

FW: TCEQ Confirmation of Water Service Provider

Wednesday, May 21, 2014 1:33 PM

From: "Tracy Harbour" <tracy.harbour@tceq.texas.gov>

To: "Paul Klaus" <p_m_klaus@yahoo.com>

Please see the e-mail below relaying my status.

Thank you,
Tracy

Tracy M. Harbour

CCN and District Mapping

TCEQ/ Utilities and Districts Section/ Water Supply Division

Mail: Mail Code 153, P.O. Box 13087, Austin, TX 78711-3087

Phone: (512) 239-6952, Fax: (512) 239-6972

Email: Tracy.Harbour@tceq.texas.gov

Water is a precious resource – all Texans are encouraged to conserve, especially during times of drought

From: Tracy Harbour

Sent: Wednesday, May 21, 2014 9:49 AM

To: Ms. Hinken; 'Jeff'

Cc: real0est@hotmail.com; Karen Klaus; Paul Klaus

Subject: RE: TCEQ Confirmation of Water Service Provider

Ms. Hinken,

I went through the CCN correspondence file I received from our Records Services Division. Unfortunately, it only had a rate case in it back from 2005, which definitely did not include any maps or CCN information about the case in 1986. So, I asked for a rush on the CCN Mapping file I requested again, since I keep receiving incorrect information from both Record Services and the Texas State Archives Library (TSL). This is very frustrating and I sincerely apologize for this delay. Fortunately, the TSL Coordinator called me back and assured me I would receive the CCN Mapping file from them today. I want to find you all an answer regarding the property and do understand the importance of resolving this matter.

Sincerely,
Tracy

Tracy M. Harbour

CCN and District Mapping

TCEQ/ Utilities and Districts Section/ Water Supply Division

Mail: Mail Code 153, P.O. Box 13087, Austin, TX 78711-3087

Phone: (512) 239-6952, Fax: (512) 239-6972

Email: Tracy.Harbour@tceq.texas.gov

Water is a precious resource – all Texans are encouraged to conserve, especially during times of drought

From: Tracy Harbour

Sent: Monday, May 19, 2014 9:03 AM

To: Karen Klaus; Paul Klaus

Cc: real0est@hotmail.com

Subject: RE: TCEQ Confirmation of Water Service Provider

Dear All:

I apologize for not being able to get back with everyone Friday. I was out of the office very sick. I was actually in and out of the office a lot, but mostly sick last week. So, I'm behind on this and other job responsibilities. However, I will resume my research of the official CCN file I had pulled at my earliest convenience. The file should include the CCN maps 7047(A), 7047(B), and 7047(C). And yes, I may provide copies of these maps for the utility's records. Once I have reviewed them, I will get back with everyone.

Sincerely,
Tracy

Tracy M. Harbour

CCN and District Mapping

TCEQ/ Utilities and Districts Section/ Water Supply Division

Mail: Mail Code 153, P.O. Box 13087, Austin, TX 78711-3087

Phone: (512) 239-6952, Fax: (512) 239-6972

Email: Tracy.Harbour@tceq.texas.gov

Water is a precious resource – all Texans are encouraged to conserve, especially during times of drought

From: Karen Klaus [<mailto:karenklaus@rocketmail.com>]

Sent: Friday, May 16, 2014 6:09 PM
To: Tracy Harbour; Paul Klaus
Cc: real0est@hotmail.com
Subject: Re: TCEQ Confirmation of Water Service Provider

Tracy,

Can you please call Paul at your earliest convenience? He would really like to set up a meeting with you to discuss.

Thanks,
Karen Klaus
On Friday, May 16, 2014 12:37 PM, Karen Klaus <karenklaus@rocketmail.com> wrote:

Tracy,

As far as we know, there are no lot numbers associated with the Hickie property. Ms. Hickie continues to ask us the same question.

It is our understanding that the property descriptions in Exhibits B & C combine to make up the 26 acre property that she is wanting to subdivide.

We do not have a copy of the maps listed in the CCN; 7047(A), 7047(B), and 7047(C). Is it possible for you to provide us a copy for our records?

Also, if you need Paul to come to your office to review and discuss, he will be happy to do so.

Thanks,
Karen

On Thursday, May 15, 2014 5:38 PM, Tracy Harbour <tracy.harbour@tceq.texas.gov> wrote:

Mr. & Mrs. Klaus,

After reviewing the certificate and CCN maps further, I determined BWWS (CCN 12050) only has dual certification with Aqua WSC's (CCN No. 10294) for some portions of CCN No. 12050. Please see the attached CCN map showing those portions of BWWS's water CCN, which are dually certified with Aqua WSC and those BWWS's CCN service areas with single certification. Please note the dually certificated CCN service areas between 12050 and 10294 are not close to the location of 168 Edmonson Lane address/property.

Unfortunately, the viewer does not show areas of dual certification clearly. Therefore, I obtained this information using our GIS and reviewing the WRS-11 map referenced in the certificate. I can see how using the viewer, it looks like all of BWWS is dually certified with Aqua WSC. However, this is not the case.

Regarding the documents you provided, please let me know what lot number or lot numbers are associated with the J. Hinkle's property. Also, confirm whether or not Exhibit B and C of the metes and bounds are both part of the J. Hinkle property.

Tomorrow I will be able to finish review the official CCN file, which should include the CCN maps [7047(A), 7047(B), and 7047 (C)] referenced in the certificate and issued to BWWS with Application No. 7047 C. Since this matter involves a property to be sold and Ms. Hinkle needs TCEQ's validation of the authorized water CCN service provider to the property, I must finish my research of the official CCN file to make my final determination.

Sincerely,
Tracy

Tracy M. Harbour
CCN and District Mapping
TCEQ/ Utilities and Districts Section/ Water Supply Division
Mail: Mail Code 153, P.O. Box 13087, Austin, TX 78711-3087
Phone: (512) 239-6952, Fax: (512) 239-6972
Email: Tracy.Harbour@tceq.texas.gov

Water is a precious resource -- all Texans are encouraged to conserve, especially during times of drought.

From: Karen [<mailto:karenklaus@rocketmail.com>]
Sent: Thursday, May 15, 2014 12:49 PM
To: Tracy Harbour
Cc: real0est@hotmail.com; Paul Klaus
Subject: Re: TCEQ Confirmation of Water Service Provider

Thank you Tracy. He now has additional info regarding the dual CCN that he would also like to discuss. I think that will resolve all issues. You may want to check into that before you waste time reviewing the paperwork. According to the dual CCN, either Bastrop West or Aqua can serve and the customer can chose which one.

Karen

Sent from my iPhone

On May 15, 2014, at 12:42 PM, Tracy Harbour <tracy.harbour@tceq.texas.gov> wrote:

Ms. Klaus,

I've been out sick a few days and just not returned to work today. So, I'm just now reviewing the information you provided me last week. I do have a few questions to clarify a few items. I will contact Paul with my questions later this afternoon.

Sincerely,
Tracy

Tracy M. Harbour
CCN and District Mapping
TCEQ/ Utilities and Districts Section/ Water Supply Division
Mail: Mail Code 153, P.O. Box 13087, Austin, TX 78711-3087
Phone: (512) 239-6952, Fax: (512) 239-6972
Email: Tracy.Harbour@tceq.texas.gov

Water is a precious resource – all Texans are encouraged to conserve, especially during times of drought.

From: Karen Klaus (<mailto:karenklaus@rocketmail.com>)
Sent: Friday, May 09, 2014 9:44 AM
To: Paul Klaus; Tracy Harbour
Subject: Re: Fwd: TCEQ Confirmation of Water Service Provider

Tracy,

Please review the attached maps and survey info that Paul located. Give him a call to discuss if you have any questions.

Thanks,
Karen Klaus

FW: TCEQ Confirmation of 168 Water Service Provider

Thursday, May 29, 2014 1 40 PM

From: "TPE prop" <real0est@hotmail.com>

To: "p_m_klaus@yahoo.com" <p_m_klaus@yahoo.com>

The reference to Aqua not being interested in the Edmonson properties was found in the minutes of a public hearing. Unfortunately I was unable to get a copy at the time (ancient machine broke down before I was able to print). It was on the relevant microfiche reel, CCN12050, in images 26-27. (this is a large chunk of data, 2-3K pages)

The notice about possible mistakes I found on the TCEQ website, at the bottom of <http://www.tceq.state.tx.us/utilities/iwud.html>
"Our database is updated weekly. With millions of records in it, you might find some information that is out of date or missing. If this happens please let us know. You can call the Water Supply Division at 512-239-4691 or e-mail us at utilidist@tceq.texas.gov."
I did put in a request to have it fixed, but (surprise!) never heard back from them. Perhaps you could also submit a request?
Hi Paul,

I'm sending the TQEQ info separately.

Re: TCEQ Confirmation of 168 Water Service Provider

Thursday, May 29, 2014 10:52 AM

From: "paul klaus" <p_m_klaus@yahoo.com>

To: "karenklaus@rocketmail.com" <karenklaus@rocketmail.com>

Ms. Hinken,

Paul & I reviewed your email to Ms. Harbour and have some concerns. As you know, we took Bastrop West Water over from Clyde Clardy in March, 2012. We are unaware of several of the things you stated in your email, namely the following:

1. The lawsuit.
5. The CCN dated 10/12/1987

On Wednesday, May 28, 2014 5:13 PM, Tracy Harbour <tracy.harbour@tceq.texas.gov> wrote:

Ms. Hinken

Please review the attached map (608Edmonson.bmp) showing the approximate location for the address at 168 Edmonson Lane Cedar Creek TX 78612. The blue water drop is showing the location for this address as displayed in the Water Utilities Map Viewer (WUD Viewer). The property in question appears to be located northeast of Edmonson Lane within the existing water CCN service area belonging to Aqua WSC with CCN No. 10294. The property in question also appears to be abutting CCN No. 12050 for BWWS. Please let me know if the approximate address appears to be located in the correct location or not. If this location is incorrect, please send me the correct location of this address and/or property in question. As I discussed with you earlier this afternoon, I do not have a way to position the property map you've provided thus far, with only the metes and bounds description provided.

See the attached email with the CCN map showing where single and dual certification exists or not between BWWS and Aqua WSC in this area. Furthermore, the WRS-11 map referenced in the certificate for CCN No. 12050 shows the same water CCN service areas as designated in TCEQ's WUD Viewer. I may provide a copy of the WRS-11 map showing the water CCN service areas in question. However, the CCN map will not be shown to scale. For the water CCN service areas belonging to either Aqua WSC or BWWS to be changed, the utility would need to submit a CCN Amendment Application to the TCEQ.

