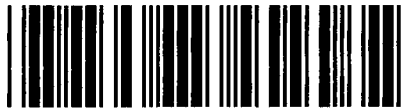




Control Number: 51872



Item Number: 5

Addendum StartPage: 0



RECEIVED

2021 MAY 10 AM 10:43

PLAT FILED BY COMMISSION  
FILING CLERK

51872

## Attachments

- A. Revised application
- 5. Legal description of the Subdivision
- 6. Approved Plat of the subdivision



# **Application to Obtain or Amend a Water or Sewer Certificate of Convenience and Necessity (CCN)**

*Pursuant to 16 Texas Administrative Code (TAC) Chapter 24, Substantive Rules Applicable to Water and Sewer  
Service Providers, Subchapter G: Certificates of Convenience and Necessity*

## **CCN Application Instructions**

- I. **COMPLETE:** In order for the Commission to find the application sufficient for filing, you should adhere to the following:
- Answer every question and submit all required attachments.
  - Use attachments or additional pages if needed to answer any question. If you use attachments or additional pages, reference their inclusion in the form.
  - Provide all mapping information as detailed in Part F: Mapping & Affidavits.
  - Provide any other necessary approvals from the Texas Commission on Environmental Quality (TCEQ), or evidence that a request for approval is being sought at the time of filing with the Commission.
- II. **FILE:** Seven (7) copies of the completed application with numbered attachments. One copy should be filed with no permanent binding, staples, tabs, or separators; and 7 copies of the portable electronic storage medium containing the digital mapping data.
- SEND TO:** Public Utility Commission of Texas, Attention: Filing Clerk, 1701 N. Congress Avenue, P.O. Box 13326, Austin, Texas 78711-3326 (**NOTE: Electronic documents may be sent in advance of the paper copy; however, they will not be processed and added to the Commission's on-line Interchange until the paper copy is received and file-stamped in Central Records.**)
- III. The application will be assigned a docket number, and an administrative law judge (ALJ) will issue an order requiring Commission Staff to file a recommendation on whether the application is sufficient. The ALJ will issue an order after Staff's recommendation has been filed:
- DEFICIENT (Administratively Incomplete):** Applicant will be ordered to provide information to cure the deficiencies by a certain date (usually 30 days from ALJ's order). **Application is not accepted for filing.**
  - SUFFICIENT (Administratively Complete):** Applicant will be ordered by the ALJ to give appropriate notice of the application using the notice prepared by Commission Staff. **Application is accepted for filing.**
- IV. Once the Applicant issues notice, a copy of the actual notice sent (including any map) and an affidavit attesting to notice should be filed in the docket assigned to the application. Recipients of notice may choose to take one of the following actions:
- HEARING ON THE MERITS:** an affected party may request a hearing on the application. The request must be made within 30 days of notice. If this occurs, the application may be referred to the State Office of Administrative Hearings (SOAH) to complete this request.
  - LANDOWNER OPT-OUT:** A landowner owning a qualifying tract of land (25+ acres) may request to have their land removed from the requested area. The Applicant will be requested to amend its application and file new mapping information to remove the landowner's tract of land, in conformity with this request.
- V. **PROCEDURAL SCHEDULE:** Following the issuance of notice and the filing of proof of notice in step 4, the application will be granted a procedural schedule for final processing. During this time the Applicant must respond to hearing requests, landowner opt-out requests, and requests for information (RFI). The Applicant will be requested to provide written consent to the proposed maps, certificates, and tariff (if applicable) once all other requests have been resolved.
- VI. **FINAL RECOMMENDATION:** After receiving all required documents from the Applicant, Staff will file a recommendation on the CCN request. The ALJ will issue a final order after Staff's recommendation is filed.

### **FAQ:**

#### ***Who can use this form?***

Any retail public utility that provides or intends to provide retail water or wastewater utility service in Texas.

