

Bury+Partners
ENGINEERING SOLUTIONS
5545 Bee Grove Road, Suite 200
Austin, Texas 78746
Tel: (512) 825-0011 Fax: (512) 388-0825
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DATE: 12/21/05

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

FN No.: 05-654(MAZ)

DRAWN BY: MAZ

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;

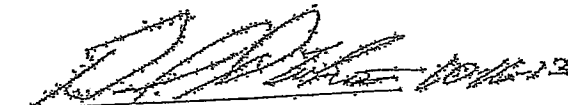
2. South $62^{\circ}38'20''$ East, a distance of 696.34 feet to a calculated point;
3. South $64^{\circ}08'01''$ East, a distance of 67.24 feet to a calculated point being the northeast corner hereof and northwest corner of a called 52.7158 acre tract as conveyed to Terrell Timmermann, as recorded in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

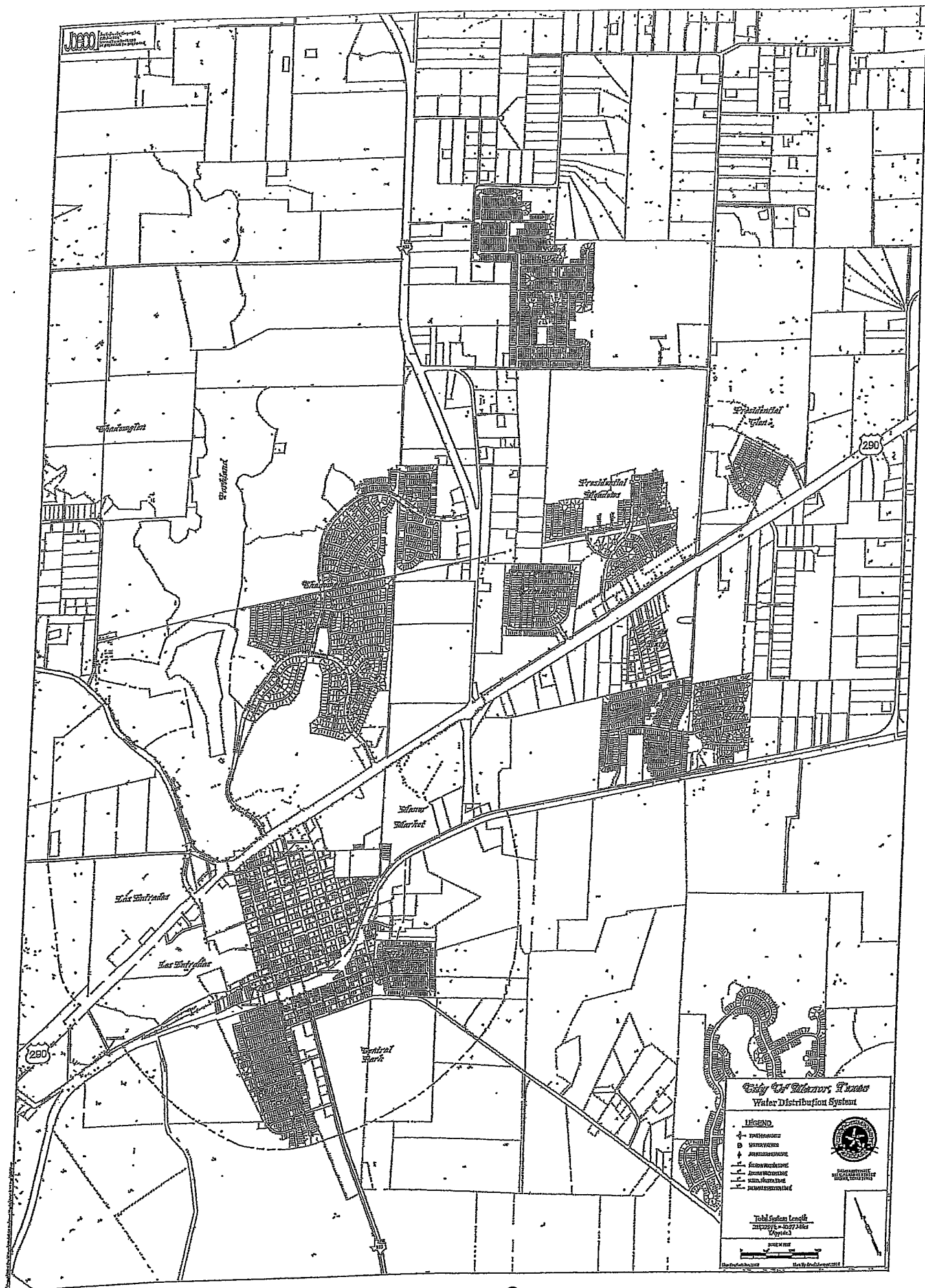
1. South $27^{\circ}15'50''$ West, a distance of 598.10 feet to a calculated point;
2. South $27^{\circ}28'42''$ West, a distance of 599.92 feet to a calculated point for the southeast corner hereof, the northwest corner of a called 29.731 acre tract as conveyed to Terrell Timmermann, as recorded in 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 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 Pflugerville
Attn: Brandon Wade
P.O. Box 589
Pflugerville, Texas 78691-0589

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;

FW 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.

