



SE LEGACY DEVELOPMENT, LLC

Laredo Economic Development Corporation

Presenters:

David Earl, Earl & Associates

Thomas G. Wendorf, PE. Program
Manager, Wendorf Beward & Partners, LLC

September 21, 2023



Meeting Agenda



Introductions



**Overview of
Program**



**Review Masterplan
9/5/2023**



**Water Drives the
Program**



**Transportation is
the Driver**

9/21/2023



SE LEGACY DEVELOPMENT, LLC



**US 83
(Future I-27)**



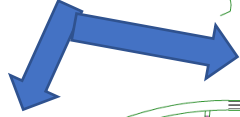
U.S. HIGHWAY 83

Legacy North

IH-35

INTERSTATE ROUTE 35

Texas 255



TX 255

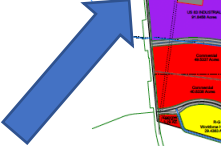
Legacy West

150 X 10,000

TX 255

Legacy Central

US 83 (Future I-27)



**SE Legacy Development
9/5/2023**

WEBB ROAD

U.S. HIGHWAY 83

IH-35

Legacy East

Legacy South

TE 35



Master Map Modified
Reflected additional design
Revised internal data



1 TO 3 ACRE LOTS **900 HOMES**

5 TO 10 ACRE LOTS **400 HOMES**

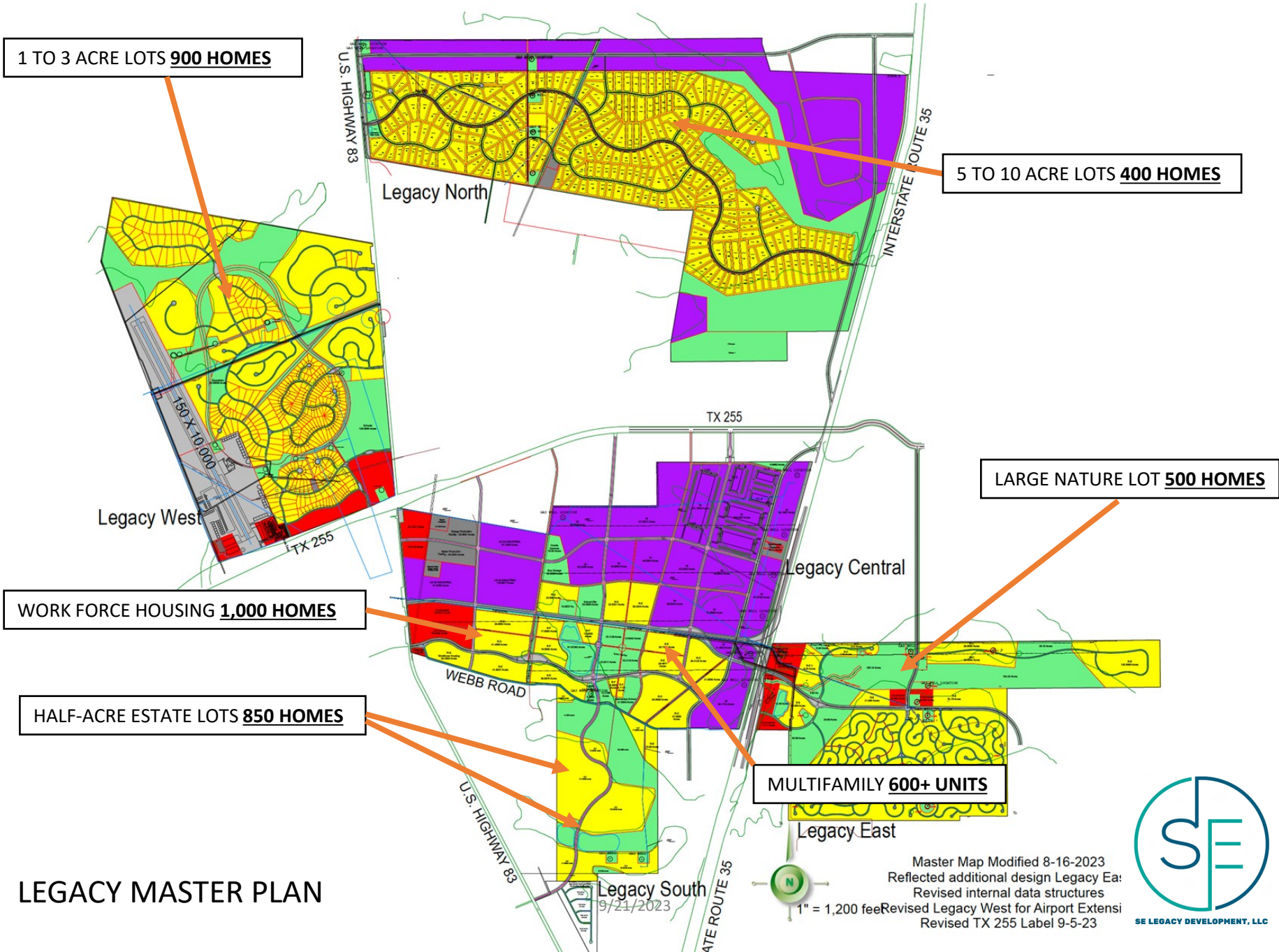
LARGE NATURE LOT **500 HOMES**

WORK FORCE HOUSING **1,000 HOMES**

HALF-ACRE ESTATE LOTS **850 HOMES**

MULTIFAMILY **600+ UNITS**

LEGACY MASTER PLAN



Legacy South
9/21/2023

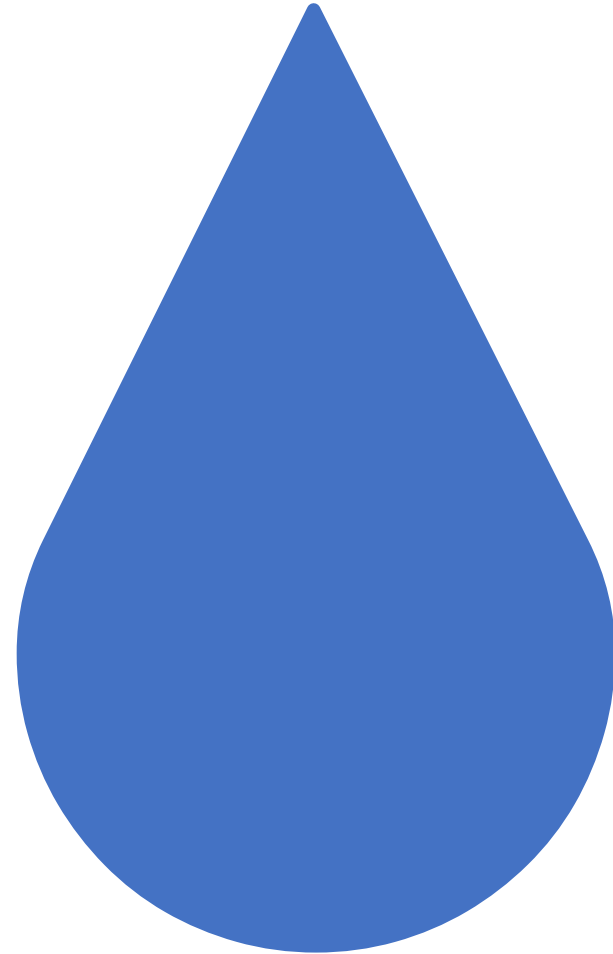
Master Map Modified 8-16-2023
Reflected additional design Legacy Ea:
Revised internal data structures
Revised Legacy West for Airport Extensi
Revised TX 255 Label 9-5-23



Participants

- Simeon Escondido Legacy Development, SELD
- Legacy Water Supply Corporation, LWSC
- Legacy Municipal Management District, LMMD
- Legacy Tax Reinvestment Zone(s), TIRZ
- Legacy Public Improvement District(s), PID

Water



9/21/2023

Issues

- Colonias Water Supply
- Laredo Water Supply
- Adjacent Properties Water Supply

Webb County Colonias Do Not Have a Reliable Public Water Supply

2,307 homes in an area with Poor to No Public Water Supply creating an area that has health, safety and welfare problems.

