

**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:**

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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**



### 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.

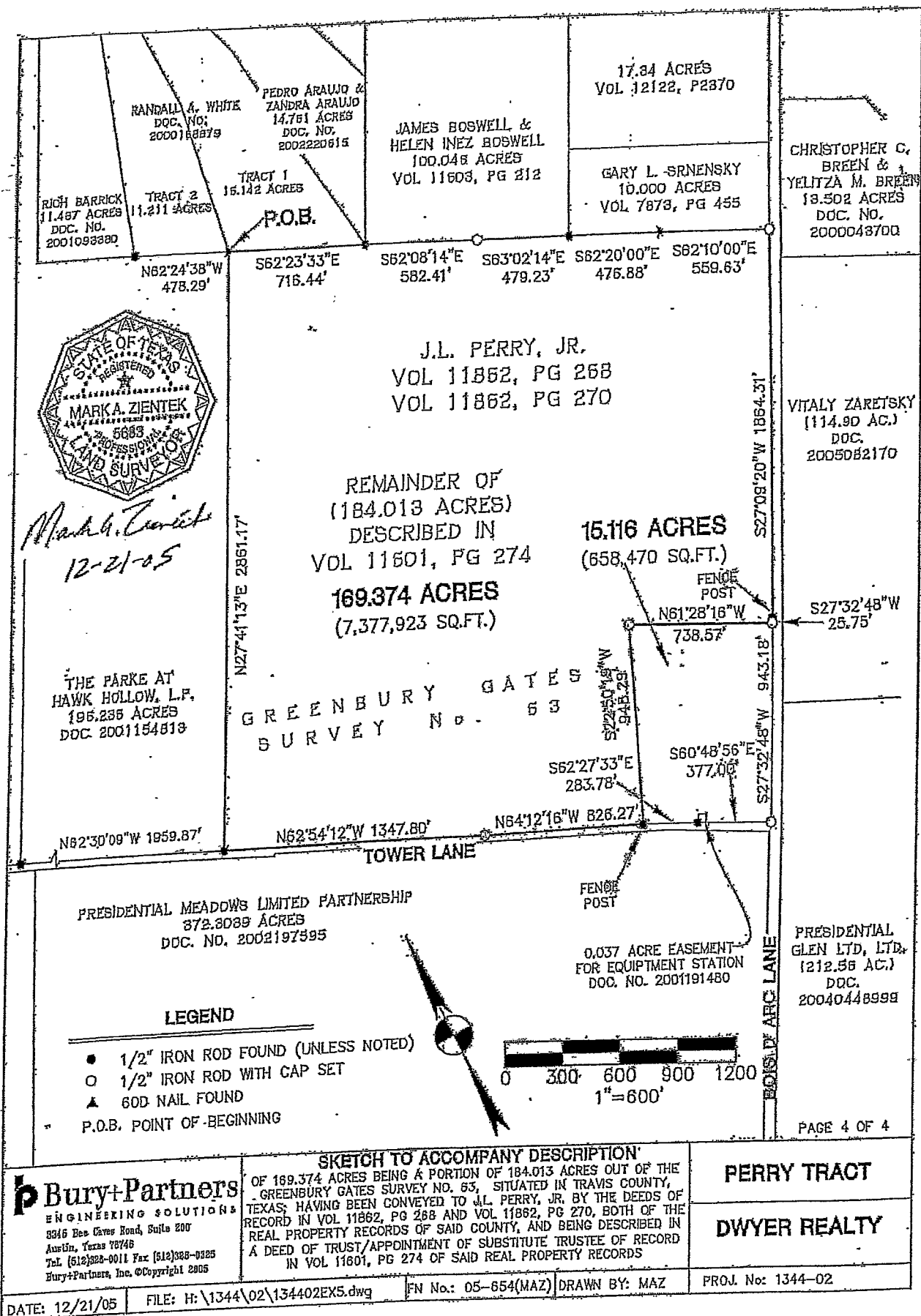
BASIS OF BEARINGS: THE TEXAS COORDINATE SYSTEM NAD83(93) CENTRAL ZONE UTILIZING LCRA GPS CONTROL MONUMENTS A260, A839, AND AZF5

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 BEH CAVE ROAD  
AUSTIN, TEXAS 78746

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





56

*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;



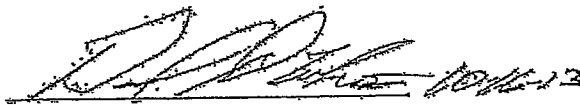
2. South  $62^{\circ}38'20''$  East, a distance of 696.54 feet to a calculated point;
3. South  $64^{\circ}08'01''$  East, a distance of 67.24 feet to a calculated point being the northeast corner hereof and northwest corner of a called 52.7158 acre tract as conveyed to Terrell Timmermann, as recorded 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:

