



BOND AUTHORIZATION REPORT
PROPOSED \$13,600,000 AUTHORIZATION FOR
TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT POINT VENTURE
IN TRAVIS COUNTY, TEXAS

February 7, 2025

Project #: 00701-023-7000

SUBMITTED BY: Trihydro Corporation

5508 Highway 290 West, Suite 201, Austin, TX

2/7/2025



A handwritten signature in green ink, appearing to read "David Alexander Vargas".

PREPARED FOR: Travis County Water Control and Improvement District Point Venture

18606 Venture Drive, Point Venture, TX 78645



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1.0 INTRODUCTION

Travis County Water Control and Improvement District Point Venture (the District) is a political subdivision of the State of Texas and serves the residents of the Village of Point Venture (the Village). The District was created to purchase, construct, operate, and maintain all works, improvements, and facilities necessary for the treatment, supply, and distribution of water, the collection and treatment of sanitary sewer, drainage conveyance, and the disposal of reclaimed water. The District was created on October 14, 1970 by order of the Texas Water Rights Commission, predecessor to the Texas Commission on Environmental Quality (TCEQ) and confirmed on November 27, 1970. The District operates under the provisions set forth in Title 4 Chapters 49 and 51 of the Texas Water Code and TCEQ Chapter 293.

The District is located on the north shore of Lake Travis in northwestern Travis County, approximately 17 miles northwest of Austin, Texas and approximately 7 miles south of the intersection of Farm-to-Market (FM) Road 1431 and Lohman Ford Road. The District is bounded on the north by Travis County Municipal Utility District (MUD) No. 10 and on the south, east, and west sides by Lake Travis. The District's boundaries are shown in Figure 1. Originally a second family home and vacation destination, the Village is slowly transitioning to a permanent residential and retirement community, covering an area of approximately 1,002 acres with an estimated population of 1,552, per 2023 U.S. Census Bureau American Community Survey 5-Year Estimates.

Water and sewer system bond authorizations were previously approved on March 6, 1971 and January 17, 1998 for a total of \$5,250,000. An unlimited tax bond authorization was approved by the residents of the Village on May 9, 2015, and later authorized by TCEQ on December 7, 2015 that totaled \$7,375,000 for the purpose of funding a 1.0 million gallon per day (MGD) water treatment plant expansion, an additional 2.1 million gallon (MG) effluent storage tank, and improvements to the water distribution system. These bond authorizations have been exhausted. An unlimited tax bond authorization was approved by the Village residents on November 5 2019, and authorized by TCEQ on October 19, 2020 that totaled \$14,500,000 for the purpose a new wastewater treatment plant, water and wastewater conveyance improvements, drainage systems, storage and improvements to the reclaimed water system. This bond authorization has been exhausted, however, portion of Series 2020 Bonds proceeds remain unspent.

This Bond Authorization Report (the Report) is prepared in accordance with Chapters 49 and 51, Texas Water Code. Upon approval by the District's Board of Directors (the Board), the Report will be on file at the District's office and available for public inspection. This Report includes project explanations along with figures and data supporting the bond authorization. This Report also contains an estimate of the time required to complete the improvements to provide service. The District anticipates completion of the proposed improvements in the Spring of 2033. Any

changes made by the Board from the initial draft of this Report shall be noted in the District's minutes. This Report is not part of the proposition(s) to be voted on, or a contract with the voters. The proposition(s) to be voted on is/are expected to authorize the issuance of bonds for any water, sewer, reclaimed water, and/or drainage purpose. The projects and/or associated costs described herein are estimates only and are subject to change.

2.0 PROPOSED BOND AUTHORIZATION

Due to the continued development and growth within the Village, the District's aging infrastructure, and existing system deficiencies, the District is proactively planning for the expected future costs of improving, rehabilitating, and maintaining its water, sewer, reclaimed water, and drainage systems and facilities to provide continued service to its customers. The District plans to hold a bond election in May 2025. This Report includes the capital improvement projects which the District expects to complete during the next eight (8) years. The timing of completion of the projects is subject to change. The projected capital improvement projects include but are not limited to, replacing a standpipe water storage tank, rehabilitating a transfer pump station and elevated water storage tank, water and sewer conveyance improvements, and reclaimed water and drainage improvements. The total bond authorization needs of the District for the next eight (8) years is estimated to be \$13,600,000. Refer to Table 1 for the Bond Authorization Summary and Figure 2 for the Bond Authorization Project Map.