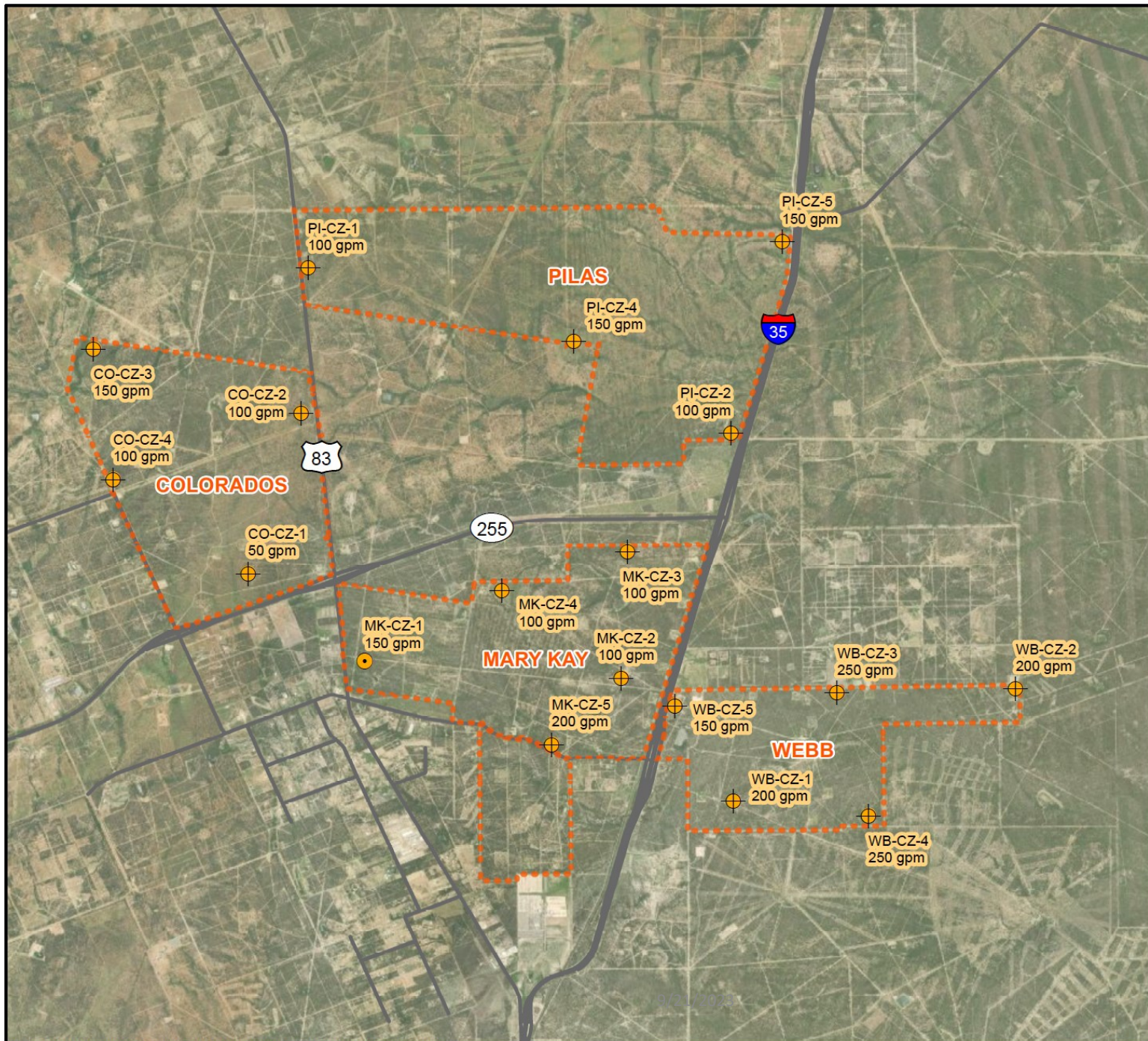
Potential issues include:
Public Health
Fire Protection
Quality of Life

It is estimated that the need is 2.0 million gallons per day (mgd) of reliable water supply for this area.

There is no current surface water source that can meet this need in Webb County.

CONCEPTUAL WALKER RANCH CARRIZO WELLFIELD

-  Conceptual Wells (Carrizo Aquifer)
-  Existing MK-CZ-1 Well
-  Walker Ranch Tracts
-  Roadways

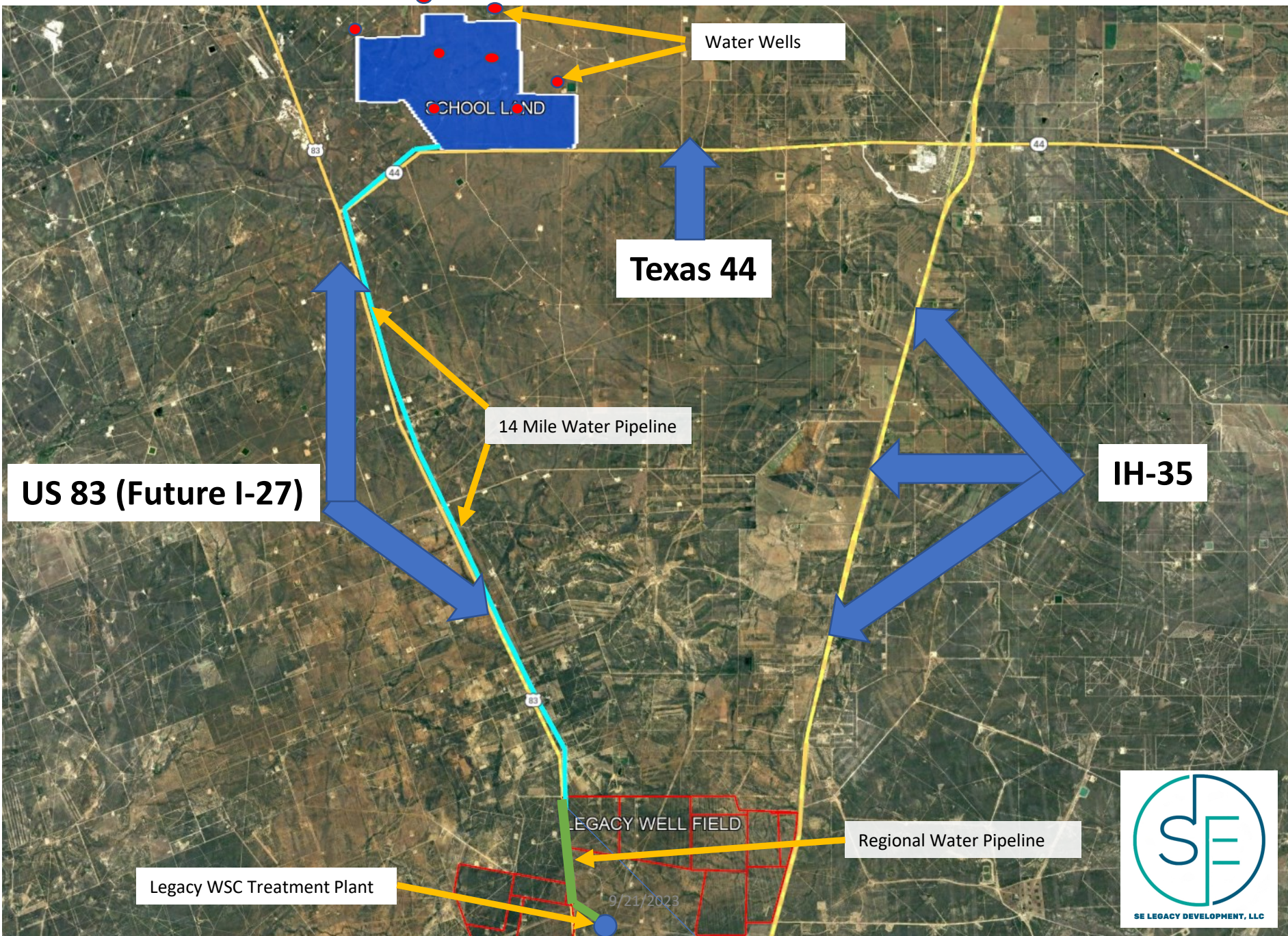


SUSTAINABLE
WELL YIELDS
FROM THE
CARRIZO AQUIFER
FOR 30 YEARS



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This product is for reference purposes only and is not to be construed as a legal document or survey instrument.



Water Wells

SCHOOL LAND

Texas 44

14 Mile Water Pipeline

US 83 (Future I-27)

IH-35

LEGACY WELL FIELD

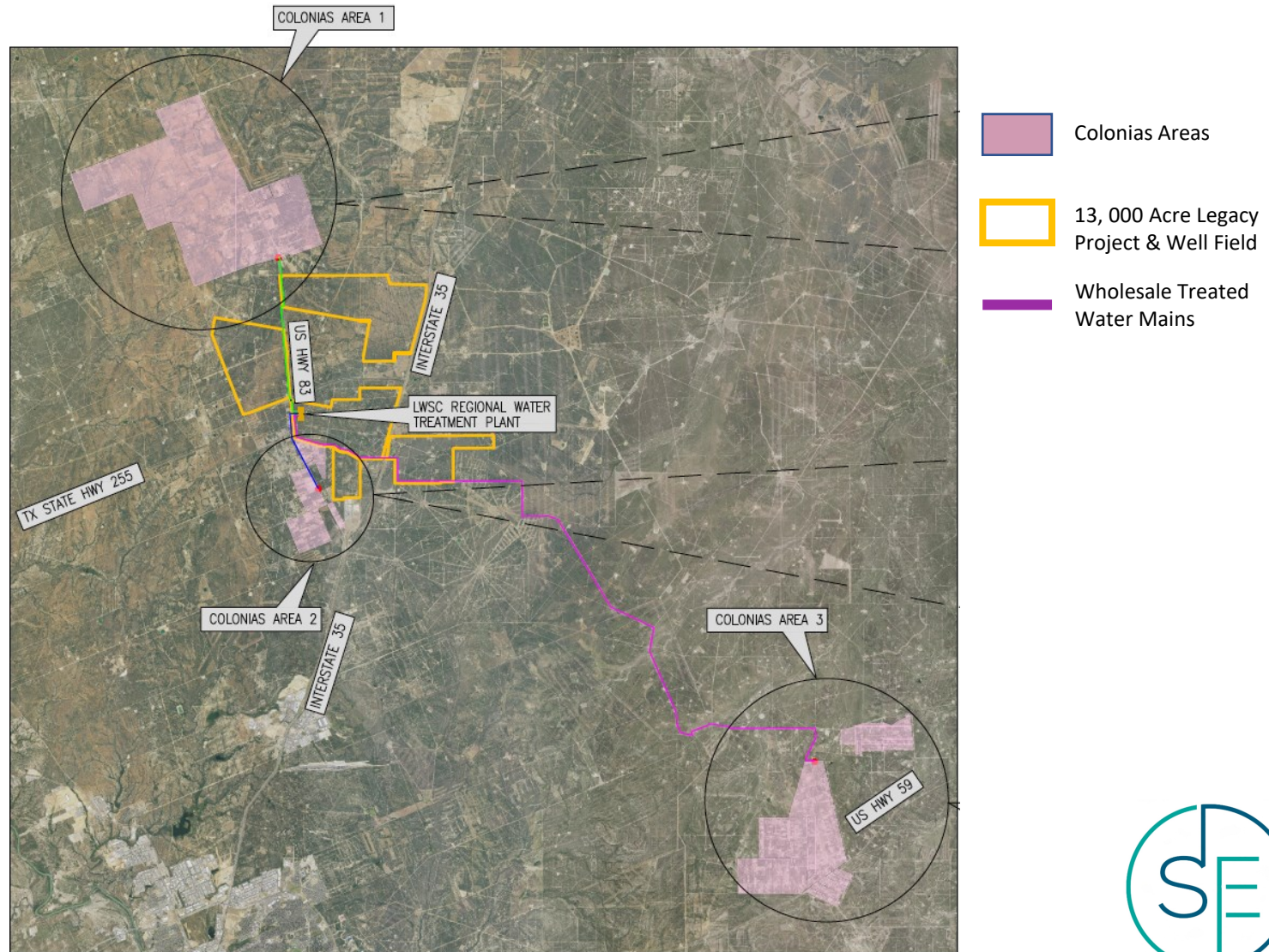
Regional Water Pipeline

Legacy WSC Treatment Plant

9/21/2023



Colonias That Need to Be Served



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WEBB COUNTY COLONIAS AERIAL VIEW

SCALE: 1"=10,000'

City of Laredo Public Water Supply

City of Laredo issues an RFI
for “Supplemental Water
Supply Availability”
3/20/2023

“When the supplemental
water is delivered to the City,
it is anticipated that the
supply would be
incorporated into the Laredo
water system.”

