



Control Number: 49904



Item Number: 27

Addendum StartPage: 0

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PUC REQUIRED CCN BOUNDARY DESCRIPTION

UTILITY COMMISSION
FILING CLERK

**Aqua Texas, Inc.; Portion of Water and Sewer Service Areas
CCN No. 13203 and 21065; PUC Docket No. 49904**

**Petition by Republic Business Center, LLC to Amend Aqua Texas, Inc.'s CCN
by Expedited Release in Harris County**

Pursuant to Texas Water Code § 13.257, Aqua Texas, Inc., holder of Certificates of Convenience and Necessity Nos. 13203 and 21065, hereby files this Boundary Description for the portion of Aqua Texas, Inc.'s CCN Nos. 13203 and 21065 that were released by the PUC in a February 7, 2020 written order in Docket No. 49904. The portion of Aqua Texas' CCN that was released is described on the attached metes and bounds. The portion of Aqua Texas' CCN that was released is further depicted in the attached PUC map.

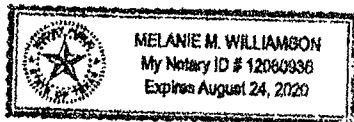
The Boundary Description is being filed on behalf of and at the request and instruction of Aqua Texas, Inc., based upon information and belief. Aqua Texas, Inc. specifically authorizes the filing of this Boundary Description to comply with Texas Water Code § 13.257 and its associated rules and regulations.

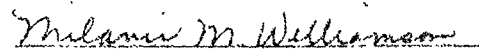

Rebecca Figg

STATE OF TEXAS §
COUNTY OF TRAVIS §

Before me, the undersigned Notary Public, on this day personally appeared Rebecca Figg, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes therein described.

Given under my hand and seal of this office on this day, March 3, 2020




Notary Public, in and for the State of Texas

After recording, please return to:
Terrill & Waldrop
810 West 10th Street
Austin, Texas 78701

RP-2020-100291

EXHIBIT A

PROPERTY

BEING 46.7126 acres of land in the Madison James Survey, Abstract No. 486, Harris County, Texas, also called Parcel "F", awarded to Henry J. N. Taub Individually and as Independent Executor of the Ben Taub Estate, in the Final Decree of Partition (J. N. Taub Heirs Partition Suit) dated November 26, 1990, Cause No. 80-36974, Harris County, Texas, filed for record under Clerk's File No. M934067, and being more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument in the north line of a Houston Lighting & Power Company Fee Strip (330 feet wide) as recorded in Volume 1430, Page 160 and Volume 6343, Page 11, of the Harris County Deed Records, and the west line of Gessner Road being (100feet wide) as recorded in the Harris County Clerk's File Numbers M42088, P470456, & P470457;

THENCE S 88°20'36"W 2367.39 feet along the north line of said Houston Lighting & Power Company Fee Strip, being the south line of said Parcel "F" to a found 3/4 inch iron rod marking the southwest corner of the herein described tract, the southwest corner of Parcel "F", the southeast corner of Parcel "G", and the southeast corner of Republic Business Center LLC. Tract 1 as described in Harris County Clerk's file Number RP-2017-218562;

THENCE N 02°03'58"W 851.08 feet along the west line of said Parcel "F", the herein described tract, and being the east line of Parcel "G" of said Taub Heirs Partition, and the east line of said Republic Business Center LLC. Tract 1 to a 5/8 inch iron rod with "ATKINSON 5897" cap set in the south line of Parcel "I", and the south line of Republic Business Center LLC. Tract 2 as described in Harris County Clerk's file Number RP-2017-218562 being in the centerline of a 60 foot road right of way as described in said Partition, being the northwest corner of said Parcel "F" and being the northeast corner of said Parcel "G" from which a found 5/8 inch iron rod with "WINDROSE" cap bears S 72°57'53"E 1.00';

