

Control Number: 48788



Item Number: 1

Addendum StartPage: 0

TFLP Investments, LP

48788

September 28, 2018

2018 OCT 16 PM 12:54

FILED
PUBLIC CLERK

Public Utility Commission of Texas
PO Box 13326
Austin, Texas 78711-3326

**Re: TFLP Investments, LP; Petition for Streamlined Expedited Release from
CCN No. 20867 in Hays County Texas; Aqua Texas, Inc.**

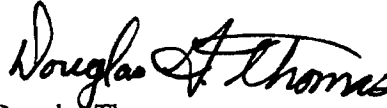
Dear Commission:

In accordance with Section 24.113(1) of Title 16 of the Texas Administrative Code (the "Commission rules"), a landowner of 25 or more acres of land located in a CCN may requested streamlined, expedited release from a Certificate of Convenience and Necessity "CCN." TFLP Investments, LP, is the landowner of more than 25 acres; my property is not receiving sewer service from the current CCN holder, Aqua Texas, Inc.; and, at least part of the tract of land is located in the current CCN holder's certificated service area and at least some of that part is located in a qualifying county.

Exhibit A is a copy of the recorded Warranty Deed with metes and bounds survey attached that describes the property for exclusion from the Aqua Texas, Inc. CCN. My property includes 26.7 acres of land within CCN No. 20867, and the property is located in Hays County – a qualifying County under Section 24.113(1). Exhibit B, attached as a CD-ROM, is a digital mapping data in a shapefile (SHP) formatted to PUC specifications for the area that the PUC must remove from the Aqua Texas, Inc. CCN area. A copy of this petition was mailed to the CCN holder.

If you have any questions or need additional information, please do not hesitate to contact our legal counsel, Randall B. Wilburn at 512-535-1661.