It is estimated that the
“Short-term” need is 25.0
mgd of reliable water supply
“...due to outage or inability
to treat from Rio Grande.”

There is no current surface
water source that can meet
this need in Webb County.

Adjacent Properties

- City of Laredo:
 - has no water capacity for new development outside of the city limits.
 - New development must either drill wells and provide water on site or
 - The city has directed new development to talk to Legacy Water Supply Corporation

Solution

- Legacy Water Supply Corporation (LWSC)
 - Wholesale Public Drinking Water Supply to retail providers
- Legacy Municipal Management District (LMMD)

Cooperative Not Competitive

Water Details

Tom Wendorf

Legacy Water Supply Corporation

Operates as a rural non-profit water supply corporation located in central Webb County

Manages a team of experienced professionals in all required areas (engineering, hydrology, project management, finance, law, etc.)

Proposes to design, construct, and operate a Public Drinking Water Supply System to deliver safe drinking water to the Legacy Project and select colonias in Webb County

Will use increased property values resulting from new water availability to assist in funding water supply improvements

Creation of a Tax Reinvestment Zone and a Public Improvement Districts by Webb County will provide local matching funds for water projects

Utilize grants from the U.S.D.A., other state and federal resources, to fund member "Buy Ins!"

Ownership & Operation

- Ownership and operation of the wells, raw water transmission lines, regional water treatment plant, and delivered water transmission lines will be with the LWSC.
- The water source is the Sparta and Carrizo Aquifers in Webb County, Texas.
- The acquisition, rights to develop the water sources and permitting is in place and is continuous.
- Completion for acquisition of all required water rights and permits in 2023.
- Proposed Webb County GCD, LWSC ownership will protect water rights and permits from degradation by others.

Background

LWSC is Partnering with Webb County and the USDA and would like to Partner with other local entities in implementing a project to provide Wholesale Public Drinking Water Supply to the region.

9/21/2023

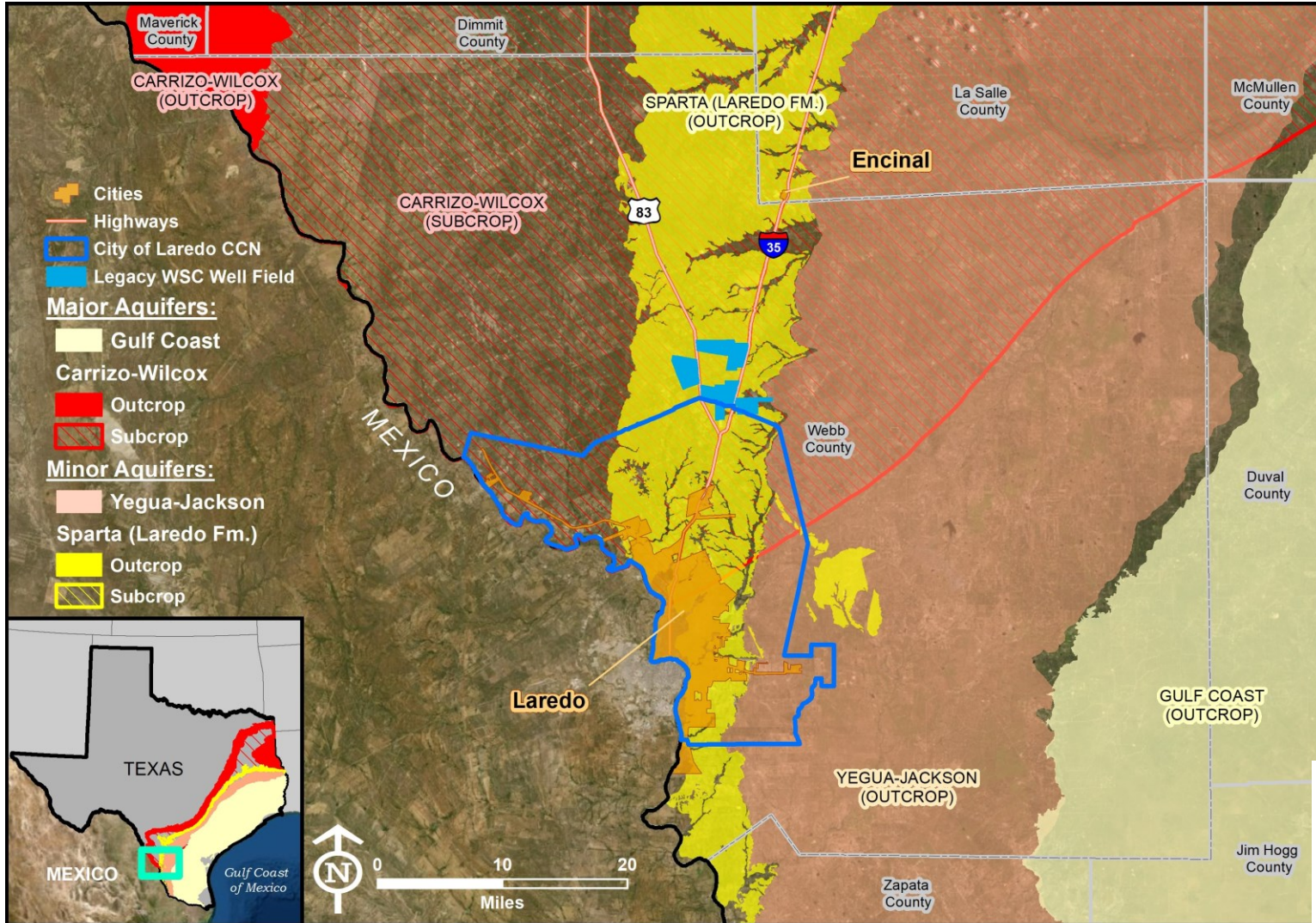


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Summary

- Use groundwater resources for a Public Water Supply.
- Develop and Construct a Reliable Water Resource for the region.
- Legacy Water Supply Corporation (LWSC) is in place today and has Webb County interests as a priority.
- LWSC has:
 - Nonprofit status
 - A Team of Experts that will develop and deliver a reliable water supply.
 - Capacity to enter into agreements with Webb County, USDA, TWDB, Texas GLO (HUD Conduit), private entities to fund and develop Water Resource Improvements, and provide wholesale potable water to new members / applicants.

Webb County Groundwater Source



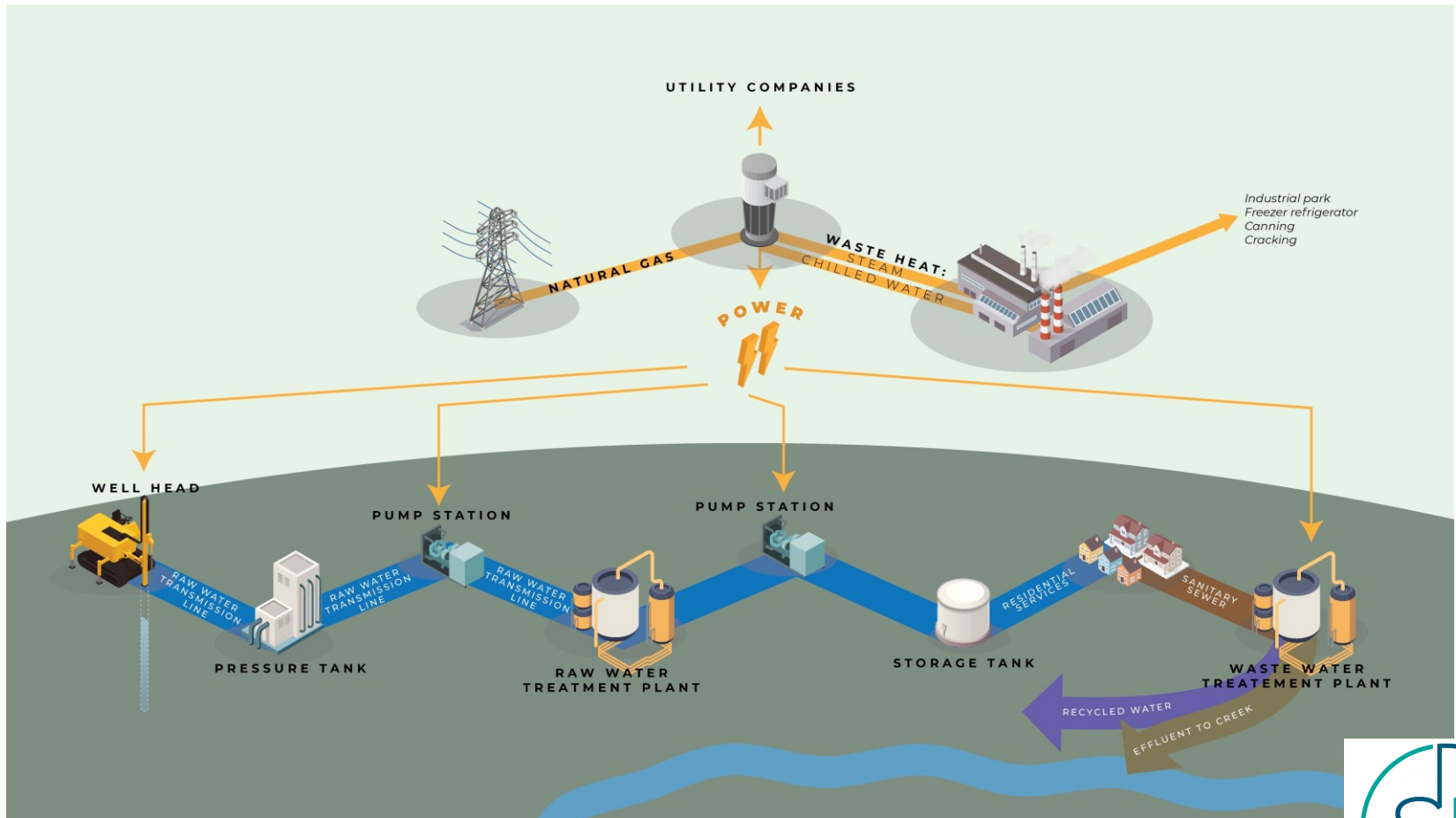
Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
 Map Version Date: 10/24/2022