3.0 PROPOSED BOND PROJECTS

3.1 WATER, SEWER, RECLAIMED, AND DRAINAGE IMPROVEMENTS

Water improvements to adhere to TCEQ requirements and address fire flow availability, operational deficiencies and aging infrastructure include replacing the water storage standpipe, rehabilitating the transfer pump station and elevated water storage tank, and installing water lines. Certain portions of the District's sewer system are aging, deficient, and are anticipated to require inspection, rehabilitation, inflow and infiltration reduction, and maintenance. To meet TCEQ's requirements of effluent disposal, the current irrigation system will need to be upgraded and expanded. Improvements to the District's effluent disposal system include installation of effluent piping, irrigation pumps, and spray and drip irrigation systems. Certain areas under the District's control within the Village of Point Venture are susceptible to collecting and ponding water and require runoff collection and grading improvements. The estimated construction costs are approximately \$12,500,000, including engineering and contingencies.

4.0 CONCLUSION

The District is dedicated to planning and budgeting for capital improvement costs that are expected to occur in the next eight (8) years. Based on preliminary estimates, the anticipated capital improvement projects are expected to total \$13,600,000, a figure that includes construction, engineering, contingencies, the costs of bond issuance, and other soft costs, as detailed in Table 1. In order to curtail substantial water, sewer, and tax rate increases, it is necessary for the District to conduct a bond election to authorize additional unlimited tax bonds for financing water, sewer, drainage, and reclaimed water improvements in the amount of \$13,600,000. This Report is our engineering evaluation and analysis of the funds required to complete the future capital improvement projects for the District.

