

Andrew Bilger  
700 Rancho Grande Dr.  
Wimberley, Texas 78676  
512-738-1411  
abilger@sonterralc.com

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Executive with over ten years of land development and extensive project management experience in taking multi-million dollar projects from acquisition through final legal approval stages and development.

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|-----------------------------|---|
| ▪ Commercial & Residential  | ▪ Wastewater and water infrastructure (production & delivery) |
| ▪ Communication             | ▪ Dry utilities   |
| ▪ Quality control           | ▪ L.O.I's   |
| ▪ Human Resource experience | ▪ Easement & R.O.W.   |
| ▪ Contract review           | ▪ Legislative entitlements (MUD, PUD, SUD)                    |
| ▪ Regulatory Knowledge      | ▪ Lot layout & review   |
| ▪ Budgeting                 |   |
| ▪ Engineering plan review   |   |

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## Work Experience

### Project Manager

*Sonterra Development, Jarrell, Texas*

*6/2004 - present*

Lead and direct multiple residential and commercial development projects from the due diligence and acquisition of the property through the development of the infrastructure and entitlements all the way through to the end user. Manage and direct the communication between the company and state, county, and local officials. Work directly with the engineers and planners to make sure the company's vision is translated, produced, and kept on budget from conception through completion.

I led the development team that took this project from grass to finished development in 18 months. During this time my team applied for and received State TPDES approval, Water Permit approval, MUD Legislative approval, CCN for Sewer and Water approval, and local city and county approval of construction and plating for the development.

### Manager

*Agua Dulce Investments, Ltm., Austin, Texas*

*4/2003 - 4/2005*

Assisted, guided, and consulted with development companies and land planners in the long process of taking specific developments through the administrative and legislative pathways to attain Municipal Utility District status. This process required multifaceted engineering, legal, and legislative knowledge.

### Managing Partner

*Agua Dulce, Wimberley, Texas*

*6/1996 - 4/2004*

Managed the company's operations from soliciting new business, estimating, human resources, and project management. Successfully managed large accounts in excess of \$2,000,000. Worked closely with planners and engineers during the due diligence phase of planning for residential and commercial developments.

**Vice President**

*Sweetwater Utilities, LLC, Austin, Texas*

*1/1998 - 5/2002*

Co-founded this investor owned utility that manufactured, constructed, and operated small water and wastewater utilities. Sold the business to a national firm in 2002.

**Education**

9/1990 - 5/1997 Bachelor's of Science Degree in Biology, Texas State University, San Marcos, Texas

Attend yearly conferences dealing with subjects from Texas water law to urban planning and development.

**References**

Joe England, P.E., Williamson County Engineer, Georgetown, Texas 512-943-3330

Victor Turley, P.E., Victor Turley and Associates, 254-773-2400

Allen Hoover, Matkin Hoover & Associates, 830-249-0600

Bruce Flannigan, McClean Construction, Austin, Texas, 254-535-1161

**Project List**

2004-2007 Sonterra Development, Jarrell, Texas

1700 acre master planned community with IH-35 frontage.

Developed mixed/use commercial, residential, single family and multifamily.

Managed all aspects of the project from grass to completion.

2003 Project Manager, Aguas Dulce, LLC, Avery Park, a residential subdivision.

2004 Project Manager, Aguas Dulce, LLC, High Meadows, a residential subdivision.

2000-2003 Project Manager, Aguas Dulce, LLC, Sawyer Ranch, a residential subdivision.

1996-2004 Managed many small site projects, due-diligence projects, commercial and residential, wastewater and water entitlement planning, permitting, and construction.