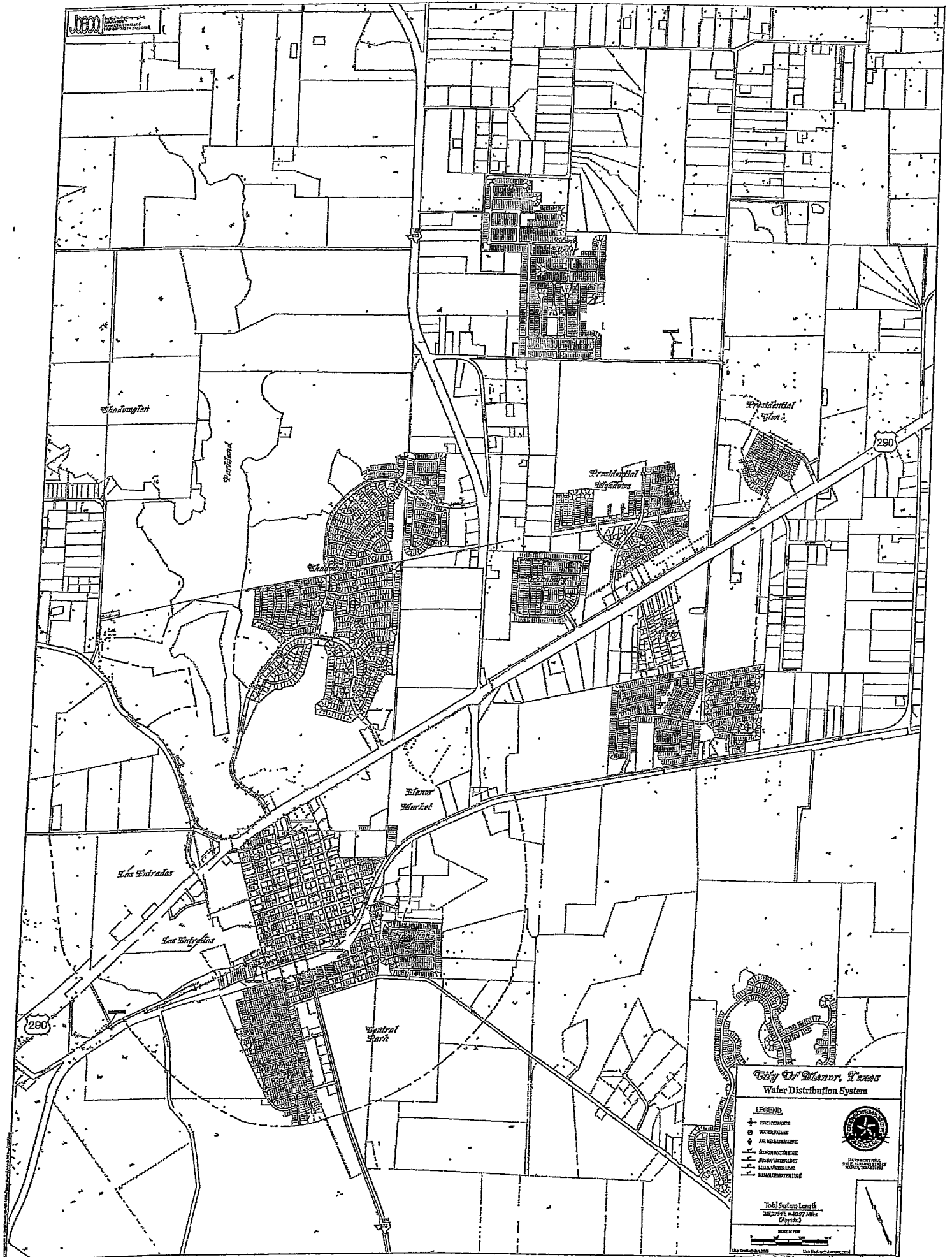
1. South  $27^{\circ}15'50''$  West, a distance of 598.10 feet to a calculated point;
2. South  $27^{\circ}28'42''$  West, a distance of 599.92 feet to a calculated point for the southeast corner hereof, the northwest corner of a called 29.731 acre tract as conveyed to Terrell Timmermann, as recorded 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



## 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 WCID 2  
Attn: William Mark Day  
6512 Mesa  
Austin, Texas 78731

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:**

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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.

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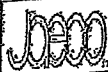
If you are a landowner with a tract of land at least 25 acres or more, that is partially or wholly located within the proposed area, you may request to be excluded from the proposed area (or "opt out") by providing written notice to the commission within (30) days from the date that notice was provided 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.

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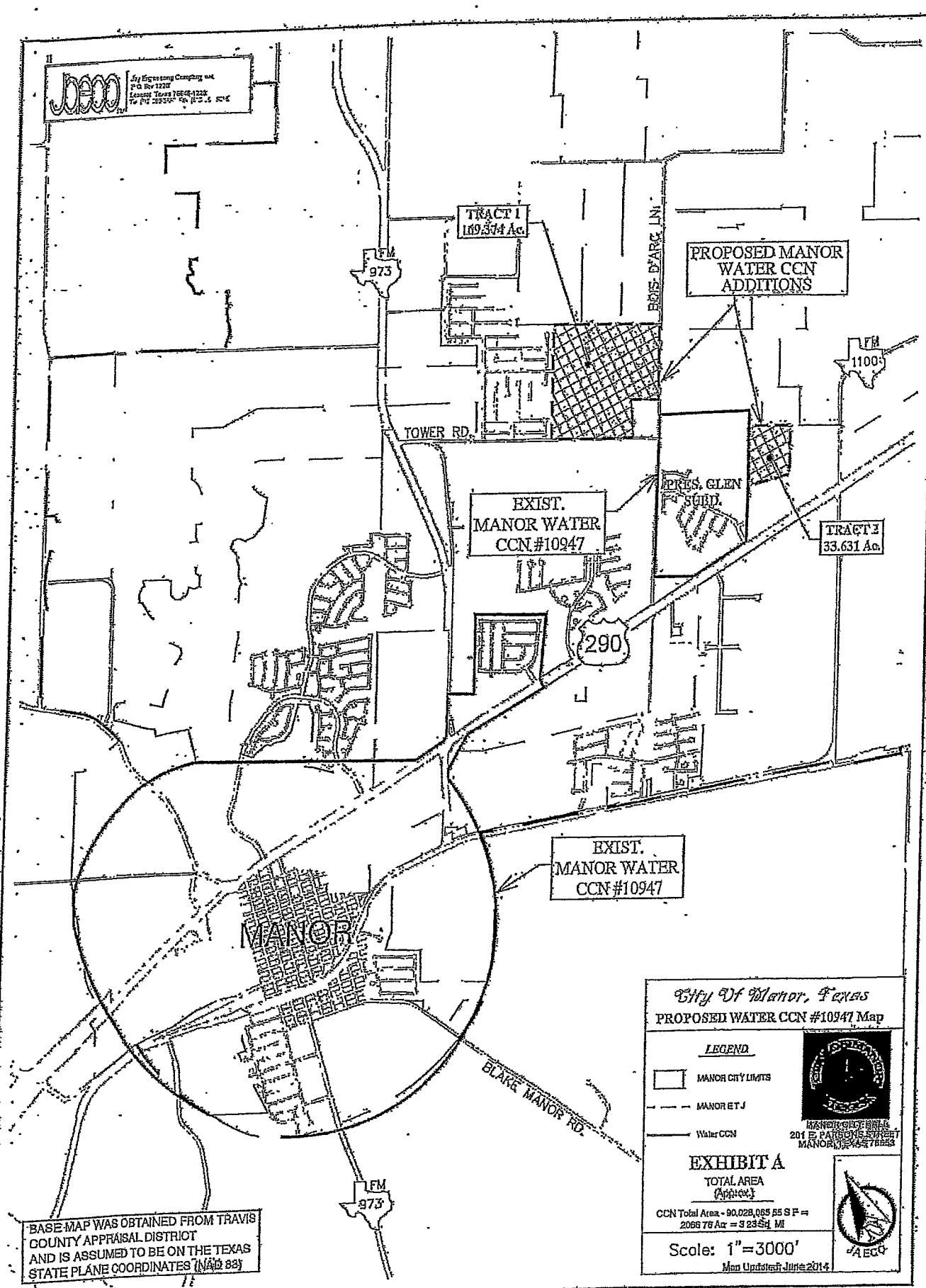
A copy of the request to opt out of the proposed area must also be sent to the applicant. Staff may request additional information regarding your request.