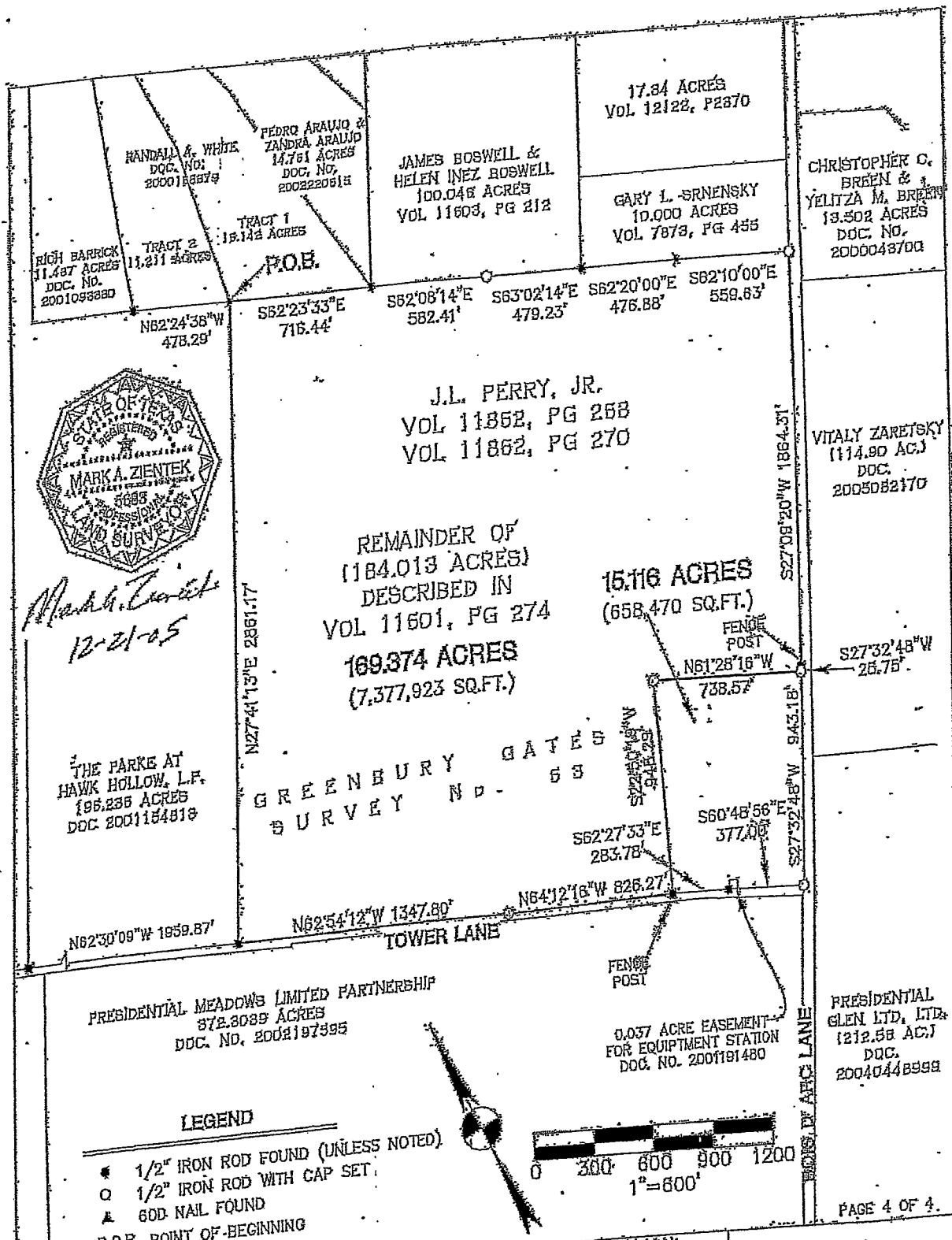
BASIS OF BEARINGS: THE TEXAS COORDINATE SYSTEM NAD83(93) CENTRAL ZONE UTILIZING LCRA GPS CONTROL MONUMENTS A260, A839, AND AZF5

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





Bury+Partners
 ENGINEERING SOLUTIONS
 3546 Bee Street Road, Suite 200
 Austin, Texas 78756
 Tel: (512)388-0011 Fax: (512)388-0225
 Bury+Partners, Inc. ©Copyright 2005

PERRY TRACT
DWYER REALTY
 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;

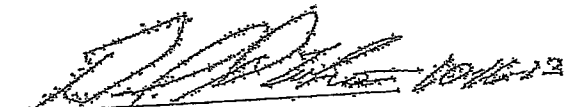
2. South 62°38'20" East, a distance of 696.54 feet to a calculated point;
3. South 64°08'01" East, a distance of 67.24 feet to a calculated point being the northeast corner hereof and northwest corner of a called 52.7158 acre tract as conveyed to Terrell Timmermann, as recorded in , as recorded in Document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