THENCE N 87°56'02"E along the centerline of said 60 foot road right of way, being the south line of said Parcel "I", and the south line of said Republic Business Center LLC. Tract 2, and being the north line of said Parcel "F" passing at 808.83 feet a found 5/8" iron rod at the southeast corner of said Parcel "I", and the southeast corner of said Republic Business Center LLC. Tract 2, and being the southwest corner of Parcel "J", and the south west corner of Republic Business Center LLC. Tract 3 as described in Harris County Clerk's file Number RP-2017-218562, continuing along the south line of said Parcel "J", and said Republic Business Center LLC. Tract 3, being the north line of said Parcel "F", in all a total distance of 2367.33 feet to a 5/8 inch iron rod with "ATKINSON 5897" cap set in the west line of said Gessner Road 100, being the southeast corner of said Parcel "J", and the southeast corner of said Republic Business Center LLC. Tract 3, and being the northeast corner of said Parcel "F" from which a found 5/8' iron rod bears S 16°33'55" W 0.46';

THENCE S 02°03'58"E 867.99 feet along the west line of said Gessner Road to the **PLACE OF BEGINNING**.

Exhibit A

Property Description

Tract 1

A TRACT OR PARCEL CONTAINING 15.8530 ACRES OR 690,559 SQUARE FEET OF LAND BEING ALL OF PARCEL "G", JOHN BEN TAUB TRACT, AS DESCRIBED IN THE J.N. TAUB HEIRS PARTITION SUIT, CAUSE NO. 80-36974, 165TH DISTRICT COURT, 159.0839 ACRE TRACT SITUATED IN THE M. JAMES SURVEY, ABSTRACT NO. 486, HARRIS COUNTY, TEXAS, WITH SAID 15.8530 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

COMMENCING AT AN ALUMINIUM DISK FOUND ON THE WEST RIGHT-OF-WAY LINE (R.O.W.) OF GESSNER ROAD (100 FEET R.O.W.) AS RECORDED UNDER HARRIS COUNTY CLERK'S FILES NO. M428088, P470456 & P470457, MARKING THE SOUTHEAST CORNER OF A CALLED 13.712 ACRE TRACT CONVEYED TO KITCHCO REALTY, LTD AS RECORDED UNDER H.C.C.F. NO. U476430 AND THE NORTHEAST CORNER OF A CALLED 16.596 ACRE TRACT CONVEYED TO HOUSTON LIGHTING & POWER COMPANY AS RECORDED UNDER H.C.C.F. NO. C297221;

THENCE, SOUTH 88 DEG. 20 MIN. 47 SEC. WEST, ALONG THE COMMON LINE OF SAID CALLED 13.712 AND SAID HOUSTON LIGHTING & POWER COMPANY TRACT, A DISTANCE OF 2,367.06 FEET TO A 3/4" IRON ROD FOUND ON THE SOUTHWEST CORNER OF A CALLED 46.713 ACRE TRACT CONVEYED TO TEXAN LAND AND CATTLE II, LTD AS RECORDED UNDER H.C.C.F. NO. X657306, MARKING THE POINT OF BEGINNING AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 88 DEG. 20 MIN. 47 SEC. WEST, ALONG THE NORTH LINE OF SAID HOUSTON LIGHTING & POWER COMPANY, A DISTANCE OF 814.35 FEET TO AN ALUMINIUM DISK IN CONCRETE FOUND AT THE SOUTHEAST CORNER OF THE NATIONAL PROPERTY HOLDINGS, TRACT I, CALLED 31.1160 ACRE TRACT AS RECORDED UNDER H.C.C.F. NO. RP-2016-221754, MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH AN ALUMINIUM DISK FOUND, BEARS FOR REFERENCE SOUTH 88 DEG. 20 MIN. 47 SEC., A DISTANCE OF 832.91 FEET

THENCE, NORTH 02 DEG. 03 MIN. 19 SEC. WEST, ALONG THE EAST LINE OF SAID CALLED 31.1160 ACRE TRACT, A DISTANCE OF 845.13 FEET TO A BENT 5/8 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE NATIONAL PROPERTY HOLDINGS, LP, CALLED 32.5240 ACRE TRACT, AS RECORDED UNDER H.C.C.F. NO. RP-2016-221754, MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 56 MIN. 29 SEC. EAST, ALONG THE SOUTH LINE OF SAID CALLED 32.5240 ACRE TRACT, A DISTANCE OF 814.33 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET AT THE NORTHWEST CORNER OF SAID CALLED 46.713 ACRE TRACT, MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8 INCH IRON ROD FOUND, BEARS FOR REFERENCE NORTH 87 DEG. 56 MIN. 29 SEC. EAST, A DISTANCE OF 2,366.70 AND A BENT 5/8 INCH IRON ROD FOUND BEARS, NORTH 01 DEG. 09 MIN. 35 SEC. EAST, A DISTANCE OF 1.32 FEET;

THENCE, SOUTH 02 DEG. 03 MIN. 19 SEC. EAST, ALONG THE WEST LINE OF SAID CALLED 46.713 ACRE TRACT, A DISTANCE OF 850.89 FEET TO THE PLACE OF BEGINNING AND CONTAINING 15.8530 ACRES OR 690,559 SQUARE FEET OF LAND.