Sincerely,
Tracy

Tracy M. Harbour**CCN and District Mapping**

TCEQ/ Utilities and Districts Section/ Water Supply Division
Mail: Mail Code 153 P.O. Box 13087 Austin, TX 78711-3087
Phone: (512) 239-6952 Fax: (512) 239-6972
Email: Tracy.Harbour@tceq.texas.gov

Water is a precious resource -- all Texans are encouraged to conserve, especially during times of drought

From: TPE prop [mailto:real0est@hotmail.com]

Sent: Tuesday, May 27, 2014 4:19 PM

To: Tracy Harbour; Jeff; sonia.thomas@co.bastrop.tx.us; deb@stanberry.com

Subject: RE: TCEQ Confirmation of 168 Water Service Provider

Hello,

These are the facts:

1. There was a lawsuit under Judge Harold Towslee, No. 3-91-004-cv, BBW vs Aqua Water, where the Texas Dept of Health imposed a moratorium against AQUA Water from adding any more customers during the period of June 1985 through 10/86.
2. During that moratorium period, on March 12, 1986, Cornelius & Olean Lane, at 168 Edmonson Lane, signed a Service Agreement with Bastrop West Water.
3. During that moratorium period, on January 2, 1986, Cornelius

& Olean Lane, at 168 Edmonson Lane, signed and notarized two separate Easement Agreements with BWV.

4. That Easement Agreement specifically states that it "represents the ONLY LEGAL AND BINDING AGREEMENT OR CONTRACT pertaining to matters expressed herein."

5. There is a Texas Water Commission Certificate of Convenience & Necessity No 12050, dated October 12, 1987, which specifically states in several places that 168 Edmonson Lane, is part of the Bastrop West Water System.

6. Page 1, Sec II, ...and an adjacent area bordering Bastrop West Oaks subdivision to the southwest. ...The area is bounded by Edmonson to the southwest & a county road to the southeast (So Pope Bend Rd). That describes my property.

7. This "is valid until it is amended or revoked by the Commission." I have seen no documentation from any person or agency that this has been amended.

8. The Commission made the following Findings of Fact & Conclusions of Law:

#5. ...tract adjacent to Edmonson Lane.

#6. Bastrop West Water serves approximately 4 customers in the Edmonson Lane area. (It still does; those 4 meters are for 210 Edmonson, 2 for King/Santiago at 192 (& later 204) Edmonson, and 168 Edmonson is the 4th.) There are no other BWV meters on Edmonson Lane. All four are within the BWV perimeters.

#8e. Mentions the Aqua moritorium.

#9. ...and the tract adjacent to Bastrop Co. West Oaks bordering Edmonson Lane.

a. THERE IS NO OTHER UTILITY CERTIFIED FOR WATER SERVICE IN THESE AREAS (my emphasis).

c. There are approximately 4 customers in the Edmonson Lane area. (approximate because 192 & 204 were on the same lot then).

9. On May 1, 2014, I emailed a request to TCEQ requesting a resolution to the question of the water provider for 168 Edmonson. That same day, I contacted Aqua Water. To date, I have recieved absolutely no information that contradicts the Court rulings or Texas Water Commission's Conclusions of Law from either of them.

10. In addition, I have been told by numerous sources, including Aqua & TCEQ, that their interactive map is inaccurate. I believe there is even a disclaimer about its inaccuries every time it is used.

11. I have been told that there is a document at TCEQ where Aqua Water refutes its claim to being service provider.

12. If this map, which has been inaccessible since May 1, continues to be lost or confusing, it does not seem out of line to request a TCEQ official to come to the same conclusions that everyone who has seen the documents has, similiar to the above.

Thank you for your time.

Mr & Mrs Klaus

After reviewing the certificate and CCN maps further, I determined BWWS (CCN 12050) only has dual certification with Aqua WSC's (CCN No. 10294) for some portions of CCN No. 12050. Please see the attached CCN map showing those portions of BWWS's water CCN which are dually certified with Aqua WSC and those BWWS's CCN service areas with single certification. Please note the dually certificated CCN service areas between 12050 and 10294 are not close to the location of 168 Edmonson Lane address/property.

Unfortunately, the viewer does not show areas of dual certification clearly. Therefore, I obtained this information using our GIS and reviewing the WRS-11 map referenced in the certificate. I can see how using the viewer, it looks like all of BWWS is dually certified with Aqua WSC. However, this is not the case.

Regarding the documents you provided, please let me know what lot number or lot numbers are associated with the J. Hinkle's property. Also, confirm whether or not Exhibit B and C of the metes and bounds are both part of the J. Hinkle property.

Tomorrow I will be able to finish review the official CCN file, which should include the CCN maps [7047(A), 7047(B), and 7047(C)] referenced in the certificate and issued to BWWS with Application No. 7047 C. Since this matter involves a property to be sold and Ms. Hinkle needs TCEQ's validation of the authorized water CCN service provider to the property, I must finish my research of the official CCN file to make my final determination.

Sincerely,
Tracy

Tracy M. Harbour

CCN and District Mapping

TCEQ/ Utilities and Districts Section/ Water Supply Division
Mail: Mail Code 153, P.O. Box 13087, Austin, TX 78711-3087
Phone: (512) 239-6952, Fax: (512) 239-6972
Email: Tracy.Harbour@tceq.texas.gov

Water is a precious resource – all Texans are encouraged to conserve, especially during times of drought.

From: Karen [<mailto:karenklaus@rocketmail.com>]
Sent: Thursday, May 15, 2014 12:49 PM
To: Tracy Harbour
Cc: real0est@hotmail.com; Paul Klaus
Subject: Re: TCEQ Confirmation of Water Service Provider

Thank you Tracy. He now has additional info regarding the dual CCN that he would also like to discuss. I think that will resolve all issues. You may want to check into that before you waste time reviewing the paperwork. According to the dual CCN, either Bastrop West or Aqua can serve and the customer can choose which one.

Karen

Sent from my iPhone

On May 15, 2014, at 12:42 PM, Tracy Harbour <tracy.harbour@tceq.texas.gov> wrote:

Ms. Klaus,

I've been out sick a few days and just not returned to work today. So I'm just now reviewing the information you provided me last week. I do have a few questions to clarify a few items. I will contact Paul with my questions later this afternoon.

Sincerely,
Tracy

Tracy M. Harbour

CCN and District Mapping

TCEQ/ Utilities and Districts Section/ Water Supply Division
Mail: Mail Code 153, P.O. Box 13087, Austin, TX 78711-3087
Phone: (512) 239-6952, Fax: (512) 239-6972
Email: Tracy.Harbour@tceq.texas.gov

Water is a precious resource – all Texans are encouraged to conserve, especially during times of drought.

From: Karen Klaus [<mailto:karenklaus@rocketmail.com>]
Sent: Friday, May 09, 2014 9:44 AM
To: Paul Klaus; Tracy Harbour
Subject: Re: Fwd: TCEQ Confirmation of Water Service Provider

Tracy,

Please review the attached maps and survey info that Paul located. Give him a call to discuss if you have any questions.

Thanks,
Karen Klaus

Re: TCEQ Confirmation of Water Service Provider

Friday, May 30, 2014 8:02 PM

From: "paul klaus" <p_m_klaus@yahoo.com>

To: "Tracy Harbour" <tracy.harbour@tceq.texas.gov>

Cc: "realDest@hotmail.com" <realDest@hotmail.com>

1 Files 20 MB Download All
PDF 20 MBBWW_LL
N.pdf

Save

Tracy,

Ms. Hinkle has done extensive research and has located documents that should supersede the maps that you cannot seem to locate. I am attaching a copy of the original CCN dated 10/12/87 and the Order dated 8/26/87 that resulted from the administrative hearings held on 11/25/86, 2/18/87, and 4/20-22/87. Ms. Hinkle outlined this information in her prior email. Please review this document and explain how Bastrop West does NOT have authority to serve water to her property. If you have an Order that was issued after 10/12/87 which states that Bastrop West does NOT have the authority to serve water to her property, please produce that. I think that this document provides sufficient evidence to conclude that the Bastrop West Water CCN includes the Hinkle property on Edminson Lane. This issue has been ongoing for much too long and has held up the sale of her property. We hope to hear from you on Monday. If you cannot make your determination based on this document, we will take this matter to a higher level.

Paul & Karen Klaus

On Wednesday, May 28, 2014 11:58 AM, Tracy Harbour <tracy.harbour@tceq.texas.gov> wrote:

I received maps, but unfortunately they were not the ones we needed. I am working with my head cartographer to finalize our findings. So I will be contacting you and Ms. Henken this afternoon to discuss the results.

~Tracy

Tracy M. Harbour**CCN and District Mapping**

TCEQ/ Utilities and Districts Section/ Water Supply Division

Mail Mail Code 153 P.O. Box 13087, Austin TX 78711-3087

Phone: (512) 239-6952 Fax: (512) 239-6972

Email: Tracy.Harbour@tceq.texas.gov*Water is a precious resource -- all Texans are encouraged to conserve, especially during times of drought.*

From: Paul Klaus [mailto:p_m_klaus@yahoo.com]

Sent: Wednesday, May 28, 2014 9:28 AM

To: Tracy Harbour

Subject: Re: TCEQ Confirmation of Water Service Provider

Just wondering if you revived any maps or info yet

Sent from my iPhone

On May 21, 2014, at 1:33 PM, Tracy Harbour <tracy.harbour@tceq.texas.gov> wrote:

Please see the e-mail below relaying my status

Thank you

Tracy

Tracy M. Harbour**CCN and District Mapping**

TCEQ/ Utilities and Districts Section/ Water Supply Division

4/8/2015 12:08 PM

BWW 000057

Mail Mail Code 153 P.O. Box 13087 Austin, TX 78711-3087
Phone (512) 239-6952, Fax (512) 239-6972
Email Tracy.Harbour@tceq.texas.gov

Water is a precious resource -- all Texans are encouraged to conserve, especially during times of drought

From: Tracy Harbour
Sent: Wednesday, May 21, 2014 9:49 AM
To: Ms. Hinken; 'Jeff'
Cc: realQuest@hotmail.com; Karen Klaus; Paul Klaus
Subject: RE: TCEQ Confirmation of Water Service Provider

Ms. Hinken,

I went through the CCN correspondence file I received from our Records Services Division. Unfortunately, it only had a rate case in it back from 2005, which definitely did not include any maps or CCN information about the case in 1986. So I asked for a rush on the CCN Mapping file I requested again, since I keep receiving incorrect information from both Record Services and the Texas State Archives Library (TSL). This is very frustrating and I sincerely apologize for this delay. Fortunately, the TSL Coordinator called me back and assured me I would receive the CCN Mapping file from them today. I want to find you all an answer regarding the property and do understand the importance of resolving this matter.