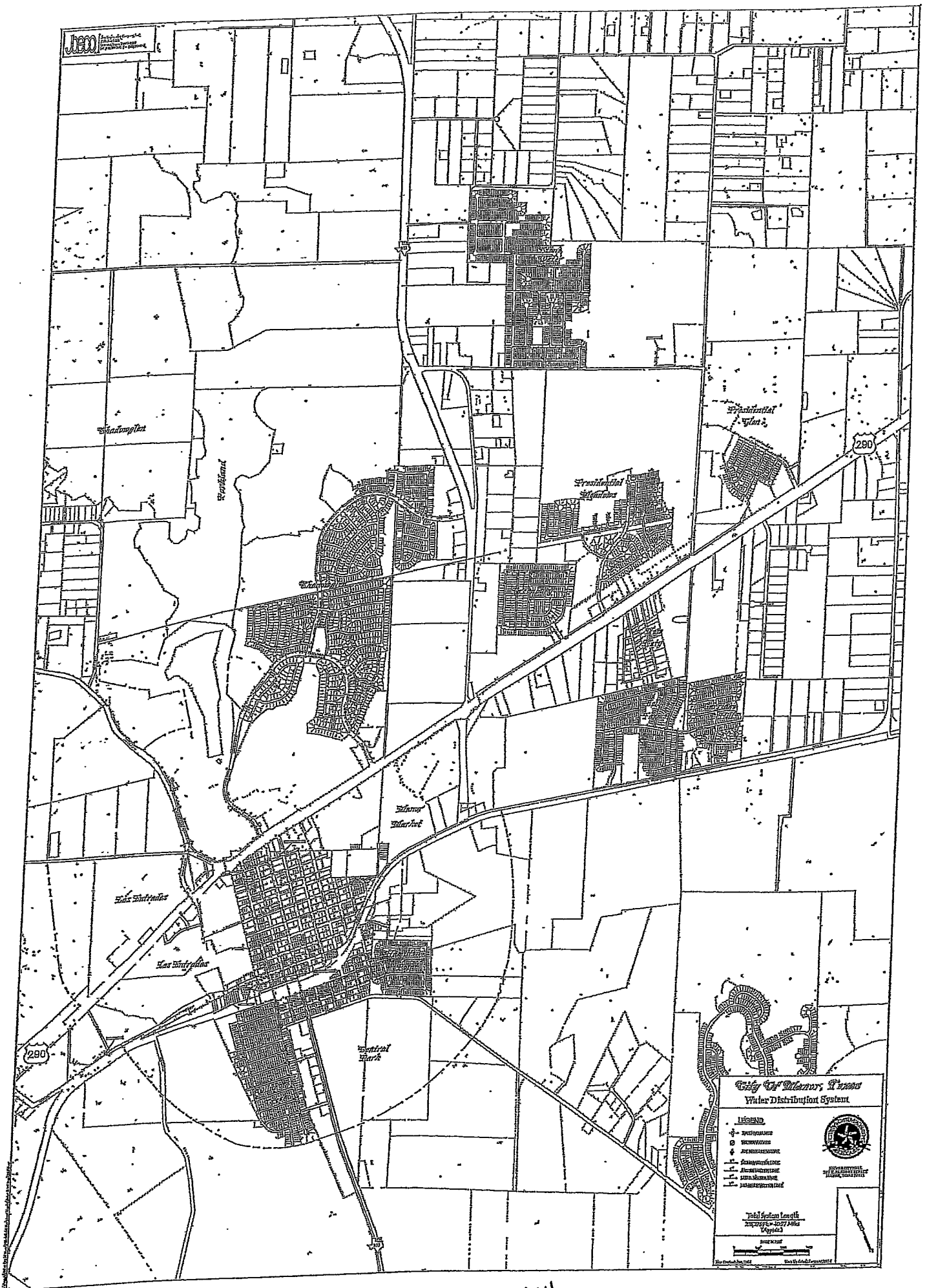
1. South 27°15'50" West, a distance of 598.10 feet to a calculated point;
2. South 27°28'42" West, a distance of 599.92 feet to a calculated point for the southeast corner hereof, the northwest corner of a called 29.731 acre tract as conveyed to Terrell Timmermann, as recorded in Document Number 2012174367(O.P.R.T.C.T.);

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



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: Manville Water Supply Corporation
P.O. Box 248
Coupland, Texas 78615

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.

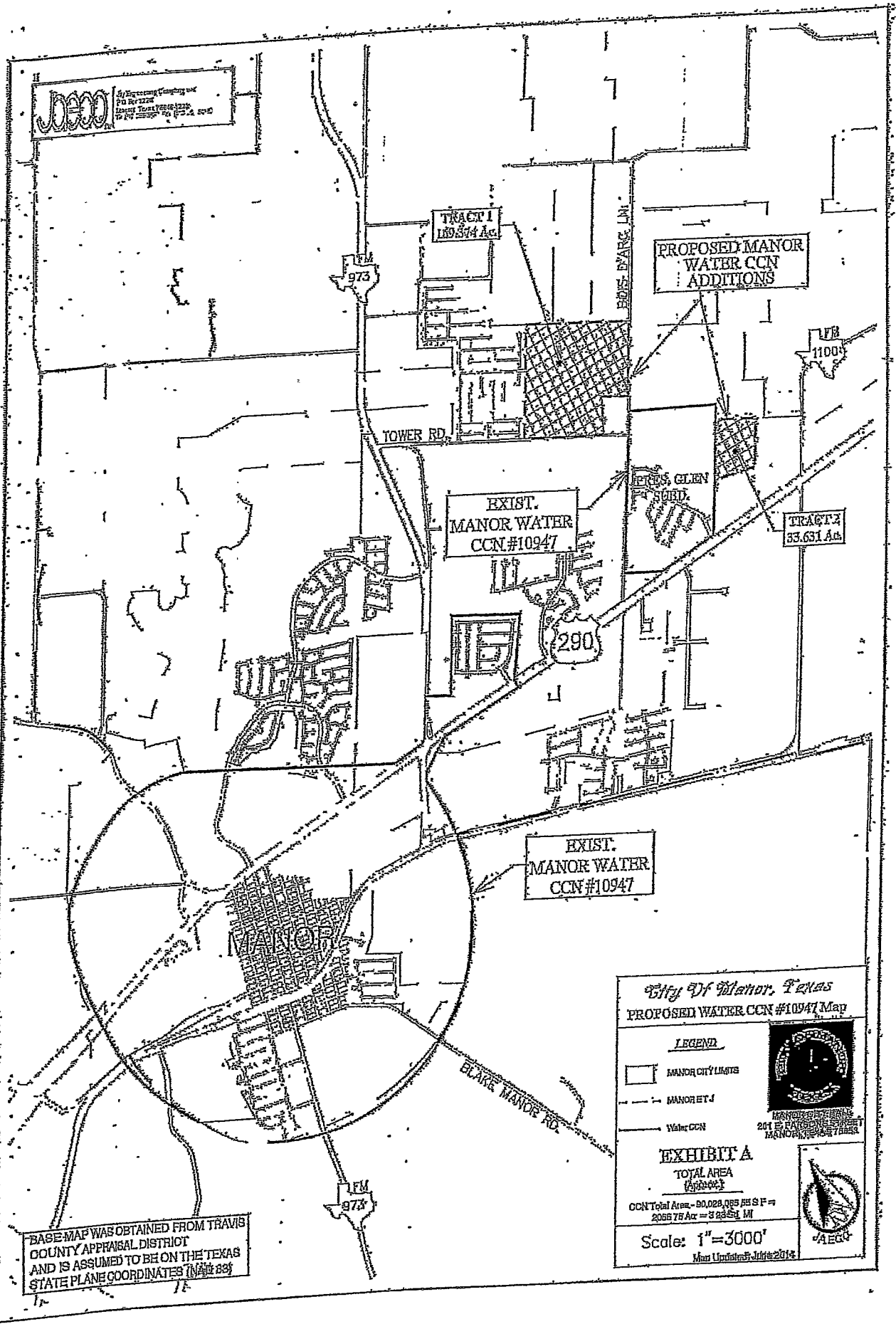
Persons who meet the requirements to opt out, and wish to request this option should file the required documents with the:

