



Control Number: 43378



Item Number: 16

Addendum StartPage: 0

RECEIVED

2015 MAR -9 PM 2:48

PUBLIC UTILITY COMMISSION
FILING CLERK

PUC DOCKET NO. 43378

**APPLICATION OF THE CITY OF
MANOR TO AMEND ITS WATER
CERTIFICATE OF CONVENIENCE
AND NECESSITY NO. 10947**

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§
§

**PUBLIC UTILITY
COMMISSION OF TEXAS**

CITYOF MANOR'S RESPONSE TO ORDER NO. 6

COMES NOW the City of Manor, Texas, and files this City of Manor's Response to Order No. 6 (the "Response") and would show the following:

In response to Commission Staff's Response to Order No. 6, and the Commission's Order No. 6 the City of Manor hereby submits the following, which are attached to this Response:

- a) A copy of the notices sent to the affected parties, and an affidavit verifying such notices were sent; and
- b) A publisher's affidavit and copy of the tear sheet demonstrating notice of the application that was published in a newspaper of general circulation.

WHEREFORE, PREMISES CONSIDERED, the City of Manor, Texas, files this City of Manor's Response to Order No. 6 and requests the PUC and all parties take due notice.

16

Respectfully submitted,

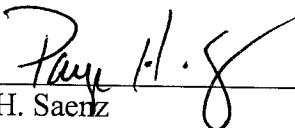
KNIGHT & PARTNERS
223 W. Anderson Lane, Ste. A-105
Austin, Texas 78752
(512) 323-5778
(512) 323-5773 (FAX)

PAIGE H. SAENZ
STATE BAR NO. 24026513
PAIGE@CITYATTORNEYTEXAS.COM

**ATTORNEYS FOR THE CITY OF
MANOR**

CERTIFICATE OF SERVICE

I certify that a true and correct copy of this document will be served on all parties of record on March 9, 2015, in accordance with PUC Procedural Rule 22.74.



Paige H. Saenz

PUBLISHER'S AFFIDAVIT

I solemnly swear that the attached ad was published on the following date(s):

February 27 & March 6, 2015

In *The Austin Chronicle*, a newspaper published in Austin, Travis County, Texas, and of general circulation in Travis County, Texas, and Williamson County, Texas, for service of citation or notice publication, and the date(s) of said newspaper bore in which the notice was published correspond to the following issue numbers:

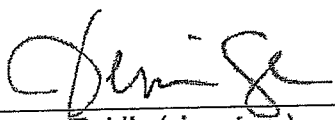
Volume 34, Issues 26 & 27

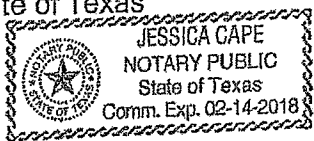
A copy of the ad(s) as published, clipped from the newspaper, is (are) attached hereto.


The Austin Chronicle

STATE OF TEXAS
COUNTY OF TRAVIS

Sworn to and subscribed before me this
6th day of March, 2015
by Dallen Terrell


Notary Public (signature)
State of Texas



Printed name and Seal

NOTICE FOR PUBLICATION
NOTICE OF APPLICATION
FOR CERTIFICATE OF CON-
VENIENCE AND NECESSITY
(CON) TO PROVIDE WATER
SEWER UTILITY SERVICE IN
TRAVIS COUNTY, TEXAS. Name
of Applicant: City of Manor
To obtain the application
for a CON to obtain or amend
CON No. 03-08-000000
recently a portion of said water
of said city (City of Manor) will be
Public Utility Commission of
Texas to provide water utility
service in Travis County. The
proposed utility service area is
located approximately 5 miles
east of downtown Manor, Texas,
and is generally bounded by
the north by Johnson Ranch,
on the east by FM 1400, on the
south by Highway 290, and on
the west by FM 978. The total
area of the proposed utility
approximately 400 acres and is
currently undeveloped. A copy of
the proposed sewer and water
available Utility Address
and Phone Number) 787-889.
A request for a public hearing
must be in writing. You must
state (1) your name, mailing ad-
dress, and day time telephone
number, (2) the applicant's
name, application number, or
another responsible reference
to this application, (3) the
statement of work request for
public hearing, (4) a brief
description of how you or the
persons you represent would
be adversely affected by the
granting of the application for
a CON and (5) your proposed
submittal to the application
of CON. If you would like to
voice your concerns and cause you
to withdraw your request for
a hearing.

STATE OF TEXAS

§

TRAVIS COUNTY

§

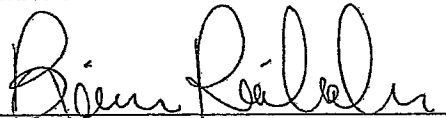
Affidavit

BEFORE ME, the undersigned authority, on this day personally appeared Bianca Richardson, who being duly sworn by me did on his oath, depose and say that:

"My name is Bianca Richardson. I am the paralegal for Paige Saenz, who is the City Attorney for the City of Manor. I am of sound mind, over eighteen (18) years of age, and have never been convicted of a felony or of a crime involving moral turpitude. I am personally acquainted with the facts herein stated and such facts are, within my personal knowledge, true and correct.

I hereby confirm and verify that I mailed the notices and maps attached hereto to the addressees on March 6, 2015. The copies of the notices and maps attached hereto are exact duplicates of the notices mailed on March 6, 2015.

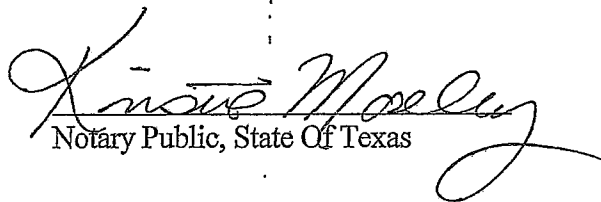
All of the facts stated and contained in this Affidavit are within my personal knowledge and such facts are true and correct. Further, Affiant Sayeth Not."



Name: Bianca Richardson

Title: Paralegal

SWORN TO AND SUBSCRIBED TO BEFORE ME, the undersigned a notary public, on this the 6 day of March 2015.



Notary Public, State Of Texas



Notice to Neighboring Systems, Landowners and Cities

NOTICE OF APPLICATION FOR CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) TO PROVIDE WATER/SEWER UTILITY SERVICE IN TRAVIS COUNTY, TEXAS

To: Presidential Glen, Ltd.
Attn: Pete Dwyer
9900 US Highway 290 E
Manor, Texas 78653

Date Notice Mailed: March 6, 2015

Name of Applicant City of Manor, Texas, has filed an application for a CCN to obtain or amend CCN No. 10947 and to decertify a portion(s) of _____ with the Public Utility Commission of Texas to provide water utility service in Travis County.

The proposed utility service area is located approximately 5 miles east of downtown Manor, Texas, and is generally bounded on the north by Johnson Road; on the east by FM 1100; on the south by Highway 290; and on the west by FM 973.

See enclosed map of the proposed service area.

The total area being requested includes approximately 203 acres and 0 current customers.

A request for a public hearing must be in writing. You must state (1) your name, mailing address, and daytime telephone number; (2) the applicant's name, application number or another recognizable reference to this application; (3) the statement, "I/we request a public hearing"; (4) a brief description of how you or the persons you represent, would be adversely affected by the granting of the application for a CCN; and (5) your proposed adjustment to the application or CCN which would satisfy your concerns and cause you to withdraw your request for a hearing.

Persons who wish to intervene or comment should write the:

Filing Clerk
Public Utility Commission of Texas
1701 North Congress Avenue
P.O. Box 13326
Austin, Texas 78711-3326

within thirty (30) days from the date of this publication or notice. A public hearing will be held only if a legally sufficient hearing request is received or if the commission on its own motion requests a hearing. Only those individuals who submit a written hearing request or a written request to be notified if a hearing is set will receive notice if a hearing is scheduled.

If a public hearing is requested, the commission will not issue the CCN and will forward the application to the State Office of Administrative Hearings (SOAH) for a hearing. If no settlement is reached and an evidentiary hearing is held, the SOAH will submit a recommendation to the commission for final decision. If an evidentiary hearing is held, it will be a legal proceeding similar to a civil trial in state district court.

If you are a landowner with a tract of land at least 25 acres or more, that is partially or wholly located within the proposed area, you may request to be excluded from the proposed area (or "opt out") by providing written notice to the commission within (30) days from the date that notice was provided by the applicant. All requests to opt out of the requested service area must include a scaled, general location map and a metes and bounds description of the tract of land.

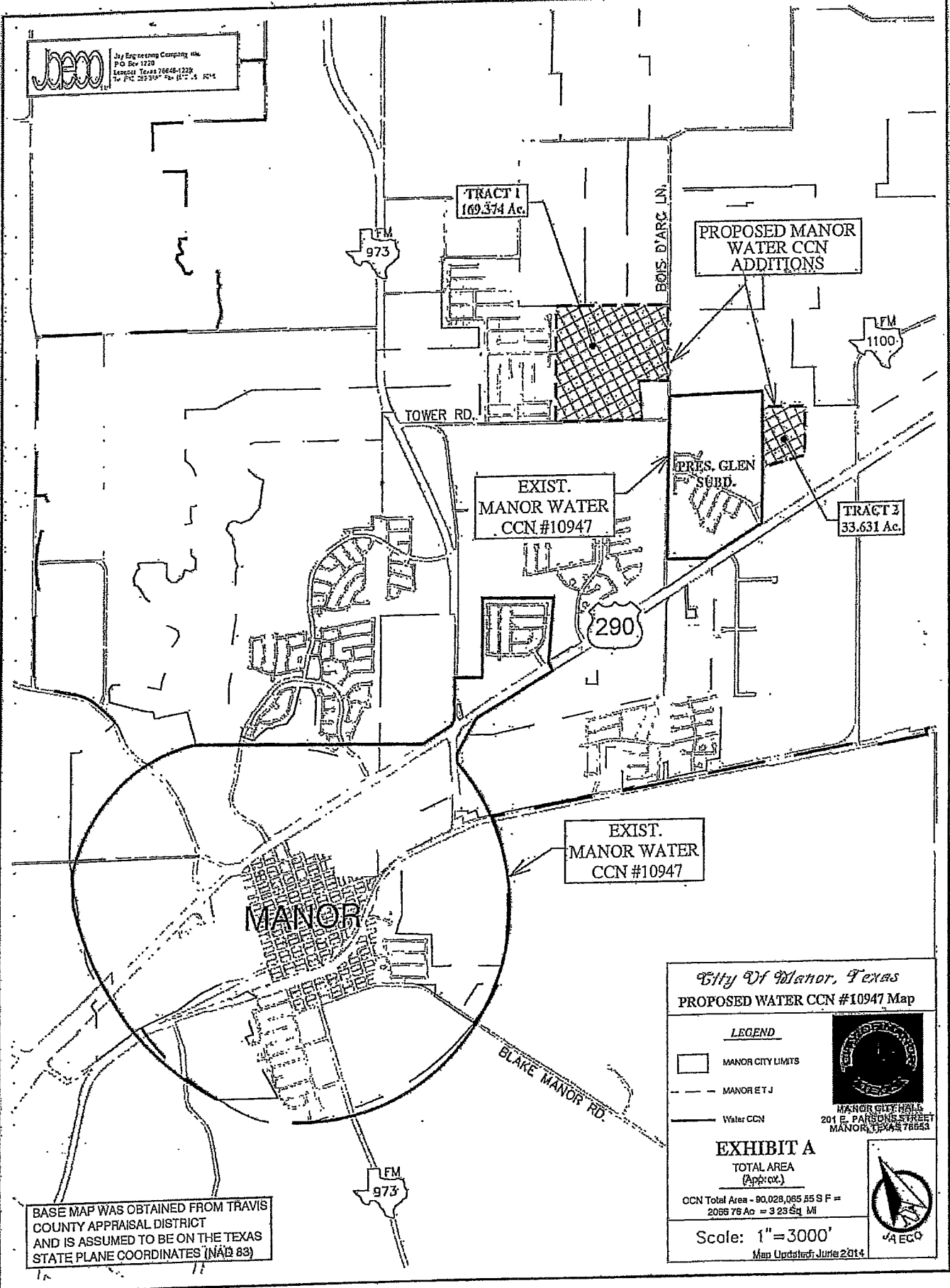
Persons who meet the requirements to opt out, and wish to request this option should file the required documents with the:

Filing Clerk
Public Utility Commission of Texas
1701 North Congress Avenue
P.O. Box 13326
Austin, Texas 78711-3326

A copy of the request to opt out of the proposed area must also be sent to the applicant. Staff may request additional information regarding your request.

Si desea informacion en Espanol, puede llamar al 1-888-782-8477

JACO
 Jay Engineering Company, Inc.
 P.O. Box 1220
 Leander, Texas 76648-1220
 Tel: 512 252-2100 Fax: 512 252-2114



BASE MAP WAS OBTAINED FROM TRAVIS COUNTY APPRAISAL DISTRICT AND IS ASSUMED TO BE ON THE TEXAS STATE PLANE COORDINATES (NAD 83)

City of Manor, Texas
PROPOSED WATER CCN #10947 Map

- LEGEND**
- MANOR CITY LIMITS
 - MANOR ETJ
 - Water CCN



EXHIBIT A
 TOTAL AREA
 (Approx.)

CCN Total Area = 90,028,065.55 S F =
 2066.76 Ac = 3.23 Sq. MI

Scale: 1" = 3000'
 Map Updated: June 2014



C:\Projects\109 - City of Manor\109-990-10 Misc\Maps & Exhibits\Manor-CCN-Water-Plan_Ext_08-27-14.dwg

PROPOSED SERVICE AREA DESCRIPTIONS

The proposed service areas to be added to the existing City of Manor Water Certificated area of Convenience and Necessity (CCN) include the following two tracts of land:

1. Approximately 169.374 acres of land out of the Greenbury Gates Survey No. 63 situated in Travis County, Texas that is bounded by Tower Road to the south and Bois d' Arc Lane to the east.
2. Approximately 33.631 acres of land out of the A.C. Caldwell Survey No. 52 that is bounded to the west by the Presidential Glen Subdivision.

See attached metes and bounds descriptions for complete legal descriptions.