Sincerely,
Tracy

Tracy M. Harbour
CCN and District Mapping
TCEQ/ Utilities and Districts Section/ Water Supply Division
Mail Mail Code 153, P.O. Box 13087, Austin, TX 78711-3087
Phone (512) 239-6952, Fax (512) 239-6972
Email Tracy.Harbour@tceq.texas.gov

Water is a precious resource -- all Texans are encouraged to conserve, especially during times of drought

From: Tracy Harbour
Sent: Monday, May 19, 2014 9:03 AM
To: Karen Klaus; Paul Klaus
Cc: realQuest@hotmail.com
Subject: RE: TCEQ Confirmation of Water Service Provider

Dear All,

I apologize for not being able to get back with everyone Friday. I was out of the office very sick. I was actually in and out of the office a lot, but mostly sick last week. So, I'm behind on this and other job responsibilities. However, I will resume my research of the official CCN file I had pulled at my earliest convenience. The file should include the CCN maps 7047(A), 7047(B), and 7047(C). And yes, I may provide copies of these maps for the utility's records. Once I have reviewed them, I will get back with everyone.

Sincerely,
Tracy

Tracy M. Harbour
CCN and District Mapping
TCEQ/ Utilities and Districts Section/ Water Supply Division
Mail Mail Code 153, P.O. Box 13087, Austin, TX 78711-3087
Phone (512) 239-6952 Fax (512) 239-6972
Email Tracy.Harbour@tceq.texas.gov

Water is a precious resource -- all Texans are encouraged to conserve, especially during times of drought

From: Karen Klaus (<mailto:karenklaus@rocketmail.com>)
Sent: Friday, May 16, 2014 6:09 PM
To: Tracy Harbour; Paul Klaus
Cc: realQuest@hotmail.com
Subject: Re: TCEQ Confirmation of Water Service Provider

Tracy,

Can you please call Paul at your earliest convenience? He would really like to set up a meeting with you to discuss.

Thanks,
Karen Klaus

On Friday, May 16, 2014 12:37 PM, Karen Klaus <karenklaus@rocketmail.com> wrote:

Tracy,

As far as we know, there are no lot numbers associated with the Hickie property. Ms. Hickie continues to ask us the same question.

It is our understanding that the property descriptions in Exhibits B & C combine to make up the 26 acre property that she is wanting to subdivide.

We do not have a copy of the maps listed in the CCN; 7047(A), 7047(B), and 7047(C). Is it possible for you to provide us a copy for our records?

Also, if you need Paul to come to your office to review and discuss, he will be happy to do so.

Thanks,
Karen

On Thursday, May 15, 2014 5:38 PM, Tracy Harbour <tracy.harbour@tceq.texas.gov> wrote:

Mr. & Mrs. Klaus,

After reviewing the certificate and CCN maps further, I determined BWWS (CCN 12050) only has dual certification with Aqua WSC's (CCN No. 10294) for some portions of CCN No. 12050. Please see the attached CCN map showing those portions of BWWS's water CCN, which are dually certified with Aqua WSC and those BWWS's CCN service areas with single certification. Please note the dually certificated CCN service areas between 12050 and 10294 are not close to the location of 168 Edmonson Lane address/property.

Unfortunately, the viewer does not show areas of dual certification clearly. Therefore, I obtained this information using our GIS and reviewing the WRS-11 map referenced in the certificate. I can see how using the viewer, it looks like all of BWWS is dually certified with Aqua WSC. However, this is not the case.

Regarding the documents you provided, please let me know what lot number or lot numbers are associated with the J. Hinkle's property. Also, confirm whether or not Exhibit B and C of the metes and bounds are both part of the J. Hinkle property.

Tomorrow I will be able to finish review the official CCN file, which should include the CCN maps [7047(A), 7047(B), and 7047 (C)] referenced in the certificate and issued to BWWS with Application No. 7047 C. Since this matter involves a property to be sold and Ms. Hinkle needs TCEQ's validation of the authorized water CCN service provider to the property, I must finish my research of the official CCN file to make my final determination.

Sincerely,
Tracy

Tracy M. Harbour
CCN and District Mapping
TCEQ/ Utilities and Districts Section/ Water Supply Division
Mail. Mail Code 153, P.O. Box 13087, Austin, TX 78711-3087
Phone: (512) 239-6952, Fax: (512) 239-6972
Email: Tracy.Harbour@tceq.texas.gov

Water is a precious resource – all Texans are encouraged to conserve, especially during times of drought.

From: Karen [<mailto:karenklaus@rocketmail.com>]
Sent: Thursday, May 15, 2014 12:49 PM
To: Tracy Harbour
Cc: realGest@hotmail.com; Paul Klaus
Subject: Re: TCEQ Confirmation of Water Service Provider

Thank you Tracy. He now has additional info regarding the dual CCN that he would also like to discuss. I think

that will resolve all issues. You may want to check into that before you waste time reviewing the paperwork. According to the dual CCN, either Bastrop West or Aqua can serve and the customer can chose which one

Karen

Sent from my iPhone

On May 15, 2014, at 12:42 PM, Tracy Harbour <tracy.harbour@tceq.texas.gov> wrote:

Ms. Klaus,

I've been out sick a few days and just not returned to work today. So, I'm just now reviewing the information you provided me last week. I do have a few questions to clarify a few items. I will contact Paul with my questions later this afternoon.

Sincerely,
Tracy

Tracy M. Harbour
CCN and District Mapping
TCEQ/ Utilities and Districts Section/ Water Supply Division
Mail: Mail Code 153, P.O. Box 13087, Austin, TX 78711-3087
Phone: (512) 239-6952, Fax: (512) 239-6972
Email: Tracy.Harbour@tceq.texas.gov

Water is a precious resource ~ all Texans are encouraged to conserve, especially during times of drought.

From: Karen Klaus (<mailto:karenklaus@rocketmail.com>)
Sent: Friday, May 09, 2014 9:44 AM
To: Paul Klaus; Tracy Harbour
Subject: Re: Fwd: TCEQ Confirmation of Water Service Provider

Tracy,

Please review the attached maps and survey info that Paul located. Give him a call to discuss if you have any questions.

Thanks,
Karen Klaus

FW: TCEQ Confirmation of 168 Water Service Provider

Monday, June 16, 2014 5:11 PM

From: "Tracy Harbour" <tracy.harbour@tceq.texas.gov>

To: "p_m_klaus@yahoo.com" <p_m_klaus@yahoo.com>

3 Files 27 MB Download All
BMP 3 MB TXT 4 MB PDF 20 MB37360998
37.txtBWWS
N.pdf

Save

Save

Save

Mr Klaus,

I apologize for not being able to get back with you sooner. I thought the last e-mail I sent to Ms. Hinken and cc'd you on, stated that I was unable to locate the requested maps. After my review of my e-mail, I see that I did not state this in any e-mail.

The maps listed below and sited on the attached order were not located in Central Records or the Texas State Archives Library.

The CCN maps [7047(A), 7047(B), and 7047 (C)] referenced in the certificate and issued to BWWS with Application No. 7047 C

Although, the CCN maps named 7047(A), 7047(B) and 7047(C) were used to create WRS-11. The map named WRS-11 was listed in the attached order (see BWWS CCN.pdf) and is available in our staff records. The CCN map (WRS-11) was used to create the current CCN digital data now displayed in the Water Utilities Map Viewer.

If you believe the current CCN maps do not accurately show the service area or include existing customers for BWWS, then the utility must submit a CCN Amendment Application to change their water CCN service area. I may discuss the application process with you in limited detail, or I may have another staff member contact you to discuss the CCN application process in detail.

Sincerely,
Tracy

Tracy M. Harbour**CCN and District Mapping**

TCEQ/ Utilities and Districts Section/ Water Supply Division

Mail: Mail Code 153, P.O. Box 13067, Austin, TX 78711-3067

Phone: (512) 239-6952, Fax: (512) 239-6972

Email: Tracy.Harbour@tceq.texas.gov

Water is a precious resource – all Texans are encouraged to conserve, especially during times of drought.

From: Tracy Harbour
Sent: Wednesday, May 28, 2014 6:13 PM
To: Ms. Hinken
Cc: Paul Klaus; Lisa Fuentes; 'jh@wdfx.net'
Subject: FW: TCEQ Confirmation of 168 Water Service Provider

Ms. Hinken,

Please review the attached map (608Edmonson.bmp) showing the approximate location for the address at 168 Edmonson Lane, Cedar Creek, TX 78612. The blue water drop is showing the location for this address as displayed in the Water Utilities Map Viewer (iWUD Viewer). The property in question appears to be located northeast of Edmonson Lane, within the existing water CCN service area belonging to Aqua WSC with CCN No. 10294. The property in question also appears to be abutting CCN No. 12050 for BWWS. Please let me know if the approximate address appears to be located in the correct location or not. If this location is incorrect, please send me the correct location of this address and/or property in question. As I discussed with you earlier this afternoon, I do not have a way to position the property map you've provided thus far, with only the metes and bounds description provided.

See the attached email with the CCN map showing where single and dual certification exists or not between BWWS and Aqua WSC in this area. Furthermore, the WRS-11 map referenced in the certificate for CCN No. 12050 shows the same water CCN service areas as designated in TCEQ's iWUD Viewer. I may provide a copy of the WRS-11 map showing the water CCN services areas in question. However, the CCN map will not be shown to scale. For the water CCN service areas belonging to either Aqua WSC or BWWS to be changed, the utility would need to submit a CCN Amendment Application to the TCEQ.

Sincerely,
Tracy

Tracy M. Harbour

CCN and District Mapping

TCEQ/ Utilities and Districts Section/ Water Supply Division

Mail: Mail Code 153, P.O. Box 13087, Austin, TX 78711-3087

Phone: (512) 239-6952, Fax: (512) 239-6972

Email: Tracy.Harbour@tceq.texas.gov

Water is a precious resource – all Texans are encouraged to conserve, especially during times of drought.