9/21/2023

Map Prepared By
 LRE Water, LLC - Texas Office
 Round Rock, Texas



Concept of Operations



The Program Delivery Team



Engineering & Design



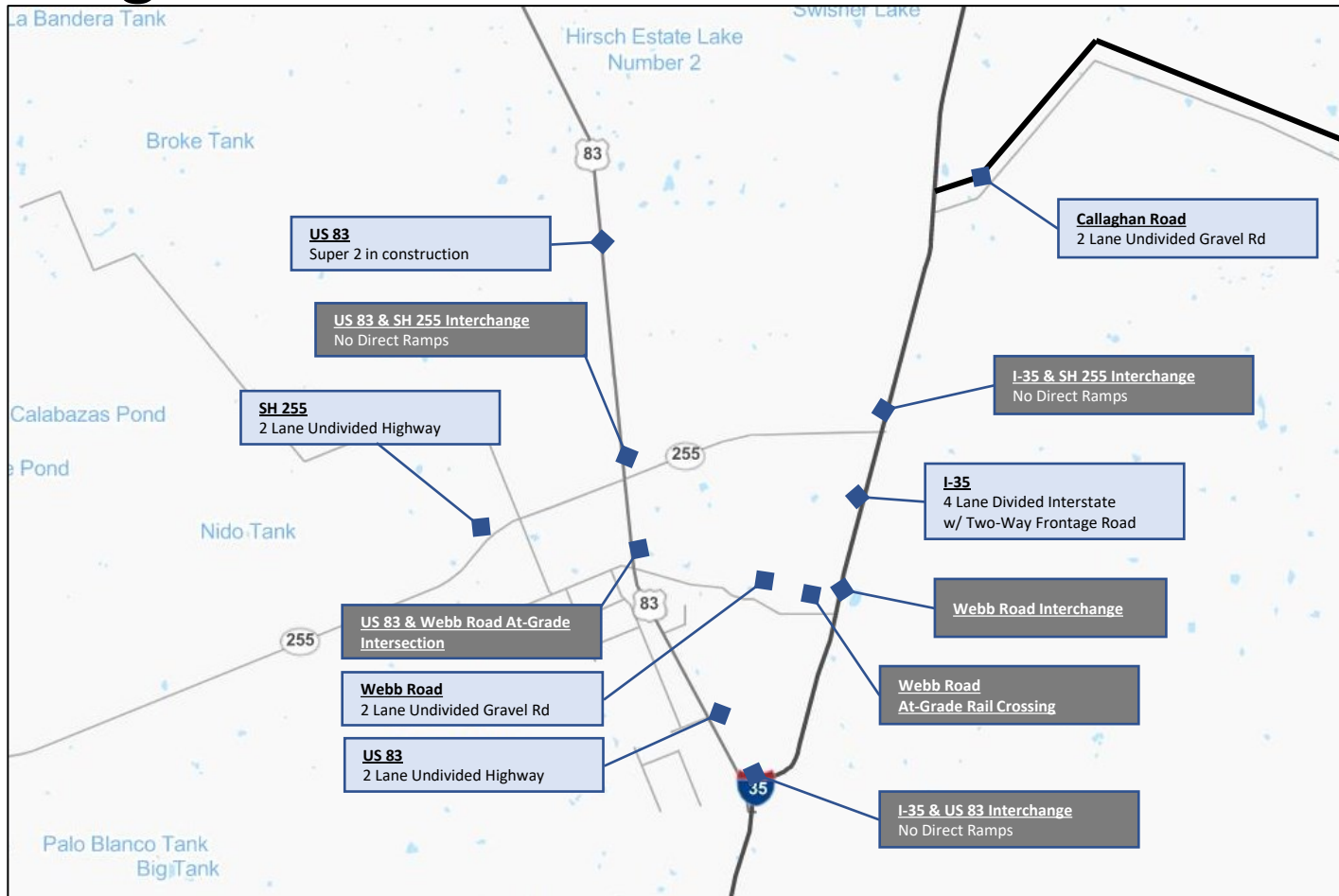
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Transportation

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Existing Infrastructure



Transportation

What is the TxDOT UTP (Unified Transportation Program)?

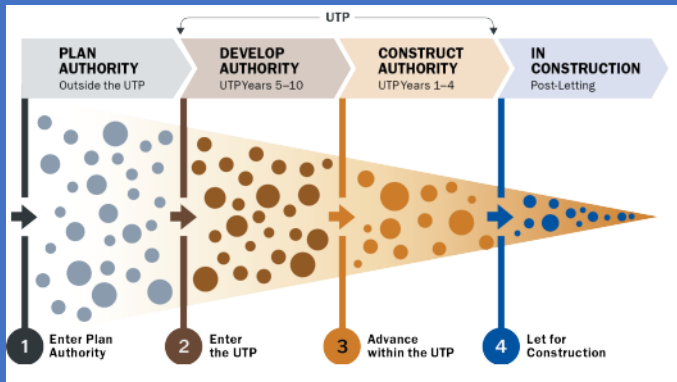
- The UTP is TxDOT's 10-year plan that guides the development and funding of statewide transportation construction projects.
- The UTP provides 10-year funding forecasts in 12 categories focusing on different types of transportation projects. The UTP is updated every year adjusting the 10-year funding forecasts.
- Required by state law to be approved by the Texas Transportation Commission each year by August 31 (end of state fiscal year).



Transportation

Why the UTP?

- UTP uses federal and state funds.
- CAT 2, 4 & 12 projects require Transportation Commission approval.
- CAT 12 includes “economic growth.”
- **Development and Plan Authority** allows for development of plans and right-of-way acquisition before construction funding is available.



TxDOT FUNDING SOURCES BY UTP CATEGORY

12 FUNDING CATEGORIES	FEDERAL FUNDS	STATE FUNDS	OTHER STATE AND LOCAL FUNDS
1. Preventive Maintenance and Rehabilitation	Yes	Yes	No
2. Metro and Urban Area Corridors	Yes	Yes	No
3. Non-Traditionally Funded Projects	No	Yes	Yes
4. Statewide Connectivity Corridors	Yes	Yes	No
5. Congestion Mitigation and Air Quality*	Yes	No	No
6. Structures Replacement (Bridges)	Yes	Yes	No
7. Metropolitan Mobility and Rehabilitation*	Yes	No	No
8. Safety	Yes	Yes	No
9. Transportation Alternatives*	Yes	No	No
10. Supplemental Transportation Projects	Yes	Yes	No
11. District Discretionary	Yes	Yes	No
12. Strategic Priority	Yes	Yes	No

* While funding in these categories is primarily from federal sources, state funding may also be used.

Fund Definitions: Federal funds are appropriated by Congress through the Federal Highway Trust Fund

State funds are appropriated by the Texas Legislature through the State Highway Fund

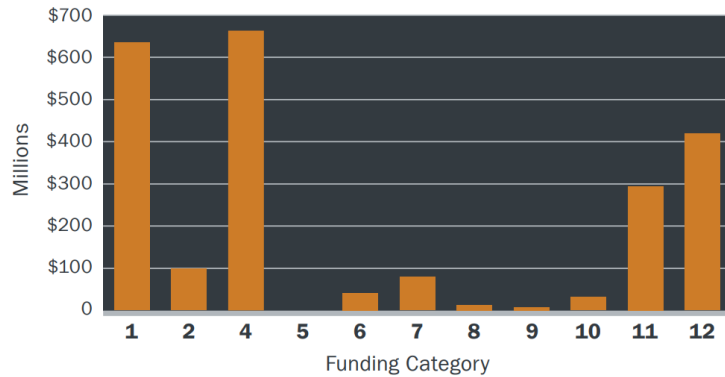
Other state & local funds include the Texas Mobility Fund, bond revenue, concessions and regional toll revenue, and local funds