#### ***Who is required to use this form?***

A retail public utility that is an investor owned utility (IOU) or a water supply corporation (WSC) must use this form to obtain or amend a CCN prior to providing retail water or sewer utility service in the requested area.

#### ***What is the purpose of the application?***

A CCN Applicant is required to demonstrate financial, managerial, and technical (FMT) capability to provide continuous and adequate service to any requested area. The questions in the application are structured to support an Applicant's FMT capabilities, consistent with the regulatory requirements.

## Application Summary

**Applicant:** city of woodway

**CCN No. to be amended:** 10022

or

☐

Obtain NEW CCN

☒

Water

☐

Sewer

**County(ies) affected by this application:** \_\_\_\_\_

**Dual CCN requested with:** 10039

**CCN No.:** \_\_\_\_\_

*(name of retail public utility)*

☒

Portion or

☐

All of requested area

**Decertification of CCN for:** \_\_\_\_\_

**CCN No.:** \_\_\_\_\_

*(name of retail public utility)*

☐

Portion or

☐

All of requested area

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Please mark the items included in this filing

<input type="checkbox"/>	Partnership Agreement	Part A: Question 4
<input type="checkbox"/>	Articles of Incorporation and By-Laws (WSC)	Part A: Question 4
<input type="checkbox"/>	Certificate of Account Status	Part A: Question 4
<input type="checkbox"/>	Franchise, Permit, or Consent letter	Part B: Question 7
<input type="checkbox"/>	Existing Infrastructure Map	Part B: Question 8
<input type="checkbox"/>	Customer Requests For Service in requested area	Part B: Question 9
<input type="checkbox"/>	Population Growth Report or Market Study	Part B: Question 10
<input type="checkbox"/>	TCEQ Engineering Approvals	Part B: Question 11
<input type="checkbox"/>	Requests & Responses For Service to ½ mile utility providers	Part B: Question 12.B
<input type="checkbox"/>	Economic Feasibility (alternative provider) Statement	Part B: Question 12.C
<input type="checkbox"/>	Alternative Provider Analysis	Part B: Question 12.D
<input type="checkbox"/>	Enforcement Action Correspondence	Part C: Question 16
<input checked="" type="checkbox"/>	TCEQ Compliance Correspondence	Part D: Question 20
<input checked="" type="checkbox"/>	Purchased Water Supply or Treatment Agreement	Part D: Question 23
<input type="checkbox"/>	Rate Study (new market entrant)	Part E: Question 28
<input type="checkbox"/>	Tariff/Rate Schedule	Part E: Question 29
<input type="checkbox"/>	Financial Audit	Part E: Question 30
<input type="checkbox"/>	Application Attachment A & B	Part E: Question 30
<input type="checkbox"/>	Capital Improvement Plan	Part E: Question 30
<input type="checkbox"/>	Disclosure of Affiliated Interests	Part E: Question 31
<input checked="" type="checkbox"/>	Detailed (large scale) Map	Part F: Question 32
<input checked="" type="checkbox"/>	General Location (small scale) Map	Part F: Question 32
<input type="checkbox"/>	Digital Mapping Data	Part F: Question 32
<input checked="" type="checkbox"/>	Signed & Notarized Affidavit	Page 12