From: TPE prop (<mailto:realQest@hotmail.com>)

Sent: Tuesday, May 27, 2014 4:19 PM

To: Tracy Harbour; Jeff; sonia.thomas@co.bastrop.tx.us, deb@stanberry.com

Subject: RE: TCEQ Confirmation of 168 Water Service Provider

Hello,

These are the facts:

1. There was a lawsuit under Judge Harold Towslee, No. 3-91-004-cv, BBW vs Aqua Water, where the Texas Dept of Health imposed a moratorium against AQUA Water from adding any more customers during the period of June 1985 through 10/86.
2. During that moritorium period, on March 12, 1986, Cornelius & Olean Lane, at 168 Edmonson Lane, signed a Service Agreement with Bastrop West Water.
3. During that moritorium period, on January 2, 1986, Cornelius & Olean Lane, at 168 Edmonson Lane, signed and notarized two separate Easement Agreements with BWV.
4. That Easement Agreement specifically states that it "represents the ONLY LEGAL AND BINDING AGREEMENT OR CONTRACT pertaining to matters expressed herein."
5. There is a Texas Water Commission Certificate of Convenience & Necessity No 12050, dated October 12, 1987, which specifically states in several places that 168 Edmonson Lane, is part of the Bastrop West Water System.
6. Page 1, Sec II, ...and an adjacent area bordering Bastrop West Oaks subdivision to the southwest. ...The area is bounded by Edmonson to the southwest & a county road to the southeast (So Pope Bend Rd). That describes my property.
7. This "is valid until it is amended or revoked by the Commission." I have seen no documentation from any person or agency that this has been amended.
8. The Commission made the following Findings of Fact & Conclusions of Law:
 - #5. ...tract adjacent to Edmonson Lane.
 - #6. Bastrop West Water serves approximately 4 customers in the Edmonson Lane area. (It still does; those 4 meters are for 210 Edmonson, 2 for King/Santiago at 192 (& later 204) Edmonson, and 168 Edmonson is the 4th.) There are no other BWV meters on Edmonson Lane. All four are within the BWV perimeters.
 - #8e. Mentions the Aqua moritorium.
 - #9. ...and the tract adjacent to Bastrop Co. West Oaks bordering Edmonson Lane.
 - a. THERE IS NO OTHER UTILITY CERTIFIED FOR WATER SERVICE IN THESE AREAS (my emphasis).
 - c. There are approximately 4 customers in the Edmonson Lane area. (approximate because 192 & 204 were on the same lot then).

9. On May 1, 2014, I emailed a request to TCEQ requesting a resolution to the question of the water provider for 168 Edmonson. That same day, I contacted Aqua Water. To date, I have recieved absolutely no information that contradicts the Court rulings or Texas Water Commission's Conclusions of Law from either of them.

10. In addition, I have been told by numerous sources, including Aqua & TCEQ, that their interactive map is inaccurate. I believe there is even a disclaimer about its inaccuries every time it is used.

11. I have been told that there is a document at TCEQ where Aqua Water refutes its claim to being service provider.

12. If this map, which has been inaccessible since May 1, continues to be lost or confusing, it does not seem out of line to request a TCEQ official to come to the same conclusions that everyone who has seen the documents has, similiar to the above.

Thank you for your time.

Forwarded Message: 3736099837.txt

RE: TCEQ Confirmation of Water Service Provider Thursday, May 15, 2014 5:38 PM

From: "Tracy Harbour" <tracy.harbour@tceq.texas.gov>
To: "Karen" <karenklaus@rocketmail.com> "Paul Klaus" <p_m_klaus@yahoo.com>
Cc: "real0est@hotmail.com" <real0est@hotmail.com>

• 2 Files • 3 MB • [Download All](#)

• BMP 3 MB • PDF 59KB

CCNNo_1
2050.pdf
Save Save

Mr & Mrs Klaus,

After reviewing the certificate and CCN maps further, I determined BWWS (CCN 12050) only has dual certification with Aqua WSC's (CCN No. 10294) for some portions of CCN No. 12050. Please see the attached CCN map showing those portions of BWWS's water CCN, which are dually certified with Aqua WSC and those BWWS's CCN service areas with single certification. Please note the dually certificated CCN service areas between 12050 and 10294 are not close to the location of 168 Edmonson Lane address/property.

Unfortunately, the viewer does not show areas of dual certification clearly. Therefore, I obtained this information using our GIS and reviewing the WRS-11 map referenced in the certificate. I can see how using the viewer, it looks like all of BWWS is dually certified with Aqua WSC. However, this is not the case

Regarding the documents you provided, please let me know what lot number or lot numbers are associated with the J. Hinkle's property. Also, confirm whether or not Exhibit B and C of the metes and bounds are both part of the J. Hinkle property

Tomorrow I will be able to finish review the official CCN file, which should include the CCN maps (7047(A), 7047(B), and 7047 (C)) referenced in the certificate and issued to BWWS with Application No. 7047 C. Since this matter involves a property to be sold and Ms. Hinkle needs TCEQ's validation of the authorized water CCN service provider to the property, I must finish my research of the

official CCN file to make my final determination.

Sincerely,
Tracy

Tracy M. Harbour
CCN and District Mapping
TCEQ/ Utilities and Districts Section/ Water Supply Division
Mail: Mail Code 153, P.O. Box 13087, Austin, TX 78711-3087
Phone: (512) 239-6952, Fax: (512) 239-6972
Email: Tracy.Harbour@tceq.texas.gov

Water is a precious resource – all Texans are encouraged to conserve, especially during times of drought.

From: Karen [<mailto:karenklaus@rocketmail.com>]
Sent: Thursday, May 15, 2014 12:49 PM
To: Tracy Harbour
Cc: real0est@hotmail.com; Paul Klaus
Subject: Re: TCEQ Confirmation of Water Service Provider

Thank you Tracy. He now has additional info regarding the dual CCN that he would also like to discuss. I think that will resolve all issues. You may want to check into that before you waste time reviewing the paperwork. According to the dual CCN, either Bastrop West or Aqua can serve and the customer can chose which one.

Karen

Sent from my iPhone

On May 15, 2014, at 12:42 PM, Tracy Harbour <tracy.harbour@tceq.texas.gov> wrote:

Ms. Klaus,

I've been out sick a few days and just not returned to work today. So, I'm just now reviewing the information you provided me last week. I do have a few questions to clarify a few items. I will contact Paul with my questions later this afternoon.

Sincerely,
Tracy

Tracy M. Harbour
CCN and District Mapping
TCEQ/ Utilities and Districts Section/ Water Supply Division
Mail: Mail Code 153, P.O. Box 13087, Austin, TX 78711-3087
Phone: (512) 239-6952, Fax: (512) 239-6972
Email: Tracy.Harbour@tceq.texas.gov

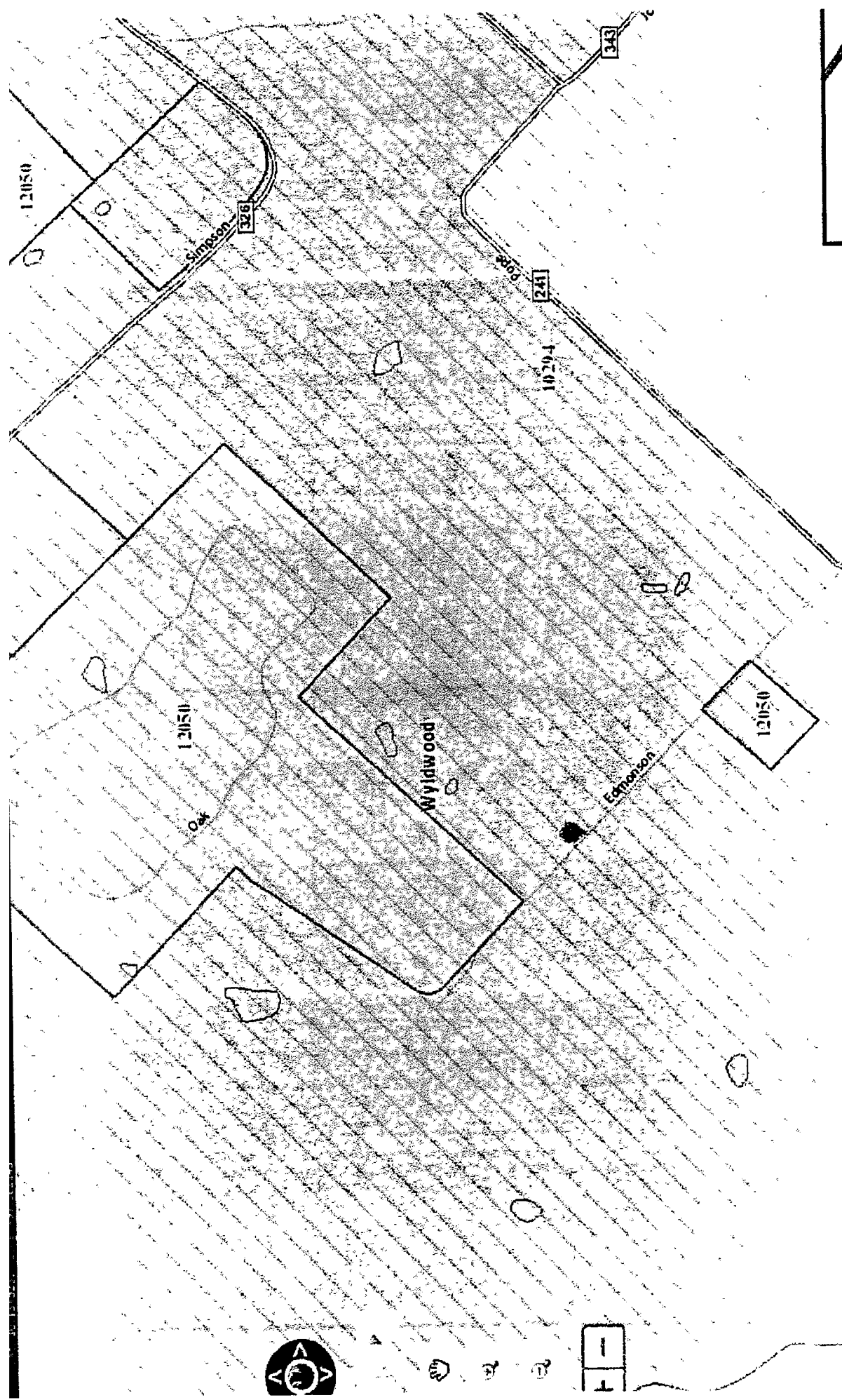
Water is a precious resource – all Texans are encouraged to conserve, especially during times of drought.

From: Karen Klaus [<mailto:karenklaus@rocketmail.com>]
Sent: Friday, May 09, 2014 9:44 AM
To: Paul Klaus; Tracy Harbour
Subject: Re: Fwd: TCEQ Confirmation of Water Service Provider

Tracy,

Please review the attached maps and survey info that Paul located. Give him a call to discuss if you have any questions.