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



JACO Engineering Company, Inc.  
P.O. Box 1220  
Austin, Texas 78768-0220  
Tel: 512.225.5555 Fax: 512.225.5556

D:\Projects\109 - City of Manor\109-000-00 Manor\Map & Exhibit\2014\ExhibitA-Manor-CCN-109-000-00-Manor-Plan\_08-27-14.dwg



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**

<u>LEGEND</u>	
	MANOR CITY LIMITS
	MANOR ETJ
	Water CCN

**EXHIBIT A**  
TOTAL AREA  
(Approx.)

CCN Total Area = 90,028,055.55 S.F. =  
2,066.78 Ac. = 3,235.4 MI

MANOR, TEXAS  
201 E. PARKSIDE STREET  
MANOR, TEXAS 78053

**Scale: 1"=3000'**

Map Updated: June 2014

N  
AEC

#### 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 a 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 mates and bounds.

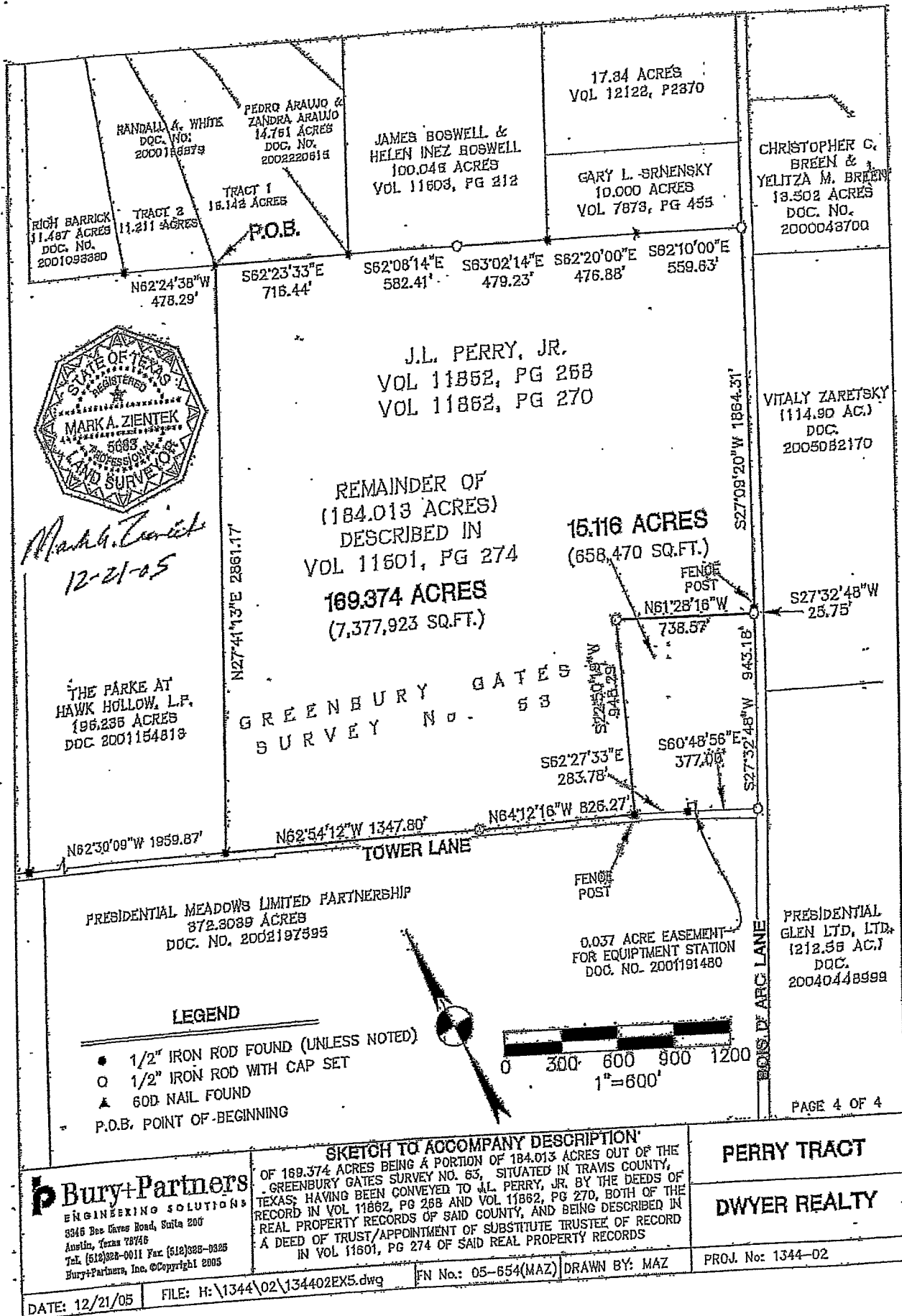
BASIS OF BEARINGS: THE TEXAS COORDINATE SYSTEM NAD83(93) CENTRAL ZONE UTILIZING LCRA GPS CONTROL MONUMENTS A260, A839, AND AZF5