Tract 1

169.374 ACRES
PERRY TRACT
DWYER REALTY

FN. NO. 05-654 (MAZ)
DECEMBER 21, 2005
BPI JOB NO. 1344-02

DESCRIPTION

OF A 169.374 ACRE TRACT OF LAND OUT OF THE GREENBURY GATES SURVEY NO. 63 SITUATED IN TRAVIS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 184.013 ACRE TRACT HAVING BEEN CONVEYED TO J.L. PERRY, JR. BY DEEDS OF RECORD IN VOLUME 11862, PAGE 268 AND VOLUME 11862, PAGE 270, BOTH OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 184.013 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS IN A DEED OF TRUST/SUBSTITUTE TRUSTEE DEED OF RECORD IN VOLUME 11601, PAGE 274 OF SAID REAL PROPERTY RECORDS; SAID 169.374 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 60D nail found in a corner fence post for the common northerly corner of said 184.013 acre tract and that certain 196.236 acre tract described in the deed to The Parke at Hawk Hollow, L.P. of record in Document No. 2001154813 of the Official Public Records of Travis County, Texas, same being the southerly common corner of Tract 1 and Tract 2 described in the deed to Randall A. White of record in Document No. 2000168879 of said Official Public Records, for the northwesterly corner hereof, from which a 1/2 inch iron rod with cap found in the northerly line of said 196.236 acre tract, being the southwesterly corner of said Tract 2 and the southeasterly corner of that certain 11.487 acre tract described in the deed to Rich Barrick of record in Document No. 2001093380 of said Official Public Records bears N62°24'38"W, a distance of 478.29 feet;

THENCE, S62°23'33"E, along the line common to the northerly line of said 184.013 acre tract and southerly line of said Tract 1, for a portion of the northerly line hereof, a distance of 716.44 feet to a 1/2 inch iron rod found for the southerly common corner of said Tract 1 and that certain 14.761 acre tract described in the deed to Pedro Araujo & Zandra Araujo of record in Document No. 2002220615 of said Official Public Records and being the southwesterly corner of that certain 100.046 acre tract described in the deed to James Boswell and Helen Boswell of record in Volume 11603, Page 212 of said Real Property Records;

THENCE, along the line common to the southerly line of said 100.046 acre tract and the northerly line of said 184.013 acre tract, for a portion of the northerly line hereof, the following two (2) courses and distances:

- 1) S62°08'14"E, a distance of 582.41 feet to a 1/2 inch iron rod with cap set for an angle point;

- 2) S63°02'14"E, a distance of 479.23 feet to a 1/2 inch iron rod found for the southeasterly corner of said 100.046 acre tract and being the southwesterly corner of that certain 10.000 acre tract described in the deed to Gary L. Srnensky of record in Volume 7873, Page 455 of the Deed Records of Travis County, Texas, for an angle point hereof;

THENCE, along the line common to the southerly line of said 10.000 acre tract and the northerly line of said 184.013 acre tract, for a portion of the northerly line hereof, the following two (2) courses and distances:

- 1) S62°20'00"E, a distance of 476.88 feet to a 60D nail found;
- 2) S62°10'00"E, a distance of 559.63 feet to a 1/2 inch iron rod with cap set for the common easterly corner of said 10.000 acre tract and said 184.013 acre tract, for the northeasterly corner hereof, being in the westerly right-of-way line of Bois D' Arc Lane as fenced and used on the ground;

THENCE, along the westerly right-of-way line of Bois D' Arc Lane as fenced and used on the ground, being the easterly line of said 184.013 acre tract, for the easterly line hereof, the following two (2) courses and distances:

- 1) S27°09'20"W, a distance of 1864.31 feet to a corner fence post found at a gate entrance;
- 2) S27°32'48"W, a distance of 25.75 feet to a 1/2 inch iron rod with cap set for the easterly most southeasterly corner hereof;

THENCE, leaving said westerly right-of-way line of Bois D' Arc Lane, over and across said 184.013 tract, the following two (2) courses and distances:

- 1) N61°28'16"W, a distance of 738.57 feet to a 1/2 inch iron rod set for an interior ell corner hereof;
- 2) S22°50'19"W, in part along an existing wire fence, a distance of 948.29 feet to a fence corner post found at the end of said existing wire fence, being in the southerly line of said 184.013 acre tract and the northerly line of said Tower Lane, from which a 1/2 inch iron rod with cap found by a fence corner post, for the southwesterly corner of a 0.037 acre "Easement for Equipment Station", of record in Document No. 2001191480 of said Official Public Records bears S62°27'33"E, a distance of 283.78 feet;

FN 05-654 (MAZ)
DECEMBER 21, 2005
PAGE 3 OF 4

THENCE, N64°12'16"W, leaving said existing fence line and along the northerly margin of Tower Lane, on a line approximately 20.0 feet north of the approximate centerline of pavement as located on the ground at the time of this survey, for a portion of the southerly line hereof, a distance of 826.27 feet to a 1/2 inch iron rod with cap set for an angle point;

THENCE, N62°54'12"W, continuing along the northerly margin of Tower Lane and the apparent southerly line of said 184.013 acre tract, a distance of 1347.80 feet to a 1/2 inch iron rod found for the southeasterly corner of said 196.236 acre tract, for the southwesterly corner of said 184.013 acre tract and hereof, from which a 1/2 inch iron rod found on the northerly line of Tower Lane, being the southwesterly corner of said 196.236 acre tract bears N62°30'09"W, a distance of 1959.87 feet;

THENCE, N27°41'13"E, along the easterly line of said 196.236 acre tract, being the apparent westerly line of said 184.013 acre tract, for the westerly line hereof, a distance of 2861.17 feet to the POINT OF BEGINNING, containing an area of 169.374 acres (7,377,923 square feet) of land, more or less, within these metes and bounds.

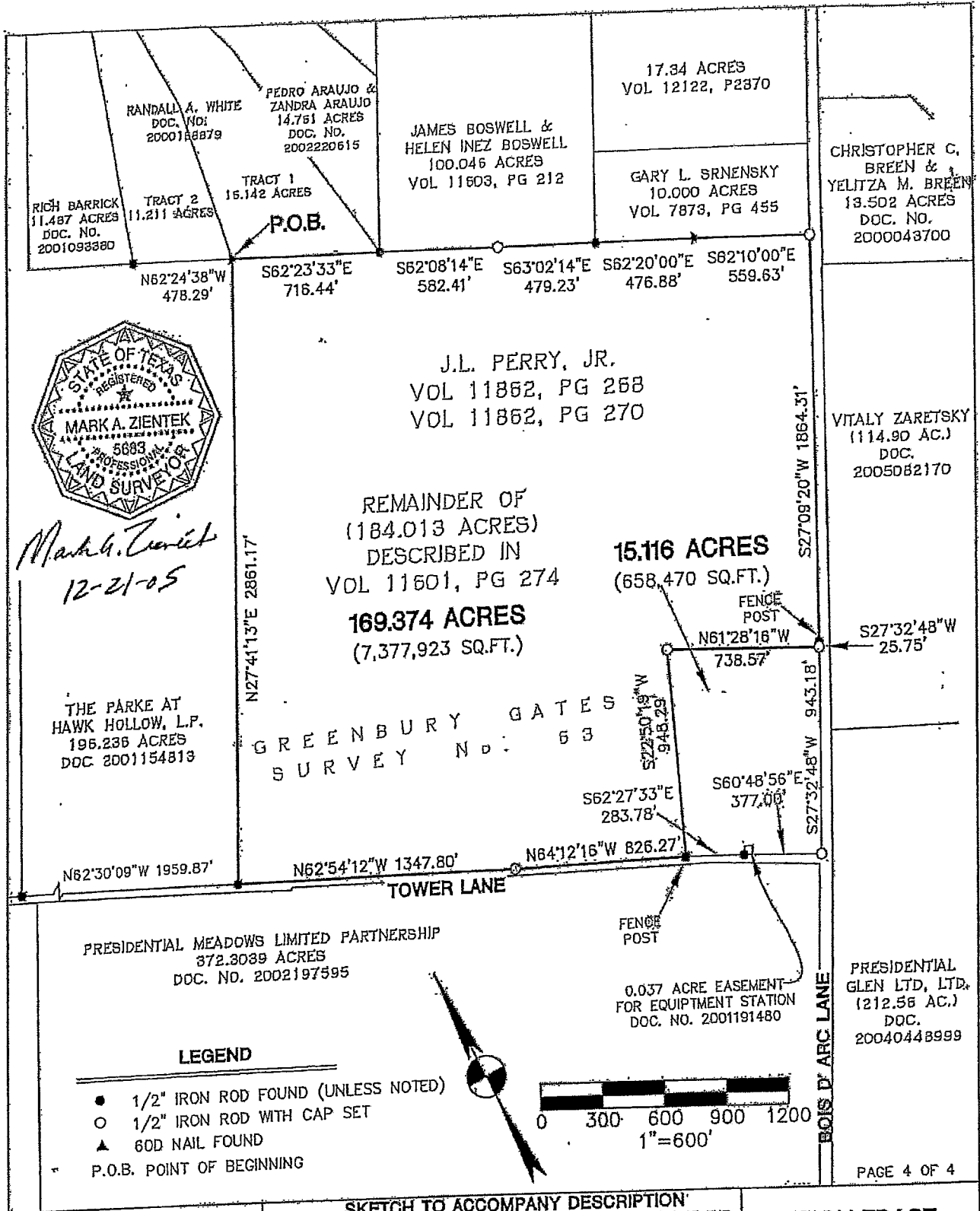
BASIS OF BEARINGS: THE TEXAS COORDINATE SYSTEM NAD83 (93) CENTRAL ZONE UTILIZING LCRA GPS CONTROL MONUMENTS A260, A839, AND AZF5

I, MARK A. ZIENTEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTHS OF AUGUST AND DECEMBER, 2005, UNDER MY DIRECTION AND SUPERVISION. A SURVEY SKETCH WAS PREPARED TO ACCOMPANY THIS DESCRIPTION.

BURY & PARTNERS, INC.
ENGINEERING SOLUTIONS
3345 BEE CAVE ROAD
AUSTIN, TEXAS 78746

Mark A. Zientek 12-21-05
MARK A. ZIENTEK DATE
R.P.L.S. NO. 5683





Mark A. Zientek
12-21-05

THE PARKE AT
HAWK HOLLOW, L.P.
196.236 ACRES
DOC. 2001154813

N27°41'13"E 2861.17'

REMAINDER OF
(184.013 ACRES)
DESCRIBED IN
VOL 11601, PG 274
169.374 ACRES
(7,377,923 SQ.FT.)

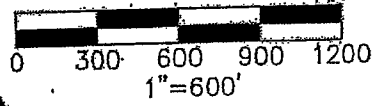
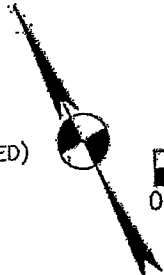
15.116 ACRES
(658,470 SQ.FT.)

GREENBURY GATES
SURVEY No. 63

PRESIDENTIAL MEADOWS LIMITED PARTNERSHIP
372.3039 ACRES
DOC. NO. 2002197595

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD WITH CAP SET
- ▲ 6DD NAIL FOUND
- P.O.B. POINT OF BEGINNING



PRESIDENTIAL
GLEN LTD, LTD.
(212.56 AC.)
DOC.
20040448999

Bury+Partners ENGINEERING SOLUTIONS 3346 Bee Caves Road, Suite 200 Austin, Texas 78746 Tel. (512)328-0011 Fax (512)328-0325 Bury+Partners, Inc. ©Copyright 2005	SKETCH TO ACCOMPANY DESCRIPTION OF 169.374 ACRES BEING A PORTION OF 184.013 ACRES OUT OF THE GREENBURY GATES SURVEY NO. 63, SITUATED IN TRAVIS COUNTY, TEXAS; HAVING BEEN CONVEYED TO J.L. PERRY, JR. BY THE DEEDS OF RECORD IN VOL 11862, PG 268 AND VOL 11862, PG 270, BOTH OF THE REAL PROPERTY RECORDS OF SAID COUNTY, AND BEING DESCRIBED IN A DEED OF TRUST/APPOINTMENT OF SUBSTITUTE TRUSTEE OF RECORD IN VOL 11601, PG 274 OF SAID REAL PROPERTY RECORDS		PERRY TRACT
			DWYER REALTY
DATE: 12/21/05	FILE: H:\1344\02\134402EX5.dwg	FN No.: 05-654(MAZ) DRAWN BY: MAZ	PROJ. No: 1344-02

TRACT 2

**METES & BOUNDS DESCRIPTION
OF
33.631 ACRE TRACT**

Being a tract of land containing 33.631 acres out of and part the A.C. Caldwell Survey Number 52, abstract 154 and being that certain 33.631 acre tract as described in Deed to Bad Gunn Limited Partnership, recorded in Document Number 2006190067, Official Public Records Travis County, Texas (O.P.R.T.C.T.); said 33.631 acre tract being more particularly described by metes and bounds as follows, with all bearings based on said 33.631 acre deed:

COMMENCING, at a point for the southeasterly corner of that certain 212.56 acre tract described in deed to Presidential Glen Ltd, as recorded in Document Number 2004048999 Official Public Records Travis County, Texas (O.P.R.T.C.T.), the southwesterly corner of Gunn Lane as recorded as (North Manor and Elgin Road) as recorded in Commissioners Road Book, Volume 1, Page 82-83, unspecified width;

THENCE, along common line of said 212.56 acre tract and said Gunn Lane the following two (2) courses:

1. North 27°39'55" East, a distance of 560.81 feet to a calculated point;
2. North 27°39'57" East, a distance of 833.26 feet to a calculated point for southwest corner and **POINT OF BEGINNING** hereof;

THENCE, continuing along common line of said 212.56 acre tract and said Gunn Lane the following two (2) courses:

1. North 27°39'57" East, a distance of 306.46 feet to a calculated point;
2. North 27°03'38" East, a distance of 1181.11 feet to a calculated point for the northwest corner hereof, an angle point in the south line of a called 267.942 acre tract as conveyed to First State Bank Central Texas, as recorded in Document Number 2008051895(O.P.R.T.C.T.);

THENCE, with the north line hereof and the south line of said 267.942 acre tract the following three (3) courses:

1. South 62°42'05" East, a distance of 330.84 feet to a calculated point;

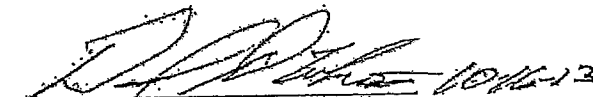
2. South 62°38'20" East, a distance of 696.54 feet to a calculated point;
3. South 64°08'01" East, a distance of 67.24 feet to a calculated point being the northeast corner hereof and northwest corner of a called 52.7158 acre tract as conveyed to Terrell Timmermann, as recorded in , as recorded in Document Number 2011144639 (O.P.R.T.C.T.);

THENCE, with the east line hereof and the west line of said 52.7158 acre tract the following two (2) courses:

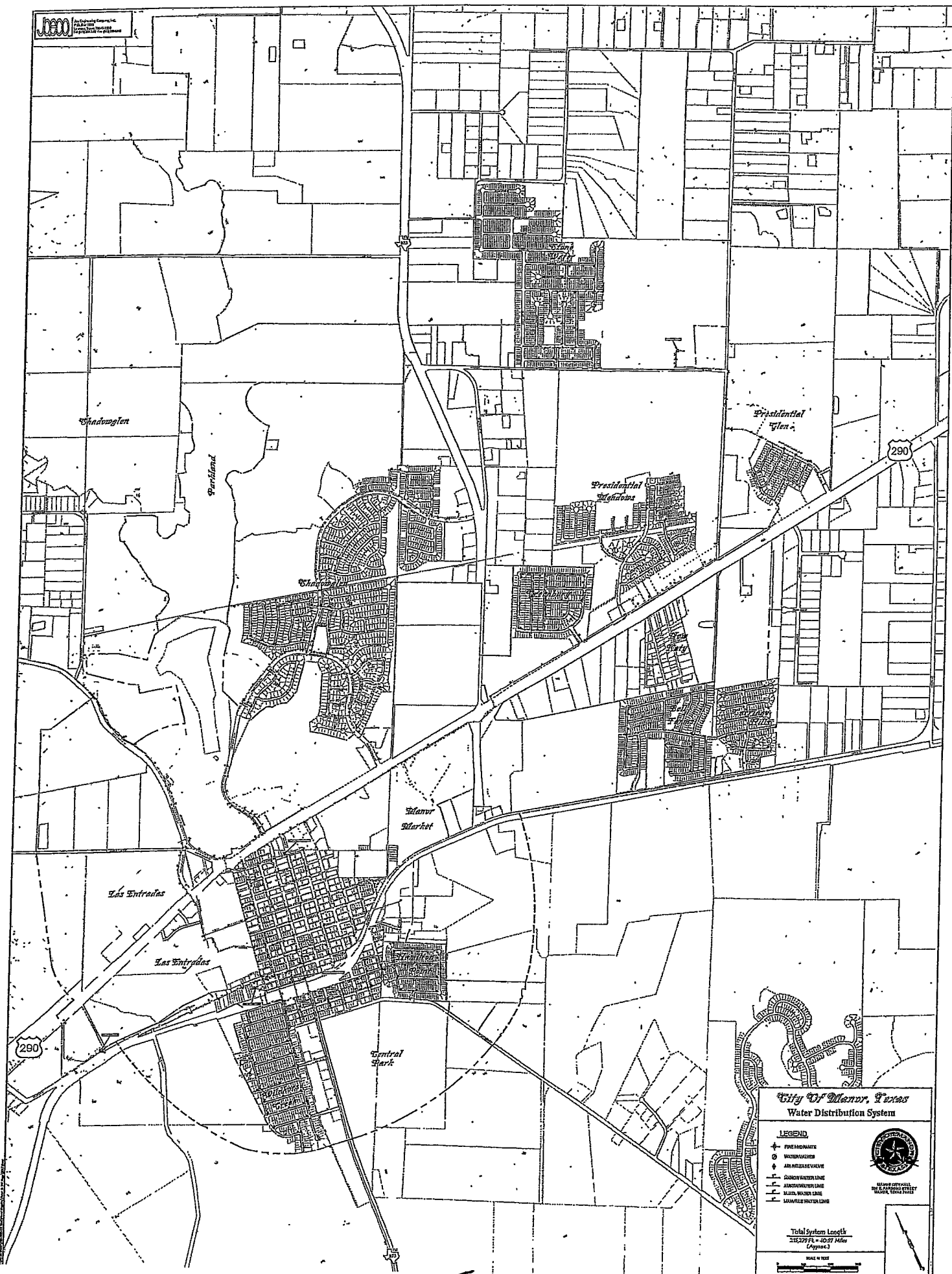
1. South 27°15'50" West, a distance of 598.10 feet to a calculated point;
2. South 27°28'42" West, a distance of 599.92 feet to a calculated point for the southeast corner hereof, the northwest corner of a called 29.731 acre tract as conveyed to Terrell Timmermann, as recorded in Document Number 2012174367(O.P.R.T.C.T.);

THENCE, North 77°37'33" West, with the south line hereof the north line of said 29.731 acre tract, a distance of 1128.19 feet to the POINT OF BEGINNING and containing a computed area of 33.631 acres of land.

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.


Darrell D. White., RPLS
Texas No. 4816

Prepared by:
McKim & Creed TBPLS Registration No. 101776-01
10000 Metric Blvd., Suite 200
Austin, Texas 78758
October, 2013



City of Manor, Texas
Water Distribution System

LEGEND

- ◆ FIRE HYDRANTS
- WATER METER
- ⊕ AIR RELEASE VALVE
- AIR/WATER LINE
- AIR/WATER LINE
- 12" AIR/WATER LINE
- 12" AIR/WATER LINE
- 12" AIR/WATER LINE
- 12" AIR/WATER LINE
- 12" AIR/WATER LINE

Total System Length
 25,277 ft. - 48.57 Miles
 Approx.

SCALE IN FEET

0 100 200 300 400 500

SEAL OFFICIAL
 MANOR, TEXAS
 1984

Notice to Neighboring Systems, Landowners and Cities

NOTICE OF APPLICATION FOR CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) TO
PROVIDE WATER/SEWER UTILITY SERVICE IN TRAVIS COUNTY, TEXAS

To: Terrell Timmerman
P.O. Box 4784
Austin, Texas 78653

Date Notice Mailed: March 6, 2015

Name of Applicant City of Manor, Texas, has filed an application for a CCN to obtain or amend CCN No. 10947 and to decertify a portion(s) of _____ with the Public Utility Commission of Texas to provide water utility service in Travis County.

The proposed utility service area is located approximately 5 miles east of downtown Manor, Texas, and is generally bounded on the north by Johnson Road; on the east by FM 1100; on the south by Highway 290; and on the west by FM 973.

See enclosed map of the proposed service area.

The total area being requested includes approximately 203 acres and 0 current customers.

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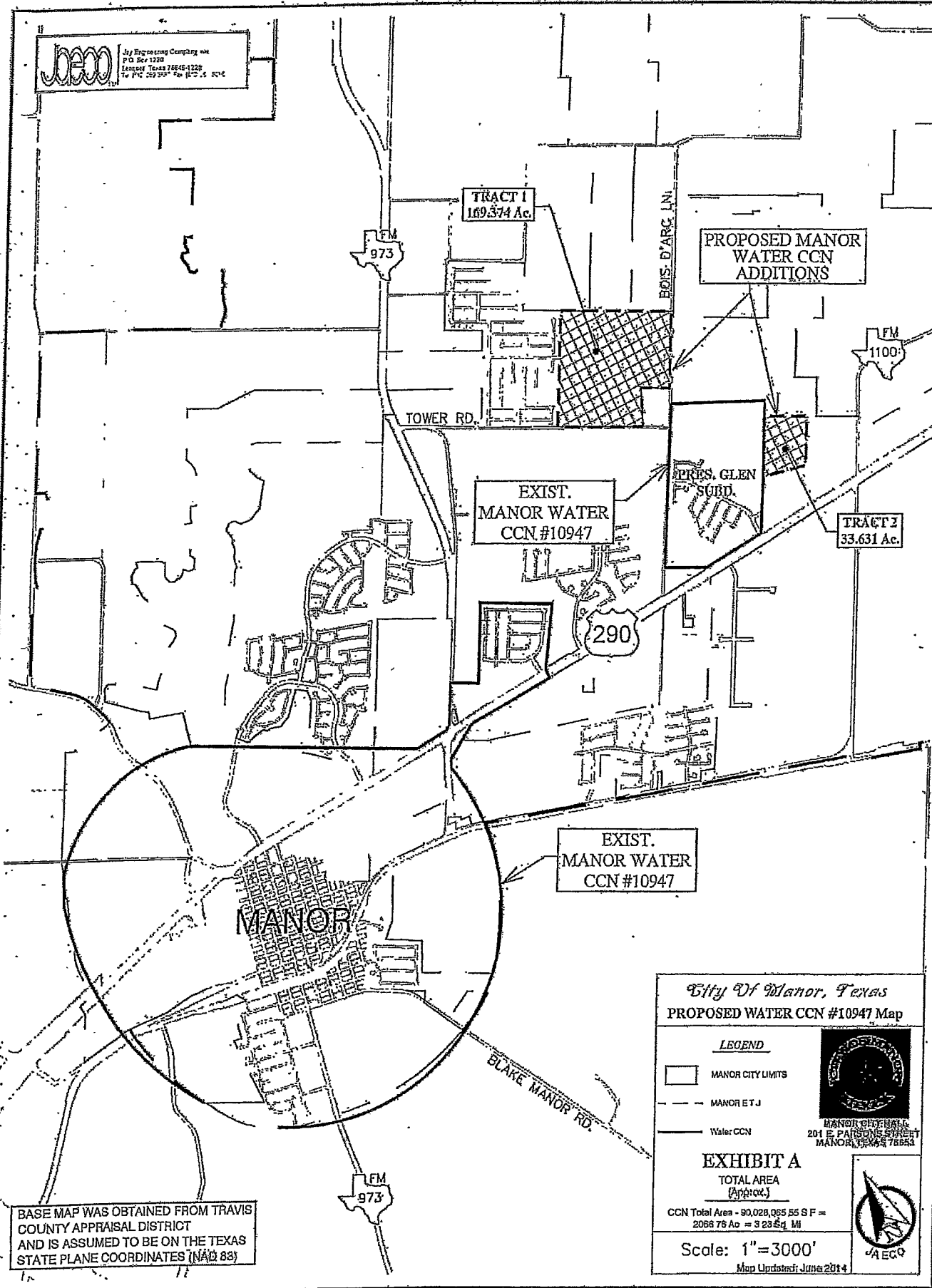
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Filing Clerk
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1701 North Congress Avenue
P.O. Box 13326
Austin, Texas 78711-3326

A copy of the request to opt out of the proposed area must also be sent to the applicant. Staff may request additional information regarding your request.

Si desea informacion en Espanol, puede llamar al 1-888-782-8477

JOECCO
 Jay Engineering Company, Inc.
 P.O. Box 1328
 Lancaster, Texas 78645-1328
 Tel: 512-537-3507 Fax: 512-537-3504



BASE MAP WAS OBTAINED FROM TRAVIS COUNTY APPRAISAL DISTRICT AND IS ASSUMED TO BE ON THE TEXAS STATE PLANE COORDINATES (NAD 83)

City Of Manor, Texas
PROPOSED WATER CCN #10947 Map

LEGEND

- MANOR CITY LIMITS
- MANOR ET J
- Water CCN

EXHIBIT A
 TOTAL AREA
 (Approx.)

CCN Total Area - 80,028,065.55 S.F. =
 2066.76 Ac = 3.2354 MI

Scale: 1" = 3000'

Map Updated: June 2014

MANOR CITY LIMITS
 201 E. PATRICKS STREET
 MANOR, TEXAS 78658

AECO

D:\Projects\109 - City Of Manor\100-900-30 Misc\Manor & Exhibits\2014\Exhibits\Manor-CCN-109-08-27-14.dwg

PROPOSED SERVICE AREA DESCRIPTIONS

The proposed service areas to be added to the existing City of Manor Water Certificated area of Convenience and Necessity (CCN) include the following two tracts of land:

1. Approximately 169.374 acres of land out of the Greenbury Gates Survey No. 63 situated in Travis County, Texas that is bounded by Tower Road to the south and Bois d' Arc Lane to the east.
2. Approximately 33.631 acres of land out of the A.C. Caldwell Survey No. 52 that is bounded to the west by the Presidential Glen Subdivision.

See attached metes and bounds descriptions for complete legal descriptions.

Tract 1

169.374 ACRES
PERRY TRACT
DWYER REALTY

FN. NO. 05-654 (MAZ)
DECEMBER 21, 2005
BPI JOB NO. 1344-02

DESCRIPTION

OF A 169.374 ACRE TRACT OF LAND OUT OF THE GREENBURY GATES SURVEY NO. 63 SITUATED IN TRAVIS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 184.013 ACRE TRACT HAVING BEEN CONVEYED TO J.L. PERRY, JR. BY DEEDS OF RECORD IN VOLUME 11862, PAGE 268 AND VOLUME 11862, PAGE 270, BOTH OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 184.013 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS IN A DEED OF TRUST/SUBSTITUTE TRUSTEE DEED OF RECORD IN VOLUME 11601, PAGE 274 OF SAID REAL PROPERTY RECORDS; SAID 169.374 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 60D nail found in a corner fence post for the common northerly corner of said 184.013 acre tract and that certain 196.236 acre tract described in the deed to The Parke at Hawk Hollow, L.P. of record in Document No. 2001154813 of the Official Public Records of Travis County, Texas, same being the southerly common corner of Tract 1 and Tract 2 described in the deed to Randall A. White of record in Document No. 2000168879 of said Official Public Records, for the northwesterly corner hereof, from which a 1/2 inch iron rod with cap found in the northerly line of said 196.236 acre tract; being the southwesterly corner of said Tract 2 and the southeasterly corner of that certain 11.487 acre tract described in the deed to Rich Barrick of record in Document No. 2001093380 of said Official Public Records bears N62°24'38"W, a distance of 478.29 feet;

THENCE, S62°23'33"E, along the line common to the northerly line of said 184.013 acre tract and southerly line of said Tract 1, for a portion of the northerly line hereof, a distance of 716.44 feet to a 1/2 inch iron rod found for the southerly common corner of said Tract 1 and that certain 14.761 acre tract described in the deed to Pedro Araujo & Zandra Araujo of record in Document No. 2002220615 of said Official Public Records and being the southwesterly corner of that certain 100.046 acre tract described in the deed to James Boswell and Helen Boswell of record in Volume 11603, Page 212 of said Real Property Records;

THENCE, along the line common to the southerly line of said 100.046 acre tract and the northerly line of said 184.013 acre tract, for a portion of the northerly line hereof, the following two (2) courses and distances:

- 1) S62°08'14"E, a distance of 582.41 feet to a 1/2 inch iron rod with cap set for an angle point;

- 2) S63°02'14"E, a distance of 479.23 feet to a 1/2 inch iron rod found for the southeasterly corner of said 100.046 acre tract and being the southwesterly corner of that certain 10.000 acre tract described in the deed to Gary L. Srnensky of record in Volume 7873, Page 455 of the Deed Records of Travis County, Texas, for an angle point hereof;