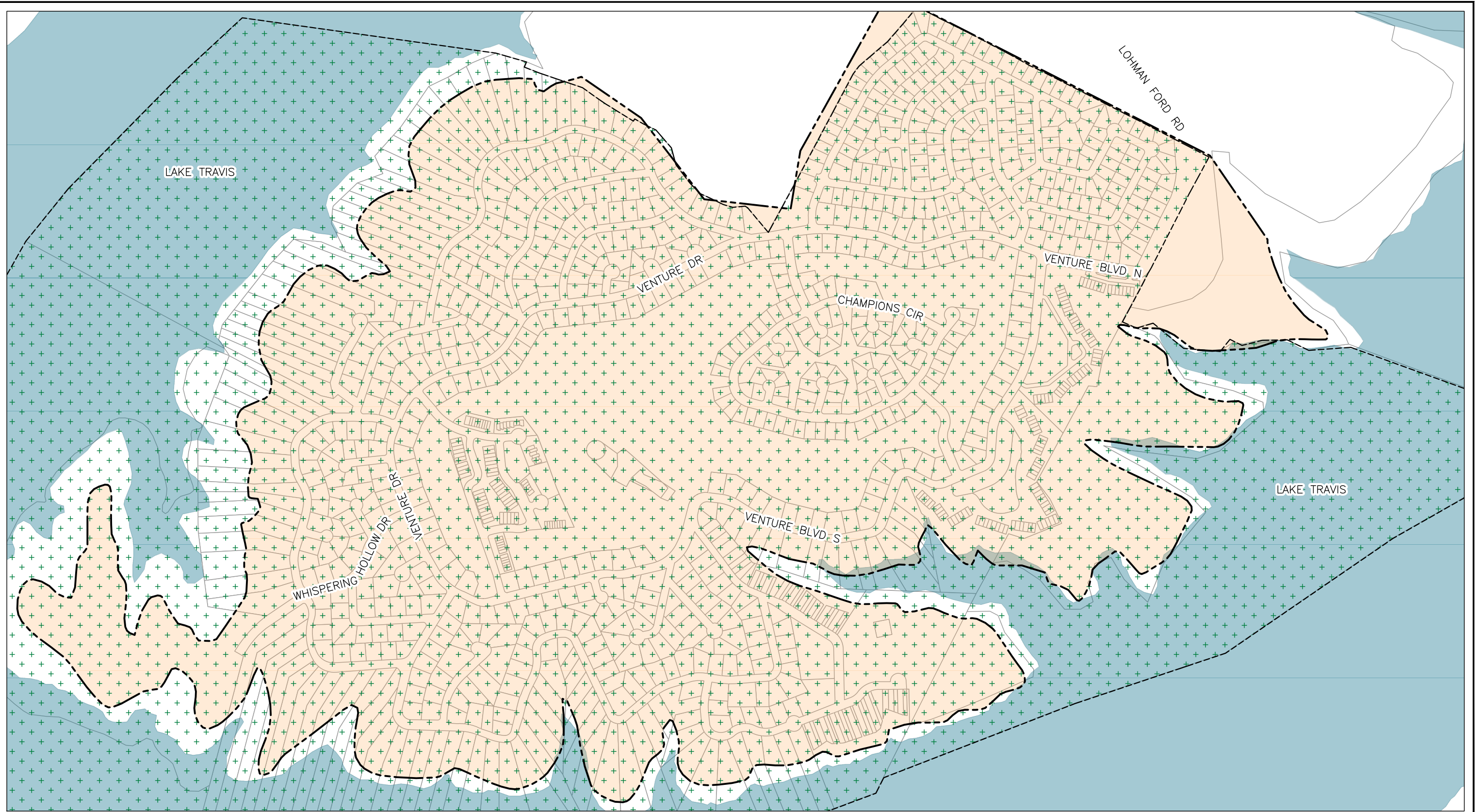
TABLE

**TABLE 1. SUMMARY OF BOND AUTHORIZATION
 TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT POINT VENTURE
 MAY 2025**




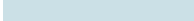
Description	Amount	WCID PV % Share	WCID PV % Costs
I. Estimated Construction and Design Costs			
1. Water, Sewer, Reclaimed & Drainage Improvements	\$ 8,382,233	100%	\$ 8,382,233
2. Engineering (20%)	\$ 1,691,270	100%	\$ 1,691,270
3. Contingencies (30%)	\$ 2,428,907	100%	\$ 2,428,907
Total	\$ 12,502,410		\$ 12,502,410
II. Estimated Incidental Expense Costs			
1. Legal Fees (2%)			\$ 250,048
2. Fiscal Agent Fees (2%)			\$ 250,048
3. Bond Discount (3%)			\$ 366,200
4. Administrative Fees (0.50%)			\$ 62,512
5. Bond Application Report Costs (1%)			\$ 125,024
6. Attorney General Review Fees (0.10%)			\$ 12,502
7. TCEQ Bond Proceeds Fee (0.25%)			\$ 31,256
Total			\$ 1,097,590
III. Total Estimated Bond Issuance Requirement			\$ 13,600,000
Remaining Unissued Bonds Authorized			\$ -
TOTAL BOND AUTHORIZATION REQUIREMENT			\$ 13,600,000