**Part A: Applicant Information**

1. A. Name: city of woodway  
(individual, corporation, or other legal entity)  
☐ Individual ☐ Corporation ☒ WSC ☐ Other: \_\_\_\_\_
- B. Mailing Address: 924 estates dr, woodway texas, 76712  
Phone No.: (254) 772-4050 Email: jnorman@woodwaytexas.gov
- C. Contact Person. Please provide information about the person to be contacted regarding this application. Indicate if this person is the owner, operator, engineer, attorney, accountant, or other title.  
Name: john norman Title: assistant director  
Mailing Address: 924 estates dr, woodway texas, 76712  
Phone No.: (254) 772-4050 Email: jnorman@woodwaytexas.gov
2. If the Applicant is someone other than a municipality, is the Applicant currently paid in full on the Regulatory Assessment Fees (RAF) remitted to the TCEQ?  
☐ Yes ☐ No ☒ N/A
3. If the Applicant is an Investor Owned Utility (IOU), is the Applicant current on Annual Report filings with the Commission?  
☐ Yes ☐ No If no, please state the last date an Annual Report was filed: \_\_\_\_\_
4. The legal status of the Applicant is:  
☐ Individual or sole proprietorship  
☐ Partnership or limited partnership (*attach* Partnership agreement)  
☐ Corporation: Charter number (recorded with the Texas Secretary of State): \_\_\_\_\_  
☐ Non-profit, member-owned, member controlled Cooperative Corporation [Article 1434(a) Water Supply or Sewer Service Corporation, incorporated under TWC Chapter 67]  
Charter number (as recorded with the Texas Secretary of State): \_\_\_\_\_  
☐ Articles of Incorporation and By-Laws established (*attach*)  
☒ Municipally-owned utility  
☐ District (MUD, SUD, WCID, FWSD, PUD, etc.)  
☐ County  
☐ Affected County (a county to which Subchapter B, Chapter 232, Local Government Code, applies)  
☐ Other (please explain): \_\_\_\_\_
5. If the Applicant operates under an assumed name (i.e., any d/b/a), provide the name below:  
Name: \_\_\_\_\_

**Part B: Requested Area Information**

6. Provide details on the existing or expected land use in the requested area, including details on requested actions such as dual certification or decertification of service area.

The area in question is zoned residential in the City of Woodway. I have included the approved Plat for this area in the submittal. The first two phases of Tanglewood have been built with utilities and roads already constructed, and have been approved to begin home construction. These 2 phases consist of 143 lots, adding 143 single family homes to our Hwy 84 service area. This service area includes a 2.8 million gallon storage tank and 2, 1100 GPM pumps, with 50 horse power motors. this area is supplied water through a well and supplemented by the city of waco through an approved connection and per our interlocal agreement. we are currently reconfiguring this well site to accomodate a third pump in the future.

7. The requested area (check all applicable):

- ☒ Currently receives service from the Applicant ☐ Is being developed with no current customers  
☒ Overlaps or is within municipal boundaries ☐ Overlaps or is within district boundaries

Municipality: City of Woodway District: \_\_\_\_\_

Provide a copy of any franchise, permit, or consent granted by the city or district. If not available please explain:

the property is located in the City of Woodway city limits, but is under the City of Waco CCN.

8. Describe the circumstances (economic, environmental, etc.) driving the need for service in the requested area:

The overall subdivision plan is to have 400 to 500 homes when this area is completly built out. Currently 143 lots are available to begin home construction. Future phases to be built over a ten year period.

9. Has the Applicant received any requests for service within the requested area?

☐ Yes\* ☒ No \*Attach copies of all applicable requests for service and show locations on a map

10. Is there existing or anticipated growth in the requested area?

☒ Yes\* ☐ No \*Attach copies of any reports and market studies supporting growth

11. A. Will construction of any facilities be necessary to provide service to the requested area?

☐ Yes\* ☒ No \*Attach copies of TCEQ approval letters

B. Date Plans & Specifications or Discharge Permit App. submitted to TCEQ: \_\_\_\_\_

C. Summarize an estimated timeline for construction for any required facilities to serve the requested area:

the developer has estimated all utilities and lots will be built by the year 2029. The developer proposed a ten year build out estimate.

D. Describe the source and availability of funds for any required facilities to serve the requested area:

developer paid improvements.