Sincerely,



Douglas Thomas
General Manager

Enclosure

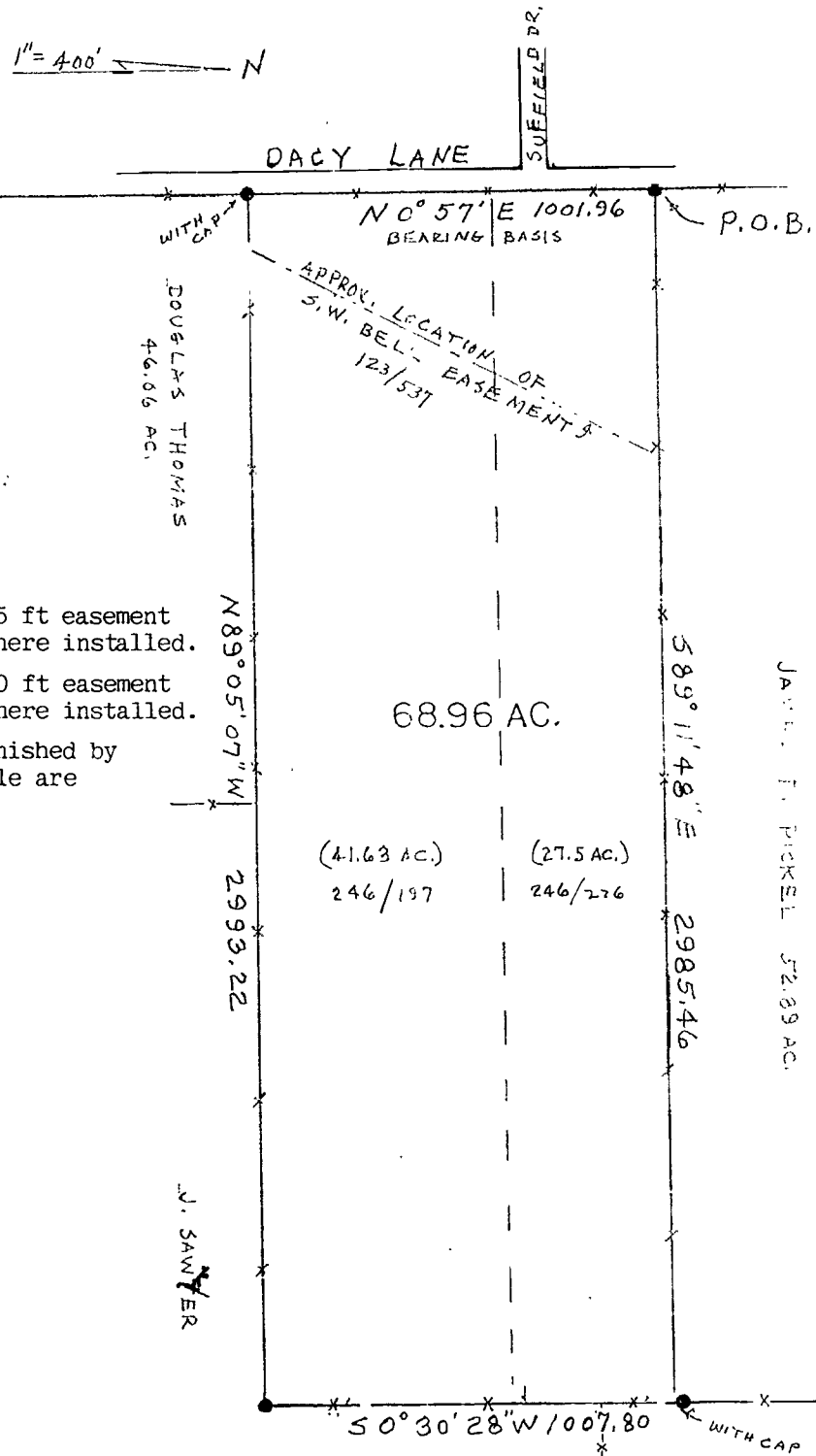


WATSON SURVEYING
 9501 CAP OF TEX HWY. #303
 AUSTIN, TEXAS 78759
 PHONE (512) 346-8568

SURVEY PLAT OF: June 1, 2001

REFERENCE:

68.96 acres out of the Jesse B. Eaves Survey #5,
 Abstract # 166 in Hays County, Texas.



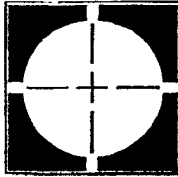
LEGEND:

- = $\frac{1}{2}$ " pin fnd.
- *— = fence

EASEMENTS:

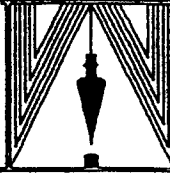
1075/507 water line 15 ft easement centered on pipeline where installed.
 1647/237 water line 20 ft easement centered on pipeline where installed.
 Only the easements furnished by Texas Professional Title are addressed hereon.

CHARLES SAWYER
 66.94 AC. 1344/A54



WATSON SURVEYING

9501 CAPITAL OF TEXAS HWY.
SUITE 303 AUSTIN, TX 78759
346-8566 FAX 346-8568



FIELD NOTES:

68.96 acres of land out of the Jesse B. Eaves Survey #5, Abstract 166 in Hays County, Texas; and being all of a 27.5 acre tract 246/226) and a 41.63 acre tract 246/197); described by metes and bounds as follows:

BEGINNING at $\frac{1}{2}$ " pin found at the Northwest corner of that 27.5 acre tract described in Vol. 246, page 226, Hays County Deed Records;


THENCE with the north line of said 27.5 acre tract, along a fence, S89°11'48"E 2985.46 ft to $\frac{1}{2}$ " pin found with cap at the northeast corner of said 27.5 acre tract for northeast corner of this 68.96 acres;

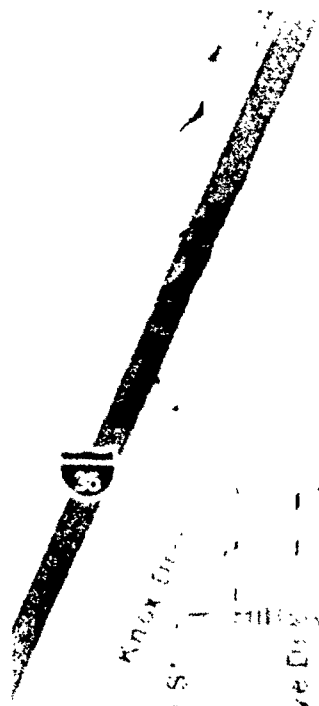
THENCE with the east lines of said 27.5 acre tract and 41.63 acre tract, along a fence, S0°30'28"W 1007.80 ft to $\frac{1}{2}$ " pin found at the southeast corner of said 41.63 acre tract for southeast corner of this;

THENCE with the south line of said 41.63 acre tract, along a fence, N89°05'07"W 2993.22 ft to $\frac{1}{2}$ " pin found with cap at the southwest corner of said 41.63 acre tract for southwest corner of this;

THENCE with the west lines of said 41.63 acre tract and 27.5 acre tract, along the east line of Dacy Lane, N0°57'E 1001.96 ft to the place of BEGINNING containing 68.96 acres.