Tract 2

A **METES & BOUNDS** description of a 62.093 acre tract of land situated in the Madison James Survey, Abstract No. 486, Harris County, Texas, being out of and a part of a remainder of a called 31.1160 acre tract conveyed to Blossom Development, Inc. and Terra Prima, LTD. by Special Warranty Deed as recorded under Clerks File No. Y457012 of the Harris County Official Public Records of Real Property and being all of a called 32.5240 acre tract conveyed to Terra Prima, Ltd. and Blossom Development, Inc., by Special Warranty Deed as recorded under Clerk's File No. Y457005 of the Harris County Official Public Records of Real Property; said 62.093 tract being more particularly described as follows with all bearings being based on a call of South 00°32'15" West along the west line of a called 1.2425 acre tract conveyed to Emerald Forest Utility District by Special Warranty Deed dated March 21, 2001 as recorded under Clerk's File No. U965801 of the Harris County Official Public Records of Real Property;

BEGINNING at a found 5/8-inch iron rod (with cap stamped "Cotton Surveying") in the north line of a called 16.596 acre tract conveyed to H.L.&P. by Deeds filed for record under Volume 1430, Page 160 and Volume 6343, Page 11 both of the Harris County Deed Records, in the south line of said 31.1160 acres and for the southeast corner of a called 1.500 acre tract conveyed to Emerald Forest Utility District by Special Warranty Deed filed for record under Clerk's File Number 20080245906 of the Harris County Official Public Records of Real Property, same being the most southerly southwest corner of the herein described tract, from which a found 5/8-inch iron rod (with cap stamped "Cotton Surveying") bears North 89°14'19" West, 181.21 feet;

THENCE, North 00°32'15" East, 360.94 feet along the east line of said 1.500 acres to a found 5/8-inch iron rod (with cap stamped "Cotton Surveying") for the northeast corner of same;

THENCE, North 89°27'45" West, along the north line of said 1.500 acres passing a found 5/8-inch iron rod (with cap stamped "Cotton Surveying") at a distance of 181.21 feet and continuing along the north line of said 1.2425 acre tract for a total distance of 331.21 feet to a found 5/8-inch iron rod (with cap stamped "Cotton Surveying") for the northeast corner of a called 3.0000 acre tract conveyed to Emerald Forest Utility District by General Warranty Deed filed for record under Clerk's File Number E190286 of the Harris County Official Public Records of Real Property, the southeast corner of Lot 16, Block 4 of Turtle Lake, Section Two as recorded under Volume 283,

Page 42 of the Harris County Map Records and for the northwest corner of said 1.2425 acres, same being the most westerly southwest corner of the herein described tract;

THENCE, North 00°38'59" East, 221.34 feet along the east line of said Turtle Lake, Section Two and the west line of said 31.1160 acre tract to a found 3/4-inch iron rod;

THENCE, North 00°26'34" East, continuing along the east line of said Turtle Lake, Section Two and the west line of said 31.1160 acre tract passing a found 1/2-inch iron rod at a distance of 133.16 feet, passing a found concrete monument at a distance of 193.05 feet, passing a found 5/8-inch iron rod at a distance of 193.73 feet, 0.37 feet left and passing a found 3/4-inch iron rod found (with cap stamped "Atkinson RPLS 1622") at a distance of 1132.91 feet and continuing for a total distance of 1133.84 feet to a point in the south line of Lot 8, Block 11 of Meadow Vista Section 2 as shown on a plat filed for record under Volume 53, Page 37 of the Harris County Map Records, for the north corner of Lot 9 and the northeast corner of Lot 8 both in Block 3 of said Turtle Creek, Section Two and for the northwest corner of said 31.1160 acres, same being the northwest corner of the herein described tract;