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

D:\Projects\100 - City of Manor\100-000-00 Maps\Manor - 2014\Manor - CCH - Water - Plan Set - 2014.dwg



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

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 Bols 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. Srmensky 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, from the southwesterly corner of said 184.013 acre tract and hereof, 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.

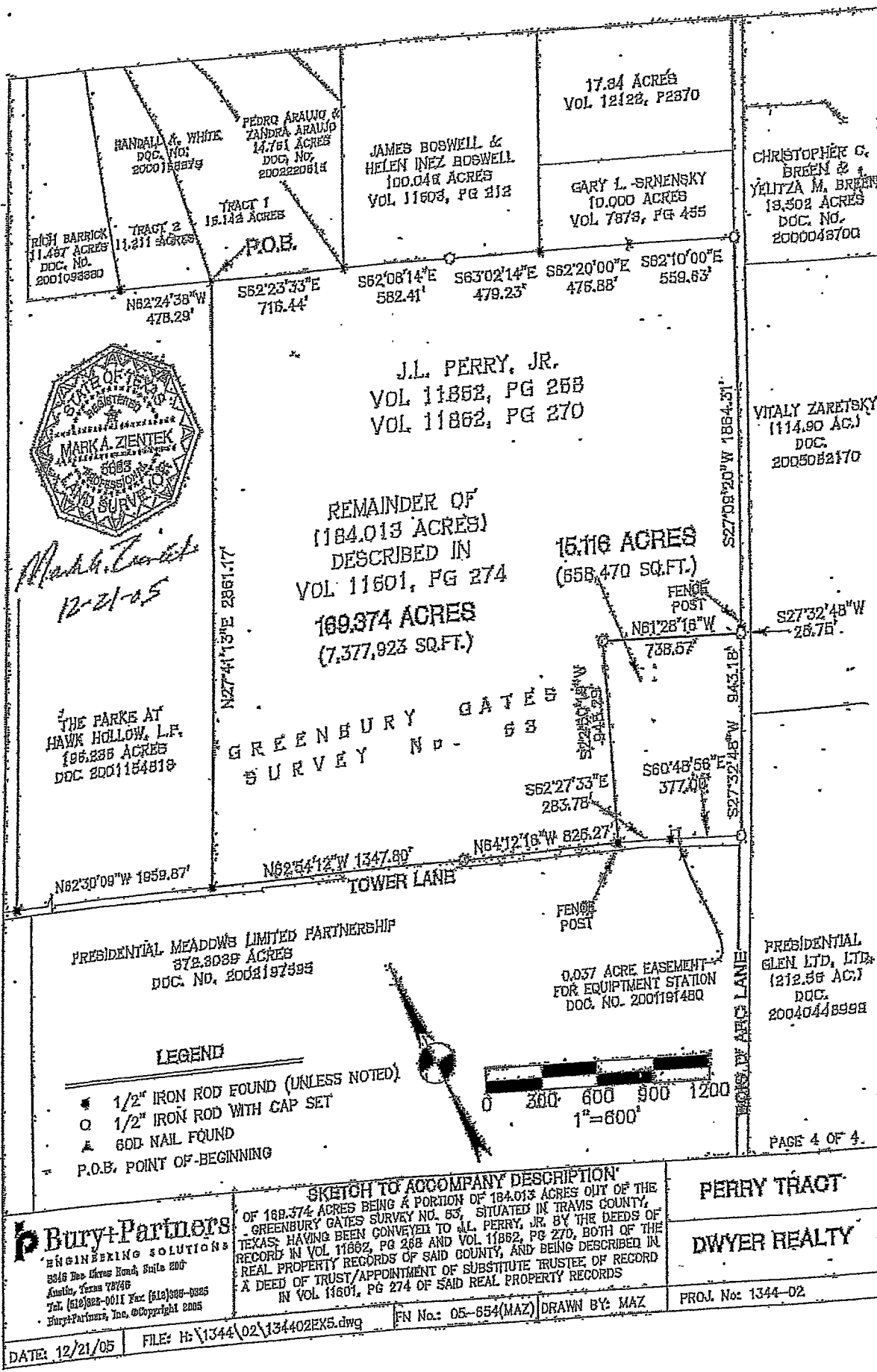
BASIS OF BEARINGS: THE TEXAS COORDINATE SYSTEM NAD83 (93) CENTRAL ZONE UTILIZING LCRA GRS CONTROL MONUMENTS A260, A839, AND AZF5

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





Bury Partners
ENGINEERING SOLUTIONS
2816 Dec Street Road, Suite 200
Austin, Texas 78746
Tel. (512) 322-0011 Fax (512) 322-0325
BuryPartners, 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

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°39'37" 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;

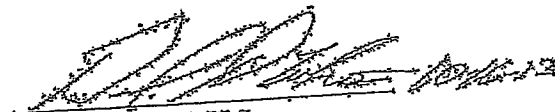
2. South $62^{\circ}38'20''$ East, a distance of 696.34 feet to a calculated point;
3. South $64^{\circ}08'01''$ East, a distance of 67.24 feet to a calculated point being the northeast corner hereof and northwest corner of a called 52.7158 acre tract as conveyed to Terrell Timmermann, as recorded in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