**Note: Failure to provide applicable TCEQ construction or permit approvals, or evidence showing that the construction or permit approval has been filed with the TCEQ may result in the delay or possible dismissal of the application.**

12. A. If construction of a physically separate water or sewer system is necessary, provide a list of all retail public water and/or sewer utilities within one half mile from the outer boundary of the requested area below:

n/a

B. Did the Applicant request service from each of the above water or sewer utilities?

☐ Yes\*

☒ No

\*Attach copies of written requests and copies of the written response

C. Attach a statement or provide documentation explaining why it is not economically feasible to obtain retail service from the water or sewer retail public utilities listed above.

D. If a neighboring retail public utility agreed to provide service to the requested area, attach documentation addressing the following information:

- (A) A description of the type of service that the neighboring retail public utility is willing to provide and comparison with service the applicant is proposing;
- (B) An analysis of all necessary costs for constructing, operating, and maintaining the new facilities for at least the first five years of operations, including such items as taxes and insurance; and
- (C) An analysis of all necessary costs for acquiring and continuing to receive service from the neighboring retail public utility for at least the first five years of operations.

13. Explain the effect of granting the CCN request on the Applicant, any retail public utility of the same kind serving in the proximate area, and any landowners in the requested area. The statement should address, but is not limited to, regionalization, compliance, and economic effects.

the city of woodway currently serves this area of development

**Part C: CCN Obtain or Amend Criteria Considerations**

14. Describe the anticipated impact and changes in the quality of retail utility service for the requested area:

none

15. Describe the experience and qualifications of the Applicant in providing continuous and adequate retail service:

the municipality is currently serving customers and will continue to do so.

16. Has the Applicant been under an enforcement action by the Commission, TCEQ, Texas Department of Health (TDH), the Office of the Attorney General (OAG), or the Environmental Protection Agency (EPA) in the past five (5) years for non-compliance with rules, orders, or state statutes?

☐ Yes\* ☒ No

\*Attach copies of any correspondence with the applicable regulatory agency concerning any enforcement actions, and attach a description of any actions or efforts the Applicant has taken to comply with these requirements.

17. Explain how the environmental integrity of the land will or will not be impacted or disrupted as a result of granting the CCN as requested:

no disruption or impact to the land.

18. Has the Applicant made efforts to extend retail water or sewer utility service to any economically distressed area located within the requested area?

no

19. List all neighboring water or sewer retail public utilities, cities, districts (including ground water conservation districts), counties, or other political subdivisions (including river authorities) providing the same service located within two (2) miles from the outer boundary of the requested area:

city of waco  
city of hewitt

**Part D: TCEQ Public Water System or Sewer (Wastewater) Information**

20. A. Complete the following for **all** Public Water Systems (PWS) associated with the Applicant's CCN:

TCEQ PWS ID:	Name of PWS:	Date of TCEQ inspection*:	Subdivisions served:
tx1550048	city of woodway	7/10/2020	city wide

\*Attach evidence of compliance with TCEQ for each PWS

- B. Complete the following for **all** TCEQ Water Quality (WQ) discharge permits associated with the Applicant's CCN:

TCEQ Discharge Permit No:	Date Permit expires:	Date of TCEQ inspection*:	Subdivisions served:
WQ-			
WQ-			
WQ-			
WQ-			

\*Attach evidence of compliance with TCEQ for each Discharge Permit

- C. The requested CCN service area will be served via: PWS ID: yx1550048  
WQ -

21. List the number of **existing** connections for the PWS & Discharge Permit indicated above (Question 20. C.):

Water				Sewer	
	Non-metered	56	2"	3,500	Residential
3,368	5/8" or 3/4"	15	3"	345	Commercial
654	1"	1	4"	30	Industrial
22	1 1/2"		Other		Other
Total Water Connections:		4,116		Total Sewer Connections: 3,875	

22. List the number of **additional** connections projected for the requested CCN area:

Water				Sewer	
	Non-metered	4	2"	450	Residential
	5/8" or 3/4"		3"		Commercial
450	1"		4"		Industrial
	1 1/2"		Other		Other
Total Water Connections:		454		Total Sewer Connections: £ 450	

23. A. Will the system serving the requested area purchase water or sewer treatment capacity from another source?

☒ Yes\*

☐ No

\*Attach a copy of purchase agreement or contract.