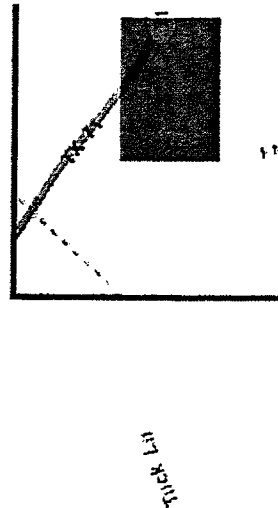
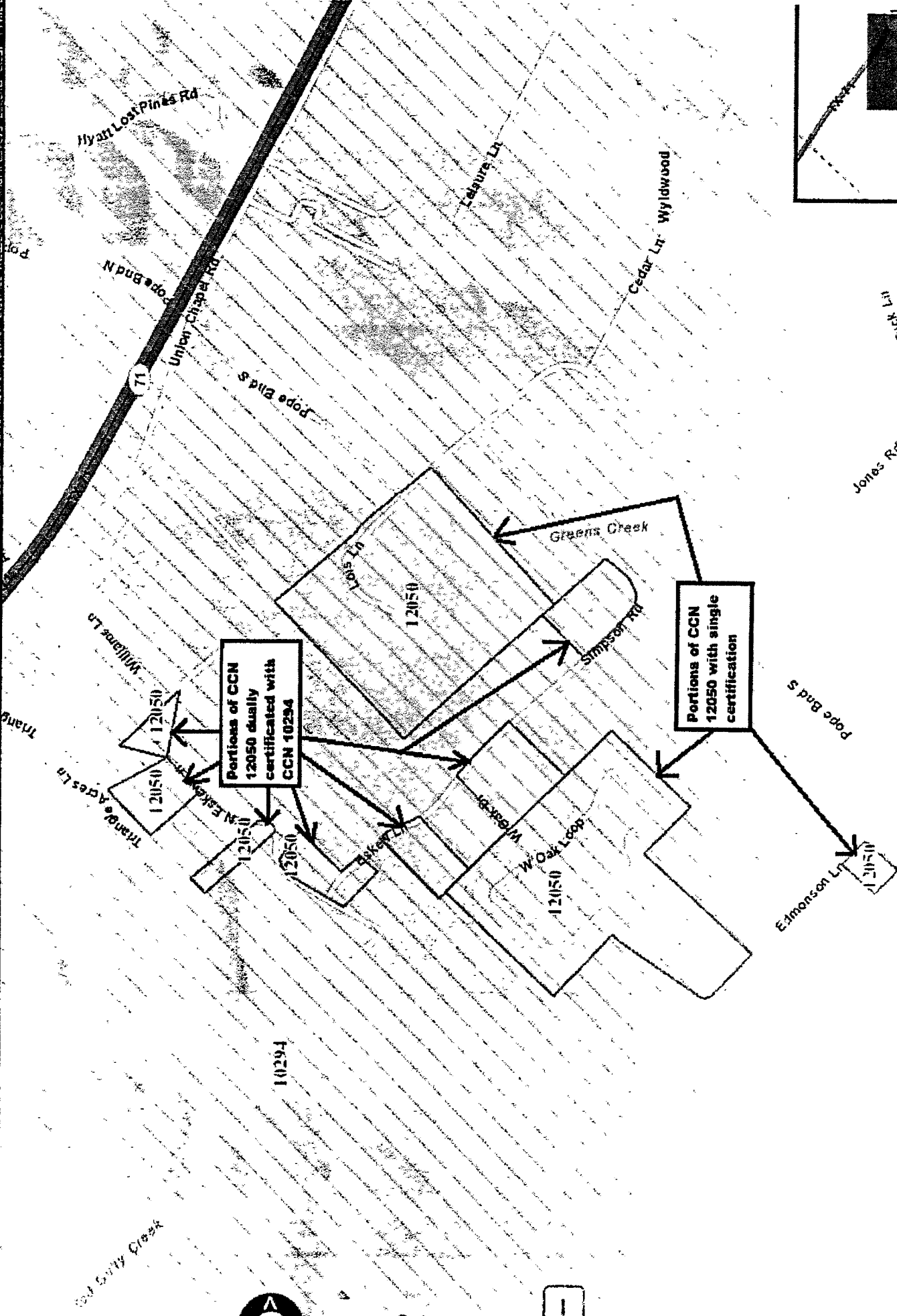
Thanks,
Karen Klaus



McDonald

Level DECE flat area in





TEXAS NATURAL RESOURCE CONSERVATION COMMISSION



CERTIFICATE OF CONVENIENCE AND NECESSITY

To Provide Water Service Under V.T.C.A., Water Code
and Texas Natural Resource Conservation Commission Substantive Rules

Certificate No. 12050

I. Certificate Holder:

Name: Clyde E. Clardy dba Bastrop West Water Company

Address: Route 3, Box 12
Bastrop, Texas 78602

II. General Description and Location of Service Area:

The area covered by this certificate is located approximately 10 miles west of downtown Bastrop, Texas on State Highway 71. The service area consists of two subdivisions, the Bastrop County West Oaks Subdivision and the West Wood Subdivision, lots in the Bastrop County West Subdivision numbered 27, 28, 29, 32, 33, 35, 43, 47, 49, 55, 69 and 75, and one 5 acre tract along County Road 242 in Bastrop County in Bastrop County, Texas.

Dual certification for a portion of the service area exists with Aqua Water Supply Corporation, CCN No. 10294.

III. Certificate Maps:

The certificate holder is authorized to provide water service in the area identified on maps 7047(A), 7047(B) and 7047(C) maintained in the permanent certificate file in the Commission's Central Records and on the Commission's official water service area map, WRS-11, maintained in the offices of the Texas Natural Resource Conservation Commission, 12015 Park 35 Circle, Austin, Texas with all attendant privileges and obligations.

This certificate is issued under Application No. 31428-T and subject to the rules and orders of the Commission, the laws of the State of Texas, conditions contained herein and may be revoked for violations thereof. The certificate is valid until amended or revoked by the Commission.

Issued Date: JAN 24 1997

ATTEST: Mamie M. Black

A handwritten signature in dark ink, appearing to read "Dan Gunn", is written over a horizontal line.

For the Commission

Exhibit

5

Bastrop West Water Systems

Application for Service—Non-Transferable

Date: MARCH 12-1986

Applicant: CORNELIUS OR DEAN LANE Phone: 926-4681
2: P 78721

Mailing Address: 1700 VICTORIA DR. (RT. 1-BOX 385C CEDAR CREEK
Rt. and Box No. Street No.

City: _____ State: TEXAS ZIP: 78612

Location of Service: LANE MINI RANCH Subdivision Lot No.

Comments/Directions: OLD CEDAR CREEK RD - LEFT ON EDMONDSON
AVENUE TO LANE RANCH

Meter No.: 8540355 Beginning Reading 0000010 Termination Reading _____

Cost to applicant to include, but not limited to meter, meter box and all improvements prior to meter installation:

PD # 55313
\$ _____
\$ _____
\$ _____
TOTAL COST \$ 1,000.00

Bastrop West Water Systems will be dedicated to protecting your right to an abundant and safe water supply. In order to maintain this quality, we, the undersigned, agree to comply with all provisions of the Bastrop West Water Systems Mutual Service Consumer Agreement Contract, which must be read and signed to validate this application.

All payments for, but not limited to, service, commodities, products and penalties applicable by law will be paid on or before the tenth day of each month. Failure to comply will result in termination of services.

For:

Bastrop West Water Systems

By: Clyde E. Clardy
Clyde E. Clardy, Proprietor

Applicant: Cornelius Lane

Consumer

Date: 3-12-86

BASTROP WEST WATER SYSTEMS
MUTUAL SERVICE-CONSUMER AGREEMENT

Bastrop West Water Systems, or its representative,
hereinafter referred to "Proprietor" agrees to provide and deliver
a utility by means of underground pipeline to Alan L. Lane
Cornelius Lane, hereinafter
referred to as "Consumer".

The Consumer agrees to purchase said commodity under the terms
of this contract. In the event that Consumer and or Proprietor
breach this agreement, with or without just cause, the Consumer
and or Proprietor may withdraw from this agreement by giving
thirty (30) days written notice sent to Proprietor at Route 3, Box
12, Bastrop, Texas 78602.

Proprietor shall be responsible for repairs, maintenance,
upkeep, including chlorination of all water and supply lines,
wells, holding tanks and appurtenances thereof to the meter only.

The Consumer will be responsible for reading the meter,
payments for supply and/or service and any repair, maintenance,
upkeep from meter on.

In the signing of this contract Consumer consents to the
easement agreement attached hereto and incorporated herein.
Consumer expressly agrees that future transactions pertaining to
property referred to in the easement agreement shall not void,
remove or other alter initial easement agreement. Proprietor or
its representative agrees to maintain and use said easement only
for the purpose stated in this contract.

All water shall be metered by Proprietor, due to State Health
Standards only one family dwelling shall be allowed to connect to
each meter. Failure to comply shall result in immediate removal
of services provided by Proprietor. This agreement does not
permit the extension of piping to transfer water from one lot or
parcel of land to another, nor from one dwelling to another, nor
to sub-lease or re-sell meter, or water in any manner to any other
person or persons, dwelling, or any other lot or parcel of land.

Proprietor's rate schedule is as follows:

First 3000 Gallons at \$15.00 3000 gallons = \$15.00

All additional at 1.40 per 1000 gallons =

Proprietor reserves the right to negotiate rate changes through the proper authorities as per the laws of the State of Texas.

It is understood and agreed that the wording used in this agreement should be construed to read in the plural or singular and in the feminine or masculine when necessary.

This written agreement represents the only legal and binding agreement or contract pertaining to the matters expressed herein.

EXECUTED on this the 2nd day of Jan, 1986.

BASTROP WEST WATER SYSTEMS

BY: Clyde E. Clardy

Clyde E. Clardy - Proprietor

Cornelia Lane
- Consumer

Oletha L. Lane
- Consumer

EASEMENT

THE STATE OF TEXAS, §
 §
COUNTY OF BASTROP. §

That I, we or either of us, the undersigned, for a good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto Clyde E. Clardy, whose address is Route 3, Box 12, Bastrop, Bastrop County, Texas 78602, his successors, heirs, beneficiaries and assigns, the right to enter upon the lands of the undersigned, situated in the County of

BASTROP, State of Texas, and more particularly described as follows, to-wit:

A tract of land consisting of approximately 10 acres in the North Baker Survey, BASTROP County, Texas, and being the same property described in a deed recorded in Volume , Pages , et seq., Records of Bastrop County, Texas;

and to place, construct, operate, repair, maintain, relocate and replace thereon and in or upon all streets, roads, or highways abutting said lands water distribution lines or systems, and to cut and trim trees and shrubbery to the extent necessary to keep them clear of said easement or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to impend travel on said easement.