THENCE, North 89°37'25" East, along the south line of said Meadow Vista, Section 2, Meadow Vista Section 3 as recorded under Volume 53, Page 67 of the Harris County Map Records and Meadow Vista, Section 4 as recorded under Volume 54, page 31 of the Harris County Map Records, the north line of said 31.1160 acre tract and the north line of said 32.5240 acre tract, passing a found 3/4-inch iron rod (with cap stamped "Atkinson RPLS 1622") at a distance 0.98 feet, passing a found 1-inch iron pipe at a distance of 1252.78 feet, 0.84 feet left and continuing for a total distance of 2412.38 feet to a point for the northwest corner of a called 31.595 acre tract, known as Tract "A2", conveyed to Jim Taub Schwartz ET AL by judgement as recorded under Clerk's File No. V617142 of the Harris County Official Records of Real Property, for the northeast corner of said 32.5240 acres and the northeast corner of the herein described tract, from which a found concrete monument bears North 06°55'17" West, 0.27 feet;

THENCE, along the west line of said Tract "A2" and the east line of said 32.5240 acre tract the following five (5) courses and distances:

1. South 00°15'05" East, 149.52 feet to a found concrete monument, beginning a curve to the left;
2. In a southeast direction, along the arc of said curve to the left having a radius of 4220.52 feet, a central angle of 02°42'50", an arc length of 199.90 feet and a chord bearing South 01°47'36" East, 199.89 feet to a found concrete monument;
3. South 03°00'27" East, 178.75 feet to a concrete monument, beginning a curve to the right;
4. In a southeast direction, along the arc of said curve to the right having a radius of 4220.52 feet, a central angle of 02°42'34", an arc length of 199.58 feet and a chord bearing South 01°52'35" East, 199.56 feet to a found concrete monument;

5. South 00°22'34" East, 149.44 feet to a point in the north line of a called 46.713 acre tract, known as Parcel "F", conveyed to Henry J. N. Taub ET AL by Final Decree of Partition as recorded under Clerk's File No. M934067 of the Harris County Official Public Records of Real Property for the southeast corner of said 32.5240 acres, same being the most easterly southeast corner of the herein described tract;

THENCE, South 89°39'29" West, along the south line of said 32.5240 acre tract, the north line of a said Parcel "F" and the north line of a called 15.856 acre tract, known as Parcel "G", conveyed to Henry J. N. Taub ET AL by Final Decree of Partition as recorded under Clerk's File No. M934067 of the Harris County Official Public Records of Real passing a found 5/8-inch iron rod at a distance of 23.53 feet, 1.38 feet right, passing a found 5/8-inch iron rod (bent) at a distance of 808.80 feet and continuing for a total distance of 1623.37 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter") in the east line of said 31.1160 acres, for the southwest corner of said 32.5240 acres and the northwest corner of said Parcel "G";

THENCE, South 00°24'11" East, along the west line of said Parcel "G" and the east line of said 31.1160 acre tract passing a found concrete monument at a distance of 31.60 feet and continuing for a total distance of 844.13 feet to a found concrete monument in the north line of said 16.596 acres, for the southwest corner of said Parcel "G" and for the southeast corner of said 31.1160 acres, same being the most southerly southeast corner of the herein described tract;

THENCE, South 89°29'08" West, 502.21 feet along the north line of said 16.596 acre tract and the south line of said 31.1160 acre tract to the **POINT OF BEGINNING, CONTAINING 62.093 acres of land out of Harris County, Texas as shown on drawing number 3992.**

Tract 3

A **METES AND BOUNDS** description of a 31.562 acre tract situated in the Madison James Survey, Abstract Number 486 in Harris County, Texas, being all of a called 31.595 acre tract conveyed to Jim Taub Schwartz and Judith L. Schwartz by Special Warranty Deed filed for record under Clerk's File Number 20110370108 of the Harris County Official Public Records of Real Property; said 31.562 acres being more particularly described as follows with all bearings being based on a call of South 00°32'15" West along the west line of a called 1.2425 acre tract conveyed to Emerald Forest Utility District by Special Warranty Deed filed for record under Clerk's File Number U965801 of the Harris County Official Public Records of Real Property:

BEGINNING at a found concrete monument in the west right-of-way Gessner Road, (called 100-foot wide), for the southeast corner of Lot 1, Block 26 of Meadow Vista, Section 4 as shown on a plat filed for record in Volume 54, Page 31 of the Harris County Map Records and for the northeast corner of said 31.595 acres, same being the northeast corner of the herein described tract;