Capacity is purchased from:

Water: city of waco

Sewer: city of waco

- B. Are any of the Applicants PWS's required to purchase water to meet the TCEQ's minimum capacity requirements or TCEQ's drinking water standards?

☐ Yes

☒ No

- C. What is the amount of supply or treatment purchased, per the agreement or contract? What is the percent of overall demand supplied by purchased water or sewer treatment (if any)?

	Amount in Gallons	Percent of demand
Water:	365,000,000	48%
Sewer:	362,176,000	100%

24. Does the PWS or sewer treatment plant have adequate capacity to meet the current and projected demands in the requested area?

☒ Yes

☐ No

25. List the name, class, and TCEQ license number of the operators that will be responsible for the operations of the water or sewer utility service provided to the requested area:

Name (as it appears on license)	Class	License No.	Water/Sewer
Brandon C. Olivarez	C	WG0015806	groundwater

26. A. Are any improvements required for the existing PWS or sewer treatment plant to meet TCEQ or Commission standards?

☐ Yes

☒ No

- B. Provide details on each required major capital improvement necessary to correct deficiencies to meet the TCEQ or Commission standards (attach any engineering reports or TCEQ approval letters):

Description of the Capital Improvement:	Estimated Completion Date:	Estimated Cost:

27. Provide a map (or maps) showing all facilities for production, transmission, and distribution, and the location of existing or proposed customer connections, in the requested area. Facilities should be identified on subdivision plats, engineering planning maps, or other large scale maps. Color coding can be used, and is encouraged, to distinguish types of facilities.

## Part E: Financial Information

28. If the Applicant seeking to obtain a CCN for the first time is an Investor Owned Utility (IOU) and under the original rate jurisdiction of the Commission, a proposed tariff must be attached to the application. The proposed rates must be supported by a rate study, which provides all calculations and assumptions made. Once a CCN is granted, the Applicant must submit a rate filing package with the Commission within 18 months from the date service begins. The purpose of this rate filing package is to revise a utility's tariff to adjust the rates to a historic test year and to true up the new tariff rates to the historic test year. It is the Applicant's responsibility in any future rate proceeding to provide written evidence and support for the original cost and installation date of all facilities used and useful for providing utility service. Any dollar amount collected under the rates charged during the test year in excess of the revenue requirement established by the Commission during the rate change proceeding shall be reflected as customer contributed capital going forward as an offset to rate base for ratemaking purposes.

29. If the Applicant is an existing IOU, please attach a copy of the current tariff and indicate:

- A. Effective date for most recent rates: \_\_\_\_\_
- B. Was notice of this increase provided to the Commission or a predecessor regulatory authority?
- ☐ No ☐ Yes Application or Docket Number: \_\_\_\_\_
- C. If notice was not provided to the Commission, please explain why ( ex: rates are under the jurisdiction of a municipality)

**If the Applicant is a Water Supply or Sewer Service Corporation (WSC/SSC) and seeking to obtain a CCN, attach a copy of the current tariff.**

30. **Financial Information**

Applicants must provide accounting information typically included within a balance sheet, income statement, and statement of cash flows. If the Applicant is an existing retail public utility, this must include historical financial information and projected financial information. However, projected financial information is only required if the Applicant proposes new service connections and new investment in plant, or if requested by Commission Staff. If the Applicant is a new market entrant and does not have its own historical balance sheet, income statement, and statement of cash flows information, then the Applicant should establish a five-year projection.

**Historical Financial Information** may be shown by providing any combination of the following that includes necessary information found in a balance sheet, income statement, and statement of cash flows:

1. Completed Appendix A;
2. Documentation that includes all of the information required in Appendix A in a concise format; or
3. Audited financial statements issued within 18 months of the application filing date. This may be provided electronically by providing a uniform resource locator (URL) or a link to a website portal.