Surveyed on the ground June 1, 2001:


STUART W. WATSON, REGISTERED
PROFESSIONAL LAND SURVEYOR,
TEXAS LICENSE NUMBER 4550



Red Mountain Tr

Casper Tr

Green Meadows Dr

Nardin Dr

Firehouse Way Dr
Feathergrass Dr

Stonefield Tr

Travertine Tr

Sandstone Tr

Hillside Ter

Hillside Ter

Gary Ln

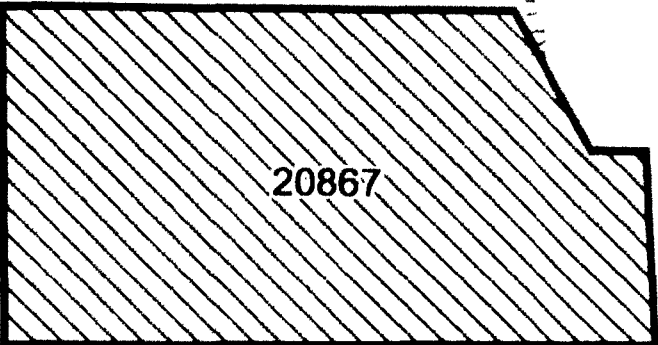
Knock Dr

Hillside Dr

Love Dr

Susan Dr

Regina Dr



20867

Brook Tr

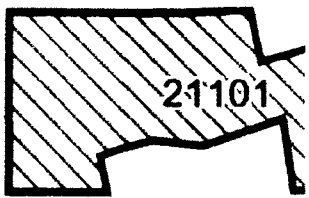
Knobbrook Tr

Hoffman Dr

Suffield Dr

Way Dr

100000



21101

Wack Rabbit Ln

EXHIBIT A

WARRANTY DEED

STATE OF TEXAS

70006038 Bk Vol Pg
DPR 3118 355

COUNTY OF HAYS

Date: Effective as of February 1, 2007

Grantors: Douglas Gene Thomas and wife, Carolyn Jean Goheen Thomas
3922-A Woodbury Drive
Austin, Texas 78704-7385

Grantee: TFLP Investments Limited Partnership
3922-A Woodbury Drive
Austin, Texas 78704-7385

Consideration: Contribution to TFLP Investments Limited Partnership in exchange for limited partnership interest

Property: Ninety Eight Percent (98%) undivided interest in 68.96 acres of land out of the Jesse B. Eaves Survey #5, Abstract 166, located in Hays County, Texas, and being the same property conveyed by R. Douglas Lawson, a/k/a Doug Lawson, to Douglas G. Thomas by deed dated June 4, 2001, recorded in Volume 1942, Pages 763-764, of the Real Property Records of Hays County, Texas, together with all improvements located thereon and matters appurtenant thereto (the "Property").

Exceptions to Warranty: This conveyance is expressly made and accepted subject to all valid and subsisting liens, leases, easements, restrictions, reservations, covenants and conditions and other matters relating to the Property to the extent that the same are valid and enforceable against the Property, as same are shown by instruments filed for record in the office of the County Clerk of Hays County, Texas, or as same are evident upon inspection of the Property.

Grantors, for the consideration and subject to the exceptions to the warranty set forth above, have GRANTED, SOLD and CONVEYED and do hereby GRANT, SELL and CONVEY to Grantee the Property, together with all and singular the improvements located thereon and all rights and appurtenances pertaining thereto, including all right, title and interest of Grantors in and to adjacent streets, alleys, rights-of-way, roadways, strips and gores, easements and in-the-ground utilities.

TO HAVE AND TO HOLD said interest in the Property to Grantee, Grantee's successors and assigns forever. Grantors hereby bind themselves and their heirs, personal representatives,


EXHIBIT A

70006038 Bk Vol Pg
OFF 3118 356

successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject to the exceptions to warranty set forth above.

This Warranty Deed is executed to be effective as of the date set forth above.

Grantors:


Douglas Gene Thomas

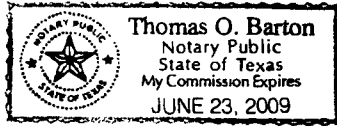

Carolyn Jean Goben Thomas

EXHIBIT A

Bk Vol Ps
70006038 DPR 3118 357

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 12th day of February, 2007, by Douglas Gene Thomas.