Together with the right of ingress and egress over said adjacent lands to or from said right-of-way for the purpose of constructing, operating, repairing, maintaining, relocating, replacing and removing said lines and appurtenances.

In granting this easement it is understood that this easement will be used in such a manner as to form the least possible interference to Owner's operations, so long as it does not materially increase the cost of construction.

The undersigned covenants that he is the Owner of the above described lands and that the said lands are free and clear of encumbrances and lien of whatsoever character except those held by the following persons:

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

This written easement represents the only agreement pertaining to said easement.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this 2nd day of Jan., 1986.

Olean L. Lane
Cornelia Lane

THE STATE OF TEXAS, §
COUNTY OF Bastrop. §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME on this the 2nd day of Jan., 1986, by Olean L. Lane
and Cornelia Lane.

(SEAL)

Loretta Fohn
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS.

MY COMMISSION EXPIRES: 6-15-88 Loretta Fohn
STAMPED NAME OF NOTARY

FIELD NOTE DESCRIPTION FOR A 10.478 ACRE TRACT OF LAND:

Being a Tract or Parcel containing 10.478 acres of land situated in Bastrop County, Texas, and being a part of the Martha Barker League, Abstract No. 7, and being out of that certain tract said to contain 114.8 acres of land described as Tract 2 in a partition between Fulton Edmondson and George Edmondson, dated January 15, 1930, and recorded in Volume 87, Page 406, Bastrop County Deed Records, and being more particularly described by metes and bounds as follows:

COMMENCING at an iron rod found in the southwest line of Lot No. 24 of the Bastrop County West Subdivision, recorded in Plat Cabinet 1, Pages 174-A, 174-B, and 175-A, Bastrop County Plat Records for the East corner of said 114.8 acre tract;

THENCE with the southeast line of said 114.8 acre tract, S44°36'34"W, a distance of 1,258.97 feet to an iron rod set for the easterly most South corner of a 89.832 acre tract surveyed this day by the undersigned, the East corner and POINT OF BEGINNING of the herein described tract;

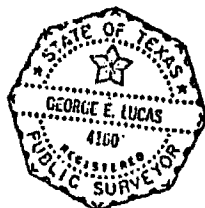
THENCE continuing with the southeast line of said 114.8 acre tract, S44°36'34"W, a distance of 224.09 feet to an iron rod found for an angle point;

THENCE continuing with the southeast line of said 114.8 acre tract, S44°43'02"W, a distance of 411.98 feet to an iron rod found for the East corner of a 15.600 acre tract of land as recorded in a correction deed to Cornelius Lane and wife, Olean Lane, and recorded in Volume 212, Page 220, Bastrop County Deed Records, and being the South corner of this tract;

THENCE with the northeast line of said 15.600 acre tract, N46°00'43"W, a distance of 721.30 feet to an iron rod found for the North corner of said 15.600 acre tract, the West corner of this tract;

THENCE with the easterly most northwest line of said 114.8 acre tract, N45°22'17"E, at a distance of 257.75 feet pass an iron rod found for an interior corner of said 114.8 acre tract, the westerly most South corner of said 89.832 acre tract, a total distance of 636.20 feet to an iron rod set for the North corner of this tract;

THENCE S46°00'43"E, a distance of 713.61 feet to the POINT OF BEGINNING, containing 10.478 acres of land, more or less.



George E. Lucas
George E. Lucas
Registered Public Surveyor
No. 4160 State of Texas
January 22, 1985
W.O. 84-58

EXHIBIT B

FIELD NOTE DESCRIPTION FOR A 15.601 ACRE TRACT OF LAND:

Being a Tract or Parcel containing 15.601 acres of land situated in Bastrop County, Texas, and being a part of the Martha Barker League, Abstract No. 7, and being all of that certain tract said to contain 15.600 acres of land as described in a deed to Cornelius Lane and wife, Olean Lane, dated August 11, 1971, and recorded in Volume 204, Page 824, Bastrop County Deed Records, and being the same 15.600 acre tract as described in a correction deed to Cornelius Lane and wife, Olean Lane, and recorded in Volume 212, Page 220, Bastrop County Deed Records, and being more particularly described by metes and bounds as follows:

COMMENCING at an iron rod found in the northeast line of a Gravel Road at the South corner of said 15.600 acre tract, the original South corner of that certain tract said to contain 114.8 acres of land described as Tract 2 in a partition between Fulton Edmondson and George Edmondson, dated January 15, 1930, and recorded in Volume 87, Page 406, Bastrop County Deed Records, for the South corner and POINT OF BEGINNING of the herein described tract;

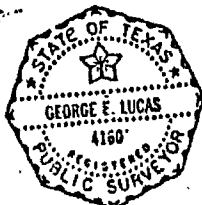
THENCE with the northeast line of said 15.600 acre tract, the southwest line of said 15.600 acre tract, N45°56'49"W, a distance of 706.84 feet to an iron rod found for the West corner of said 15.600 acre tract, the West corner of this tract;

THENCE with the northwest line of said 15.600 acre tract, N44°33'08"E, a distance of 944.60 feet to an iron rod found for the West corner of a 10.478 acre tract out of said 114.8 acre tract surveyed this day by the undersigned, the North corner of this tract;

THENCE with the northeast line of said 15.600 acre tract, the southwest line of said 10.478 acre tract, S46°00'43"E, a distance of 721.30 feet to an iron rod found in the southeast line of said 114.8 acre tract for the East corner of said 15.600 acre tract, the South corner of said 10.478 acre tract, the East corner of this tract;

THENCE with the southeast line of said 114.8 acre tract, the southeast line of said 15.600 acre tract, S44°31'24"W, a distance of 477.69 feet to an angle point;

THENCE continuing with the southeast line of said 114.8 acre tract, the southeast line of said 15.600 acre tract, S47°01'24"W, a distance of 468.27 feet to the POINT OF BEGINNING, containing 15.601 acre of land, more or less.



George E. Lucas
George E. Lucas
Registered Public Surveyor
No. 4160 State of Texas
January 22, 1985
W.O. 84-58

EXHIBIT C

Exhibit

6

CP2015030451_1503006137

From: Saldana, Richard
Sent: 03/11/2015 11:34 AM
To: puccomplaints@puc.texas.gov
Subject: [Complaint No:CP2015030451] - J Hinken

Attachments:

Richard Saldaña
Intake Center Coordinator
Public Utility Commission of Texas
(512) 936-7154
richard.saldana@puc.state.tx.us<mailto:richard.saldana@puc.state.tx.us>

From: T PE [mailto:real0est@hotmail.com]
Sent: Thursday, March 05, 2015 5:44 PM
To: Customer Service
Subject: RE: Bastrop West Water complaint - 2nd time
Importance: High

March 5, 2015
10, 2015)

(Originally sent February

TQEC/PUC
1701 N Congress Ave, 7th floor
PO Box 13326
Austin, TX 78711-3326

Re: Complaint against Bastrop West Water

Hello,

Last year, I went through the subdivision process prior to a sale, which was required by the buyer's lender. Bastrop County required the house have its own water service. TCEQ was to determine if the old meter, (& thus the new meter) which had been serviced by BWB since 1983, was in Aqua Water's service area, as per the TQEC maps.

This was an issue for 3 months, so the buyer became my renter & paid for the BWB service in his name. It was ultimately decided between the county & TCEQ that the buyer was required to get service from Aqua Water or a well. He opted for a well, but it was my understanding that he & BWB would be attempting to get an amended CNN after the closing in July.

In November, I discovered that BWB was continuing to provide service to the buyer off my meter. BWB had been ignoring my phone calls, but finally on 12/16/14, Paul Klaus told me that it

Page 1

BWW 000078

was between me & the buyer!! He had been allowing the buyer to squat on my meter for about 5 months. The problem came when the buyer denied me access to my own water meter.

I emailed the buyer & BWW on 1/18/15 & when I didn't get a response, sent it certified letter to Paul on 1/22/15, requesting any documentation they had regarding their right to my service.

The buyer had been trespassing on my land 2-3 times to threaten my handyman, who had been trying to replace the second line from the meter to my property. He wound up quitting in the middle of the job. But apparently, Paul Klaus, who had yet to return my calls, emails or letters, told him that BWW could place a second meter on the buyer's property. Still not receiving any response, I emailed them both the evening of 1/30/15, mailed BWW & sent it certified to the Buyer.

On 1/31, the buyer finally emailed me that he would agree to half. The next day, I sent them both an email that I would pay the buyer \$225 towards the water service of his choice, but only after he signed an agreement waiving his claim on my meter. To date, he has neither contacted me nor signed it.

On 2/2, I emailed both of them that I wasn't sure I needed water service. I also decided that the man possibly making an offer (on that land, for sale) would be more assertive in his rights than I have been.

The following day, 2/3, I got an email from Paul Klaus, demanding \$655. Ignoring my letter & emails, he didn't have the courtesy to even call me before trespassing on my land.

- 1). The buyer, & BWW, were legally obligated to terminate his service on my meter on the day of closing, last July. It was mutually self serving; the buyer avoided the costs of putting in his own meter, and BWW got a paying customer when my service was shut off.
- 2). I find it difficult to believe that TQEC refused to allow 168 Edmonson Lane to be considered in BWW's CNN from May til August, but suddenly decides on February 1 or 2 that it will be allowed. I would like some verification from TQEC/PUC that this property in a valid BWW service area.
- 3). On Feb 1, I agreed to pay \$225, but to be paid ONLY to the buyer & ONLY after the buyer signed a waiver. This he still has not done. BWW had a copy of that agreement & knew this
- 4). I was on the premises all afternoon on Feb 2 & saw no sign of BWW installing the meter. The buyer made no attempt to inform me of that either.
- 5). That same day, I emailed both the buyer & BWW that I wasn't sure I needed to use the meter AND that I was waiting to see if I'd get an offer on the land. Neither party ever attempted to call me, email me or get my permission in writing, although I have called, emailed & sent certified letters to both of them.
- 6). Paul, BWW, is trying to charge \$225 for half the meter charge that I a) specifically stated in writing that I would pay to the buyer & then b) one day later emailed that I wasn't going to need it.