**Projected Financial Information** may be shown by providing any of the following:

1. Completed Appendix B;
2. Documentation that includes all of the information required in Appendix B in a concise format;
3. A detailed budget or capital improvement plan, which indicates sources and uses of funds required, including improvements to the system being transferred; or
4. A recent budget and capital improvements plan that includes information needed for analysis of the operations test for the system being transferred and any operations combined with the system. This may be provided electronically by providing a uniform resource locator (URL) or a link to a website portal.

31. Attach a disclosure of any affiliated interest or affiliate. Include a description of the business relationship between all affiliated interests and the Applicant.

**DO NOT INCLUDE ATTACHMENTS A OR B IF LEFT BLANK**

#### **Part F: Mapping & Affidavits**

32. Provide the following mapping information with each of the seven (7) copies of the application:

1. A general location (small scale) map identifying the requested area in reference to the nearest county boundary, city, or town. The Applicant should adhere to the following guidance:
  - i. If the application includes an amendment for both water and sewer certificated service areas, separate maps must be provided for each.
  - ii. A hand drawn map, graphic, or diagram of the requested area is not considered an acceptable mapping document.
  - iii. To maintain the integrity of the scale and quality of the map, copies must be exact duplicates of the original map. Therefore, copies of maps cannot be reduced or enlarged from the original map, or in black and white if the original map is in color.
2. A detailed (large scale) map identifying the requested area in reference to verifiable man-made or natural landmarks such as roads, rivers, and railroads. The Applicant should adhere to the following guidance:
  - i. The map should be clearly labeled and the outer boundary of the requested area should be marked in reference to the verifiable man-made or natural landmarks. These verifiable man-made and/or natural landmarks must be labeled and marked on the map as well.
  - ii. If the application includes an amendment for both water and sewer certificated service area, separate maps need to be provided for each.
  - iii. To maintain the integrity of the scale and quality of the map, copies must be exact duplicates of the original map. Therefore, copies of maps cannot be reduced or enlarged from the original map, or in black and white if the original map is in color.
3. One of the following identifying the requested area:
  - i. A metes and bounds survey sealed or embossed by either a licensed state land surveyor or a registered professional land surveyor. Please refer to the mapping guidance in part 2 (above);

- ii. A recorded plat. If the plat does not provide sufficient detail, Staff may request additional mapping information. Please refer to the mapping guidance in part 2 (above); or
- iii. Digital mapping data in a shapefile (SHP) format georeferenced in either NAD 83 Texas State Plane Coordinate System (US Feet) or in NAD 83 Texas Statewide Mapping System (Meters). The digital mapping data shall include a single, continuous polygon record. The following guidance should be adhered to:
  - a. The digital mapping data must correspond to the same requested area as shown on the general location and detailed maps. The requested area must be clearly labeled as either the water or sewer requested area.
  - b. A shapefile should include six files (.dbf, .shp, .shx, .sbx, .sbn, and the projection (.prj) file).
  - c. The digital mapping data shall be filed on a data disk (CD or USB drives), clearly labeled, and filed with Central Records. Seven (7) copies of the digital mapping data is also required.

#### Part G: Notice Information

The following information will be used to generate the proposed notice for the application.  
DO NOT provide notice until the application is deemed sufficient for filing and the Applicant is ordered to provide notice.