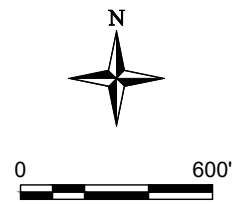
FIGURES

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EXPLANATION

-  VILLAGE OF POINT VENTURE FULL PURPOSE JURISDICTION
-  WCID PV SERVICE BOUNDARY
-  EXISTING PARCELS
-  LAKE TRAVIS



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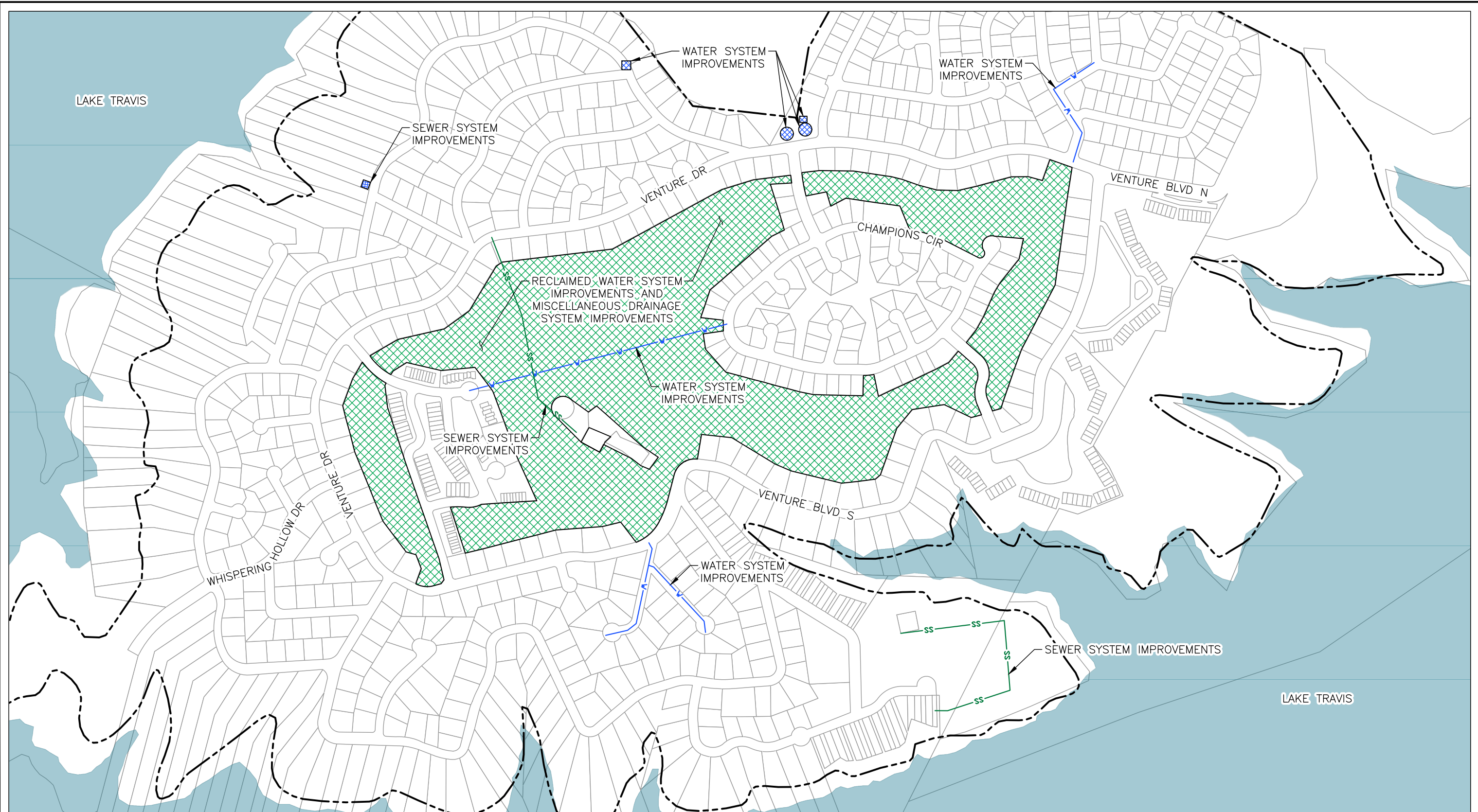
FIGURE 1

DISTRICT BOUNDARY MAP

BOND AUTHORIZATION REPORT
TRAVIS COUNTY W.C.I.D. POINT VENTURE (WCID PV)
POINT VENTURE, TEXAS

Drawn By: JDM	Checked By: DV	Scale: 1" = 600'	Date: 2/4/2025
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EXPLANATION

- PROPOSED BOND PROJECTS
- WCID PV SERVICE BOUNDARY
- EXISTING PARCELS
- LAKE TRAVIS

ANTICIPATED BOND PROJECTS

1. **WATER IMPROVEMENTS:** CONSISTS OF ADHERING TO TCEQ REQUIREMENTS AND ADDRESSING FIRE FLOW AVAILABILITY, OPERATIONAL DEFICIENCIES, AND AGING INFRASTRUCTURE.
2. **SEWER IMPROVEMENTS:** CONSISTS OF INSPECTION, REHABILITATION, I&I REDUCTION, AND MAINTENANCE TO SEWER SYSTEMS.
3. **RECLAIMED WATER SYSTEM IMPROVEMENTS:** CONSISTS OF UPGRADING AND EXPANDING EXISTING IRRIGATION SYSTEM TO MEET TCEQ'S EFFLUENT DISPOSAL REQUIREMENTS.
4. **DRAINAGE IMPROVEMENTS:** CONSISTS OF RUNOFF COLLECTION AND GRADING IMPROVEMENTS TO ADDRESS PONDING ISSUES.



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FIGURE 2

BOND AUTHORIZATION PROJECT MAP

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TRAVIS COUNTY W.C.I.D. POINT VENTURE (WCID PV)
POINT VENTURE, TEXAS

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