Transportation

TxDOT Laredo District Funding Categories

LAREDO DISTRICT 10-YEAR PLANNING TARGETS BY CATEGORY

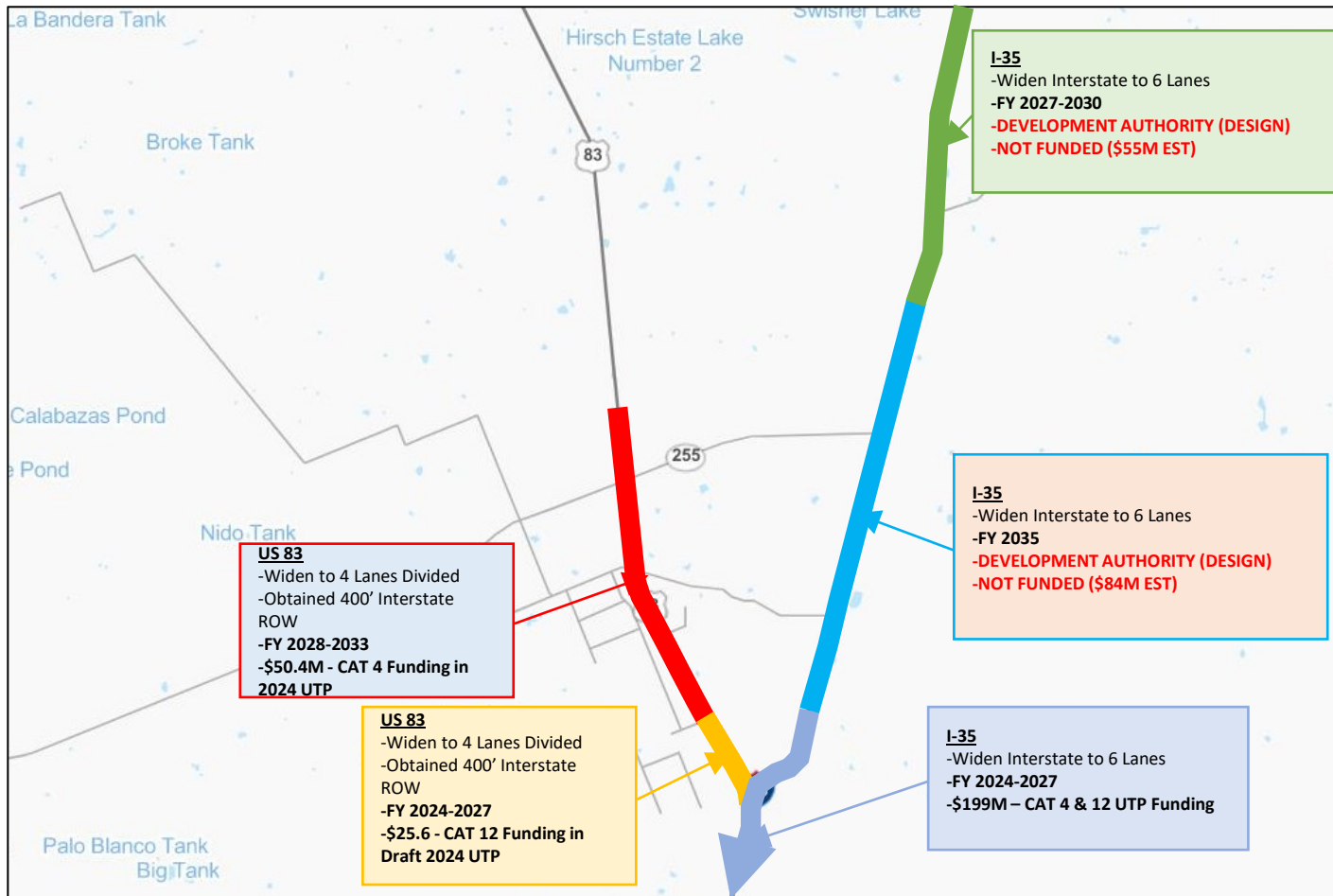


* Category 3 is not identified on the 10-Year Planning Target graph due to receiving "Other State and Local Funds".

TXDOT FUNDING CATEGORIES:

- 1 Preventive Maintenance & Rehabilitation
- 2 Metropolitan & Urban Area Corridor Projects
- 3 Non-Traditionally Funded Transportation Projects
- 4 Statewide Connectivity Corridor Projects
- 5 Congestion Mitigation & Air Quality Improvement
- 6 Structures Replacement & Rehabilitation
- 7 Metropolitan Mobility & Rehabilitation
- 8 Safety
- 9 Transportation Alternatives Program
- 10 Supplemental Transportation Projects
- 11 District Discretionary
- 12 Strategic Priority

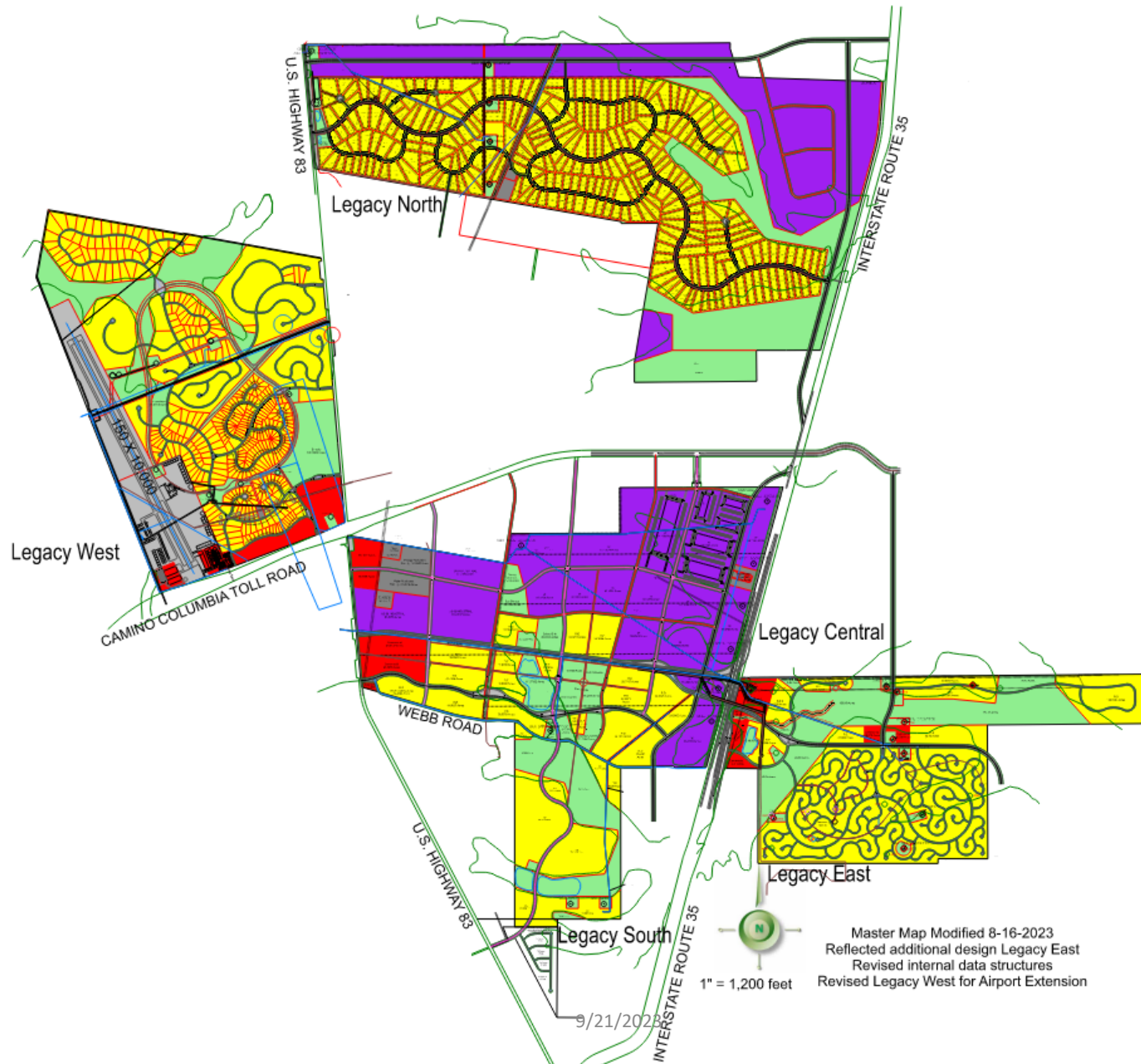
Funded and Unfunded TxDOT UTP Projects



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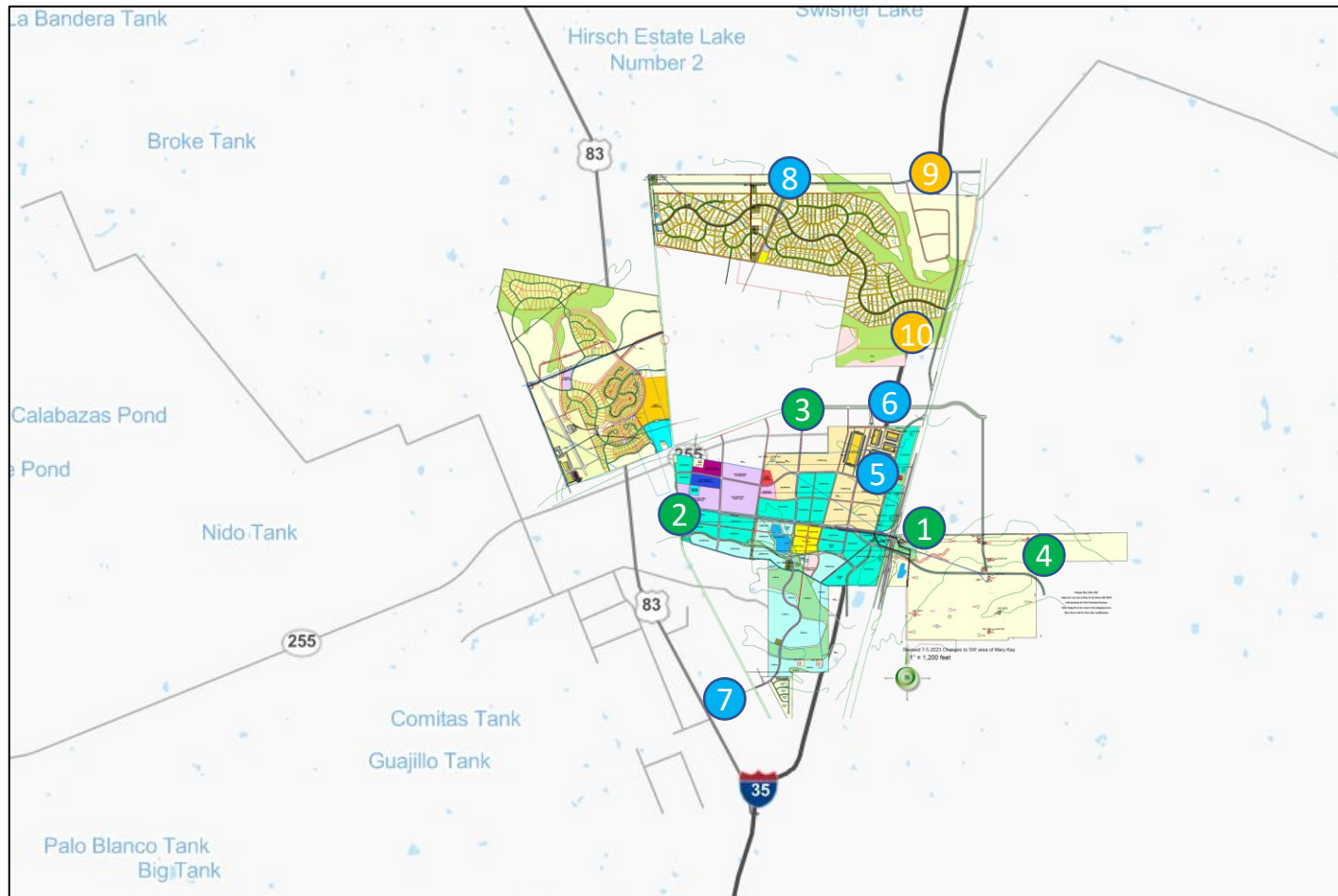
SE Legacy Development, LLC Proposed Transportation Projects