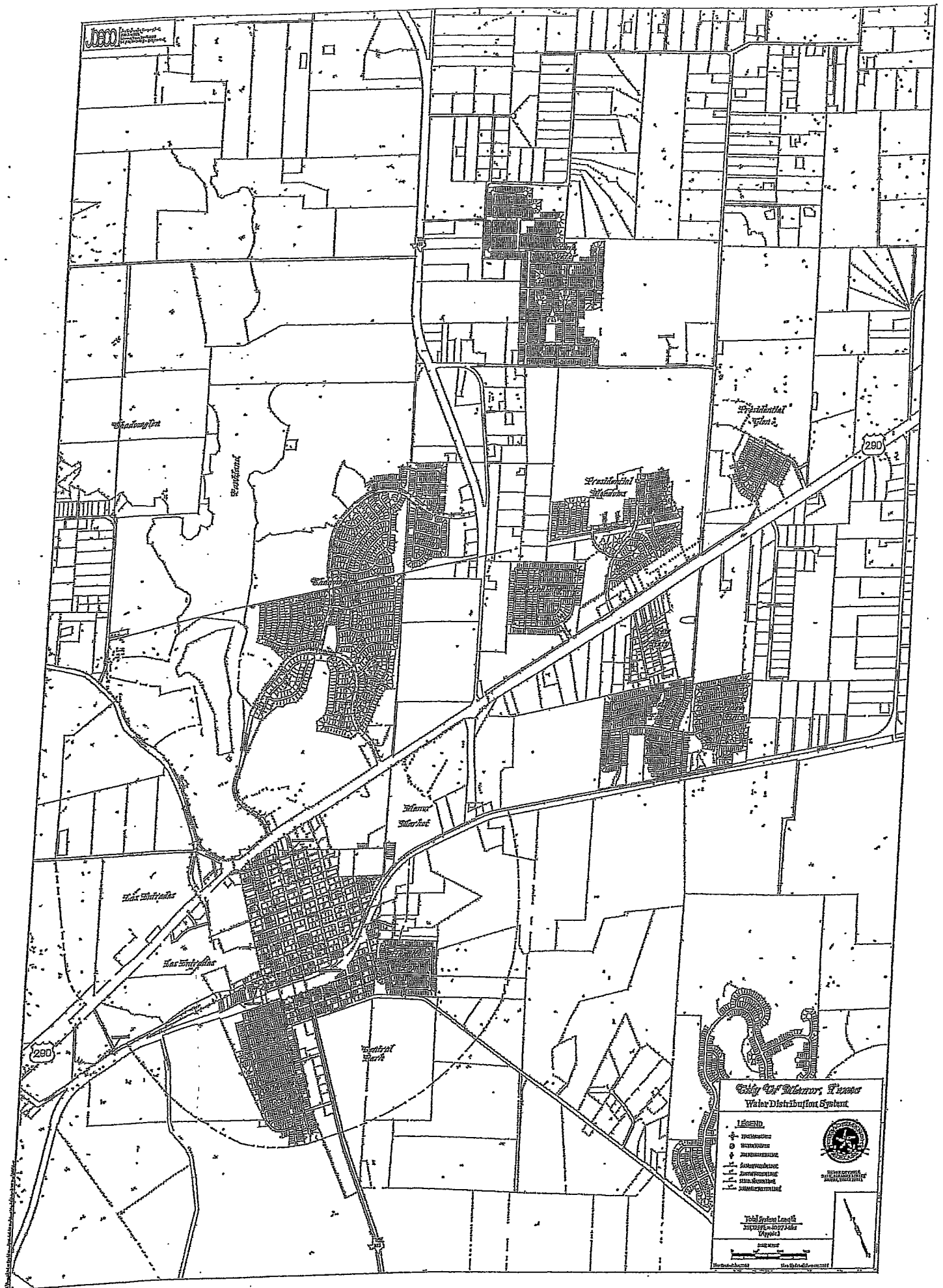
1. South $27^{\circ}15'50''$ West, a distance of 598.10 feet to a calculated point;
2. South $27^{\circ}28'42''$ West, a distance of 599.92 feet to a calculated point for the southeast corner hereof, the northwest corner of a called 29.731 acre tract as conveyed to Terrell Timmermann, as recorded in 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 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: Presidential Glen MUD
Attn: Joyce Weedman
9015 Mountain Ridge Dr., Ste 100
Austin, Texas 78759-8486

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.