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





*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;

Page 2

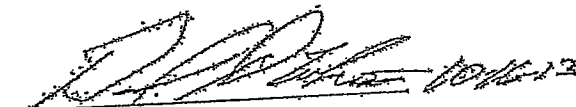
2. South  $62^{\circ}38'20''$  East, a distance of 696.34 feet to a calculated point;
3. South  $64^{\circ}08'01''$  East, a distance of 67.24 feet to a calculated point being the northeast corner hereof and northwest corner of a called 52.7158 acre tract as conveyed to Terrell Timmermann, as recorded 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



## 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 WCID 3  
Attn: John Pieratt  
1301 W 25<sup>th</sup>, Ste 510  
Austin, Texas 78705-4236

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.

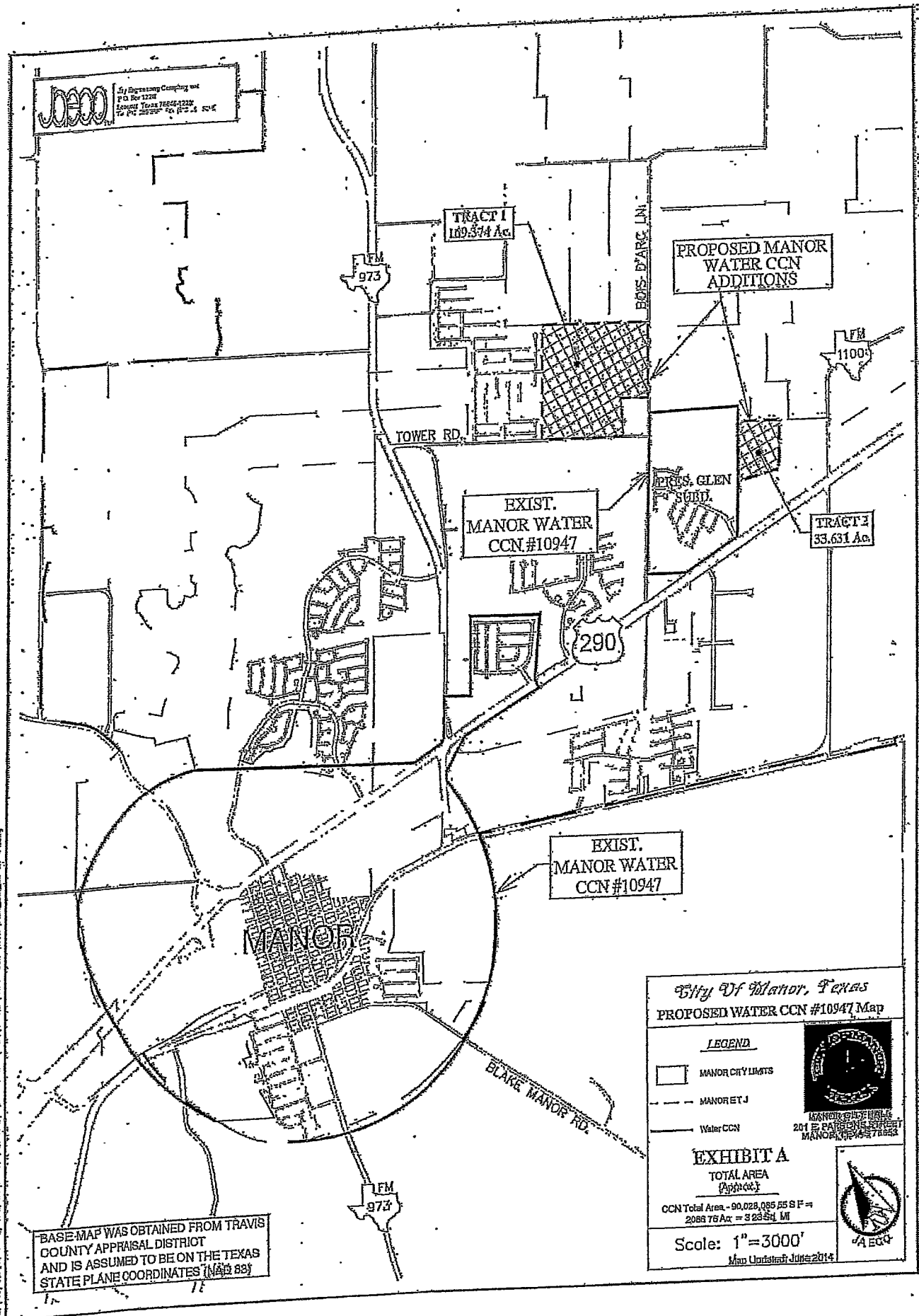
**Persons who meet the requirements to opt out, and wish to request this option should file the required documents with the:**

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**

\\projects\109 - City of Manor\109-990-40 Map\Manor & Exhibits\2014\Exhibits\Manor-CCN-109-990-40 Map-2014.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 a 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.

