

Groundwater Rights Purchase and Sale Agreement

Nicholas J. Winkelmann, P.E.
Interim Chief Operating Officer - Corpus Christi Water

February 10, 2026



Overview

- City will purchase groundwater rights beneath approximately 2,500 acres in Nueces County from owner ERF Real Estate, Inc. (ERF)
- Purchase will support diversification of CCW the water supply portfolio
- Agreement conveys from ERF to City groundwater rights and necessary surface use rights including access, well sites, utilities, and wells
- The agreement is for a fixed purchase price of \$28,000,000
 - Earnest money deposit of \$200,000, due within three days of contract execution, will be paid in FY26
 - Remaining payment of \$27,800,000, due within one year of closing, will be paid in FY27



Hydrogeologic Conditions and Preliminary Analysis



February 10, 2026

Nick Winkelmann
Interim Chief Operating Officer
City of Corpus Christi
2726 Holly Road
Corpus Christi, TX 78415

RE: Assessment of the Production Capacity the Ed Rachal Foundation Real Estate (ERF)

Dear Mr. Winkelmann,

Per your request, INTERA has performed an assessment of groundwater production potential for 2,478 acres of the Ed Rachal Foundation (ERF) real estate, which shares a property boundary with the City's Western Brackish Wellfield in Nueces County. INTERA performed the assessment using the most recent version of the groundwater model developed as part of Project 25072 – Nueces River New Ground Water Well Program – Emergency Declaration.

The assessment included three production scenarios including: ERF Well Field, Western and Eastern Well Field, and all well fields together. The simulations were designed to determine the maximum annual production that could be maintained for five years. The estimated maximum production rates are considered provisions because:

- The INTERA model remains a work in progress because additional aquifer pumping tests and field data is still being collected.
- Work is on-going to improve the model's ability to accurately predict land subsidence
- Constraints and considerations for managing water quality, land subsidence and regional drawdowns are to be further established

Despite being provisional, the relative differences among the estimated maximum production for the three production scenarios are sufficiently accurate to reliably determine the benefits of purchasing the ERF property water rights. The tabulated results show that the ERF wellfield could add up to 15 MGD to the City's Eastern and Western wellfields in Nueces County.

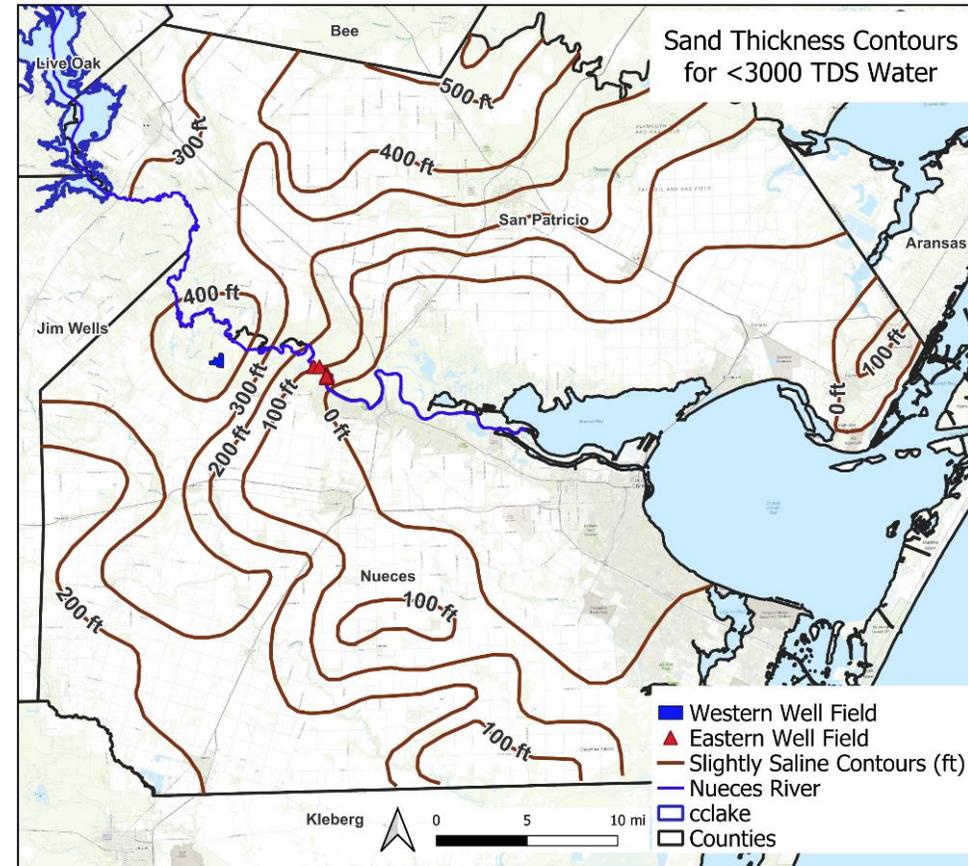
If the City has any questions or comments regarding [these analysis](#), please contact me. My contact information is: syoung@intera.com and (512)-635-0059.