Master Map Modified 8-16-2023
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Revised internal data structures
Revised Legacy West for Airport Extension



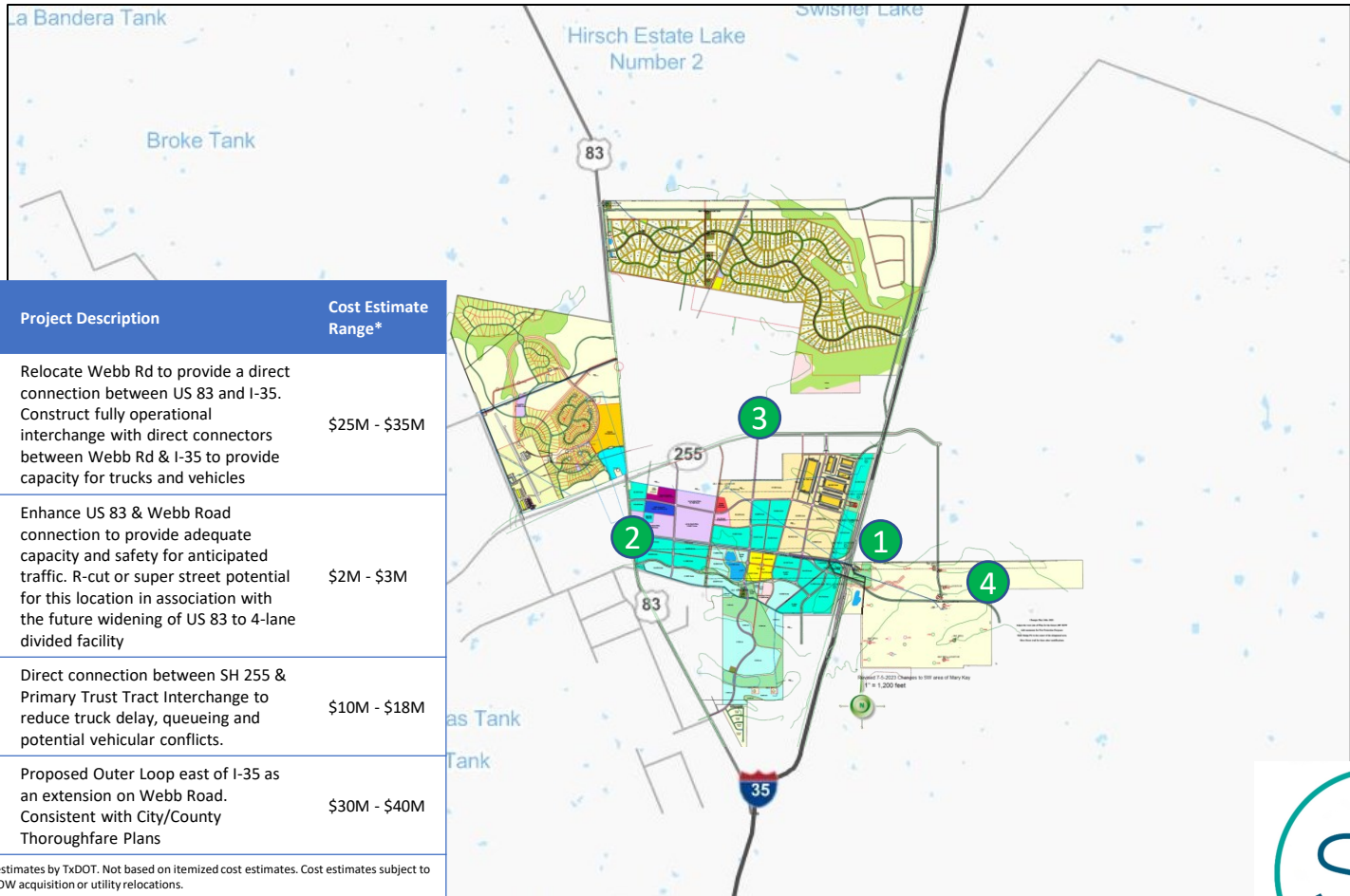
SE Legacy Development, LLC Proposed Transportation Projects



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SE Legacy Development, LLC Proposed Transportation Projects



Critical Priority

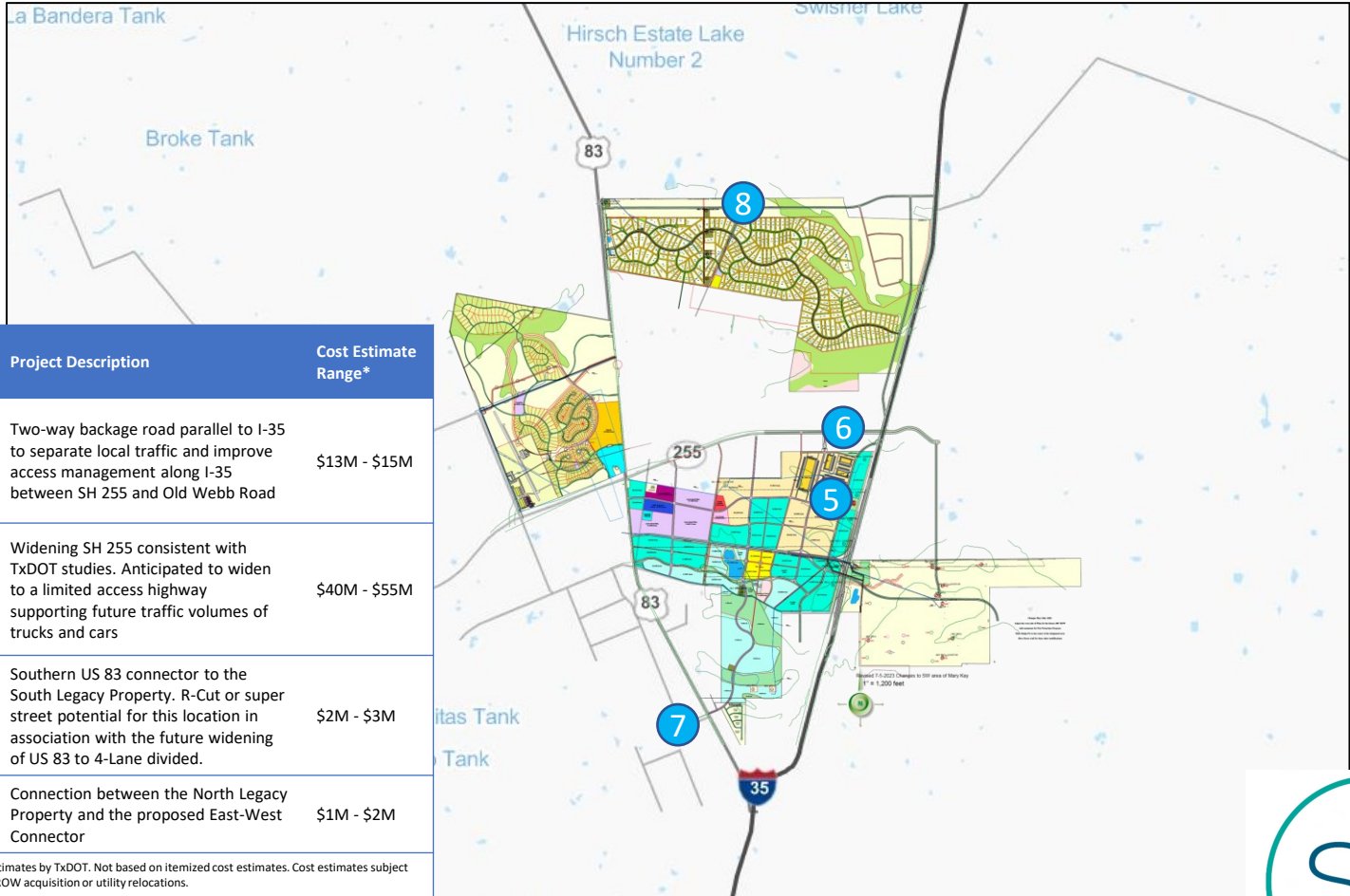
ID	Project Name	Project Description	Cost Estimate Range*
1	Webb Road & I-35 Interchange Connection w/ Direct Connectors	Relocate Webb Rd to provide a direct connection between US 83 and I-35. Construct fully operational interchange with direct connectors between Webb Rd & I-35 to provide capacity for trucks and vehicles	\$25M - \$35M
2	Webb Road & US 83 Connection	Enhance US 83 & Webb Road connection to provide adequate capacity and safety for anticipated traffic. R-cut or super street potential for this location in association with the future widening of US 83 to 4-lane divided facility	\$2M - \$3M
3	SH 255 & Trust Tract Interchange (overweight corridor extension through Trust Tract)	Direct connection between SH 255 & Primary Trust Tract Interchange to reduce truck delay, queueing and potential vehicular conflicts.	\$10M - \$18M
4	Outer Loop Extension East of Webb Road	Proposed Outer Loop east of I-35 as an extension on Webb Road. Consistent with City/County Thoroughfare Plans	\$30M - \$40M

*Cost estimate range based on similar funded project estimates by TxDOT. Not based on itemized cost estimates. Cost estimates subject to change due to design and inflation. Does not include ROW acquisition or utility relocations.