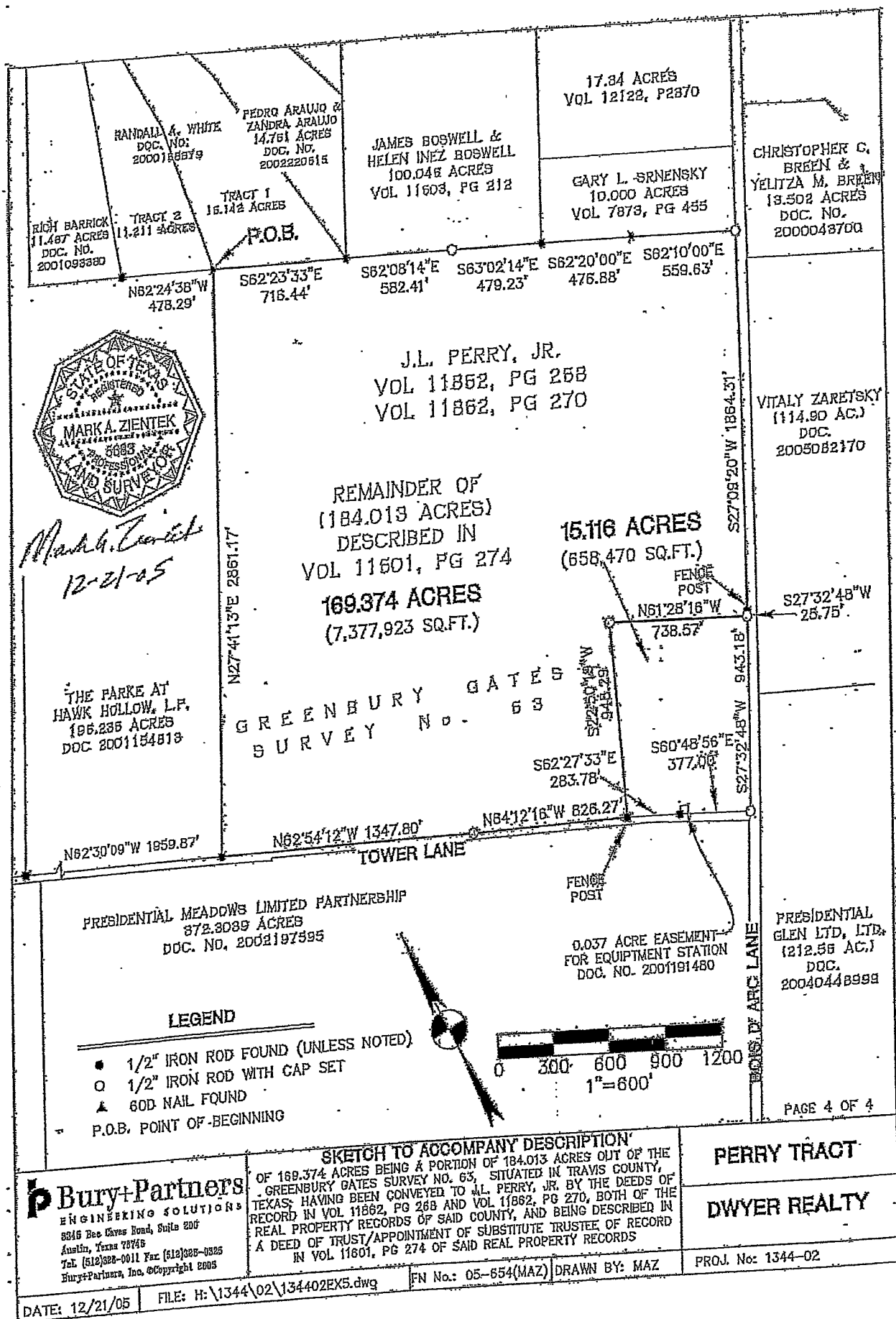
BASIS OF BEARINGS: THE TEXAS COORDINATE SYSTEM NAD83(93) CENTRAL ZONE UTILIZING LCRA GPS CONTROL MONUMENTS A260, A839, AND AZF5

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





*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;

Page 2

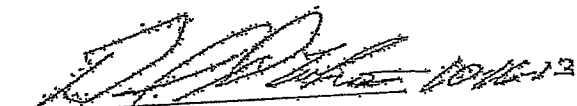
2. South  $62^{\circ}38'20''$  East, a distance of 696.54 feet to a calculated point;
3. South  $64^{\circ}08'01''$  East, a distance of 67.24 feet to a calculated point being the northeast corner hereof and northwest corner of a called 52.7158 acre tract as conveyed to Terrell Timmermann, as recorded 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:

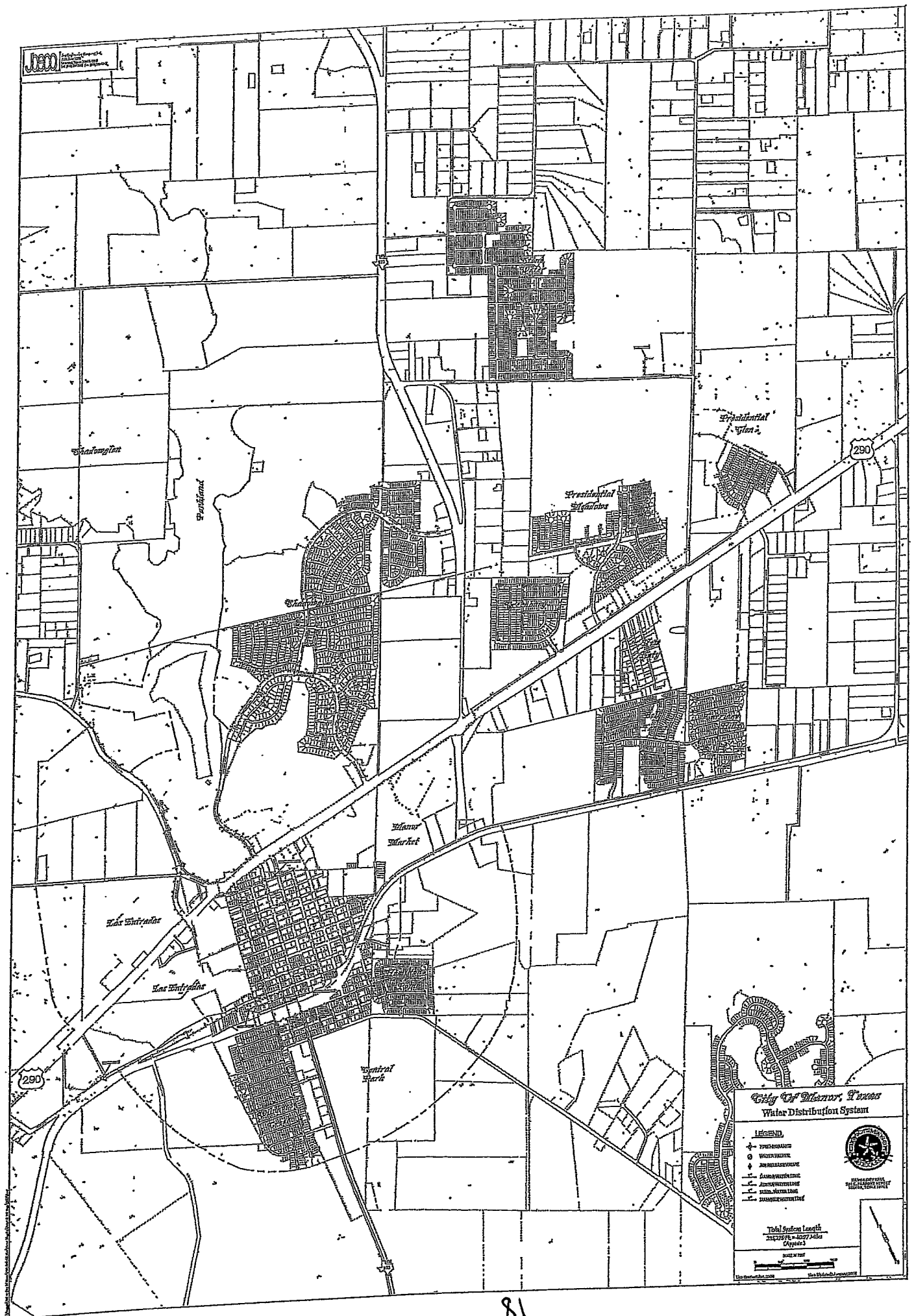
1. South  $27^{\circ}15'50''$  West, a distance of 598.10 feet to a calculated point;
2. South  $27^{\circ}28'42''$  West, a distance of 599.92 feet to a calculated point for the southeast corner hereof, the northwest corner of a called 29.731 acre tract as conveyed to Terrell Timmermann, as recorded 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





## 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: City of Elgin  
Attn: Kerry Lacy  
P.O. Box 591  
Elgin, Texas 78621-0591