Sincerely,

INTERA Incorporated

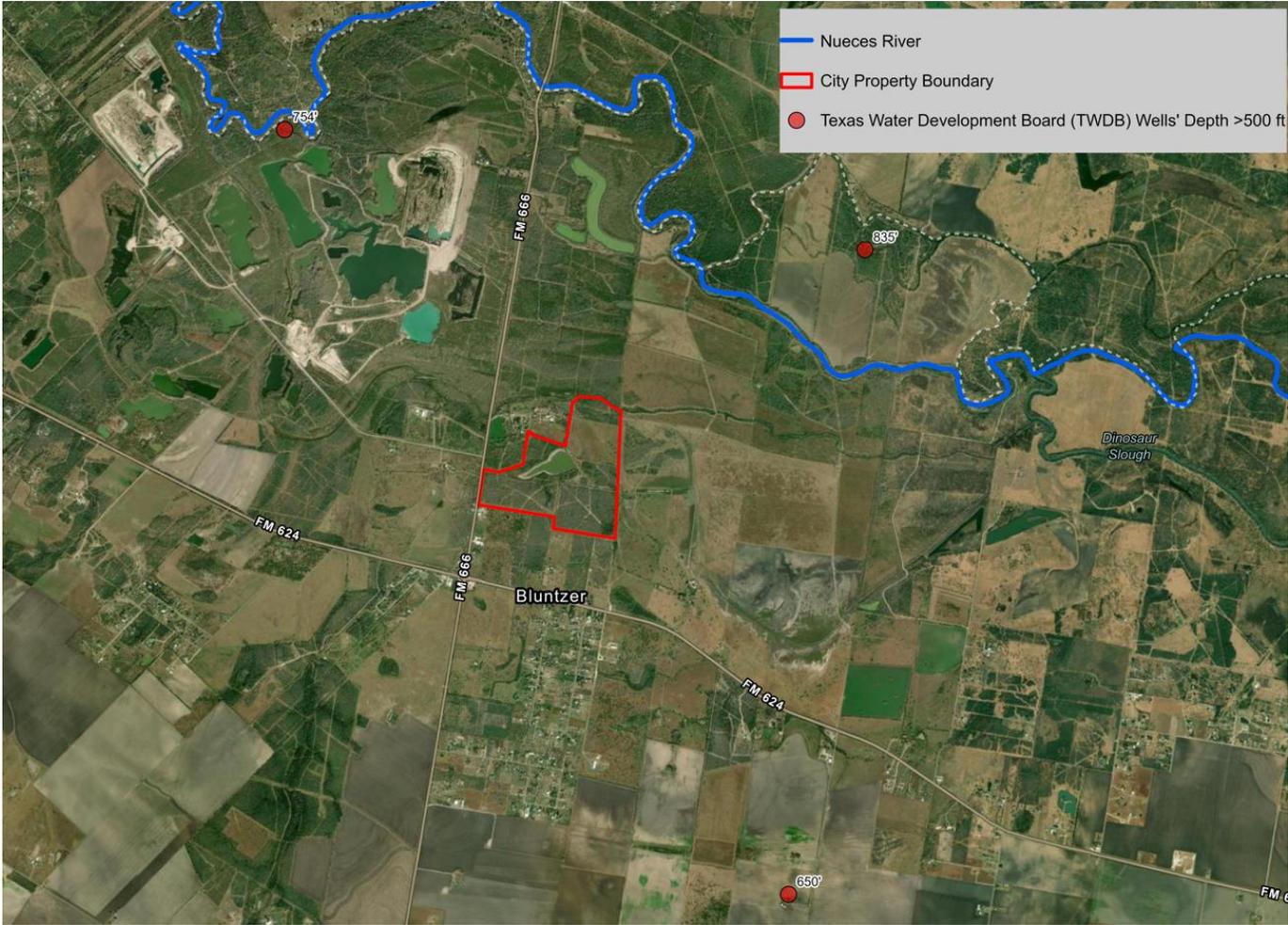
Steven Young
Project Manager

Cc: / Shou Yang, INTERA

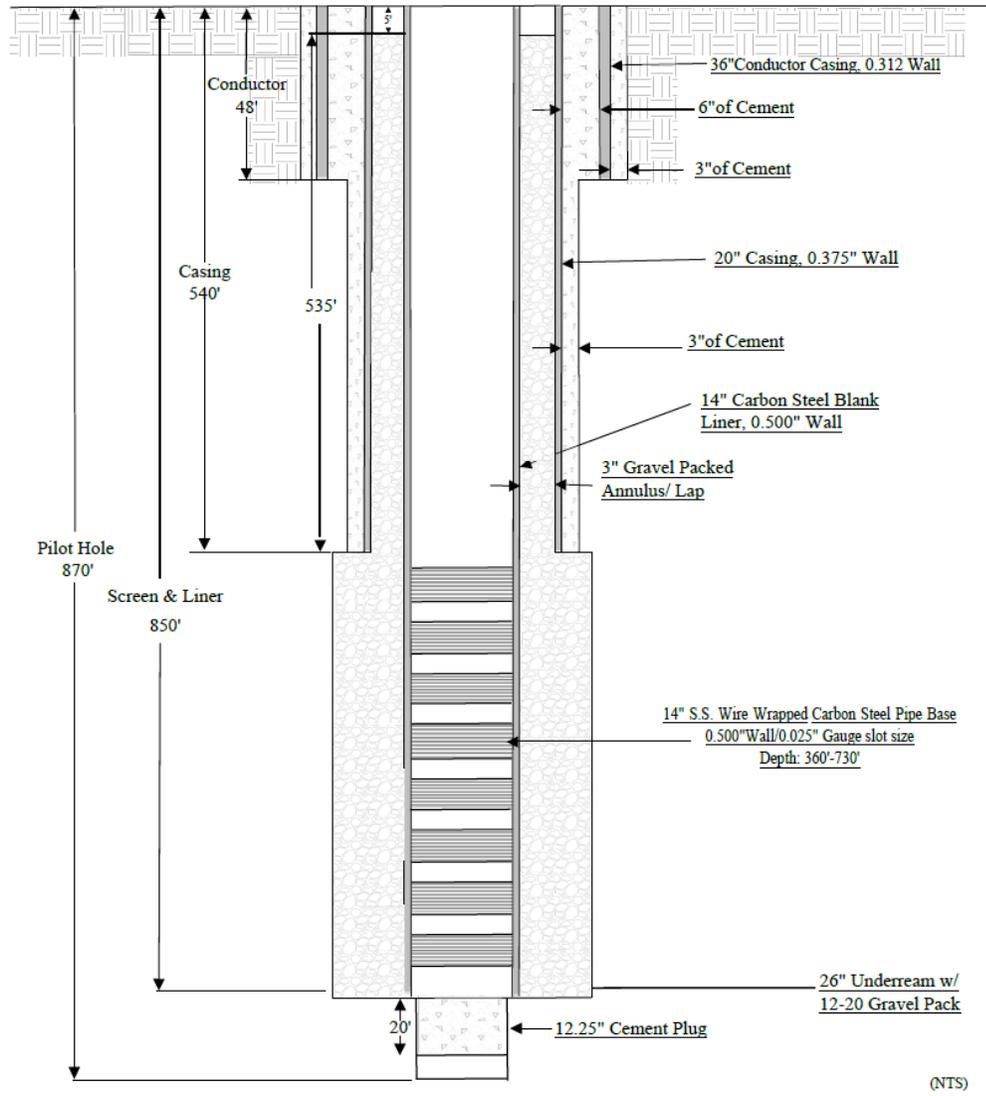


Area Wells and Geology

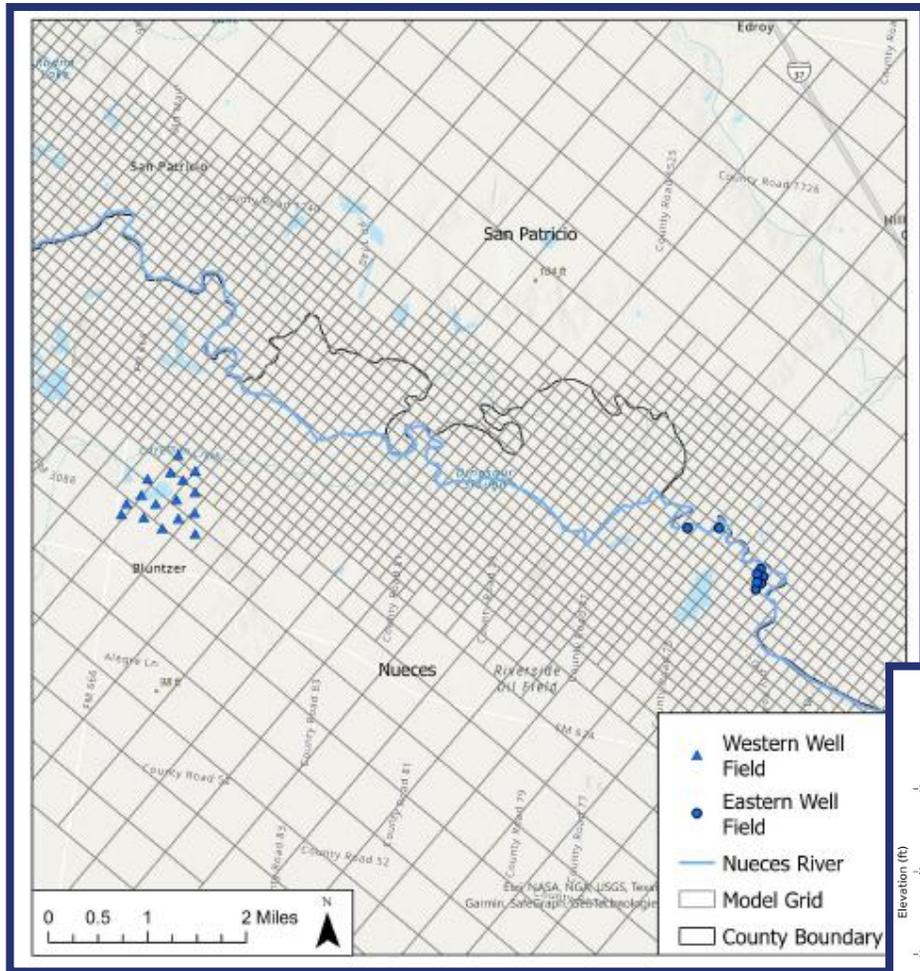
Est. Age (M.Y)	Geologic Unit	Hydrogeologic Unit
0.7	Beaumont	CHICOT AQUIFER
1.6	Lissie	
3.8	Willis	
11.2	Upper Goliad	EVANGELINE AQUIFER
14.5	Lower Goliad	
17.8	Upper Lagarto	BURKEVILLE
	Middle Lagarto	
	Lower Lagarto	
24.2	Oakville	JASPER AQUIFER
32	Frio	CATAHOULA
34	Vicksburg	



Production Well Design



Modeling and Monitoring Infrastructure



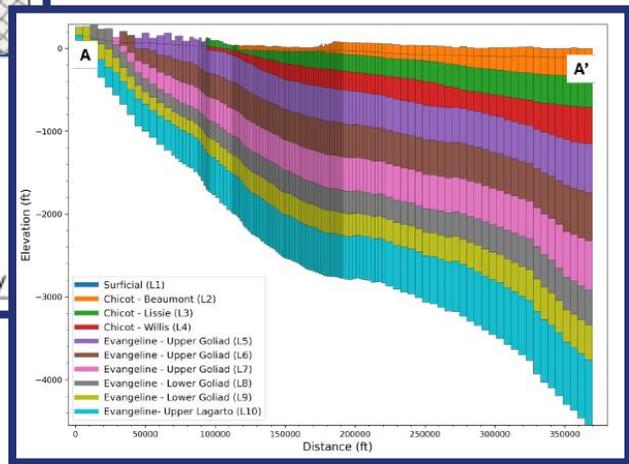
The area covered by the INTERA model.

Hydrogeological Modeling

- Development of a robust groundwater model with ongoing updates

Monitoring Wells

- Five Monitoring wells in the Eastern Well field
- Four monitoring wells in Western well field with additional wells planned
- Well Owners taking part in the voluntary well monitoring program



Subsidence Monitoring

- Intera Inc. is developing a subsidence monitoring plan
 - Including a predictive modeling tool
 - Selecting equipment and locations for monitoring
 - Intera was the prime contractor for Harris Galveston Subsidence district
 - Intera is the developing the best management practices to assess subsidence in the state of California



Well Monitoring Program

CCW Partnership with Area Well Owners

- Assist well owners with periodic water level monitoring
- Assist well owners with water quality data sampling
- Review well construction information with well owners
- All data to be provided to the well owners
- Data to be utilized to track and monitor operating conditions and water levels
- Impacts confirmed by the data resulting from CCW well field operation would then be remedied at no cost to the well owner
- CCW is currently working with multiple well owners



For information, contact CCW at 361-826-1600



CITY OF CORPUS CHRISTI
**CORPUS CHRISTI
WATER**