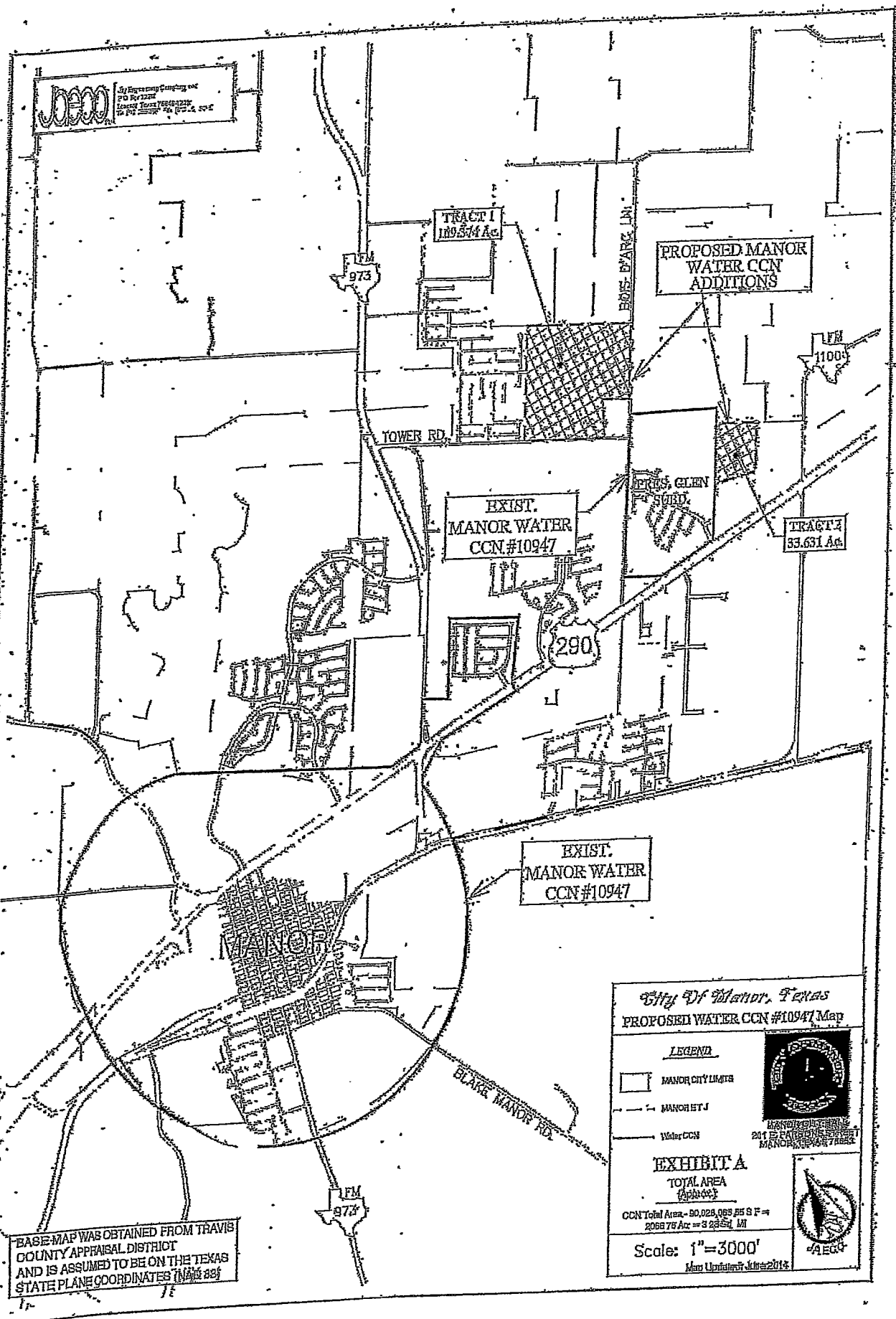
Persons who meet the requirements to opt out, and wish to request this option should file the required documents with the:

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

DATE: 06/24/2014 BY: City of Manor, Texas 211 E. PARK DRIVE, SUITE 100, MANOR, TEXAS 77856-1000



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

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 Bols 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. Q5-654(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 southwest 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 479.29 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 718.44 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 southwest 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. Spensky 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 all 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.

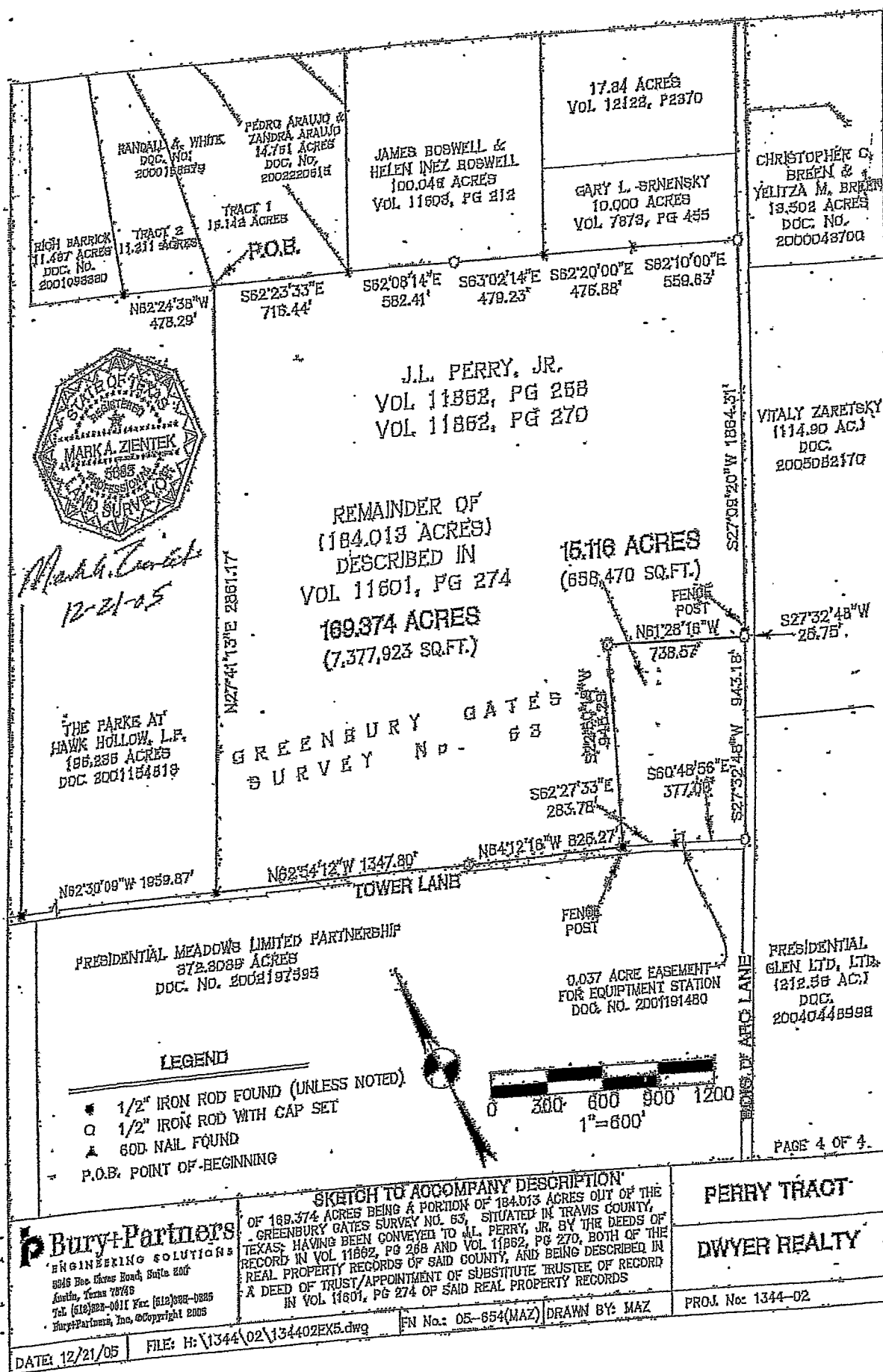
BASIS OF BEARINGS: THE TEXAS COORDINATE SYSTEM NAD83(93) CENTRAL ZONE UTILIZING LCRA GPS CONTROL MONUMENTS A260, A839, AND AZF5