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**



### 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 a 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.

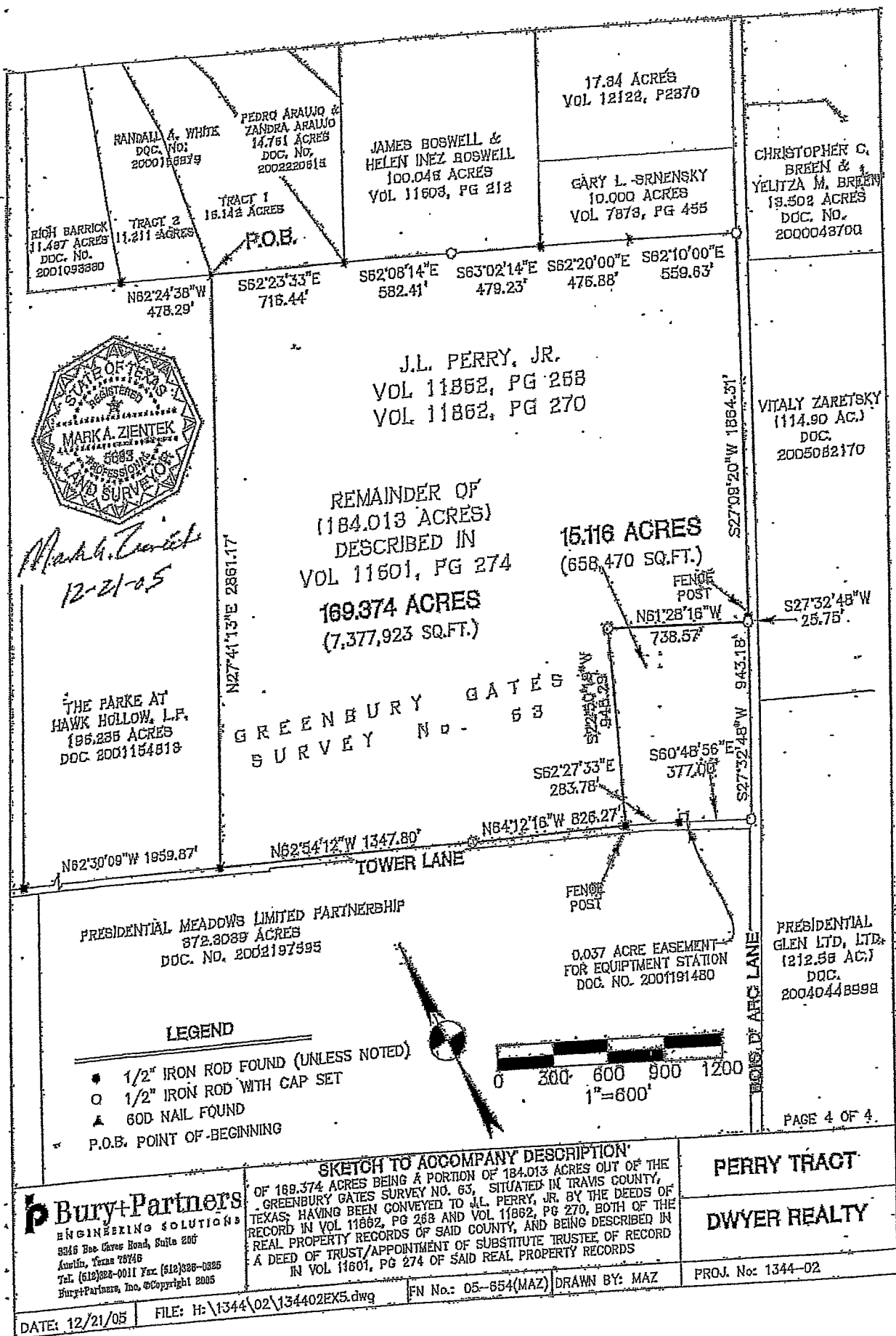
BASIS OF BEARINGS: THE TEXAS COORDINATE SYSTEM NAD83(93) CENTRAL ZONE UTILIZING LCRA GPS CONTROL MONUMENTS A260, A839, AND AZF5

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 BEH CAVE ROAD  
AUSTIN, TEXAS 78746

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







*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;

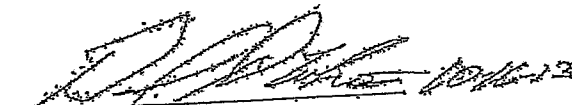
2. South  $62^{\circ}38'20''$  East, a distance of 696.34 feet to a calculated point;
3. South  $64^{\circ}08'01''$  East, a distance of 67.24 feet to a calculated point being the northeast corner hereof and northwest corner of a called 52.7158 acre tract as conveyed to Terrell Timmermann, as recorded 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;

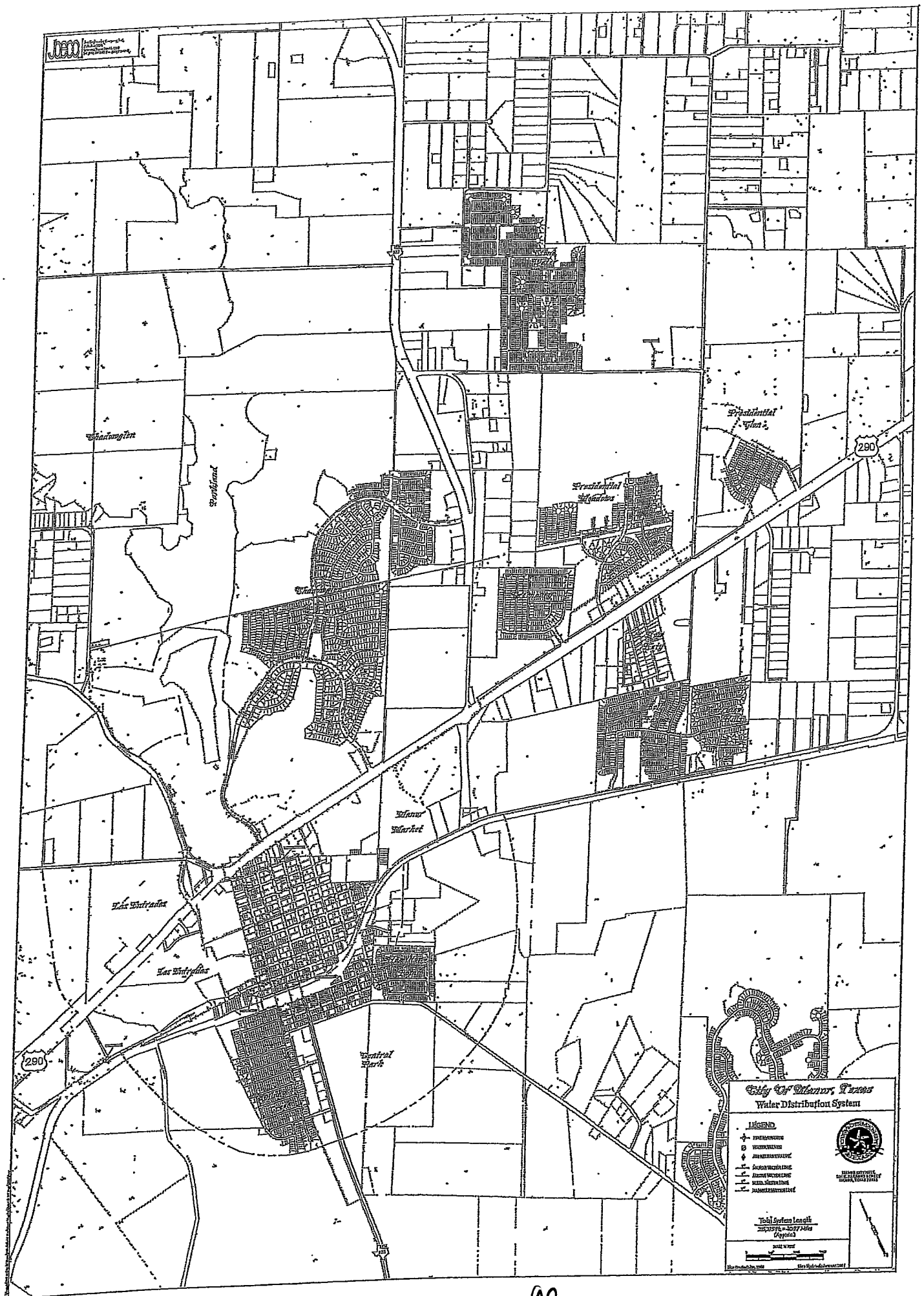
1. South  $27^{\circ}15'50''$  West, a distance of 598.10 feet to a calculated point;
2. South  $27^{\circ}28'42''$  West, a distance of 599.92 feet to a calculated point for the southeast corner hereof, the northwest corner of a called 29.731 acre tract as conveyed to Terrell Timmermann, as recorded 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 Metria Blvd., Suite 200  
Austin, Texas 78758  
October, 2013