SE Legacy Development, LLC Proposed Transportation Projects

High Priority

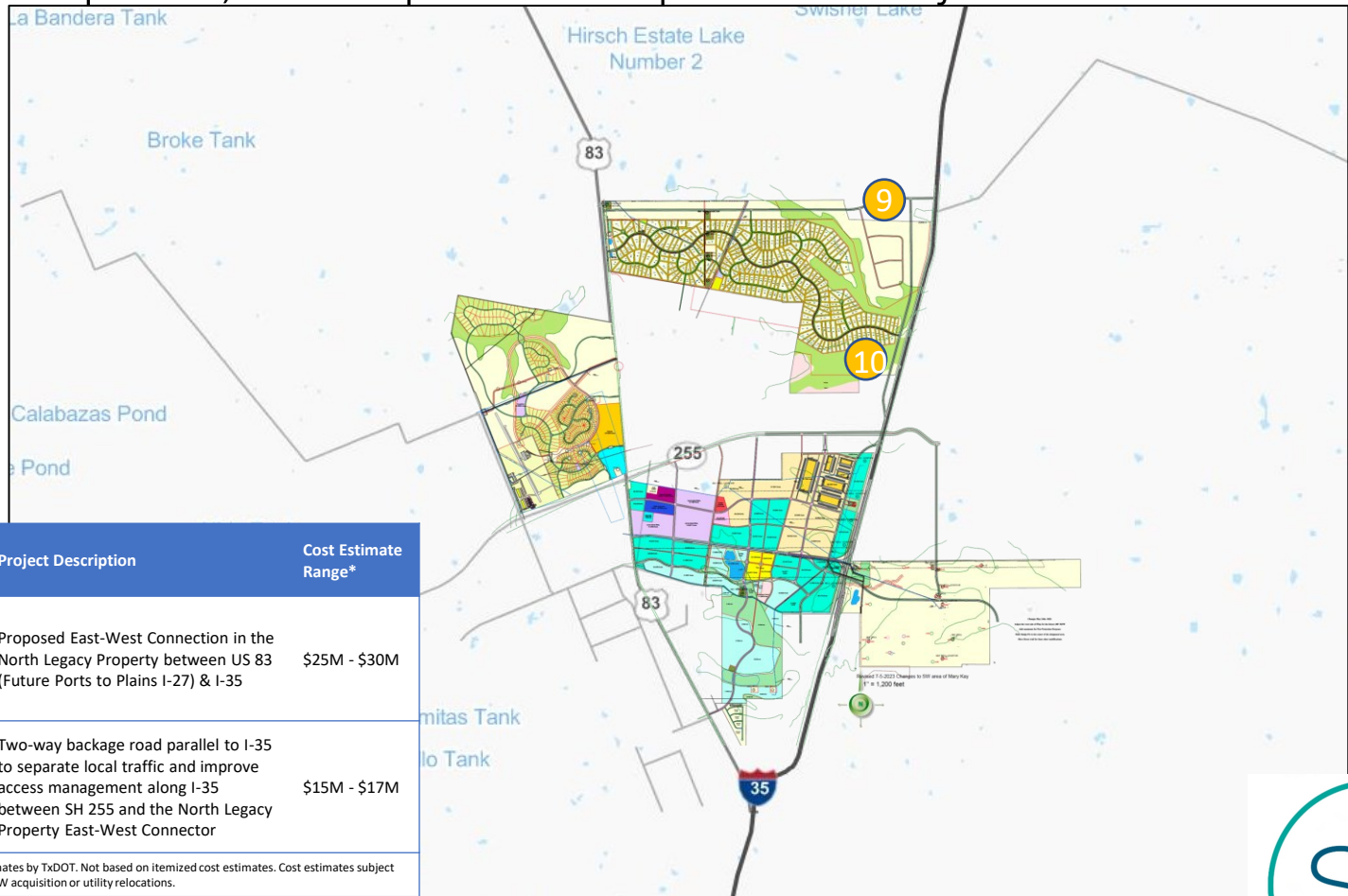


ID	Project Name	Project Description	Cost Estimate Range*
5	Backage Road from SH 255 to Old Webb Road	Two-way backage road parallel to I-35 to separate local traffic and improve access management along I-35 between SH 255 and Old Webb Road	\$13M - \$15M
6	SH 255 Improvements and Expansion (overweight corridor designation and access to the Central Legacy Tract)	Widening SH 255 consistent with TxDOT studies. Anticipated to widen to a limited access highway supporting future traffic volumes of trucks and cars	\$40M - \$55M
7	US 83 & South Legacy Property Connector	Southern US 83 connector to the South Legacy Property. R-Cut or super street potential for this location in association with the future widening of US 83 to 4-lane divided.	\$2M - \$3M
8	North Legacy Property Connection to East-West Connector	Connection between the North Legacy Property and the proposed East-West Connector	\$1M - \$2M

*Cost estimate range based on similar funded project estimates by TxDOT. Not based on itemized cost estimates. Cost estimates subject to change due to design and inflation. Does not include ROW acquisition or utility relocations.



SE Legacy Development, LLC Proposed Transportation Projects



Medium Priority

ID	Project Name	Project Description	Cost Estimate Range*
9	North Legacy Property East-West Connector I-27/US 83 to I-35	Proposed East-West Connection in the North Legacy Property between US 83 (Future Ports to Plains I-27) & I-35	\$25M - \$30M
10	Backage Road from SH 255 to North Legacy Property East-West Connector	Two-way backage road parallel to I-35 to separate local traffic and improve access management along I-35 between SH 255 and the North Legacy Property East-West Connector	\$15M - \$17M

*Cost estimate range based on similar funded project estimates by TxDOT. Not based on itemized cost estimates. Cost estimates subject to change due to design and inflation. Does not include ROW acquisition or utility relocations.



Transportation

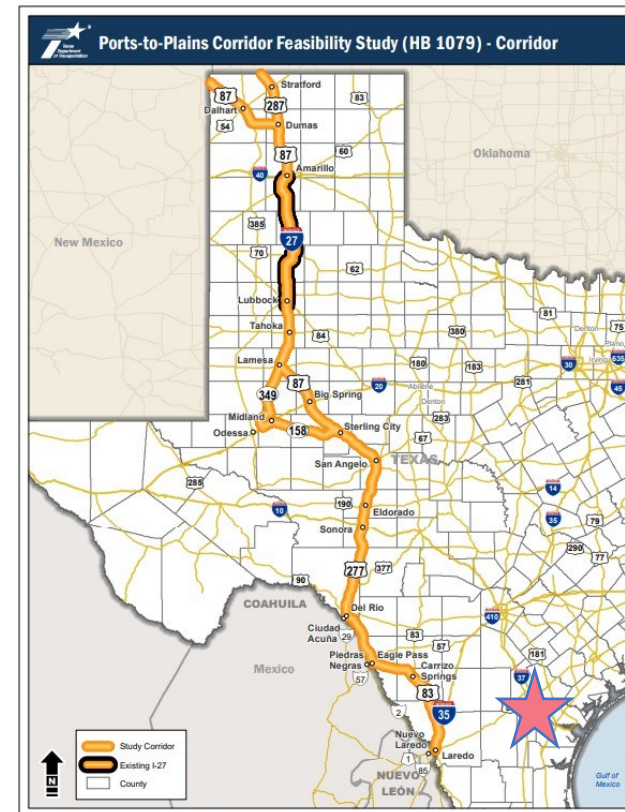
Opportunities for TxDOT Laredo and SELD

Ports to Plains US 83 (I-27) Project

- Provides connectivity between trade, agriculture and the border.
- SELD is located near the southern limits of the Ports to Plains Project.
- Portions of US 83 in the study area will have TxDOT UTP funding after the Draft 2024 UTP is approved to widen to 4-lanes divided highway.

Opportunities

- **Opportunity to help TxDOT obtain Interstate Right-of-Way width of 400.'**
- Opportunity for connection on US 83 (I-27) at the realigned Webb Road for future trade and truck routing.
- Opportunity for new east-west roadway connections between US 83 (I-27) and I-35 to support regional mobility.



Transportation

Opportunities for TxDOT Laredo with SELD

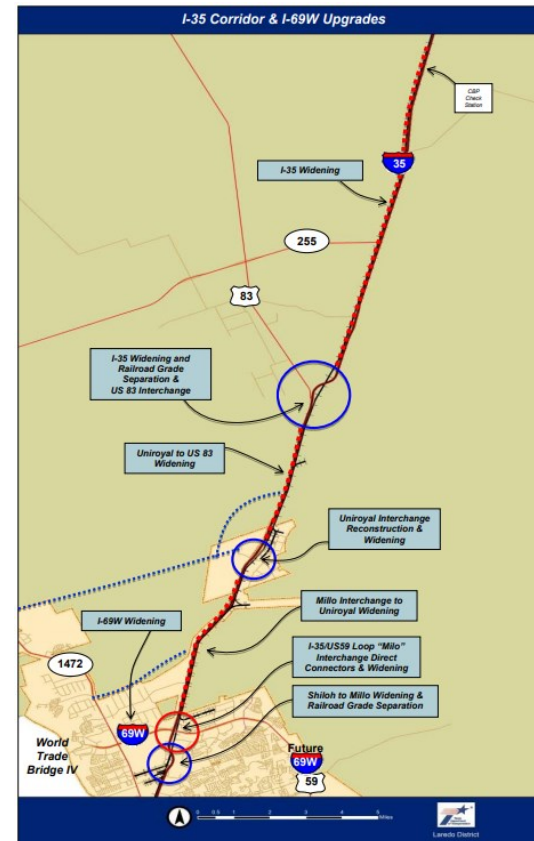
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I-35 Development Authority

- Portions of I-35 in the study area currently have TxDOT Development Authority funding to widen to a 6-lane cross-section.