- 7). BWW is trying to charge me \$430 in damages.
- a. I did not do it.
 - b. The handyman had started trying to replace an existing spigot line since January 14th I finally had to pay another man to finish it on January 30th.
 - c. That PVC line is over 32 years old
 - d. I was told that the repair was needed around noon on January 29th.
 - e. Apparently Paul, BWW, does not have any emergency back-up & neglected to answer his business phone until after dark that day. If Paul had taken his responsibilities more seriously, his costs would have been significantly reduced.
 - f. BWW has failed to provide any documentation that his demand reflects the actual costs of a repair.
 - g. I am not sure that the BWW easement for my property entitles him to trespass on my land to install a meter for another customer, but courtesy & good business practice would suggest that he at least call prior to doing so.
 - h. The buyer's meter looks like it's been there for quite a while. Mine however, is left uncovered & unfinished.
- 8). BWW may be entitled to damages, but like everyone else, is obliged to seek them from the person responsible. BWW is not empowered to threaten my water service because of their unethical, possibly illegal & irresponsible actions.
- 9). In addition, the water service was not even in my name at the time of the water line break, & as far as I know is not in my name at this time. I may decide differently in a few days, but I specifically stated in my 2/2 email that I do not need water service at this time.
- 10 UPDATE: BWW is continuing to try to make me pay for service I specifically did not authorize & service I emailed &/or put in writing that I denied, as well as charging me water service for the month of February, which I emailed that I would not be needing.

I have heard nothing from your office to date.

J. Hinken

att: January 17 letter (sent certified January 22)
January 30 letter (certified)

Exhibit

7

**SOAH DOCKET NO. 473-16-1108
PUC DOCKET NO. 45207**

**COMPLAINT OF J HINKEN AGAINST
BASTROP WEST WATER & PAUL KLAUS**

LIST OF ISSUES

- 1) Improper billing for Jeff Hill's/house meter
 - A) No BWW application filled out by J Hinken
 - B) No written and signed agreement between BWW & J Hinken (or anyone)
 - C) Lack of BWW authority for putting a meter in Aqua Water's CNN
- 2) Improper billing for alleged repair
 - A) If a repair was made, improper response to emergency repairs, in general (no phone response)
 - B) If repair was made, improper response to this repair (ignored alleged call)
 - C) Failure to mention "major" damage charges in BWW Feb 1 email
 - failure to mention damage until AFTER meter installation charges were denied by J Hinken
 - failure to mention damage until AFTER new meter installation charges were made for Jeff Hill
- 3) Do repair charges comply with allowed costs and procedures
- 4) Failure & refusal to provide documentation of charges when requested
- 5) Failure to provide a permanent & accurate charges
- 6) Failure to follow proper procedure in terminating service
 - A) Failure to send required written document
 - B) Failure to wait 10 days
 - C) Improperly shutting off service by removing meter from premises
- 3) Improper billing of February & March 2015 billing
 - A) Charges for February without getting authorization
 - B) Improperly shutting off service only after receiving request for service
- 4) Paul Klaus' veracity
 - A) Demands to buyers for alleged previous owner's bills, later denied
 - B) Demands to buyers for new service charges, later denied
 - C) Claims that Seller removed service from house to put in new service
 - D) Claims that Seller didn't notify him of new spigot; not supported by emails
 - E) Claims that he notified Seller of PUC 10/21/15 response; not emailed until 10/25

Requests for Documents

- 1) 2015 Application for new service at 168 Edmonson**
- 2) 2015 Invoice for new service at 168 Edmonson for Jeff Hill**
- 3) February 2, 2015 receipts for parts & materials for Jeff Hill's new meter**
- 4) Any pictures or third party proof of alleged Jan 29 damages**
- 5) January 29, 2015 receipts for parts & materials for alleged damages**

Re: BWV Complaint

Monday, November 30, 2015 9:52 PM

From: "T PE" <real0est@hotmail.com>

To: "paul klaus" <p_m_klaus@yahoo.com>

1 Files 14KB Download All
odt 14KB

PUC list
of
issues odt

5 3 12 15

Attached you will find our Response to the SOAH Order.

DKT# 45207

New Reply Delete Archive Junk

RE: BWW



TPE prop

prop@tpe.com

Reply

Sat 12/12/2015 11:14 AM

From: prop@tpe.com
To: prop@tpe.com
Subject: BWW
Date: Sat 12/12/2015 11:15 AM

January 17, 2015

Jeff Hill
168 Edmonson Ln
Cedar Creek, TX 78612

Paul Klaus
Bastrop West Water
231 Mandy Ln
Red Rock, TX 78662

Re: Bastrop West Water (BWW) Service

There have been some issues regarding ownership of the water meter on Edmonson Lane Cedar Creek, TX

The water meter is on my portion of the property. This is clearly shown on the surveys the buyer, Jeff Hill, received before & after making his offer

Jeff Hill's lender & the Bastrop County Subdivision Dept, has repeatedly stated that in order for the buyer's subdivision requirement to be fulfilled, his property required its own water meter service. 6 months later, he is still using my service

Verification by the TCEQ for the subdivision process required that the only valid option for Jeff Hill's property was either water service from Aqua Water or a well; NOT BWW. This process was ongoing for months

Because TCEQ declared Edmonson Lane to be Aqua Waters area, I believe that I have the legal right to remove Bastrop West Water's meter from my property

I have checked with various authorities. With the Offer to Purchase, all of the emails, I found nothing where I signed over an easement (if even possible) or sold my BWW service with the property. On the contrary, the survey submitted states Jeff Hill agreed to put in a well. The only reason the service is in Jeff Hill's name is because he was my renter for 3-4 months prior to the closing. If either of you have any written documents where I signed away my water service, I would like to forward them to my attorney

In addition, I am only replacing a PVC exterior spigot for the water service where a mobile home was located previously, not adding anything new

This is formal notice that I am requesting the BWW service to be returned to my name as soon as possible. With a written agreement to pay me for the water service, I will agree to allow BWW to provide water service to the house, until my property is sold or rented. If not, I am prepared to pursue my legal rights

January 17, 2015

Jeff Hill
168 Edmonson Ln
Cedar Creek, TX 78612

Paul Klaus
Bastrop West Water
231 Mandy Ln
Red Rock, TX 78662

Re: Bastrop West Water (BWW) Service

There have been some issues regarding ownership of the water meter on Edmonson Lane, Cedar Creek, TX.

- 1) The water meter is on my portion of the property. This is clearly shown on the surveys that the buyer, Jeff Hill, received before & after making his offer.
- 2) Jeff Hill's lender & the Bastrop County Subdivision Dept, has repeatedly stated that in order for the buyer's subdivision requirement to be fulfilled, his property required its own water meter service. 6 months later, he is still using my service.
- 3) Verification by the TCEQ for the subdivision process required that **the only valid option for Jeff Hill's property was either water service from Aqua Water or a well; NOT BWW.** This process was ongoing for months.
- 4) Because TCEQ declared Edmonson Lane to be Aqua Water's territory, I have the legal right to remove Bastrop West Water's meter from my property if I have to replace it with Aqua Water.
- 5) I have checked with various authorities, the documents & all of the emails, and found nothing where I signed over an easement (if even possible) or sold my BWW service with the property. On the contrary, the survey submitted states Jeff Hill agreed to put in a well. The only reason the service is in Jeff Hill's name is because he was my renter for 3-4 months prior to the closing. If either of you have any written documents where I signed away my water service, please email them to me so I can forward them to my attorney.
- 6) In addition, I am only replacing a PVC exterior spigot for the water service where a mobile home was located previously, not adding anything new.

This is formal notice that I am requesting the BWW service to be returned to my name as soon as possible. With a written agreement to pay me for the water service, I will agree to allow BWW to provide water service to the house, until my property is sold or rented. If not, I am prepared to pursue my legal rights.

J. Dean.

BWW 000087

7014 1820 0001 2783 2732

CERTIFIED MAIL® RECEIPT Domestic Mail Only For delivery information, visit our website at www.usps.com® RED ROCK TX 78662

Postage	\$ 40.49	0013
Certified Fee	\$3.30	10
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 43.79	01/22/2015

Sent to
 P5laus DBA BWWater
 Street & Apt. No.
 or PO Box No. 231 Mandy Ln
 City, State, ZIP+4
 Red Rock TX 78662

Expected Delivery: Sat 01/24/15
 @ Certified \$3.30
 USPS Certified Mail #: 70141820000127832732
 Issue Postage: \$3.79
 Total: \$3.79
 Paid by: \$5.00
 Cash \$5.00
 Change Due -\$1.21

For tracking or inquiries go to
 usps.com or call 1-800-222-1811.

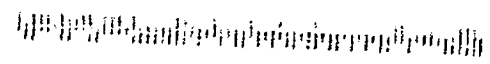
Order stamps at usps.com/shop or
 call 1-800-Stamp24. Go to
usps.com/clicknship to print
 shipping labels. For
 other

3 Bastrop West Water
 231 Mandy Ln
 Red Rock, TX 78662
 512-629-5717

	POSTAGE	USED	CHANGES
Water	0	0	0
Adjustments			16.50
Ref Fee			655.00
			0.17

2 28 1 671.67

ACCOUNT 153 3/1/15
 5.00 676.67



7014 1820 0001 2783 8702

CERTIFIED MAIL® RECEIPT Domestic Mail Only For delivery information, visit our website at www.usps.com® DEAR CREEK TX 78612

Postage	\$ 40.49	0013
Certified Fee	\$3.30	10
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 43.79	01/30/2015

Sent to
 JESS Hill
 Street & Apt. No.
 or PO Box No. 168 Edmonson
 City, State, ZIP+4
 Cedar Creek TX 78612

Zone-1
 First-Class Mail Letter
 0.40 oz.
 Expected Delivery: Mon 02/02/15
 @ Certified \$3.30
 USPS Certified Mail #: 70141820000127838703
 Issue Postage: \$3.79
 Total: \$4.28
 Paid by: \$5.30
 Cash \$5.30
 Change Due: -\$1.02

For tracking or inquiries go to
 usps.com or call 1-800-222-1811.