## 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: Lower Colorado River Authority  
Attn: Timothy Timmerman  
3700 Lake Austin Blvd  
Austin, Texas 78703-3504

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.

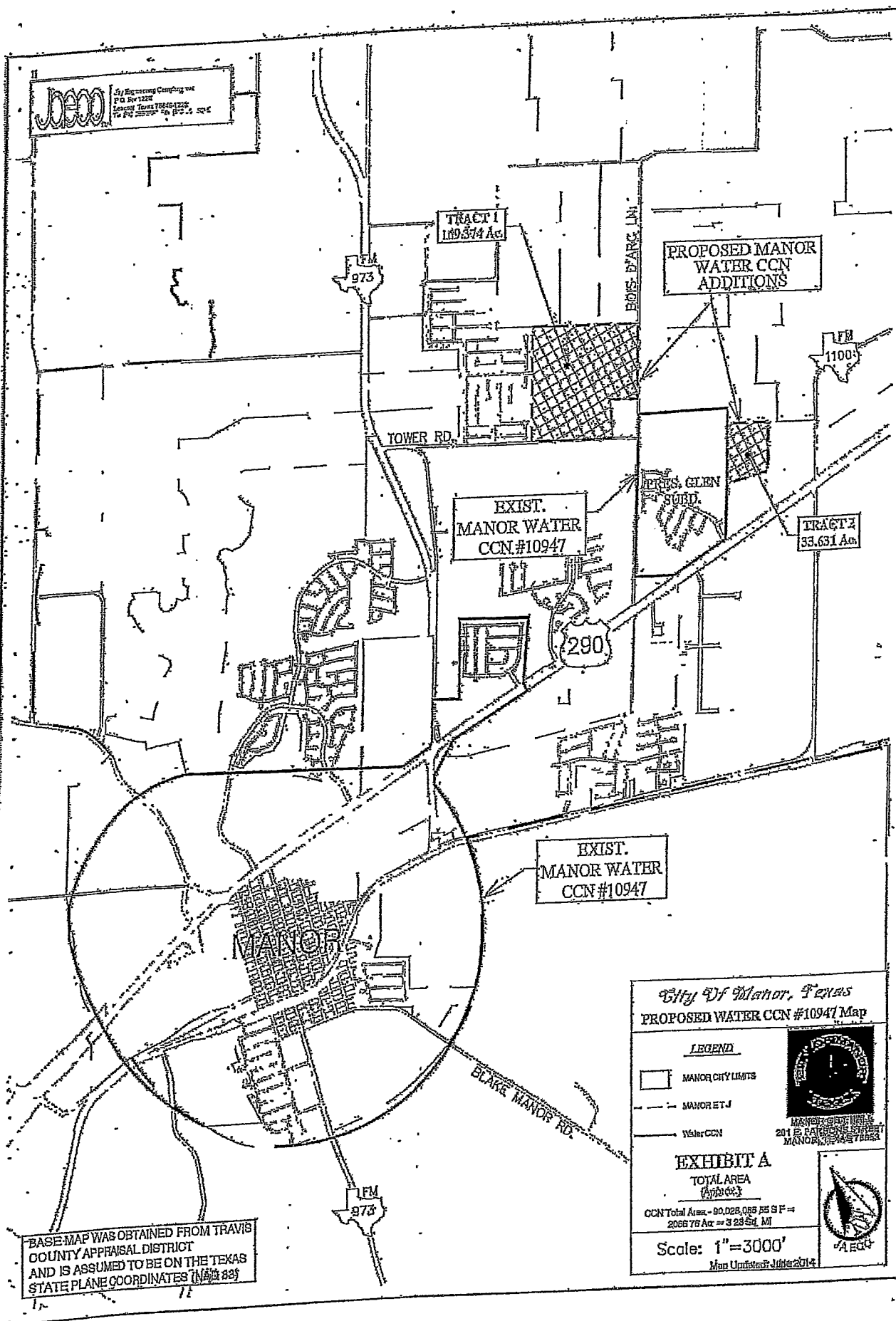
**Persons who meet the requirements to opt out, and wish to request this option should file the required documents with the:**

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**

Project 009 - City of Manor, Texas & Facilities 2014 Water Main - CCH - Water - Plan Set 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 metas 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. Smensky 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 a 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 mates 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