THENCE, South 00°23'21" East, (called South 02°03'10" East) along the west right-of-way of said Gessner Road and the east line of said 31.595 acres passing at a distance of 832.67 feet, 1.13 feet left a found concrete monument and continuing in all a total distance of 877.77 feet, (called 877.99 feet) to a found 3/4-inch iron rod for the northeast corner of the remainder of a called 46.713 acre tract, known as Parcel F, conveyed to Henry J. N. Taub et al by Final Decree of Partition filed for record under Clerk's File Number M934067 of the Harris County Official Public

Records of Real Property and for the southeast corner of said 31.595 acres, same being the southeast corner of the herein described tract;

THENCE, South 89°39'29" West, 1557.98 feet, (called South 87°56'50" West, 1,558.50 feet) along the north line of said 46.713 acres, the north line of a 33.01 acre tract conveyed to Texan Land and Cattle II, LTD by Clarification Special Warranty Deed filed for record under Clerk's File Number X657306 of the Harris County Official Public Records of Real Property and the south line of said 31.595 acres to a point for the southeast corner of a called 32.5240 acre tract conveyed to Blossom Development, Inc. by Special Warranty Deed filed for record under Clerk's File Number Y457005 of the Harris County Official Public Records of Real Property and for the southwest corner of said 31.595 acres, same being the southwest corner of the herein described tract, from which a found 3/4-inch iron rod bears South 00°22'34" East, 0.65 feet;

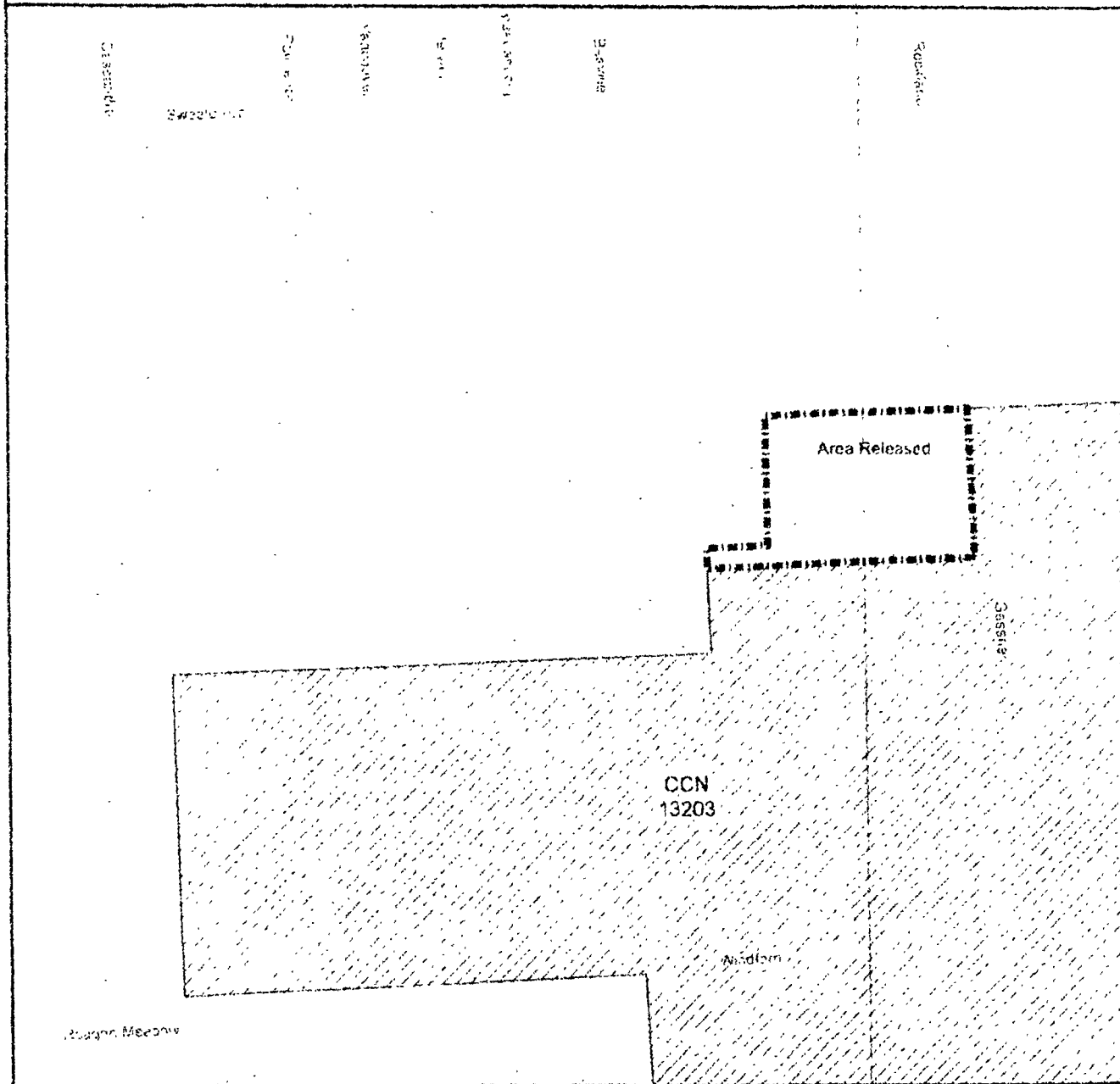
THENCE, in a northerly direction along the east line of said 32.5240 acres and the west line of said 31.595 acres the following five (5) courses and distances:

1. North 00°22'34" West, (called North 02°03'10" West) passing at a distance of 29.44 feet a found concrete monument and continuing in all a total distance of 149.44 feet, (called 150.00 feet) to a found concrete monument, beginning a non-tangent curve to the left;
2. In a northwesterly direction, with the arc of said curve to the left having a radius of 4,220.52 feet, a central angle of 02°42'34", an arc length of 199.58 feet, and a chord bearing North 01°52'35" West, 199.56 feet to a found concrete monument;
3. North 03°00'27" West, 178.75 feet, (called North 04°46'03" West, 178.46 feet) to a found concrete monument, beginning a non-tangent curve to the right;
4. In a northwesterly direction, with the arc of said curve to the right having a radius of 4,220.53 feet, a central angle of 02°42'50", an arc length of 199.90 feet, and a chord bearing North 01°47'36" West, 199.89 feet to a found concrete monument;
5. North 00°15'05" West, 149.52 feet, (called North 02°03'10" West, 150.00 feet) to a point in the centerline of Beeville Drive, (called 60-feet wide) as shown on a plat filed for record under Volume 53, Page 67 of the Harris County Map Records, for the northeast corner of said 32.5240 acres and the northwest corner of said 31.595 acres, same being the northwest corner of the herein described tract, from which a found concrete monument found bears North 00°15'05" West, 0.32 feet;

THENCE, North 89°37'25" East, (called North 87°56'56" East) along the south line of Meadow Vista, Section 3 as shown on a plat filed for record under Volume 53, Page 67 of the Harris County Map Records, the south line of said Meadow Vista, Section 4 and the north line of said 31.595 acres passing at a distance of 583.99 feet, 0.35 feet right a found 1-inch iron pipe and continuing in all a total distance of 1,575.83 feet, (called 1,576.43 feet) to the **POINT OF BEGINNING, CONTAINING** 31.562 acres in Harris County, Texas, as shown on drawing number 3878 in the office of Cotton Surveying Company, The Woodlands, Texas.


RP-2020-100291

Aqua Texas, Inc.
Portion of Water CCN No. 13203
PUC Docket No. 49904
Petition by Republic Business Center, LLC to Amend
Aqua Texas, Inc.'s CCN by Expedited Release in Harris County



Public Utility Commission of Texas
1701 N. Congress Ave
Austin, TX 78701

Water CCN

 13203 - Aqua Texas, Inc.