Bastrop West
 153 3/15/15
 671.67 676.67

Thinken
 1006 Wilson St
 Bastrop TX 78602

German
57-
for the 1st
→ 1st 1st 1st 1st
1st 1st 1st 1st
1st 1st 1st 1st

Outlook Mail (Preview)

[New](#)
[Reply](#)
[Delete](#)
[Archive](#)
[Junk](#)

FW: 168 - BWV



TPE prop

[Reply](#)
[Reply All](#)
[Forward](#)
[Print](#)

[Reply](#)

[Reply](#)

Hello

I have not yet received any response from the January 2015 letter I sent certified to Bastrop West water & also as email to Jeff Hill & BWV, in which I asked for any written documents that transferred the water service (easement?) from me to Jeff Hill

Below, you will find a copy of a letter that I sent certified to Jeff Hill, via regular mail to BWV as well as email

January 30, 2015

Jeff Hill

168 Edmonson Ln
 Cedar Creek, TX 78612

Re: Bastrop West Water service

Hello

My handyman talked to Paul Klaus BWV, today & he was told that Bastrop West Water cleared up the issue with Aqua Water/TCEQ/BWV that delayed our closing for 4 months last year. Paul Klaus told him that he could put a new meter on your property for \$450, so you would stop using my meter.

Although the current meter is well within the bounds of my property which the James Garron subdivision plat clearly shows and the subdivision plat required you to put in new service on your subdivision property with either Aqua Water or a well, I will agree to pay half of the \$450 just to get this resolved. I am sorry that you understood that you purchased an easement to the water, which is why I have not pursued my legal rights prior to now.

Please get back to me by this weekend, because I will be re-attaching the old spigot replacement.

In addition, I have not said anything about your continuing to use my driveway rather than the new one you just installed last month, but I will ask you again to remove

No word of
damage

February 1, 2015

Jeff Hill agrees to forfeit all claims to the Bastrop West Water service meter located in Ms. Hinken's property to the rear of his house & agrees to put water service on his property located at 168 Edmonson Lane, Cedar Creek, TX 78612. Application process is to start within 2 days of signing this agreement & is to be completed no later than March 25, 2015. The current water meter line to the house will be removed at that time.

J. Hinken agrees to pay \$225 to Jeff Hill towards the costs of installing a new water service of Jeff Hill's choice, simply to expedite this process. \$100 will be paid upon signing this document and the remaining \$125 will be paid on completion.

Jeff Hill will continue to pay the monthly Bastrop West Water bills until the completion of new water service or the termination on March 25, 2015, whichever comes first.

Jeff Hill Date

J. Hinken Date

Outlook Mail (Preview)

New Reply Quote Archive Link

Re: 168 - BWV



Paul Klaus

TPE prop <tp@tpeprop.com>

Reply

Sat, 2/1/2015 10:11 AM

Thank you for the response. I'm glad the issue has been resolved. I will get the meter set as soon as I can. Please send me your mailing address.

Paul

Sent from my iPhone

On Feb 1, 2015, at 9:00 AM, TPE prop <tp@tpeprop.com> wrote:

I'm forwarding this email from Jeff Hill to you.

Subject: Re: FW: 168 - BWV
From: tp@tpeprop.com
Date: Sat, 31 Jan 2015 15:43:27 -0600
To: tp@tpeprop.com, tp@tpeprop.com

Jade,

I spoke with Paul and let him know that splitting the cost would be OK with me. Please give him a call and let him know that you and I have come to an agreement so that he can move forward as soon as possible and we can put this behind us.

Jeff Hill

On Jan 30, 2015, at 4:45 PM, TPE prop <tp@tpeprop.com> wrote:

Hello

I have not yet received any response from the January 2015 letter I sent certified to Bastrop West water & also as email to Jeff Hill & BWV in which I asked for any written documents that transferred the water service (easement?) from me to Jeff Hill.

Below you will find a copy of a letter that I sent certified to Jeff Hill via regular mail to BWV as well as email.

January 30, 2015

Jeff Hill

168 Edmonson Ln
Cedar Creek, TX 78612

No mention of,
+ damage

Outlook Add - Preview

Reply Reply Delete Archive Junk

RE: 168 - BWW



TPE prop

you can't get it back - you can't get it back

Reply

11/25/2015 2:13 PM

Thank you for the response. I'm glad the issue has been resolved. I will get the meter set as soon as I can. Please send me your mailing address.

This is between you & Jeff. I will be giving him a \$225 payment towards the water service of his choice. He will be responsible for the payment of the water service for the house until the service gets disconnected from my meter. This should have been done when he bought the property last July.

Below is a copy of our agreement.

February 1, 2015

Jeff Hill agrees to forfeit all claims to the Bastrop West Water service meter located in Ms. Hinken's property to the rear of his house & agrees to put water service on his property located at 168 Edmonson Lane, Cedar Creek, TX 78612. Application process is to start within 2 days of signing this agreement & is to be completed no later than March 25, 2015. The current water meter line to the house will be removed at that time.

J. Hinken agrees to pay \$225 to Jeff Hill towards the costs of installing a new water service of Jeff Hill's choice, simply to expedite this process. \$100 will be paid upon signing this document and the remaining \$125 will be paid on completion.

Jeff Hill will continue to pay the monthly Bastrop West Water bills until the completion of new water service or the termination on March 25, 2015, which ever is first.

Jeff Hill
Date

Date

J. Hinken

Outlook Mail Preview

New Reply Delete Archive Junk

RE: 168 - BWW



TPE prop

11/25/2015 1:00 PM

1/1

Mon 11/23/2015 1:00 PM

I spoke with Paul and let him know that splitting the cost would be OK with me. Please give him a call and let him know that you and I have come to an agreement so that he can move forward as soon as possible and we can put this behind us.
-Jeff Hall

Hi,

I had someone come out to see about purchasing the land. I'm going to hold off on the BWW water meter 2. If he makes an offer let him deal with it. Also at this point, not sure if I be needing it right away.

K

Outlook Mail (Preview)

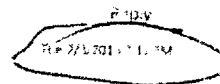
New Reply Delete Archive Junk

Invoice



paul.klaus

253 pop (Outlook Desktop) .com



2/27/15

1. Hinken Invoice.docx

Ms. Hinken,

As requested, I completed the meter separation on the evening of February 2, 2015. Per the agreement, your cost is \$225.00 payable to Bastrop West Water.

Also, you are responsible for repair costs totaling \$430.00 for the water main break caused by your contractor on January 29, 2015.

Attached you will find an invoice for the charges totaling \$655.00. This invoice is due and payable within 15 days.

Thank you

Paul Klaus

Outlook Mail (Preview)

View Reply

Folders

Inbox
 Junk Email
 Drafts
 Sent Items
 Deleted Items
 158
 BWW
 PUC
 1/18/14
 Alt House
 2015 Edmonson
 Chris Steeman
 Vaughn Stevenson
 206
 209
 1718
 23 ST
 EWF
 Handyman
 Misc Roads
 Rental
 Selling Stuff
 Selling TX
 Deb
 Jeff
 TELLING WR

RE: 000 Edmonson Offer to Purchase



Kelley Harris

T PE realEstatePharmat.com

Reply

Sat 11/21/15 4:59 PM

Hi Joe

the water company said in order for my clients to get a new water meter it will cost them \$1,000. so my client would like to reduce the price \$1,000

From: T PE [mailto:realEstatePharmat.com]

Sent: Saturday, May 09, 2015 8:39 AM

To: Kelley Harris

Subject: RE: 000 Edmonson Offer to Purchase

Hi Joe

I was able to reach the water company and they stated you owe about \$780. is that possible to have it paid for before closing?

Hello,

No, because I do not owe that money. I have not had service with them for over a year & owed them nothing when the service to the house was sold last July. I filed a complaint against them with PUC. PUC failed to support their claims, except for their unsupported claim that my handyman damaged their property while installing a new meter for my property. That was a lie. The meter is mine, is on my property & the house buyer purchased HIS new meter. If I have to, I will take BWW to court when I return to TX.

I will not be blackmailed into paying this bogus bill. Plus, if you check with FJEC (although it may be PUC's jurisdiction at this point), the new buyers cannot be held responsible for the previous buyers bill. I know, because BWW (previous owner) tried that scam on me when I purchased the property (also without providing any documentation for the bill).

August 12, 2015 Also sent via PO mail

Paul Klaus
Bastrop West Water
231 Mandy Ln
Red Rock, TX 78

It has come to my attention that you are continuing to assert your absurd & unethical charges of \$655 from last January. You don't even have the correct name or address.

I have already filed an informal complaint against you & your company with the Public Utilities Commission. They have already determined that your \$225 charge for a new meter outside of your authorized area on another person's property is invalid.

1. You are well aware that your charges, even if valid, which they are not, cannot be charged to the new owners. TREQ determined that was illegal back in 1999 against Bastrop West Water
2. You are well aware that it is unethical for BWW to charge \$1000 or \$655 or even \$450 to provide for "new meter service" for one that was already in place, simply because you removed the actual meter last March. TREQ determined that also was illegal in 1999.
3. If you continue these or any charges, or if there is ANY charge for the initial water meter installation at the established meter location for the new buyers, I WILL be filing a formal complaint against you & the Bastrop West Water company with the Public Utility Commission when I return in the fall.

I do NOT owe this bill. If I pay \$655 at the time of the closing, I am considering it illegal pressure by Bastrop West Water and am only paying it so that the closing can be expedited.

I am also requesting the names and contact information for any & all workers involved in the alleged repair, hourly rate for repairs, as well as copies of all invoices for materials. Thank you. ✓

J. Hinken
cc: Public Utility Commission

From: Paul Klaus [mailto:p_m_klaus@yahoo.com]
Sent: Wednesday, August 19, 2015 5:34 PM
To: Kelley Harris
Subject: Re: 000 Edmonson/ Jade Hinken

No
mention
of
\$50

Ok thanks

Sent from my iPhone

On Aug 19, 2015, at 5:26 PM, Kelley Harris <kelley.harris1@gmail.com> wrote:

Yes,

We are waiting on signatures for disbursement. It is in Escrow at Austin Title.

Sent from my iPad

On Aug 19, 2015, at 4:11 PM, Paul Klaus <p_m_klaus@yahoo.com> wrote:

Just wondering if you closed on the property haven't heard anything

Sent from my iPhone

On Aug 11, 2015, at 3:50 PM, Kelley Harris <kelley.harris1@gmail.com> wrote:

Hi Karen.

Thank you for your rapid response. The invoice shows \$655 and you are stating the total to begin service is \$705. When we spoke before it was up to \$780.



My main goal is to make sure my client has a good working water meter and what is the amount to get this done? Thank you.

Kelley Harris Realtor
(512) 517 6650
kelley.harris1@gmail.com
Stanberry & Associates Realtors
111 N. Hasler Blvd.
Bastrop TX 78002

From: Karen Klaus [mailto:karenklaus@rocketmail.com]
Sent: Tuesday, August 11, 2015 3:35 PM
To: Kelley Harris; p_m_klaus@yahoo.com
Cc: dalana.goetz@austintitle.com
Subject: Re: 000 Edmonson/ Jade Hinken