33. Complete the following using verifiable man-made and/or natural landmarks such as roads, rivers, or railroads to describe the requested area (to be stated in the notice documents). Measurements should be approximated from the outermost boundary of the requested area:

The total acreage of the requested area is approximately: 170

Number of customer connections in the requested area: 450

The closest city or town: city of woodway

Approximate mileage to closest city or town center: 0

Direction to closest city or town: inside city limits

The requested area is generally bounded on the North by: Old McGregor Rd

on the East by: city of waco

on the South by: st. louis southwestern railroad

on the West by: Ritchie rd

34. A copy of the proposed map will be available at 924 estates dr, woodway texas, 76712

## Applicant's Oath


STATE OF texas

COUNTY OF mclennan

I, john norman being duly sworn, file this application to  
obtain or amend a water or sewer CCN, as assistant director of community services  
(owner, member of partnership, title as officer of corporation, or authorized representative)

I attest that, in such capacity, I am qualified and authorized to file and verify such application, am personally familiar with the documents filed with this application, and have complied with all the requirements contained in the application; and, that all such statements made and matters set forth therein with respect to Applicant are true and correct. Statements about other parties are made on information and belief. I further state that the application is made in good faith and that this application does not duplicate any filing presently before the Commission.

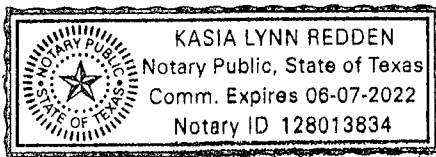
I further represent that the application form has not been changed, altered, or amended from its original form.  
I further represent that the Applicant will provide continuous and adequate service to all customers and qualified applicants within its certificated service area should its request to obtain or amend its CCN be granted.

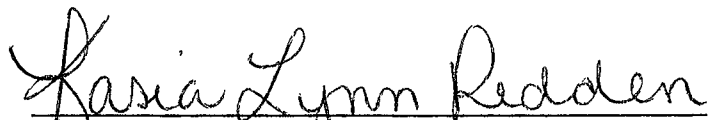
  
\_\_\_\_\_  
**AFFIANT**  
(Utility's Authorized Representative)

If the Affiant to this form is any person other than the sole owner, partner, officer of the Applicant, or its attorney, a properly verified Power of Attorney must be enclosed.

**SUBSCRIBED AND SWORN BEFORE ME**, a Notary Public in and for the State of Texas  
this day the 4 of MAY, 2021

SEAL



  
\_\_\_\_\_  
**NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS**  
KASIA LYNN REDDEN  
PRINT OR TYPE NAME OF NOTARY

My commission expires: 06/07/22

# 5

LEGAL DESCRIPTION  
TRACT ONE - 79.150 ACRES OF LAND

STATE OF TEXAS  
COUNTY OF McLENNAN

BEING all of that tract of land in the City of Woodway, McLennan County, Texas, out of the James M. Conrad Survey, Abstract Number 224, being part of that called 150 acre tract of land described in a deed to Lehigh Portland Cement Company as recorded in Volume 1388, Page 117 of the Deed Records of McLennan County, Texas (D.R.M.C.T.) and part of that called 137.33 acre tract of land described in a deed to Lehigh Portland Cement Company as recorded in Volume 1360, Page 710 of said D.R.M.C.T. and being further described as follows:

BEGINNING at a 1/2 inch steel rod capped "1519 SURVEYING" set in the northwest line of said 150 acres and the southeast right-of-way line of Old McGregor Road for the north corner of the herein described tract of land, a 1/2 inch steel rod capped "1519 SURVEYING" set for the north corner of said 150 acres bears North 57 degrees 34 minutes 25 seconds East, 1557.26 feet for reference;

THENCE South 33 degrees 32 minutes 07 seconds East, 2939.12 feet crossing said 150 acres and said 137.33 acres to a 1/2 inch steel rod capped "1519 SURVEYING" set in the southeast line of said 137.33 acres and the northwest right-of-way line of the St. Louis Southwestern Railroad Company railroad for the east corner of the herein described tract of land;

THENCE South 30 degrees 46 minutes 28 seconds West, 294.35 feet with the common line of said railroad and said 137.33 acres to a 1/2 inch steel rod capped "1519 SURVEYING" set in said common line;