 Area Released

 Property Boundary

0 300 600
Feet

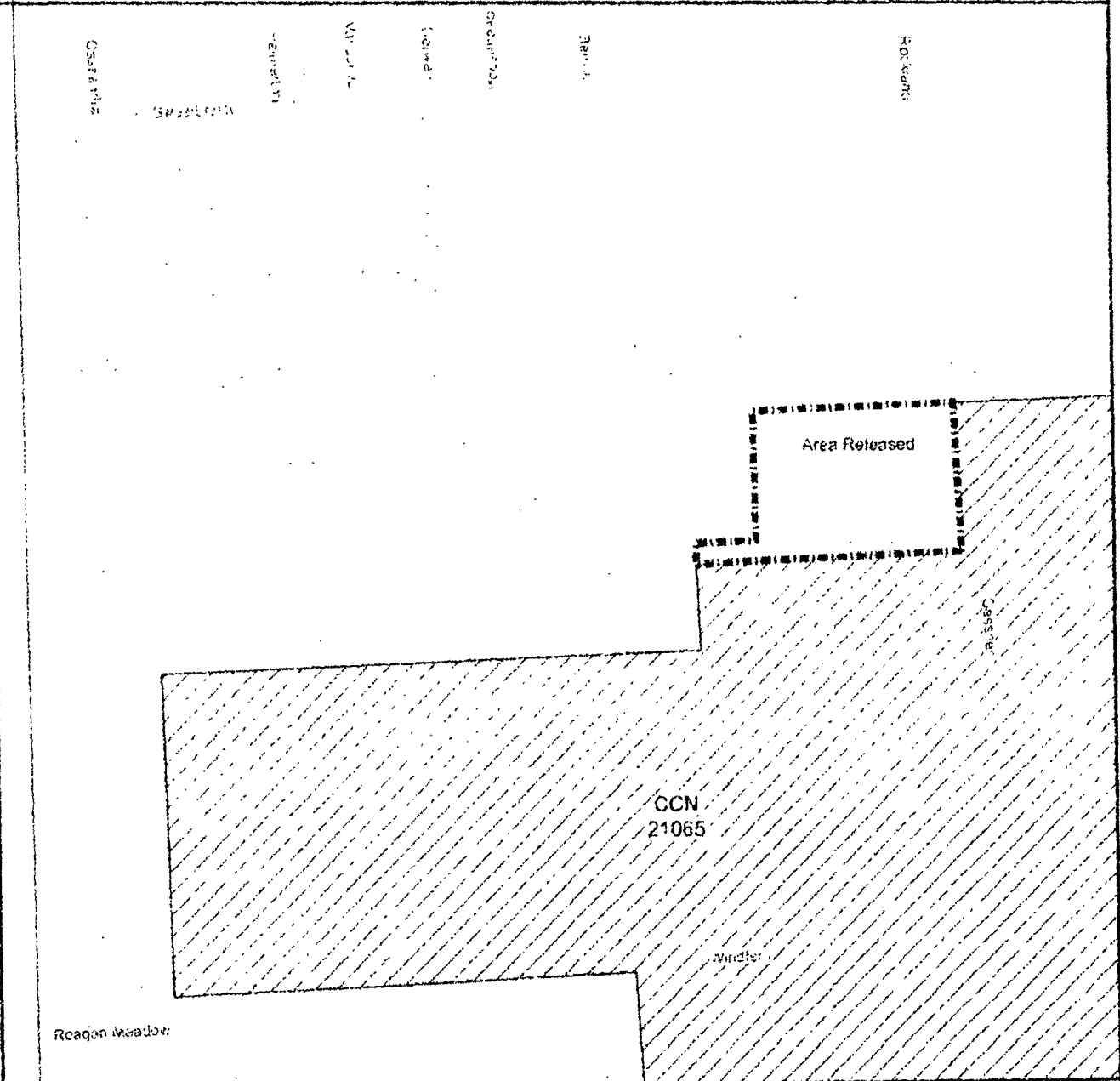


Map by Komal Patel
Date created: October 17, 2019
Project Path: n:\minalmapping\
49904AquaTXWater.mxd

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RP-2020-100291

Aqua Texas, Inc.
Portion of Sewer CCN No. 21065
PUC Docket No. 49904
Petition by Republic Business Center, LLC to Amend
Aqua Texas, Inc.'s CCN by Expedited Release in Harris County




Public Utility Commission of Texas
1701 N. Congress Ave
Austin, TX 78701

Sewer CCN

 21065 - Aqua Texas, Inc.

 Area Released

 Property Boundary

0 300 600
Feet



Map by: Komei Patel
Date created: October 17, 2019
Project Path: n:\minalmapping\
49904AquaTXSewer.mxd

00000007

RP-2020-100291

RP-2020-100291
Pages 10
03/04/2020 02:01 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$48.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS