recoverable by Developer from RWSC by reason of the temporary suspension of delivery of water due to any of the causes above mentioned. If RWSC's obligations shall be affected by any such causes, RWSC shall promptly notify Developer in writing, giving full particulars of such force majeure as soon as possible after the occurrence of the cause or causes relied upon.

17. It is agreed by the parties hereto that this instrument contains in writing all of the agreements between the parties hereto and nothing (except those things required by law) not incorporated herein or by reference shall be binding on the parties.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in several counterparts, each a copy of which so executed shall be considered as an original by the respective duly authorized representatives, this the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

BY: \_\_\_\_\_  
William Charlie Tiffie  
Tiffie Holdings Company LLC.  
DEVELOPER

Ricardo Water Supply Corporation

BY: \_\_\_\_\_  
Baldemar Garcia, President

## Exhibit "A"

### Property Description-Metes and Bounds

A 79.97-ACRE TRACT OF LAND, BEING ALL OF A CALLED 80.00 ACRE TRACT KNOWN AS LOT 4 DESCRIBED IN A DEED TO TIFEEE HOLDING COMPANY, LLC, AS RECORDED IN DOCUMENT NO. 2020321547, OFFICIAL RECORDS, KLEBERG COUNTY, TEXAS, SAID LOT 4 BEING OUT OF THE TAYLOR ESTATES NUMBER 2 SUBDIVISION, A MAP OF WHICH IS RECORDED IN CABINET 2, ENVELOPE 20, MAP RECORDS, KLEBERG COUNTY, TEXAS, OUT OF FARM LOTS 5 AND 6, SECTION 57 OF THE KLEBERG TOWN & IMPROVEMENT CO. A MAP OF WHICH IS RECORDED IN CABINET 1, ENVELOPE 18, MAP RECORDS, KLEBERG COUNTY, TEXAS, ALL BEING OUT OF THE EL RINCON DEL GRULLO GRANT, ABSTRACT NO. 101, IN KLEBERG COUNTY, TEXAS, SAID 79.97-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED WITH BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), SOUTH ZONE (4205), WITH METES AND BOUNDS AS FOLLOWS;

**BEGINNING:** AT A 5/8" IRON ROD FOUND, N=17,038,499.94, E=1,203,848.58, ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 1060 (60' WIDE R.O.W.), BEING THE SOUTHWEST CORNER OF PALOMA HILL PHASE IV, A MAP OF WHICH RECORDED IN VOLUME 45, PAGE 189, MAP RECORDS, KLEBERG COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF SAID LOT 4, AND FOR THE NORTH WEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE:** N 88°58'40" E, WITH THE NORTH LINE OF SAID LOT 4, AT 1,892.98 FEET PASS A 5/8" IRON ROD FOUND FOR THE COMMON CORNER OF LOTS 2 AND 3 OF THE PALOMA HILL PHASE IV SUBDIVISION, A MAP OF WHICH IS RECORDED IN VOLUME 1, PAGE 27, MAP RECORDS, KLEBERG COUNTY, TEXAS, IN ALL A DISTANCE OF 2,524.18 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID PALOMA HILL PHASE IV, FOR THE NORTHEAST CORNER OF SAID LOT 4 OF SAID TAYLOR ESTATES, FOR THE NORTHWEST CORNER OF WEST WOOD SUBDIVISION, A MAP OF WHICH IS RECORDED IN CABINET 2, ENVELOPE 216, MAP RECORDS, KLEBERG COUNTY, TEXAS, AND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

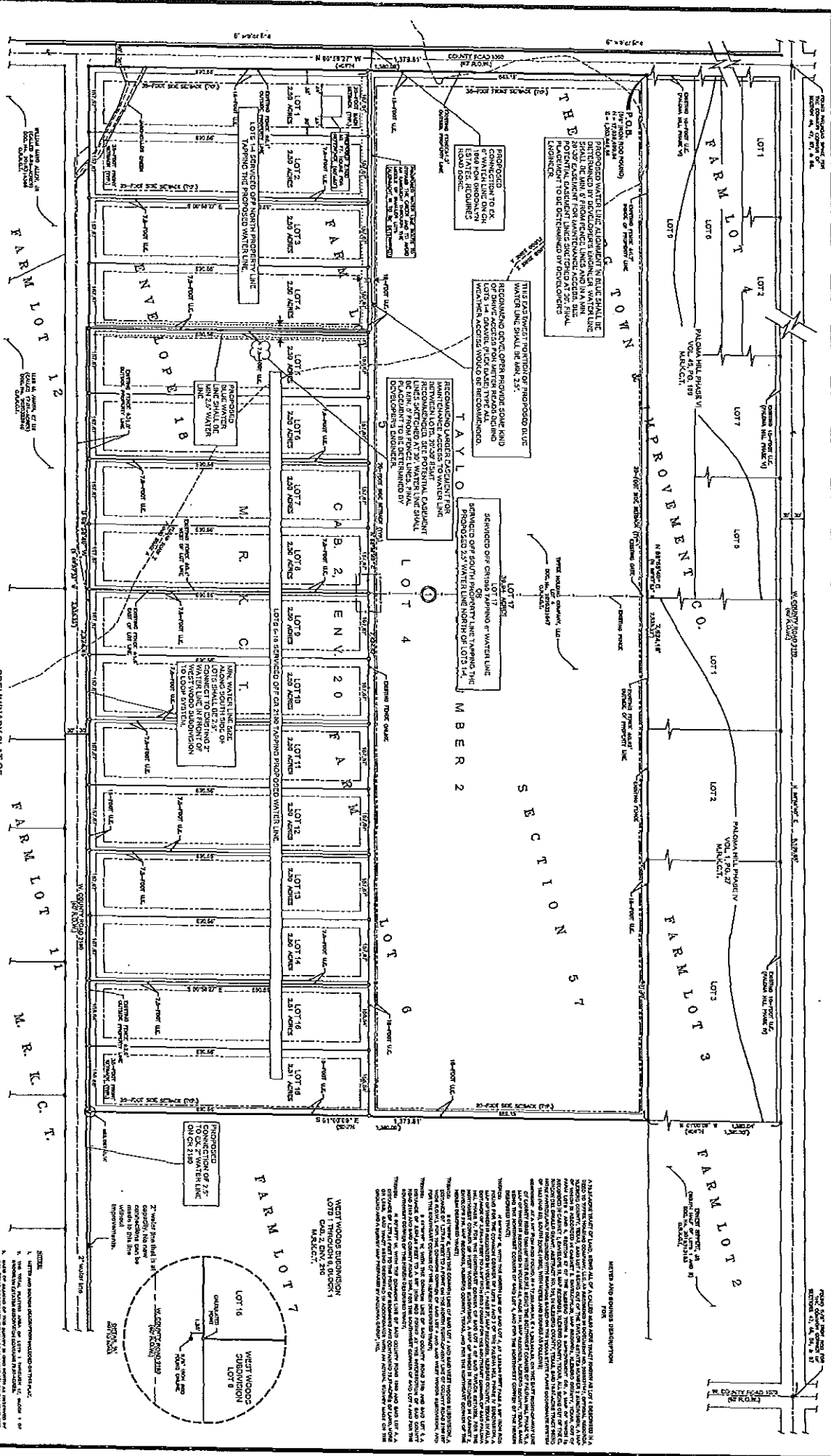
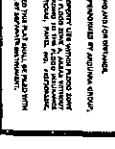
**THENCE:** S 01°00'09" E, WITH THE COMMON LINE OF SAID LOT 4 AND SAID WEST WOODS SUBDIVISION, A DISTANCE OF 1,379.81 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 2180 (60' WIDE R.O.W.), FOR THE COMMON CORNER OF SAID LOT 4 AND SAID WEST WOODS SUBDIVISION, AND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE:** S 88°58'40" W, WITH THE COMMON LINE OF SAID COUNTY ROAD 2180 AND SAID LOT 4, A DISTANCE OF 2,524.86 FEET TO A 5/8" IRON ROD FOUND AT THE INTERSECTION OF SAID COUNTY ROAD 2180 AND SAID COUNTY ROAD 1060, FOR THE SOUTHWEST CORNER OF SAID LOT 4 AND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE:** N 00°58'27" W, WITH THE COMMON LINE OF SAID COUNTY ROAD 1060 AND SAID LOT 4, A DISTANCE OF 1,379.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 79.97-ACRES OF LAND, MORE OR LESS. SAID TRACT BEING DESCRIBED IN ACCORDANCE WITH AN ACTUAL SURVEY MADE ON THE GROUND AND A SURVEY MAP PREPARED BY ARDURRA GROUP, INC.

Exhibit "B"

Property Description-Plat

[illegible]

SCALE: 1" = 160'

**MATERIALS:**

9.6x12' GUMPHREY MICRODUR  
MAGNET, 100# ANCHORS IN  
PAK, 100# OF RUBBER  
SLIP, VERTICALLY ORIENTED  
TIE, TIEPLUG.

**ASSEMBLY/DISASSEMBLY:**

① LET US SHOW YOU WITH C

② RECORD BY PHOTOGRAPH, UN

REPORT QUALITY: 100%  
COMPLET: 100%  
REPORTED BY: [REDACTED]

SHOWS THE  
LOT 4 RESEARCH  
OFFICIAL RICE  
SUBSIDIARY, A  
TEXAS, OUT OF  
RECORDED IN

**BLOCK 1, LOTS**

**THROUGH 17**  
 BEING ALL OF A CERTAIN 20.50 ACRES TRACT  
 L.C. AS RECORDED IN INSTRUMENT  
 100 OUT OF THE TAYLOR ESTATE  
 ENVELOPE 20. MAY RECORD, 1964  
 BROWN TOWN & IMPROVEMENT CO. A.M.  
 BROWN COUNTY, TEXAS. ALL BEING  
 101, IN BROWN COUNTY, TEXAS.

KNOWDOWN, AR.  
33032647,  
NUMBER 2  
3 COUNTY,  
E WHICH IS  
DO THE CL.

**•RELIMINA**

RY

ANALYSIS

4. PNEUMONITIS IS ANOTHER TERM CALLED
5. NO BACTERIAL INFECTION HAS
6. IF YOU GET PNEUMONIA ONLY, IT
7. ASKED OF LUNG, PLEURAL

PROPERTY LIES WITHIN PLAZA SOME  
FLOORS ABOVE A PLAZA WITHOUT  
ACCESS TO THE PLAZA ASSUMED  
TO BE, PAID FOR, RESIDENTIAL.

ATTACHMENT 8

Resolution 24-04

RICARDO WATER SUPPLY CORPORATION

Resolution 25-04

RESOLUTION AUTHORIZING THE RICARDO WATER SUPPLY CORPORATION  
PRESIDENT TO ENTER INTO A WATER SUPPLY AND DEVELOPMENT  
CONTRACT WITH TIFFEE HOLDING COMPANY, LLC./WILLIAM CHARLIE  
TIFFEE, DEVELOPER.

WHEREAS, Tiffée Holding Company, LLC./William Charlie Tiffée has approached the Corporation requesting that water service be provided to Brooklyn Estates Subdivision, and

WHEREAS, Tiffée Holding Company, LLC./William Charlie Tiffée has met Kleberg County subdivision requirements and have paid the pro rata share of the improvements to the Corporation's water system to service the subdivision, and

WHEREAS, it is in the Corporation's best interest to enter into this Development Contract with Tiffée Holding Company, LLC./William Charlie Tiffée.

NOW, THEREFORE, BE IT RESOLVED that the Ricardo Water Supply Corporation hereby authorizes the Board President to execute a Water Supply and Development Contract with Tiffée Holding Company, LLC./William Charlie Tiffée, on behalf of the Corporation.

Duly adopted this 8th day of April, 2025.

\_\_\_\_\_  
BALDEMAR GARCIA, PRESIDENT

ATTEST:

\_\_\_\_\_  
OLIVER HINOJOSA, SECRETARY/TREASURER