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 BEN 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 $27^{\circ}39'55''$ 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;

Page 2

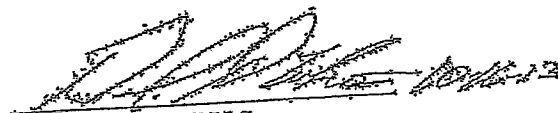
2. South $62^{\circ}38'20''$ East, a distance of 696.34 feet to a calculated point;
3. South $64^{\circ}08'01''$ East, a distance of 67.24 feet to a calculated point being the northeast corner hereof and northwest corner of a called 52.7158 acre tract as conveyed to Terrell Timmermann, as recorded in , 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: Travis County MUD 2
Attn: Wilmer Roberts
13804 Terrell
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

JOEBOO
 311 Magnolia Street, Suite 100
 P.O. Box 1220
 Austin, Texas 78768-0122
 Tel: 512-477-1111 Fax: 512-477-1112

TRACT 1
 189,574 Ac

PROPOSED MANOR
 WATER CCN
 ADDITIONS

TOWER RD.

EXIST.
 MANOR WATER
 CCN #10947

PERKS, GLEN
 FORD

TRACT 2
 53,631 Ac

290

EXIST.
 MANOR WATER
 CCN #10947

BLACK 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

EXHIBIT A
 TOTAL AREA
 6,320,000

CCN Total Area - 30,023,065.55 S.F. =
 2066.79 Ac = 3.23 Sq. MI

Scale: 1"=3000'

Map Updated July 2014

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°21'33"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;

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- 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;

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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.

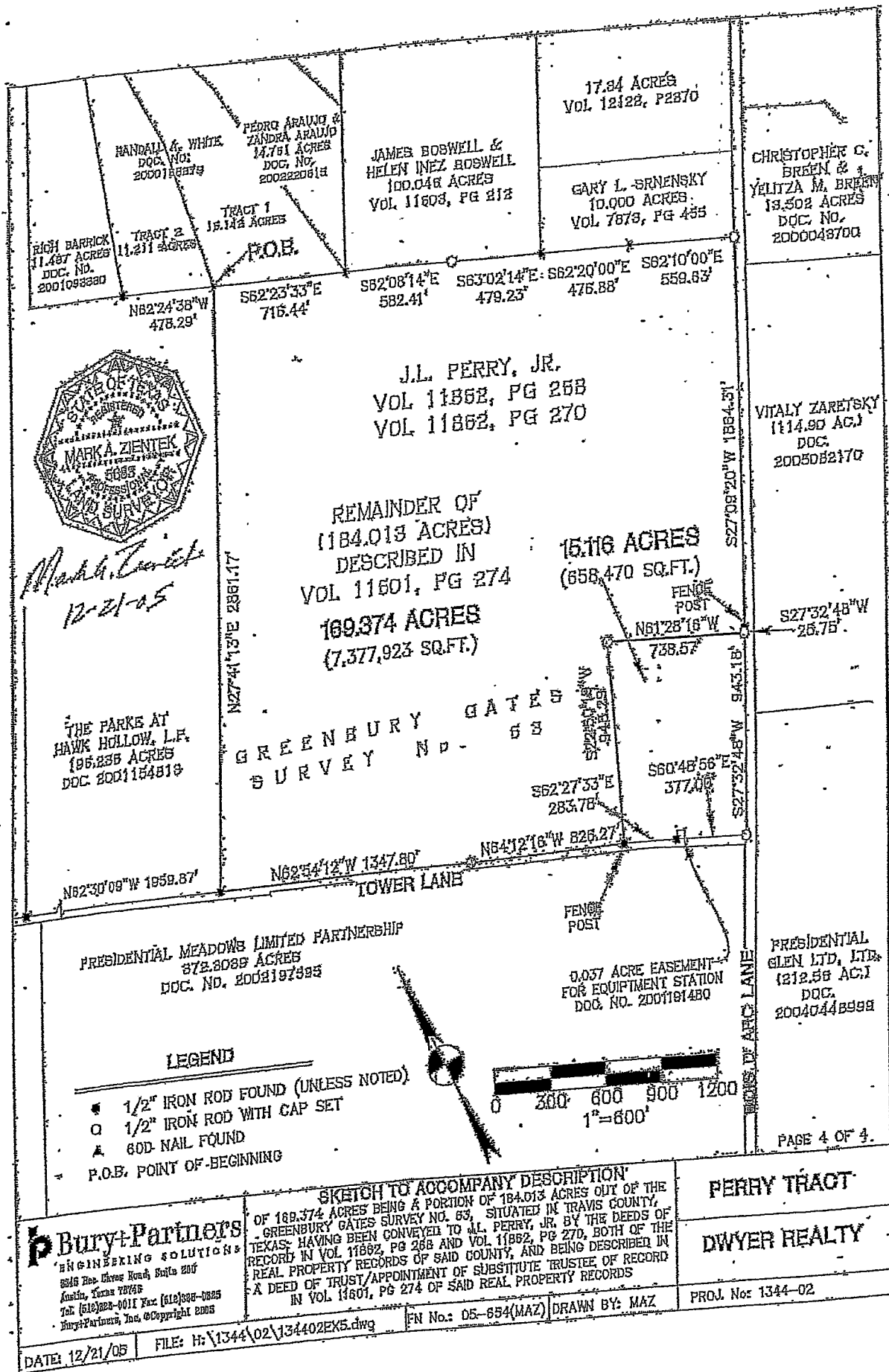
BASIS OF BEARINGS: THE TEXAS COORDINATE SYSTEM NAD83(93) CENTRAL ZONE UTILIZING LCRA GPS CONTROL MONUMENTS A260, A839, AND AZF5