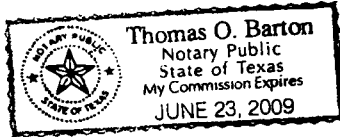


Thomas O. Barton

Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 12th day of February, 2007, by Carolyn Jean Goheen Thomas.



Thomas O. Barton

Notary Public, State of Texas

After recording, please return to:

Thomas O. Barton
McGinnis, Lochridge & Kilgore, L.L.P.
600 Congress Avenue, Suite 2100
Austin, Texas 78701

Filed for Record in:
Hays County
On: Mar 01, 2007 at 03:05P
Document Number: 70006038
Amount: 24.00
Receipt Number - 165997
By:
Terry Kleen, Deputy
Linda Fritsche, County Clerk
Hays County

EXHIBIT A

WARRANTY DEED

STATE OF TEXAS

Bk Vol Pg
70005245 0PR 3113 830

COUNTY OF HAYS

- Date: Effective as of February 1, 2007
- Grantors: Douglas Gene Thomas and wife, Carolyn Jean Goheen Thomas
3922-A Woodbury Drive
Austin, Texas 78704-7385
- Grantee: TFGP Properties, L.L.C.
3922-A Woodbury Drive
Austin, Texas 78704-7385
- Consideration: Contribution to TFGP Properties, L.L.C. in exchange for membership interests
- Property: Two Percent (2%) undivided interest in 68.96 acres of land out of the Jesse B. Eaves Survey #5, Abstract 166, located in Hays County, Texas, and being the same property conveyed by R. Douglas Lawson, a/k/a Doug Lawson, to Douglas G. Thomas by deed dated June 4, 2001, recorded in Volume 1942, Pages 763-764, of the Real Property Records of Hays County, Texas, together with all improvements located thereon and matters appurtenant thereto (the "Property").
- Exceptions to Warranty: This conveyance is expressly made and accepted subject to all valid and subsisting liens, leases, easements, restrictions, reservations, covenants and conditions and other matters relating to the Property to the extent that the same are valid and enforceable against the Property, as same are shown by instruments filed for record in the office of the County Clerk of Hays County, Texas, or as same are evident upon inspection of the Property.

Grantors, for the consideration and subject to the exceptions to the warranty set forth above, have GRANTED, SOLD and CONVEYED and do hereby GRANT, SELL and CONVEY to Grantee the Property, together with all and singular the improvements located thereon and all rights and appurtenances pertaining thereto, including all right, title and interest of Grantors in and to adjacent streets, alleys, rights-of-way, roadways, strips and gores, easements and in-the-ground utilities.

TO HAVE AND TO HOLD said interest in the Property to Grantee, Grantee's successors and assigns forever. Grantors hereby bind themselves and their heirs, personal representatives,


EXHIBIT A

70005245 Bk Vol Pg
DPR 3113 831

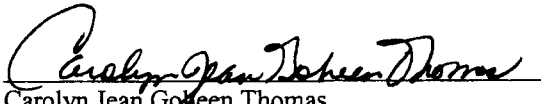
successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject to the exceptions to warranty set forth above.

This Warranty Deed is executed to be effective as of the date set forth above.

Grantors:



Douglas Gene Thomas



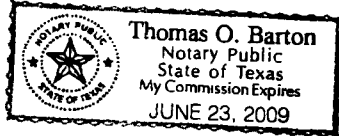
Carolyn Jean Goleen Thomas

EXHIBIT A

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

Bk Vol Pg
70005245 DPR 3113 832

This instrument was acknowledged before me on the 12th day of February, 2007, by Douglas Gene Thomas.

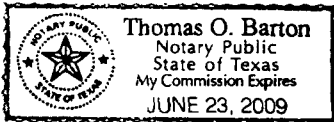


Thomas O. Barton

Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 12th day of February, 2007, by Carolyn Jean Goheen Thomas.



Thomas O. Barton

Notary Public, State of Texas

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McGinnis, Lochridge & Kilgore, L.L.P.
600 Congress Avenue, Suite 2100
Austin, Texas 78701

Filed for Record in:
Hays County
On: Feb 22, 2007 at 03:23P
Document Number: 70005245
Amount: 24.00
Receipt Number - 165502
By:
Terry Kleen, Deputy
Linda Fritsche, County Clerk
Hays County