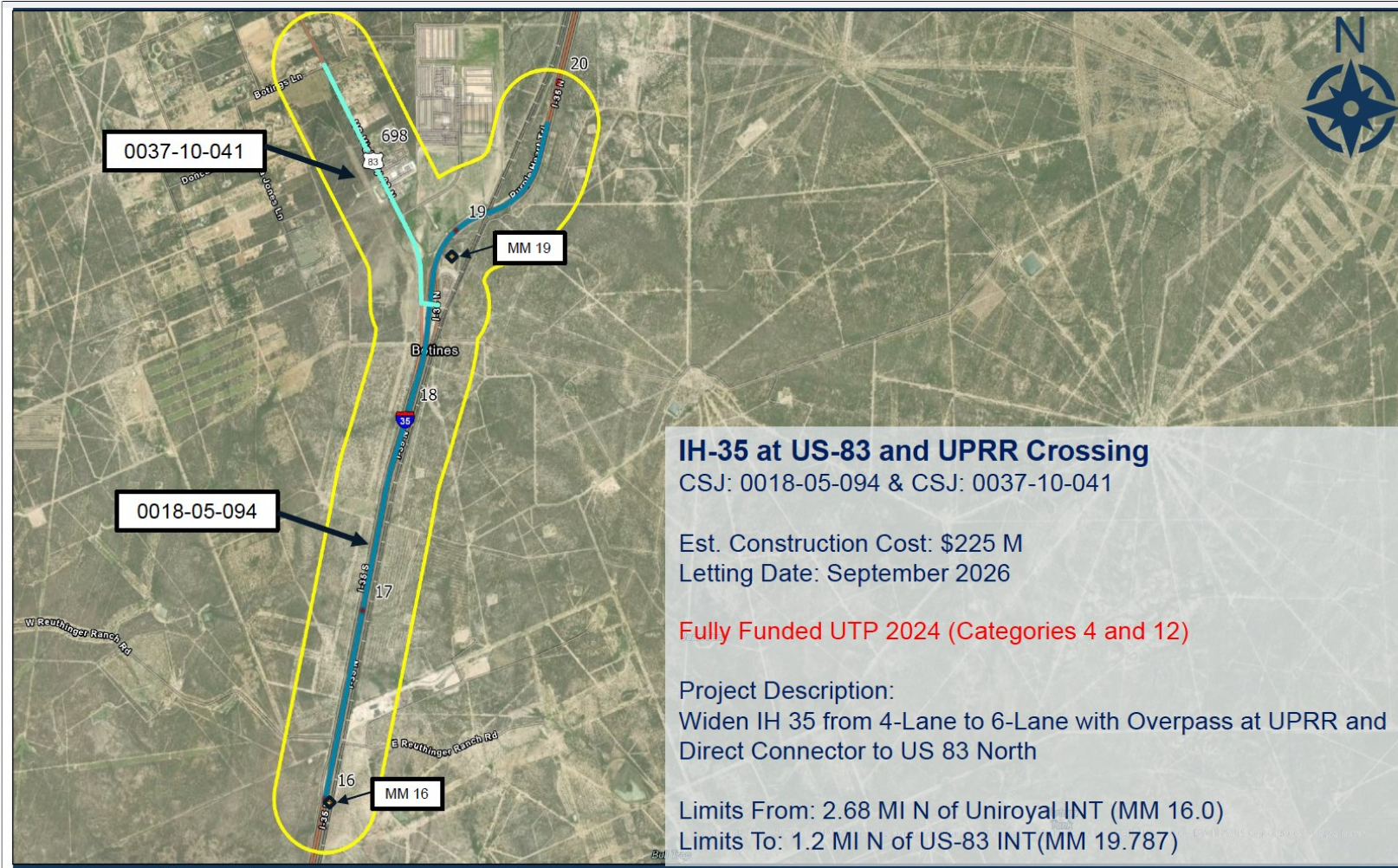
Opportunities

- Realignment of Webb Road and Extension of the Proposed Outer Loop east of I-35.
- Coordinate right-of-way for the proposed backage road to enhance local/regional traffic.
- Coordinate extension of SH 255 and interchange improvements for future SH 255 widening.
- Coordinate Outer Loop Extension location at I-35.



SE LEGACY DEVELOPMENT, LLC

Transportation



Transportation







Transportation

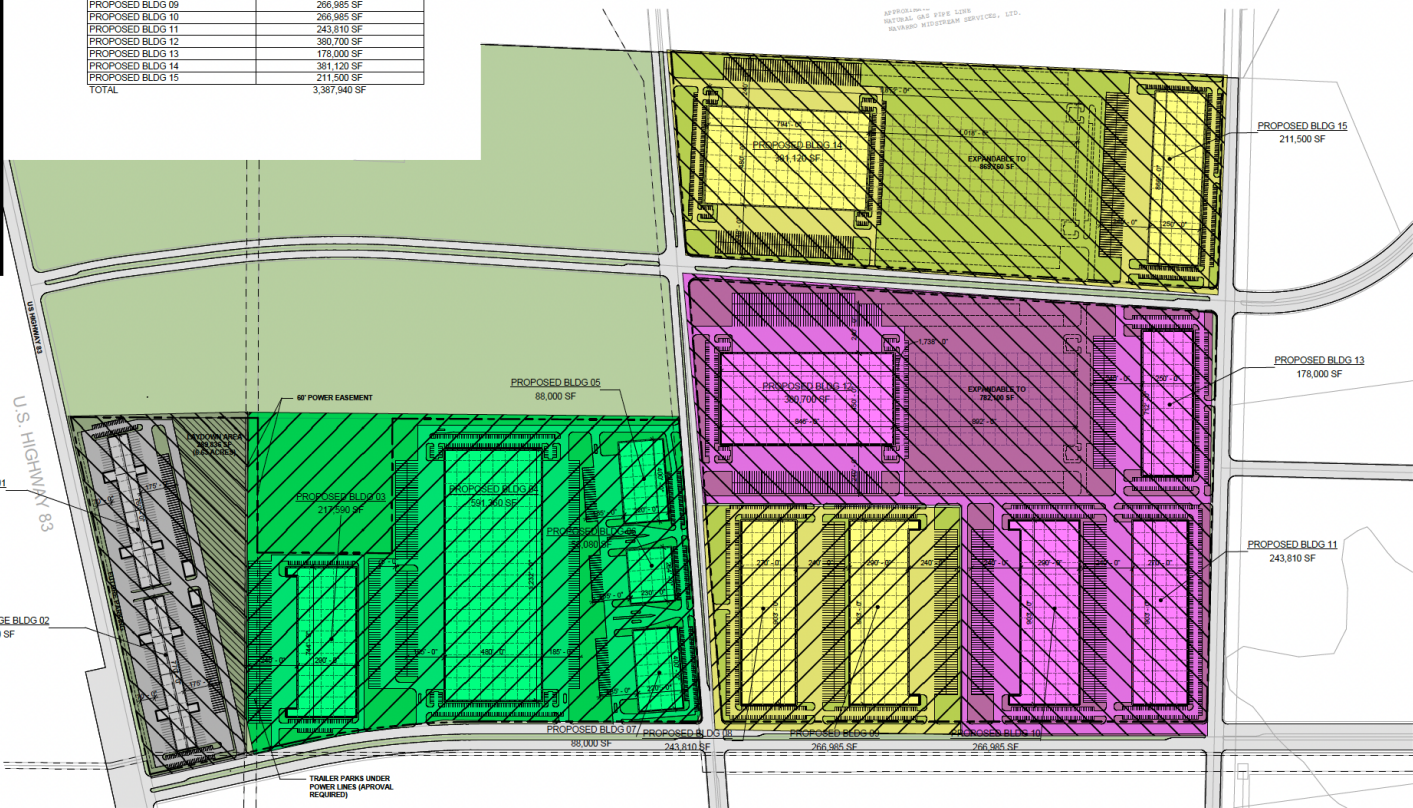
Next Steps

1. Coordinate SELD project priorities with current UTP funded or Development Authority TxDOT projects:
 - I-35 Development Authority
 - US 83 - 2024 UTP Funding
 - Right-of-Way Coordination and Interchange Locations/Designs
2. Coordinate SELD project priorities with future UTP opportunities for TxDOT:
 - Development Authority; and/or
 - UTP Category Funding.
3. Align SELD projects with TxDOT UTP and Development Authority project timeframes.

SITE		SF	BUILDING		SITE COVERAGE		PARKING	
TYPE	AREA	AREA (SF)	TYPE	AREA	TYPE	AREA	TYPE	SPACES
SITE 1	61.74 acres	2,689,308.30 SF	COLD STORAGE BLDG 01	86,000 SF	SITE COVERAGE	28.5%	SURFACE PARKING	2883
SITE 2	118.96 acres	5,181,972.24 SF	COLD STORAGE BLDG 02	86,000 SF			TRAILER STORAGE	1916
SITE 3	91.85 acres	4,000,804.29 SF	PROPOSED BLDG 03	217,590 SF				
TOTAL	272.55 acres	11,872,084.83 SF	PROPOSED BLDG 04	591,350 SF				
			PROPOSED BLDG 05	88,000 SF				
			PROPOSED BLDG 06	58,080 SF				
			PROPOSED BLDG 07	86,000 SF				
			PROPOSED BLDG 08	243,810 SF				
			PROPOSED BLDG 09	266,985 SF				
			PROPOSED BLDG 10	266,985 SF				
			PROPOSED BLDG 11	243,810 SF				
			PROPOSED BLDG 12	389,700 SF				
			PROPOSED BLDG 13	178,000 SF				
			PROPOSED BLDG 14	381,120 SF				
			PROPOSED BLDG 15	211,500 SF				
			TOTAL	3,387,940 SF				

CONSTRUCTION PHASING KEY

-  Phase 1A
-  Phase 1B
-  Phase 1C
-  BTS Cold Storage Only



LEGACY INDUSTRIAL

PRELIMINARY SITE PLAN
07/24/2023
LAREDO, TX



Brett Barnes, Vice President, Stewart Development

Questions?



SE LEGACY DEVELOPMENT, LLC



SE LEGACY DEVELOPMENT, LLC

Laredo Economic Development Corporation

Presenters:

David Earl, Earl & Associates

Thomas G. Wendorf, PE. Program
Manager, Wendorf Beward & Partners, LLC

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