THENCE, along the line common to the southerly line of said 10.000 acre tract and the northerly line of said 184.013 acre tract, for a portion of the northerly line hereof, the following two (2) courses and distances:

- 1) S62°20'00"E, a distance of 476.88 feet to a 60D nail found;
- 2) S62°10'00"E, a distance of 559.63 feet to a 1/2 inch iron rod with cap set for the common easterly corner of said 10.000 acre tract and said 184.013 acre tract, for the northeasterly corner hereof, being in the westerly right-of-way line of Bois D' Arc Lane as fenced and used on the ground;

THENCE, along the westerly right-of-way line of Bois D' Arc Lane as fenced and used on the ground, being the easterly line of said 184.013 acre tract, for the easterly line hereof, the following two (2) courses and distances:

- 1) S27°09'20"W, a distance of 1864.31 feet to a corner fence post found at a gate entrance;
- 2) S27°32'48"W, a distance of 25.75 feet to a 1/2 inch iron rod with cap set for the easterly most southeasterly corner hereof;

THENCE, leaving said westerly right-of-way line of Bois D' Arc Lane, over and across said 184.013 tract, the following two (2) courses and distances:

- 1) N61°28'16"W, a distance of 738.57 feet to a 1/2 inch iron rod set for an interior ell corner hereof;
- 2) S22°50'19"W, in part along an existing wire fence, a distance of 948.29 feet to a fence corner post found at the end of said existing wire fence, being in the southerly line of said 184.013 acre tract and the northerly line of said Tower Lane, from which a 1/2 inch iron rod with cap found by a fence corner post, for the southwesterly corner of a 0.037 acre "Easement for Equipment Station", of record in Document No. 2001191480 of said Official Public Records bears S62°27'33"E, a distance of 283.78 feet;

FN 05-654 (MAZ)
DECEMBER 21, 2005
PAGE 3 OF 4

THENCE, N64°12'16"W, leaving said existing fence line and along the northerly margin of Tower Lane, on a line approximately 20.0 feet north of the approximate centerline of pavement as located on the ground at the time of this survey, for a portion of the southerly line hereof, a distance of 826.27 feet to a 1/2 inch iron rod with cap set for an angle point;

THENCE, N62°54'12"W, continuing along the northerly margin of Tower Lane and the apparent southerly line of said 184.013 acre tract, a distance of 1347.80 feet to a 1/2 inch iron rod found for the southeasterly corner of said 196.236 acre tract, for the southwesterly corner of said 184.013 acre tract and hereof, from which a 1/2 inch iron rod found on the northerly line of Tower Lane, being the southwesterly corner of said 196.236 acre tract bears N62°30'09"W, a distance of 1959.87 feet;

THENCE, N27°41'13"E, along the easterly line of said 196.236 acre tract, being the apparent westerly line of said 184.013 acre tract, for the westerly line hereof, a distance of 2861.17 feet to the POINT OF BEGINNING, containing an area of 169.374 acres (7,377,923 square feet) of land, more or less, within these metes and bounds.

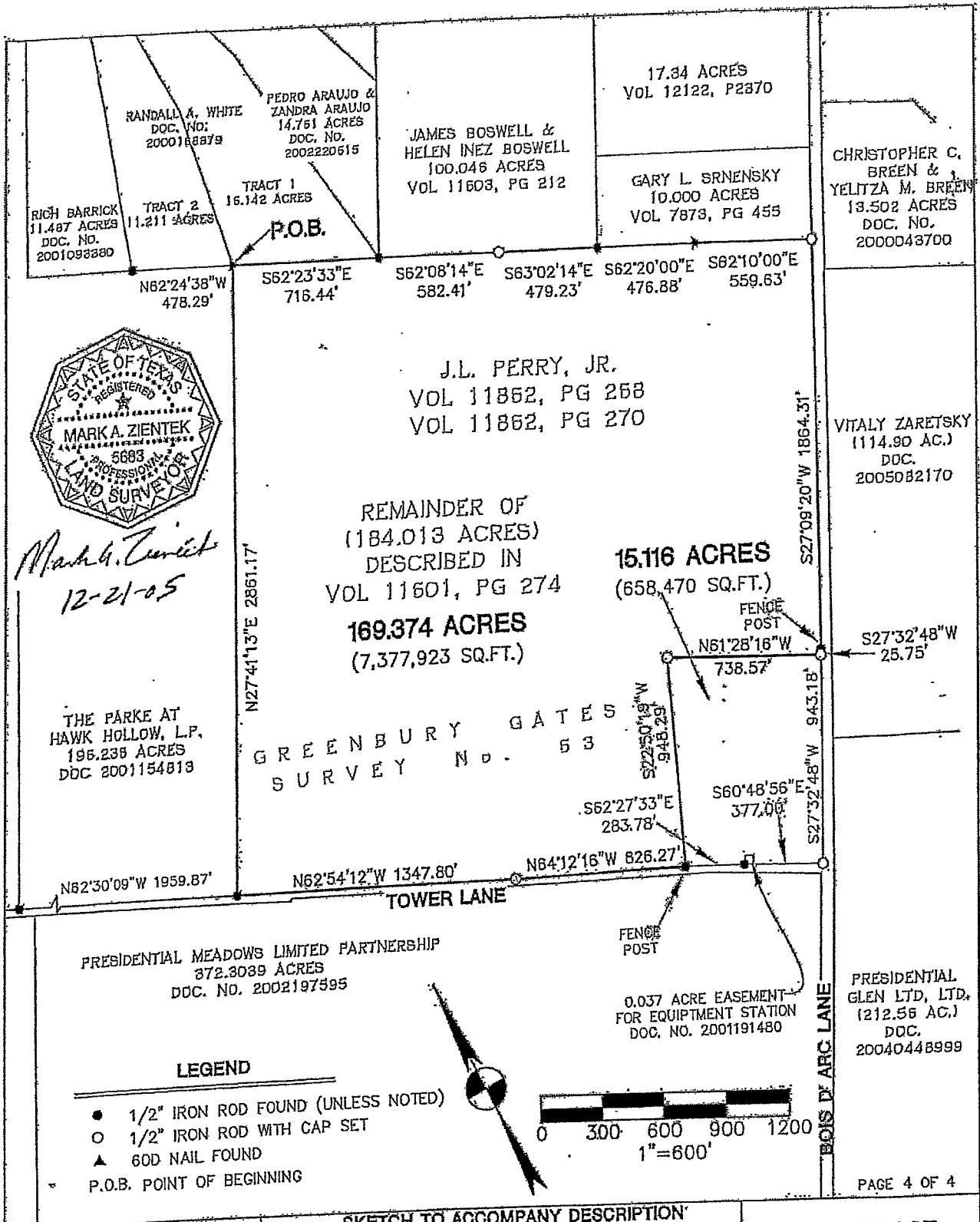
BASIS OF BEARINGS: THE TEXAS COORDINATE SYSTEM NAD83(93) CENTRAL ZONE UTILIZING LCRA GPS CONTROL MONUMENTS A260, A839, AND AZF5

I, MARK A. ZIENTEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTHS OF AUGUST AND DECEMBER, 2005, UNDER MY DIRECTION AND SUPERVISION. A SURVEY SKETCH WAS PREPARED TO ACCOMPANY THIS DESCRIPTION.

BURY & PARTNERS, INC.
ENGINEERING SOLUTIONS
3345 BEE CAVE ROAD
AUSTIN, TEXAS 78746

Mark A. Zientek 12-21-05
MARK A. ZIENTEK DATE
R.P.L.S. NO. 5683





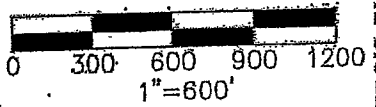
Mark A. Zientek
12-21-05

THE PARKE AT
HAWK HOLLOW, L.P.
196.238 ACRES
DOC 2001154813

PRESIDENTIAL MEADOWS LIMITED PARTNERSHIP
372.3089 ACRES
DOC. NO. 2002197595

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD WITH CAP SET
- ▲ 60D NAIL FOUND
- P.O.B. POINT OF BEGINNING



SKETCH TO ACCOMPANY DESCRIPTION
OF 169.374 ACRES BEING A PORTION OF 184.013 ACRES OUT OF THE GREENBURY GATES SURVEY NO. 63, SITUATED IN TRAVIS COUNTY, TEXAS; HAVING BEEN CONVEYED TO J.L. PERRY, JR. BY THE DEEDS OF RECORD IN VOL 11862, PG 268 AND VOL 11862, PG 270, BOTH OF THE REAL PROPERTY RECORDS OF SAID COUNTY, AND BEING DESCRIBED IN A DEED OF TRUST/APPOINTMENT OF SUBSTITUTE TRUSTEE OF RECORD IN VOL 11601, PG 274 OF SAID REAL PROPERTY RECORDS

PERRY TRACT
DWYER REALTY

TRACT 2

**METES & BOUNDS DESCRIPTION
OF
33.631 ACRE TRACT**

Being a tract of land containing 33.631 acres out of and part the A.C. Caldwell Survey Number 52, abstract 154 and being that certain 33.631 acre tract as described in Deed to Bad Gunn Limited Partnership, recorded in Document Number 2006190067, Official Public Records Travis County, Texas (O.P.R.T.C.T.); said 33.631 acre tract being more particularly described by metes and bounds as follows, with all bearings based on said 33.631 acre deed:

COMMENCING, at a point for the southeasterly corner of that certain 212.56 acre tract described in deed to Presidential Glen Ltd, as recorded in Document Number 2004048999 Official Public Records Travis County, Texas (O.P.R.T.C.T.), the southwesterly corner of Gunn Lane as recorded as (North Manor and Elgin Road) as recorded in Commissioners Road Book, Volume 1, Page 82-83, unspecified width;

THENCE, along common line of said 212.56 acre tract and said Gunn Lane the following two (2) courses:

1. North 27°39'55" East, a distance of 560.81 feet to a calculated point;
2. North 27°39'57" East, a distance of 833.26 feet to a calculated point for southwest corner and **POINT OF BEGINNING** hereof;

THENCE, continuing along common line of said 212.56 acre tract and said Gunn Lane the following two (2) courses:

1. North 27°39'57" East, a distance of 306.46 feet to a calculated point;
2. North 27°03'38" East, a distance of 1181.11 feet to a calculated point for the northwest corner hereof, an angle point in the south line of a called 267.942 acre tract as conveyed to First State Bank Central Texas, as recorded in Document Number 2008051895(O.P.R.T.C.T.);

THENCE, with the north line hereof and the south line of said 267.942 acre tract the following three (3) courses:

1. South 62°42'05" East, a distance of 330.84 feet to a calculated point;

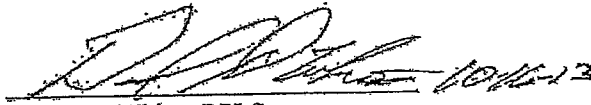
2. South 62°38'20" East, a distance of 696.54 feet to a calculated point;
3. South 64°08'01" East, a distance of 67.24 feet to a calculated point being the northeast corner hereof and northwest corner of a called 52.7158 acre tract as conveyed to Terrell Timmermann, as recorded in , as recorded in Document Number 2011144639 (O.P.R.T.C.T.);

THENCE, with the east line hereof and the west line of said 52.7158 acre tract the following two (2) courses:

1. South 27°15'50" West, a distance of 598.10 feet to a calculated point;
2. South 27°28'42" West, a distance of 599.92 feet to a calculated point for the southeast corner hereof, the northwest corner of a called 29.731 acre tract as conveyed to Terrell Timmermann, as recorded in Document Number 2012174367(O.P.R.T.C.T.);

THENCE, North 77°37'33" West, with the south line hereof the north line of said 29.731 acre tract, a distance of 1128.19 feet to the POINT OF BEGINNING and containing a computed area of 33.631 acres of land.

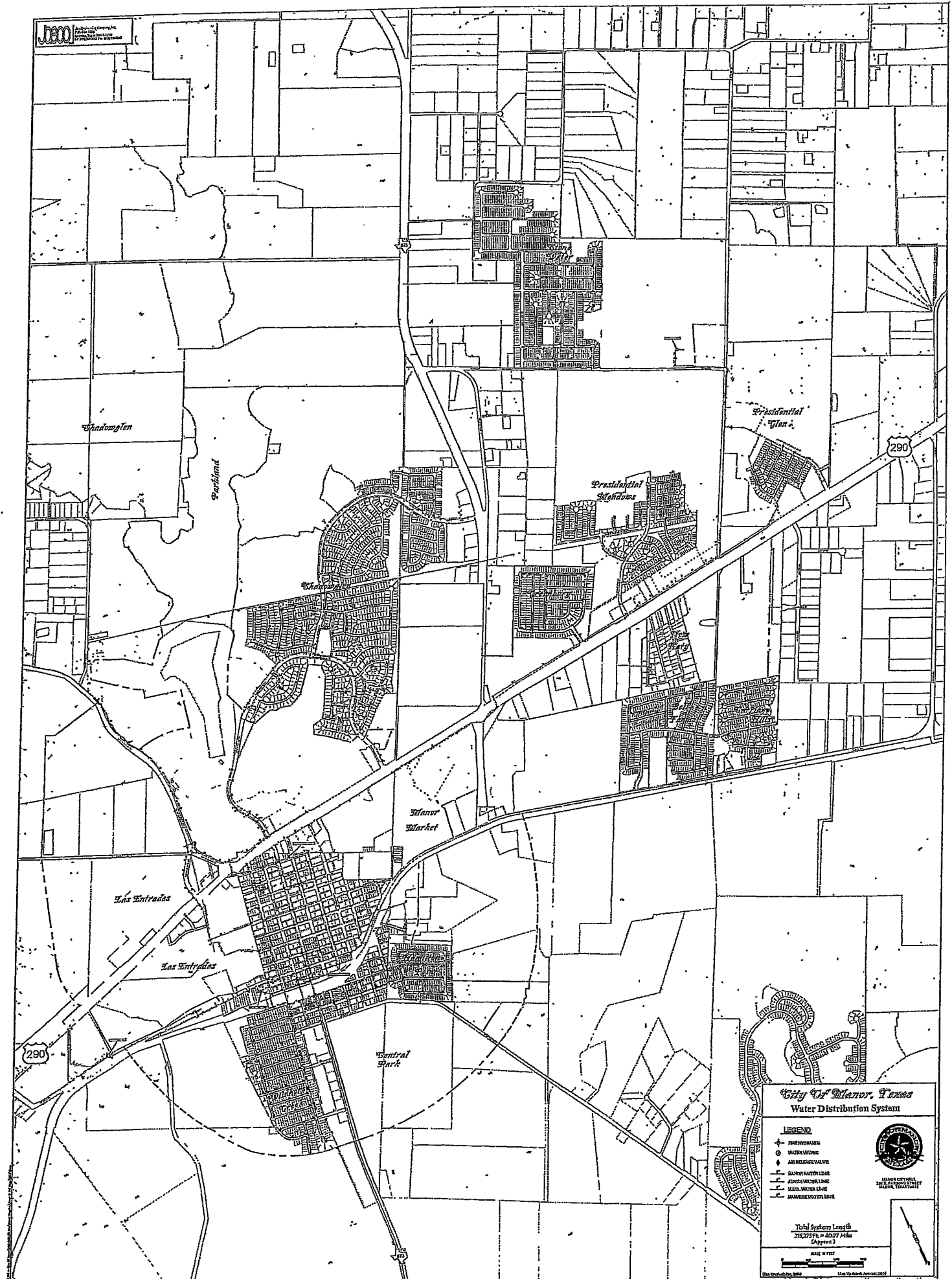
This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.


Darrell D. White, RPLS
Texas No. 4816

Prepared by:
McKim & Creed TBPLS Registration No. 101776-01
10000 Metric Blvd., Suite 200
Austin, Texas 78758
October, 2013

JB&O

Engineering & Surveying
2000
1000
1000
1000



City Of Manor, Texas
Water Distribution System

LEGEND

- ◆ FIRE HYDRANT
- WATER VALVE
- ⊕ AIR RELEASE VALVE
- MAIN WATER LINE
- - - SERVICE WATER LINE
- ⋯ FIRE HYDRANT LINE



SEWER DIVISION
1000
1000
1000

Total System Length
25,275 ft. = 4.77 miles
(Approx.)

SCALE 1" = 100'

DATE: 10/15/2009

Notice to Neighboring Systems, Landowners and Cities

NOTICE OF APPLICATION FOR CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) TO PROVIDE WATER/SEWER UTILITY SERVICE IN TRAVIS COUNTY, TEXAS

To: LGI Homes-Texas, LLC
1450 Lake Robbins Drive Ste 430
The Woodlands, Texas 77380

Date Notice Mailed: March 6, 2015

Name of Applicant City of Manor, Texas, has filed an application for a CCN to obtain or amend CCN No. 10947 and to decertify a portion(s) of _____ with the Public Utility Commission of Texas to provide water utility service in Travis County.

The proposed utility service area is located approximately 5 miles east of downtown Manor, Texas, and is generally bounded on the north by Johnson Road; on the east by FM 1100; on the south by Highway 290; and on the west by FM 973.

See enclosed map of the proposed service area.

The total area being requested includes approximately 203 acres and 0 current customers.

A request for a public hearing must be in writing. You must state (1) your name, mailing address, and daytime telephone number; (2) the applicant's name, application number or another recognizable reference to this application; (3) the statement, "I/we request a public hearing"; (4) a brief description of how you or the persons you represent, would be adversely affected by the granting of the application for a CCN; and (5) your proposed adjustment to the application or CCN which would satisfy your concerns and cause you to withdraw your request for a hearing.

Persons who wish to intervene or comment should write the:

Filing Clerk
Public Utility Commission of Texas
1701 North Congress Avenue
P.O. Box 13326
Austin, Texas 78711-3326

within thirty (30) days from the date of this publication or notice. A public hearing will be held only if a legally sufficient hearing request is received or if the commission on its own motion requests a hearing. Only those individuals who submit a written hearing request or a written request to be notified if a hearing is set will receive notice if a hearing is scheduled.

If a public hearing is requested, the commission will not issue the CCN and will forward the application to the State Office of Administrative Hearings (SOAH) for a hearing. If no settlement is reached and an evidentiary hearing is held, the SOAH will submit a recommendation to the commission for final decision. If an evidentiary hearing is held, it will be a legal proceeding similar to a civil trial in state district court.

If you are a landowner with a tract of land at least 25 acres or more, that is partially or wholly located within the proposed area, you may request to be excluded from the proposed area (or "opt out") by providing written notice to the commission within (30) days from the date that notice was provided by the applicant. All requests to opt out of the requested service area must include a scaled, general location map and a metes and bounds description of the tract of land.

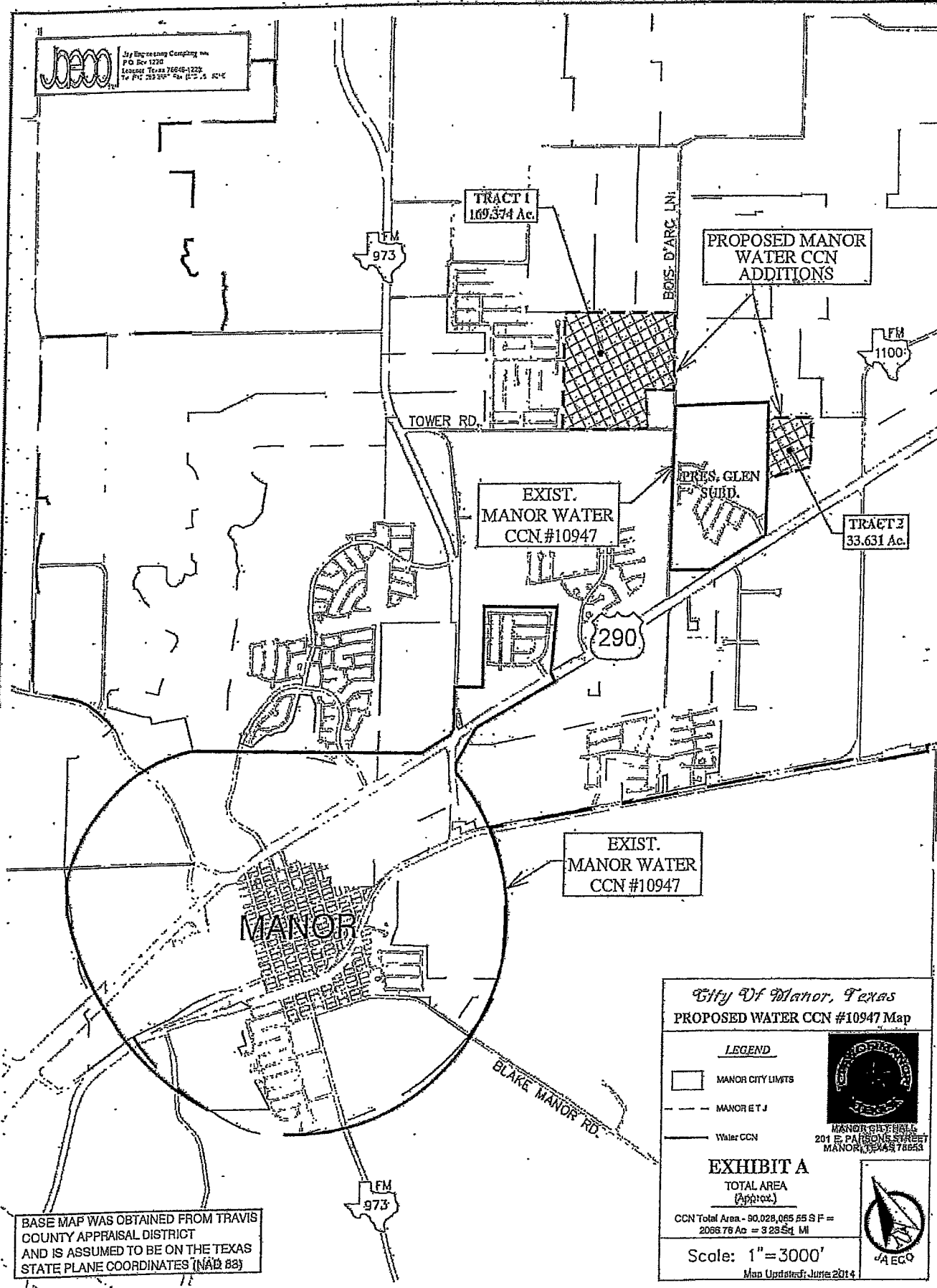
Persons who meet the requirements to opt out, and wish to request this option should file the required documents with the:

Filing Clerk
Public Utility Commission of Texas
1701 North Congress Avenue
P.O. Box 13326
Austin, Texas 78711-3326

A copy of the request to opt out of the proposed area must also be sent to the applicant. Staff may request additional information regarding your request.

Si desea informacion en Espanol, puede llamar al 1-888-782-8477

JACO
 Jay Engineering Company, Inc.
 P.O. Box 1220
 League City, Texas 77603-1220
 Tel: 281-233-2200 Fax: 281-233-2201



TRACT 1
169.374 Ac.

PROPOSED MANOR
WATER CCN
ADDITIONS

TOWER RD.

EXIST.
MANOR WATER
CCN #10947

PRES. GLEN
SUBD.

TRACT 2
33.631 Ac.

EXIST.
MANOR WATER
CCN #10947

MANOR

BLAKE MANOR RD.

BASE MAP WAS OBTAINED FROM TRAVIS
COUNTY APPRAISAL DISTRICT
AND IS ASSUMED TO BE ON THE TEXAS
STATE PLANE COORDINATES (NAD 83)

City Of Manor, Texas
PROPOSED WATER CCN #10947 Map

LEGEND

- MANOR CITY LIMITS
- MANOR ET J
- Water CCN




 MANOR CITY HALL
 201 E. PATTON'S STREET
 MANOR, TEXAS 77653

EXHIBIT A
 TOTAL AREA
 (Approx.)

CCN Total Area - 90,028,065.55 S.F. =
 2066.76 Ac = 323.54 MI

Scale: 1" = 3000'

Map Updated: June 2014


 JACO

D:\Projects\109 - City Of Manor\100-990-40 Misc\Maps & Exhibits\2014\Exhibits\Manor-CCN-Water-Plan_Sch_06-27-14.dwg

PROPOSED SERVICE AREA DESCRIPTIONS

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See attached metes and bounds descriptions for complete legal descriptions.

TRACT 1

169.374 ACRES
PERRY TRACT
DWYER REALTY

FN. NO. 05-654 (MAZ)
DECEMBER 21, 2005
BPI JOB NO. 1344-02

DESCRIPTION

OF A 169.374 ACRE TRACT OF LAND OUT OF THE GREENBURY GATES SURVEY NO. 63 SITUATED IN TRAVIS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 184.013 ACRE TRACT HAVING BEEN CONVEYED TO J.L. PERRY, JR. BY DEEDS OF RECORD IN VOLUME 11862, PAGE 268 AND VOLUME 11862, PAGE 270, BOTH OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 184.013 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS IN A DEED OF TRUST/SUBSTITUTE TRUSTEE DEED OF RECORD IN VOLUME 11601, PAGE 274 OF SAID REAL PROPERTY RECORDS; SAID 169.374 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 60D nail found in a corner fence post for the common northerly corner of said 184.013 acre tract and that certain 196.236 acre tract described in the deed to The Parke at Hawk Hollow, L.P. of record in Document No. 2001154813 of the Official Public Records of Travis County, Texas, same being the southerly common corner of Tract 1 and Tract 2 described in the deed to Randall A. White of record in Document No. 2000168879 of said Official Public Records, for the northwesterly corner hereof, from which a 1/2 inch iron rod with cap found in the northerly line of said 196.236 acre tract being the southwesterly corner of said Tract 2 and the southeasterly corner of that certain 11.487 acre tract described in the deed to Rich Barrick of record in Document No. 2001093380 of said Official Public Records bears N62°24'38"W, a distance of 478.29 feet;

THENCE, S62°23'33"E, along the line common to the northerly line of said 184.013 acre tract and southerly line of said Tract 1, for a portion of the northerly line hereof, a distance of 716.44 feet to a 1/2 inch iron rod found for the southerly common corner of said Tract 1 and that certain 14.761 acre tract described in the deed to Pedro Araujo & Zandra Araujo of record in Document No. 2002220615 of said Official Public Records and being the southwesterly corner of that certain 100.046 acre tract described in the deed to James Boswell and Helen Boswell of record in Volume 11603, Page 212 of said Real Property Records;

THENCE, along the line common to the southerly line of said 100.046 acre tract and the northerly line of said 184.013 acre tract, for a portion of the northerly line hereof, the following two (2) courses and distances:

- 1) S62°08'14"E, a distance of 582.41 feet to a 1/2 inch iron rod with cap set for an angle point;

- 2) S63°02'14"E, a distance of 479.23 feet to a 1/2 inch iron rod found for the southeasterly corner of said 100.046 acre tract and being the southwesterly corner of that certain 10.000 acre tract described in the deed to Gary L. Srnensky of record in Volume 7873, Page 455 of the Deed Records of Travis County, Texas, for an angle point hereof;

THENCE, along the line common to the southerly line of said 10.000 acre tract and the northerly line of said 184.013 acre tract, for a portion of the northerly line hereof, the following two (2) courses and distances:

- 1) S62°20'00"E, a distance of 476.88 feet to a 60D nail found;
- 2) S62°10'00"E, a distance of 559.63 feet to a 1/2 inch iron rod with cap set for the common easterly corner of said 10.000 acre tract and said 184.013 acre tract, for the northeasterly corner hereof, being in the westerly right-of-way line of Bois D' Arc Lane as fenced and used on the ground;

THENCE, along the westerly right-of-way line of Bois D' Arc Lane as fenced and used on the ground, being the easterly line of said 184.013 acre tract, for the easterly line hereof, the following two (2) courses and distances:

- 1) S27°09'20"W, a distance of 1864.31 feet to a corner fence post found at a gate entrance;
- 2) S27°32'48"W, a distance of 25.75 feet to a 1/2 inch iron rod with cap set for the easterly most southeasterly corner hereof;

THENCE, leaving said westerly right-of-way line of Bois D' Arc Lane, over and across said 184.013 tract, the following two (2) courses and distances:

- 1) N61°28'16"W, a distance of 738.57 feet to a 1/2 inch iron rod set for an interior ell corner hereof;
- 2) S22°50'19"W, in part along an existing wire fence, a distance of 948.29 feet to a fence corner post found at the end of said existing wire fence, being in the southerly line of said 184.013 acre tract and the northerly line of said Tower Lane, from which a 1/2 inch iron rod with cap found by a fence corner post, for the southwesterly corner of a 0.037 acre "Easement for Equipment Station", of record in Document No. 2001191480 of said Official Public Records bears S62°27'33"E, a distance of 283.78 feet;

FN 05-654 (MAZ)
DECEMBER 21, 2005
PAGE 3 OF 4

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THENCE, N62°54'12"W, continuing along the northerly margin of Tower Lane and the apparent southerly line of said 184.013 acre tract, a distance of 1347.80 feet to a 1/2 inch iron rod found for the southeasterly corner of said 196.236 acre tract, for the southwesterly corner of said 184,013 acre tract and hereof, from which a 1/2 inch iron rod found on the northerly line of Tower Lane, being the southwesterly corner of said 196.236 acre tract bears N62°30'09"W, a distance of 1959.87 feet;

THENCE, N27°41'13"E, along the easterly line of said 196.236 acre tract, being the apparent westerly line of said 184.013 acre tract, for the westerly line hereof, a distance of 2861.17 feet to the POINT OF BEGINNING, containing an area of 169.374 acres (7,377,923 square feet) of land, more or less, within these metes and bounds.

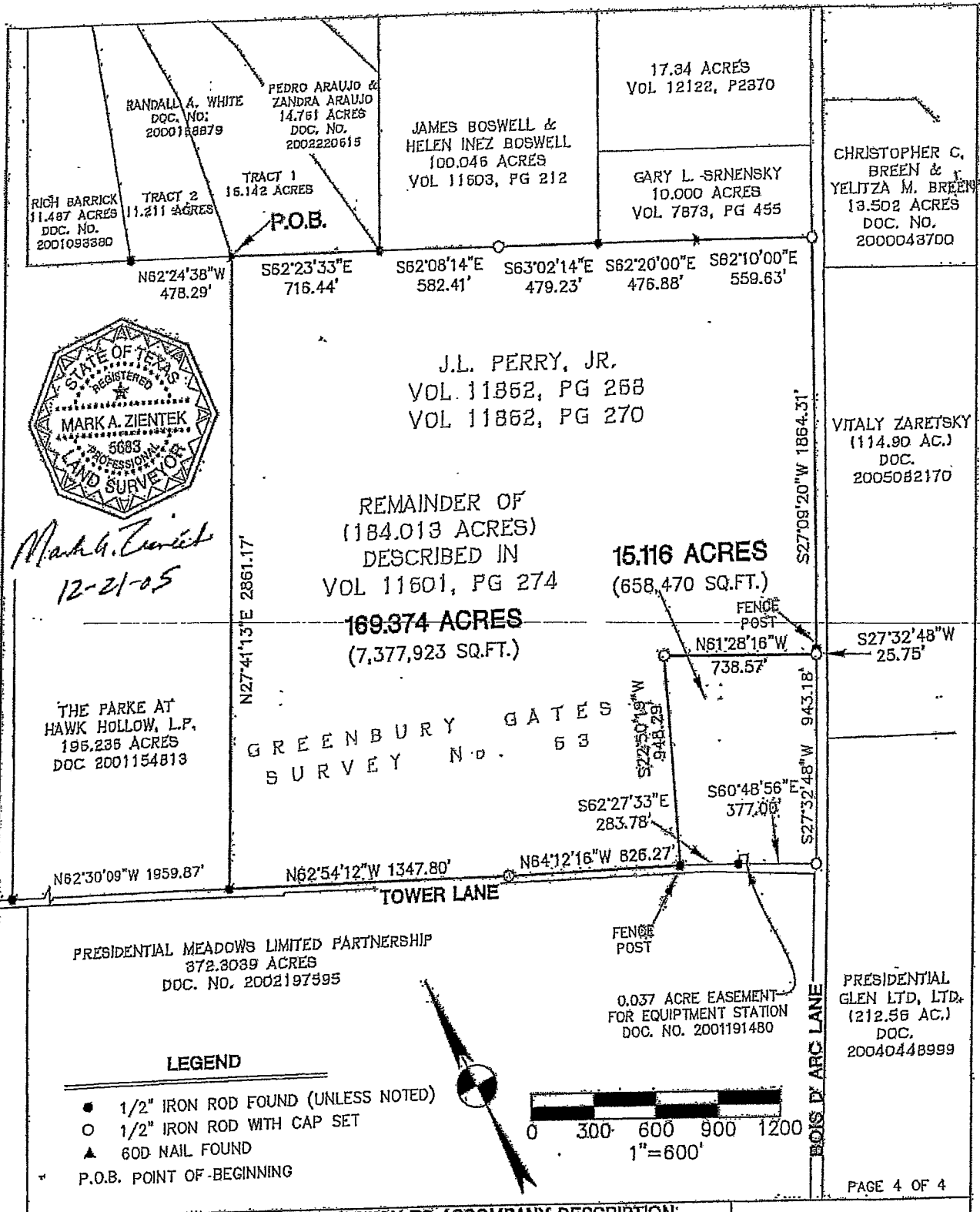
BASIS OF BEARINGS: THE TEXAS COORDINATE SYSTEM NAD83(93) CENTRAL ZONE UTILIZING LCRA GPS CONTROL MONUMENTS A260, A839, AND AZF5

I, MARK A. ZIENTEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTHS OF AUGUST AND DECEMBER, 2005, UNDER MY DIRECTION AND SUPERVISION. A SURVEY SKETCH WAS PREPARED TO ACCOMPANY THIS DESCRIPTION.

BURY & PARTNERS, INC.
ENGINEERING SOLUTIONS
3345 BEE CAVE ROAD
AUSTIN, TEXAS 78746

Mark A. Zientek 12-21-05
MARK A. ZIENTEK DATE
R.P.L.S. NO. 5683





Mark A. Zientek
12-21-05

Bury+Partners
ENGINEERING SOLUTIONS
3345 Bee Caves Road, Suite 200
Austin, Texas 78746
Tel. (512)328-0111 Fax (512)328-0325
Bury+Partners, Inc. ©Copyright 2005

SKETCH TO ACCOMPANY DESCRIPTION
OF 169.374 ACRES BEING A PORTION OF 184.013 ACRES OUT OF THE GREENBURY GATES SURVEY NO. 63, SITUATED IN TRAVIS COUNTY, TEXAS; HAVING BEEN CONVEYED TO J.L. PERRY, JR. BY THE DEEDS OF RECORD IN VOL 11862, PG 268 AND VOL 11862, PG 270, BOTH OF THE REAL PROPERTY RECORDS OF SAID COUNTY, AND BEING DESCRIBED IN A DEED OF TRUST/APPOINTMENT OF SUBSTITUTE TRUSTEE OF RECORD IN VOL 11601, PG 274 OF SAID REAL PROPERTY RECORDS

PERRY TRACT
DWYER REALTY
PROJ. No: 1344-02

DATE: 12/21/05

FILE: H:\1344\02\134402EX5.dwg

FN No.: 05-654(MAZ)

DRAWN BY: MAZ

PROJ. No: 1344-02

TRACT 2

**METES & BOUNDS DESCRIPTION
OF
33.631 ACRE TRACT**

Being a tract of land containing 33.631 acres out of and part the A.C. Caldwell Survey Number 52, abstract 154 and being that certain 33.631 acre tract as described in Deed to Bad Gunn Limited Partnership, recorded in Document Number 2006190067, Official Public Records Travis County, Texas (O.P.R.T.C.T.); said 33.631 acre tract being more particularly described by metes and bounds as follows, with all bearings based on said 33.631 acre deed:

COMMENCING, at a point for the southeasterly corner of that certain 212.56 acre tract described in deed to Presidential Glen Ltd, as recorded in Document Number 2004048999 Official Public Records Travis County, Texas (O.P.R.T.C.T.), the southwesterly corner of Gunn Lane as recorded as (North Manor and Elgin Road) as recorded in Commissioners Road Book, Volume 1, Page 82-83, unspecified width;

THENCE, along common line of said 212.56 acre tract and said Gunn Lane the following two (2) courses:

1. North 27°39'55" East, a distance of 560.81 feet to a calculated point;
2. North 27°39'57" East, a distance of 833.26 feet to a calculated point for southwest corner and **POINT OF BEGINNING** hereof;

THENCE, continuing along common line of said 212.56 acre tract and said Gunn Lane the following two (2) courses:

1. North 27°39'57" East, a distance of 306.46 feet to a calculated point;
2. North 27°03'38" East, a distance of 1181.11 feet to a calculated point for the northwest corner hereof, an angle point in the south line of a called 267.942 acre tract as conveyed to First State Bank Central Texas, as recorded in Document Number 2008051895(O.P.R.T.C.T.);

THENCE, with the north line hereof and the south line of said 267.942 acre tract the following three (3) courses:

1. South 62°42'05" East, a distance of 330.84 feet to a calculated point;

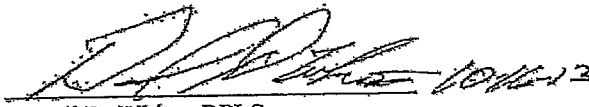
2. South 62°38'20" East, a distance of 696.54 feet to a calculated point;
3. South 64°08'01" East, a distance of 67.24 feet to a calculated point being the northeast corner hereof and northwest corner of a called 52.7158 acre tract as conveyed to Terrell Timmermann, as recorded in , as recorded in Document Number 2011144639 (O.P.R.T.C.T.);

THENCE, with the east line hereof and the west line of said 52.7158 acre tract the following two (2) courses:

1. South 27°15'50" West, a distance of 598.10 feet to a calculated point;
2. South 27°28'42" West, a distance of 599.92 feet to a calculated point for the southeast corner hereof, the northwest corner of a called 29.731 acre tract as conveyed to Terrell Timmermann, as recorded in Document Number 2012174367(O.P.R.T.C.T.);

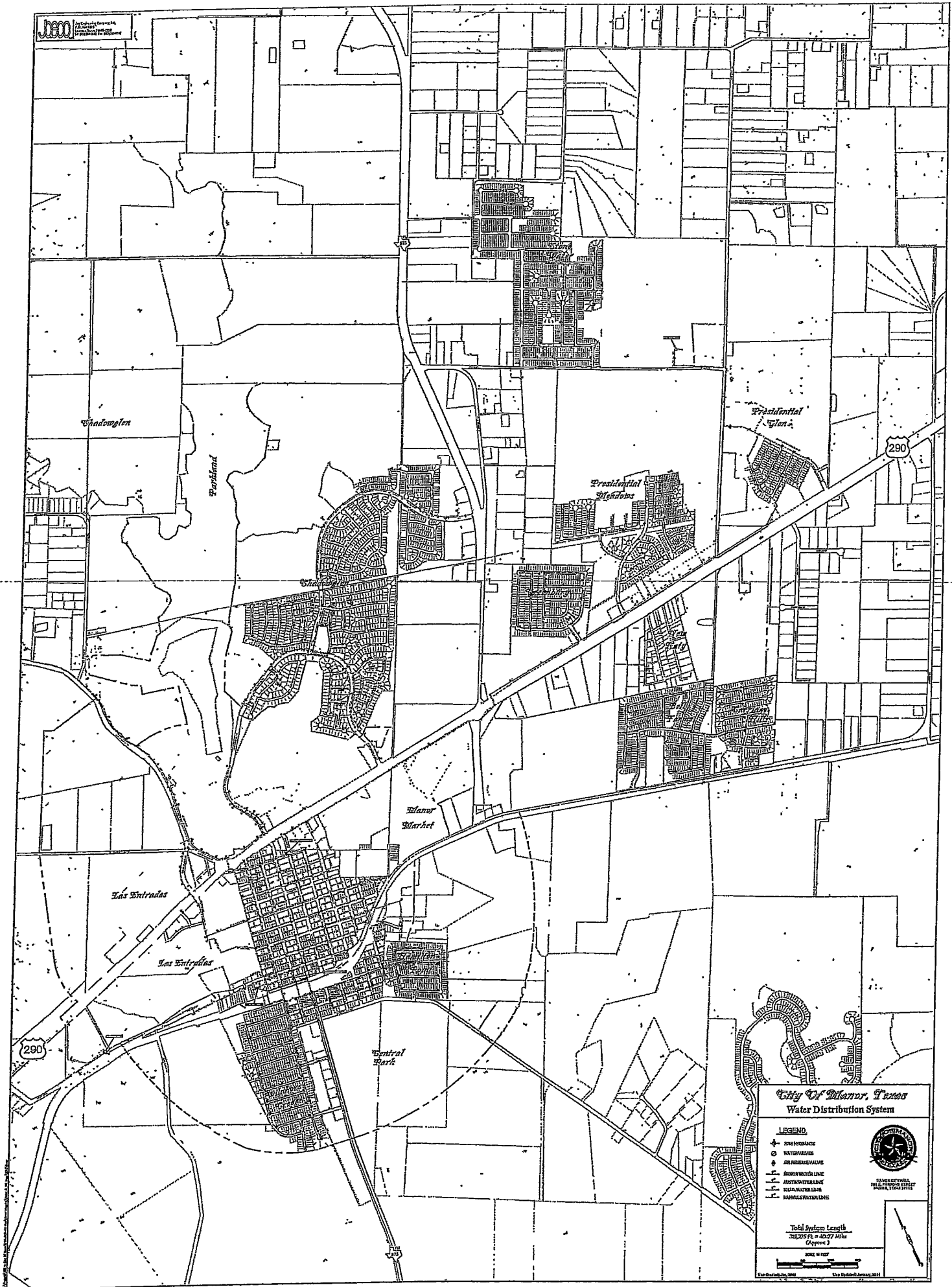
THENCE, North 77°37'33" West, with the south line hereof the north line of said 29.731 acre tract, a distance of 1128.19 feet to the POINT OF BEGINNING and containing a computed area of 33.631 acres of land.

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



Darrell D. White., RPLS
Texas No. 4816

Prepared by:
McKim & Creed TBPLS Registration No. 101776-01
10000 Metric Blvd., Suite 200
Austin, Texas 78758
October, 2013



City Of Manor, Texas
Water Distribution System

LEGEND

- ⊕ FIRE HYDRANT
- WATER VALVE
- ⊕ AIR RELEASE VALVE
- 8" MAIN WATER LINE
- 4" MAIN WATER LINE
- 2" MAIN WATER LINE
- 1" MAIN WATER LINE
- 1/2" MAIN WATER LINE

Scale
 1" = 100'

Total System Length
 32,257 FT = 10,077 Acre
 (Approx.)

DATE
 08/20/2014

BY
 [Signature]

City of Manor, Texas

Notice to Neighboring Systems, Landowners and Cities

NOTICE OF APPLICATION FOR CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) TO PROVIDE WATER/SEWER UTILITY SERVICE IN TRAVIS COUNTY, TEXAS

To: Aqua WSC
Attn: Joe Cunningham
123 Corsicana St.
Hillsboro, Texas 76645-2133

Date Notice Mailed: March 6, 2015

Name of Applicant City of Manor, Texas, has filed an application for a CCN to obtain or amend CCN No. 10947 and to decertify a portion(s) of _____ with the Public Utility Commission of Texas to provide water utility service in Travis County.

The proposed utility service area is located approximately 5 miles east of downtown Manor, Texas, and is generally bounded on the north by Johnson Road; on the east by FM 1100; on the south by Highway 290; and on the west by FM 973.

See enclosed map of the proposed service area.

The total area being requested includes approximately 203 acres and 0 current customers.

A request for a public hearing must be in writing. You must state (1) your name, mailing address, and daytime telephone number; (2) the applicant's name, application number or another recognizable reference to this application; (3) the statement, "I/we request a public hearing"; (4) a brief description of how you or the persons you represent, would be adversely affected by the granting of the application for a CCN; and (5) your proposed adjustment to the application or CCN which would satisfy your concerns and cause you to withdraw your request for a hearing.

Persons who wish to intervene or comment should write the:

Filing Clerk
Public Utility Commission of Texas
1701 North Congress Avenue
P.O. Box 13326
Austin, Texas 78711-3326

within thirty (30) days from the date of this publication or notice. A public hearing will be held only if a legally sufficient hearing request is received or if the commission on its own motion requests a hearing. Only those individuals who submit a written hearing request or a written request to be notified if a hearing is set will receive notice if a hearing is scheduled.

If a public hearing is requested, the commission will not issue the CCN and will forward the application to the State Office of Administrative Hearings (SOAH) for a hearing. If no settlement is reached and an evidentiary hearing is held, the SOAH will submit a recommendation to the commission for final decision. If an evidentiary hearing is held, it will be a legal proceeding similar to a civil trial in state district court.

If you are a landowner with a tract of land at least 25 acres or more, that is partially or wholly located within the proposed area, you may request to be excluded from the proposed area (or "opt out") by providing written notice to the commission within (30) days from the date that notice was provided by the applicant. All requests to opt out of the requested service area must include a scaled, general location map and a metes and bounds description of the tract of land.

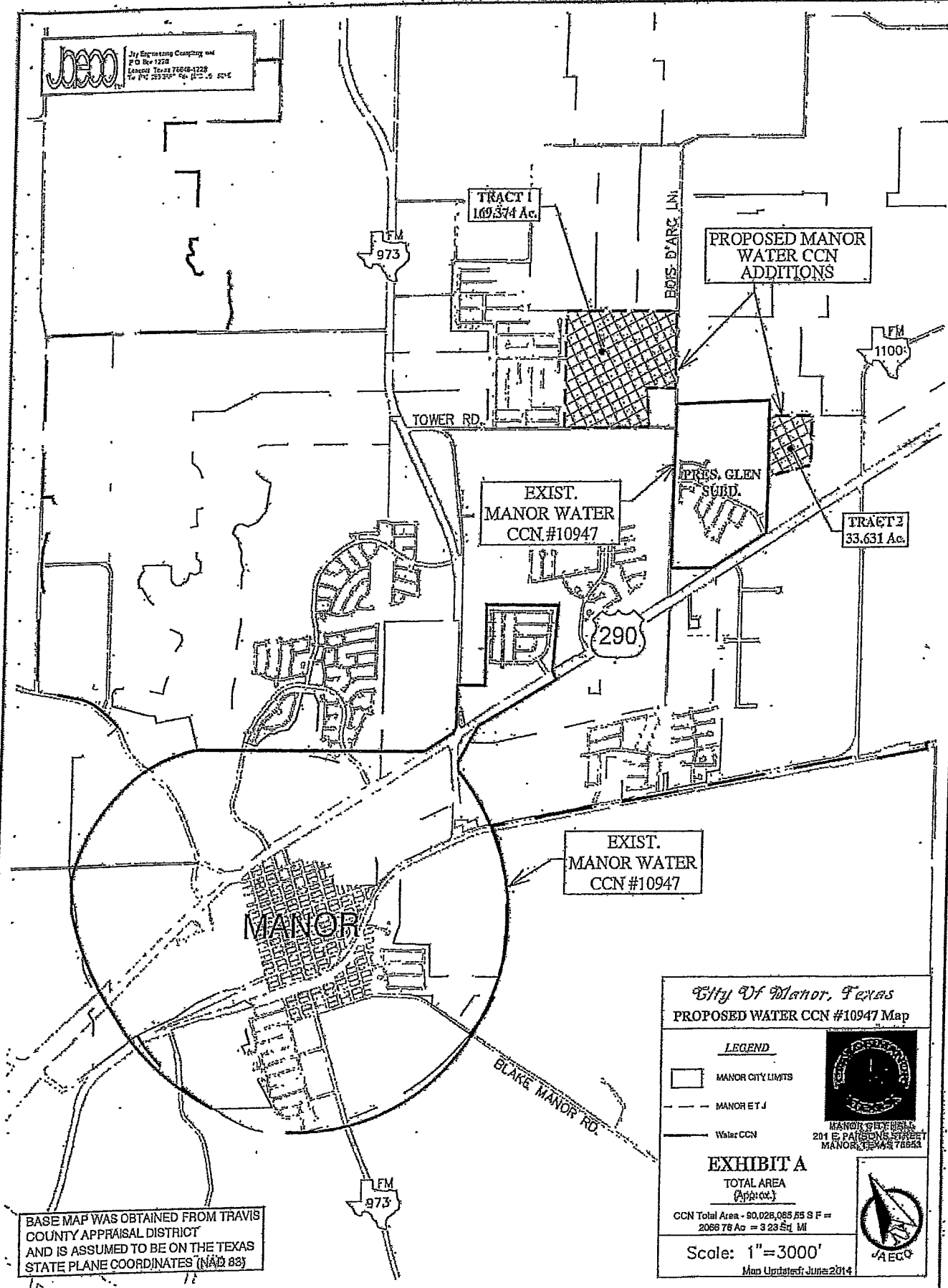
Persons who meet the requirements to opt out, and wish to request this option should file the required documents with the:

Filing Clerk
Public Utility Commission of Texas
1701 North Congress Avenue
P.O. Box 13326
Austin, Texas 78711-3326

A copy of the request to opt out of the proposed area must also be sent to the applicant. Staff may request additional information regarding your request.

Si desea informacion en Espanol, puede llamar al 1-888-782-8477

Joeco Jyo Engineering Company, Inc.
 P.O. Box 1228
 Leander, Texas 76548-1228
 Tel: (797) 255-2000 Fax: (797) 255-2014



BASE MAP WAS OBTAINED FROM TRAVIS COUNTY APPRAISAL DISTRICT AND IS ASSUMED TO BE ON THE TEXAS STATE PLANE COORDINATES (NAD 83)

City Of Manor, Texas
PROPOSED WATER CCN #10947 Map

LEGEND

- MANOR CITY LIMITS
- MANOR ETJ
- Water CCN

EXHIBIT A
 TOTAL AREA
 (Approx.)
 CCN Total Area = 90,028,085.55 SF =
 2066.76 Ac = 3.23 Sq. MI

Scale: 1" = 3000'

Map Updated: June 2014

MANOR CITY SEAL
 201 E. PATRICK STREET
 MANOR, TEXAS 76664

AECQ

D:\Projects\100 - City Of Manor\100-900-10 Mac\Maps & Exhibits\Manor-CCN-Water-Plan_Ext_06-27-14.dwg

PROPOSED SERVICE AREA DESCRIPTIONS

The proposed service areas to be added to the existing City of Manor Water Certificated area of Convenience and Necessity (CCN) include the following two tracts of land:

1. Approximately 169.374 acres of land out of the Greenbury Gates Survey No. 63 situated in Travis County, Texas that is bounded by Tower Road to the south and Bois d' Arc Lane to the east.
2. Approximately 33.631 acres of land out of the A.C. Caldwell Survey No. 52 that is bounded to the west by the Presidential Glen Subdivision.

See attached metes and bounds descriptions for complete legal descriptions.

TRACT 1

169.374 ACRES
PERRY TRACT
DWYER REALTY

FN. NO. 05-654 (MAZ)
DECEMBER 21, 2005
BPI JOB NO. 1344-02

DESCRIPTION

OF A 169.374 ACRE TRACT OF LAND OUT OF THE GREENBURY GATES SURVEY NO. 63 SITUATED IN TRAVIS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 184.013 ACRE TRACT HAVING BEEN CONVEYED TO J.L. PERRY, JR. BY DEEDS OF RECORD IN VOLUME 11862, PAGE 268 AND VOLUME 11862, PAGE 270, BOTH OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 184.013 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS IN A DEED OF TRUST/SUBSTITUTE TRUSTEE DEED OF RECORD IN VOLUME 11601, PAGE 274 OF SAID REAL PROPERTY RECORDS; SAID 169.374 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 60D nail found in a corner fence post for the common northerly corner of said 184.013 acre tract and that certain 196.236 acre tract described in the deed to The Parke at Hawk Hollow, L.P. of record in Document No. 2001154813 of the Official Public Records of Travis County, Texas, same being the southerly common corner of Tract 1 and Tract 2 described in the deed to Randall A. White of record in Document No. 2000168879 of said Official Public Records, for the northwesterly corner hereof, from which a 1/2 inch iron rod with cap found in the northerly line of said 196.236 acre tract being the southwesterly corner of said Tract 2 and the southeasterly corner of that certain 11.487 acre tract described in the deed to Rich Barrick of record in Document No. 2001093380 of said Official Public Records bears N62°24'38"W, a distance of 478.29 feet;

THENCE, S62°23'33"E, along the line common to the northerly line of said 184.013 acre tract and southerly line of said Tract 1, for a portion of the northerly line hereof, a distance of 716.44 feet to a 1/2 inch iron rod found for the southerly common corner of said Tract 1 and that certain 14.761 acre tract described in the deed to Pedro Araujo & Zandra Araujo of record in Document No. 2002220615 of said Official Public Records and being the southwesterly corner of that certain 100.046 acre tract described in the deed to James Boswell and Helen Boswell of record in Volume 11603, Page 212 of said Real Property Records;

THENCE, along the line common to the southerly line of said 100.046 acre tract and the northerly line of said 184.013 acre tract, for a portion of the northerly line hereof, the following two (2) courses and distances:

- 1) S62°08'14"E, a distance of 582.41 feet to a 1/2 inch iron rod with cap set for an angle point;

- 2) S63°02'14"E, a distance of 479.23 feet to a 1/2 inch iron rod found for the southeasterly corner of said 100.046 acre tract and being the southwesterly corner of that certain 10.000 acre tract described in the deed to Gary L. Srnensky of record in Volume 7873, Page 455 of the Deed Records of Travis County, Texas, for an angle point hereof;

THENCE, along the line common to the southerly line of said 10.000 acre tract and the northerly line of said 184.013 acre tract, for a portion of the northerly line hereof, the following two (2) courses and distances:

- 1) S62°20'00"E, a distance of 476.88 feet to a 60D nail found;
- 2) S62°10'00"E, a distance of 559.63 feet to a 1/2 inch iron rod with cap set for the common easterly corner of said 10.000 acre tract and said 184.013 acre tract, for the northeasterly corner hereof, being in the westerly right-of-way line of Bois D' Arc Lane as fenced and used on the ground;

THENCE, along the westerly right-of-way line of Bois D' Arc Lane as fenced and used on the ground, being the easterly line of said 184.013 acre tract, for the easterly line hereof, the following two (2) courses and distances:

- 1) S27°09'20"W, a distance of 1864.31 feet to a corner fence post found at a gate entrance;
- 2) S27°32'48"W, a distance of 25.75 feet to a 1/2 inch iron rod with cap set for the easterly most southeasterly corner hereof;

THENCE, leaving said westerly right-of-way line of Bois D' Arc Lane, over and across said 184.013 tract, the following two (2) courses and distances:

- 1) N61°28'16"W, a distance of 738.57 feet to a 1/2 inch iron rod set for an interior ell corner hereof;
- 2) S22°50'19"W, in part along an existing wire fence, a distance of 948.29 feet to a fence corner post found at the end of said existing wire fence, being in the southerly line of said 184.013 acre tract and the northerly line of said Tower Lane, from which a 1/2 inch iron rod with cap found by a fence corner post, for the southwesterly corner of a 0.037 acre "Basement for Equipment Station", of record in Document No. 2001191480 of said Official Public Records bears S62°27'33"E, a distance of 283.78 feet;

FM 05-654 (MAZ)
DECEMBER 21, 2005
PAGE 3 OF 4

THENCE, N64°12'16"W, leaving said existing fence line and along the northerly margin of Tower Lane, on a line approximately 20.0 feet north of the approximate centerline of pavement as located on the ground at the time of this survey, for a portion of the southerly line hereof, a distance of 826.27 feet to a 1/2 inch iron rod with cap set for an angle point;

THENCE, N62°54'12"W, continuing along the northerly margin of Tower Lane and the apparent southerly line of said 184.013 acre tract, a distance of 1347.80 feet to a 1/2 inch iron rod found for the southeasterly corner of said 196.236 acre tract, for the southwesterly corner of said 184.013 acre tract and hereof, from which a 1/2 inch iron rod found on the northerly line of Tower Lane, being the southwesterly corner of said 196.236 acre tract bears N62°30'09"W, a distance of 1959.87 feet;

THENCE, N27°41'13"E, along the easterly line of said 196.236 acre tract, being the apparent westerly line of said 184.013 acre tract, for the westerly line hereof, a distance of 2861.17 feet to the POINT OF BEGINNING, containing an area of 169.374 acres (7,377,923 square feet) of land, more or less, within these metes and bounds.

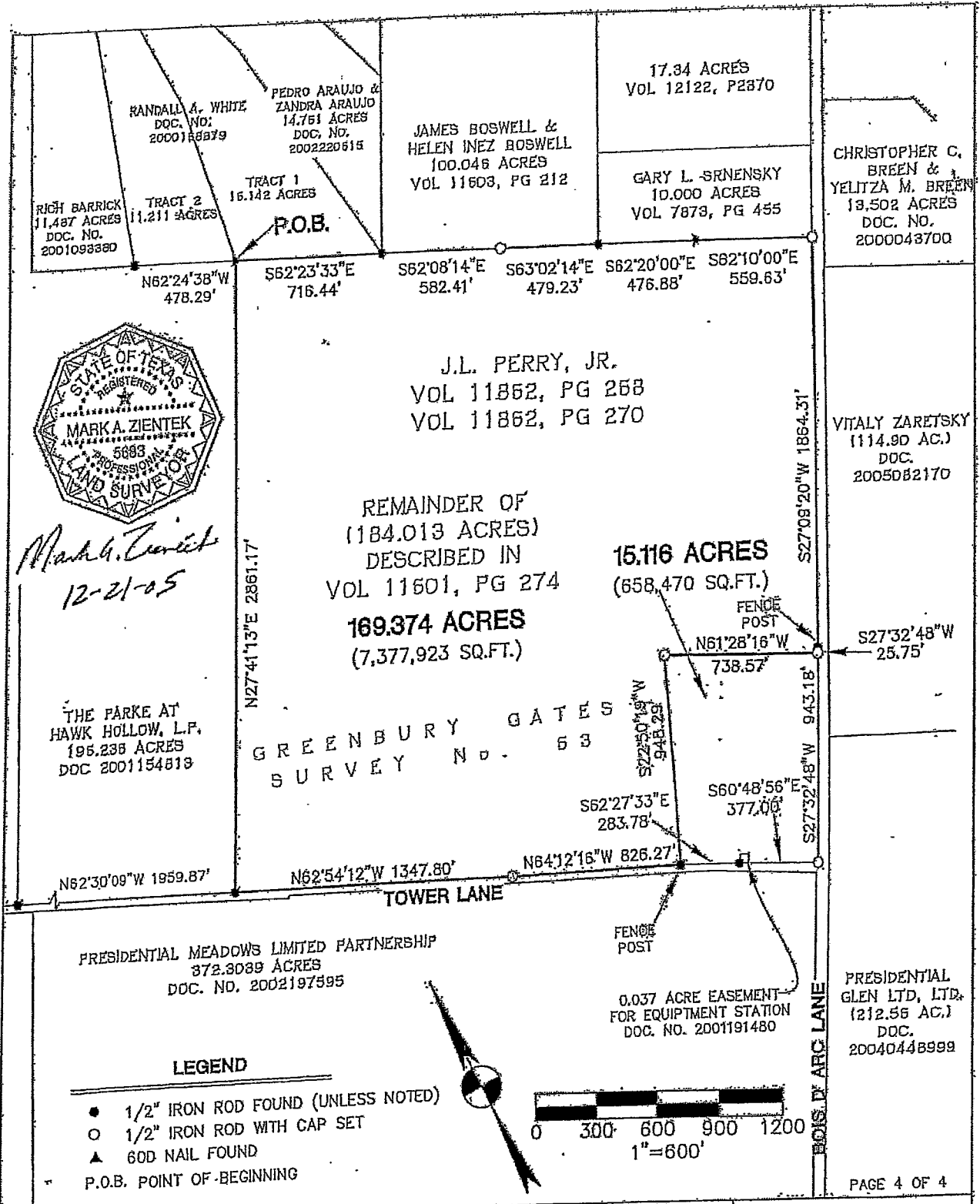
BASIS OF BEARINGS: THE TEXAS COORDINATE SYSTEM NAD83 (93) CENTRAL ZONE UTILIZING LCRA GPS CONTROL MONUMENTS A260, A839, AND AZF5

I, MARK A. ZIENTEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTHS OF AUGUST AND DECEMBER, 2005, UNDER MY DIRECTION AND SUPERVISION. A SURVEY SKETCH WAS PREPARED TO ACCOMPANY THIS DESCRIPTION.

BURY & PARTNERS, INC.
ENGINEERING SOLUTIONS
3345 BEE CAVE ROAD
AUSTIN, TEXAS 78746

Mark A. Zientek 12-21-05
MARK A. ZIENTEK DATE
R.P.L.S. NO. 5683





Mark A. Zientek
12-21-05

THE PARKE AT
HAWK HOLLOW, L.P.
196.238 ACRES
DOC 2001154819

J.L. PERRY, JR.
VOL 11862, PG 268
VOL 11862, PG 270

REMAINDER OF
(184.013 ACRES)
DESCRIBED IN
VOL 11601, PG 274
169.374 ACRES
(7,377,923 SQ.FT.)

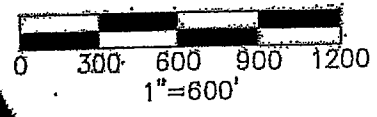
15.116 ACRES
(658,470 SQ.FT.)

PRESIDENTIAL MEADOWS LIMITED PARTNERSHIP
372.3039 ACRES
DOC. NO. 2002197595

PRESIDENTIAL
GLEN LTD, LTD.
(121.56 AC.)
DOC.
20040448999

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD WITH CAP SET
- ▲ 60D NAIL FOUND
- P.O.B. POINT OF-BEGINNING



<p>Bury+Partners ENGINEERING SOLUTIONS 3345 Bee Caves Road, Suite 200 Austin, Texas 78746 Tel (512)328-0011 Fax (512)328-0325 Bury+Partners, Inc. ©Copyright 2005</p>	<p>SKETCH TO ACCOMPANY DESCRIPTION OF 169.374 ACRES BEING A PORTION OF 184.013 ACRES OUT OF THE GREENBURY GATES SURVEY NO. 63, SITUATED IN TRAVIS COUNTY, TEXAS; HAVING BEEN CONVEYED TO J.L. PERRY, JR. BY THE DEEDS OF RECORD IN VOL 11862, PG 268 AND VOL 11862, PG 270, BOTH OF THE REAL PROPERTY RECORDS OF SAID COUNTY, AND BEING DESCRIBED IN A DEED OF TRUST/APPOINTMENT OF SUBSTITUTE TRUSTEE OF RECORD IN VOL 11601, PG 274 OF SAID REAL PROPERTY RECORDS</p>		<p>PERRY TRACT</p>
	<p>DATE: 12/21/05 FILE: H:\1344\02\134402EX5.dwg FN No.: 05-654(MAZ) DRAWN BY: MAZ</p>		<p>DWYER REALTY</p>
<p>PROJ. No: 1344-02</p>			<p>PAGE 4 OF 4</p>

TRACT 2

**METES & BOUNDS DESCRIPTION
OF
33.631 ACRE TRACT**

Being a tract of land containing 33.631 acres out of and part the A.C. Caldwell Survey Number 52, abstract 154 and being that certain 33.631 acre tract as described in Deed to Bad Gunn Limited Partnership, recorded in Document Number 2006190067, Official Public Records Travis County, Texas (O.P.R.T.C.T.); said 33.631 acre tract being more particularly described by metes and bounds as follows, with all bearings based on said 33.631 acre deed:

COMMENCING, at a point for the southeasterly corner of that certain 212.56 acre tract described in deed to Presidential Glen Ltd, as recorded in Document Number 2004048999 Official Public Records Travis County, Texas (O.P.R.T.C.T.), the southwesterly corner of Gunn Lane as recorded as (North Manor and Elgin Road) as recorded in Commissioners Road Book, Volume 1, Page 82-83, unspecified width;

THENCE, along common line of said 212.56 acre tract and said Gunn Lane the following two (2) courses:

1. North $27^{\circ}39'55''$ East, a distance of 560.81 feet to a calculated point;
2. North $27^{\circ}39'57''$ East, a distance of 833.26 feet to a calculated point for southwest corner and **POINT OF BEGINNING** hereof;

THENCE, continuing along common line of said 212.56 acre tract and said Gunn Lane the following two (2) courses:

1. North $27^{\circ}39'57''$ East, a distance of 306.46 feet to a calculated point;
2. North $27^{\circ}03'38''$ East, a distance of 1181.11 feet to a calculated point for the northwest corner hereof, an angle point in the south line of a called 267.942 acre tract as conveyed to First State Bank Central Texas, as recorded in Document Number 2008051895(O.P.R.T.C.T.);

THENCE, with the north line hereof and the south line of said 267.942 acre tract the following three (3) courses:

1. South $62^{\circ}42'05''$ East, a distance of 330.84 feet to a calculated point;

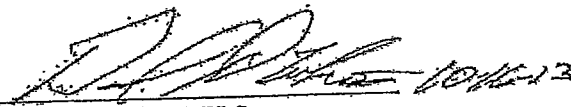
2. South $62^{\circ}38'20''$ East, a distance of 696.54 feet to a calculated point;
3. South $64^{\circ}08'01''$ East, a distance of 67.24 feet to a calculated point being the northeast corner hereof and northwest corner of a called 52.7158 acre tract as conveyed to Terrell Timmermann, as recorded in , as recorded in Document Number 2011144639 (O.P.R.T.C.T.);

THENCE, with the east line hereof and the west line of said 52.7158 acre tract the following two (2) courses:

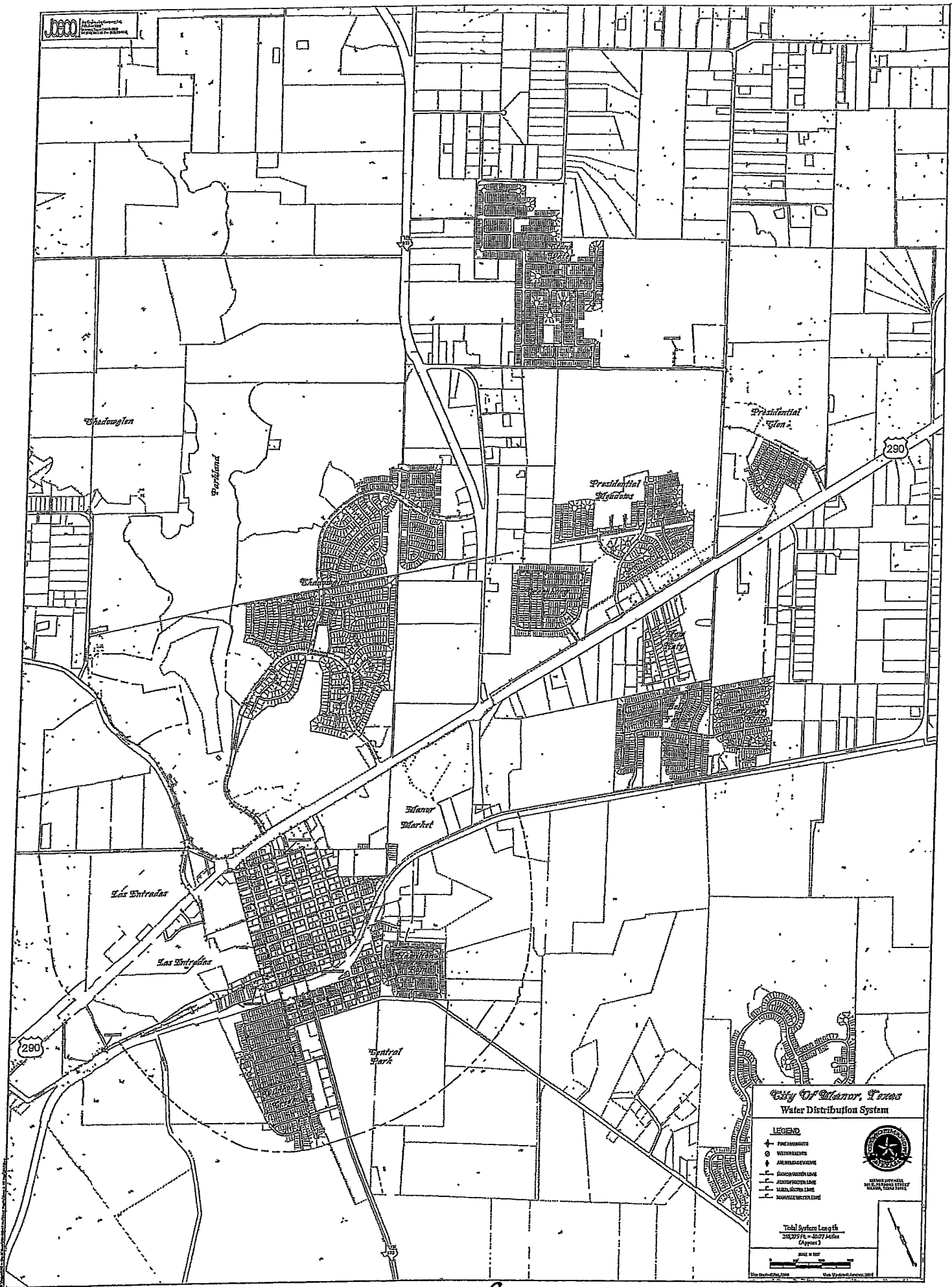
1. South $27^{\circ}15'50''$ West, a distance of 598.10 feet to a calculated point;
2. South $27^{\circ}28'42''$ West, a distance of 599.92 feet to a calculated point for the southeast corner hereof, the northwest corner of a called 29.731 acre tract as conveyed to Terrell Timmermann, as recorded in Document Number 2012174367(O.P.R.T.C.T.);

THENCE, North $77^{\circ}37'33''$ West, with the south line hereof the north line of said 29.731 acre tract, a distance of 1128.19 feet to the POINT OF BEGINNING and containing a computed area of 33.631 acres of land.

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.


Darrell D. White, RPLS
Texas No. 4816

Prepared by:
McKim & Creed TBPLS Registration No. 101776-01
10000 Metric Blvd., Suite 200
Austin, Texas 78758
October, 2013



City of Dallas, Texas
Water Distribution System


LEGEND

- ◆ FIRE hydrants
- VALVES
- ▲ AIR RELEASE VALVES
- ◆ RISING MAIN LINE
- MAIN WATER LINE
- SERVICE WATER LINE

Total System Length
 235,275 Ft. = 4.47 Miles
 (Approx.)

SCALE IN FEET
 0 100 200

Map Date: 04/24/2008 Map Update: January, 2010



THE CITY OF DALLAS
 500 E. FARMER STREET
 DALLAS, TEXAS 75202

Notice to Neighboring Systems, Landowners and Cities

NOTICE OF APPLICATION FOR CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) TO PROVIDE WATER/SEWER UTILITY SERVICE IN TRAVIS COUNTY, TEXAS

To: Cottonwood Creek MUD 1
Attn: Anne Lynn Payne
1011 N Lamar Blvd
Austin, Texas 78703-4991

Date Notice Mailed: March 6, 2015

Name of Applicant City of Manor, Texas, has filed an application for a CCN to obtain or amend CCN No. 10947 and to decertify a portion(s) of _____ with the Public Utility Commission of Texas to provide water utility service in Travis County.

The proposed utility service area is located approximately 5 miles east of downtown Manor, Texas, and is generally bounded on the north by Johnson Road; on the east by FM 1100; on the south by Highway 290; and on the west by FM 973.

See enclosed map of the proposed service area.

The total area being requested includes approximately 203 acres and 0 current customers.

A request for a public hearing must be in writing. You must state (1) your name, mailing address, and daytime telephone number; (2) the applicant's name, application number or another recognizable reference to this application; (3) the statement, "I/we request a public hearing"; (4) a brief description of how you or the persons you represent, would be adversely affected by the granting of the application for a CCN; and (5) your proposed adjustment to the application or CCN which would satisfy your concerns and cause you to withdraw your request for a hearing.