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;

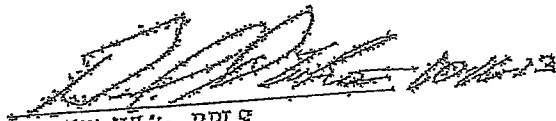
2. South $62^{\circ}38'20''$ East, a distance of 696.34 feet to a calculated point;
3. South $64^{\circ}08'01''$ East, a distance of 67.24 feet to a calculated point being the northeast corner hereof and northwest corner of a called 52.7158 acre tract as conveyed to Terrell Timmermann, as recorded in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

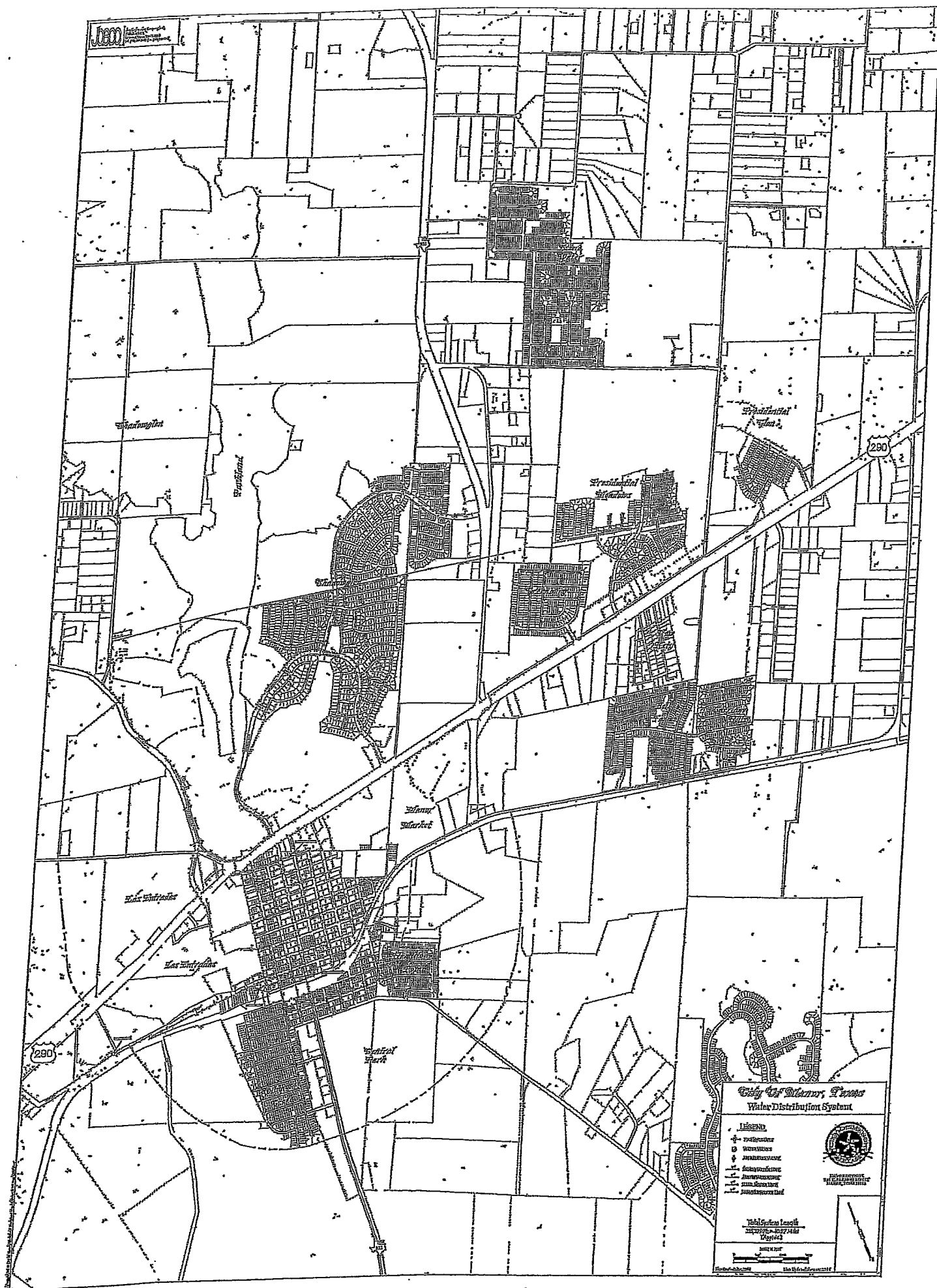
1. South $27^{\circ}15'50''$ West, a distance of 598.10 feet to a calculated point;
2. South $27^{\circ}28'42''$ West, a distance of 599.92 feet to a calculated point for the southeast corner hereof, the northwest corner of a called 29.731 acre tract as conveyed to Terrell Timmermann, as recorded in 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: Wilbarger Creek MUD 1
Attn: Bill Kochwelp
1004 MOPAC Circle, Ste 200
Austin, Texas 78746-6845

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