THENCE Southwesterly, 861.72 feet with a curve to the right having a radius of 2814.93 feet and a central angle of 17 degrees 32 minutes 22 seconds (chord bears South 39 degrees 32 minutes 39 seconds West, 858.35 feet), with the common line of said 137.33 acres and said railroad right-of-way to a 1/2 inch steel rod capped "1519 SURVEYING" set in said common line for the south corner of the herein described tract of land;

THENCE North 33 degrees 32 minutes 07 seconds West, 3337.57 feet crossing said 137.33 acres and said 150 acres to a 1/2 inch steel rod capped "1519 SURVEYING" set in the northwest line of said 150 acre and the southeast right-of-way line of Old McGregor Road for the west corner of the herein described tract of land;

THENCE North 57 degrees 34 minutes 25 seconds East, 1086.65 feet with the common line of said 150 acres and said road right-of way to the POINT OF BEGINNING and containing 79.150 acres of land.

Bearings, distances, and acreage are grid, NAD83 State Plane Coordinate System, Texas Central Zone 4203

LEGAL DESCRIPTION  
TRACT TWO - 90.218 ACRES OF LAND

STATE OF TEXAS  
COUNTY OF McLENNAN

BEING all of that tract of land in the City of Woodway, McLennan County, Texas, out of the James M. Conrad Survey, Abstract Number 224, being part of that called 150 acre tract of land described in a deed to Lehigh Portland Cement Company as recorded in Volume 1388, Page 117 of the Deed Records of McLennan County, Texas (D.R.M.C.T.) and part of that called 137.33 acre tract of land described in a deed to Lehigh Portland Cement Company as recorded in Volume 1360, Page 710 of said D.R.M.C.T. and being further described as follows:

BEGINNING at a 1/2 inch steel rod capped "1519 SURVEYING" set for the north corner of the said 150 acres, being in the southeast right-of-way line of Old McGregor Road, a 1/2 inch steel rod found for the west corner of Lot 3, Block C of the Hunter's Run Addition as shown on the plat recorded in Volume 426, Page 728 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.) bears South 32 degrees 31 minutes 10 seconds East, 38.72 feet for reference;

THENCE South 32 degrees 31 minutes 10 seconds East, 1230.56 feet with the northeast line of said 150 acres to a 1 inch bolt found for the east corner of said 150 acres and the north corner of said 137.33 acres;

THENCE South 32 degrees 46 minutes 41 seconds East, 946.23 feet with the northeast line of said 137.33 acres to a 1/2 inch steel rod capped "1519 SURVEYING" set for the east corner of said 137.33 acres, being in the northwest right-of-way line of the St. Louis Southwestern Railroad Company railroad;

THENCE South 30 degrees 46 minutes 28 seconds West, 1689.67 feet with the common line of said railroad and said 137.33 acres to a 1/2 inch steel rod capped "1519 SURVEYING" set in said common line for the south corner of the herein described tract of land;

THENCE North 33 degrees 32 minutes 07 seconds West, 2939.12 feet crossing said 137.33 acres and said 150 acres to a 1/2 inch steel rod capped "1519 SURVEYING" set in the northwest line of said 150 acre and the southeast right-of-way line of Old McGregor Road for the west corner of the herein described tract of land;

THENCE North 57 degrees 34 minutes 25 seconds East, 1557.26 feet with the common line of said 150 acres and said road right-of way to the POINT OF BEGINNING and containing 90.218 acres of land.

Bearings, distances, and acreage are grid, NAD83 State Plane Coordinate System, Texas Central Zone 4203

LEGAL DESCRIPTION  
TRACT THREE - 28.616 ACRES OF LAND

STATE OF TEXAS  
COUNTY OF McLENNAN

BEING all of that tract of land in the City of Waco, McLennan County, Texas, out of the James M. Conrad Survey, Abstract Number 224, being all of that called 28.69 acre tract of land described in a deed to Lehigh Portland Cement Company as recorded in Volume 1360, Page 710 of the Deed Records of McLennan County, Texas (D.R.M.C.T.) and being further described as follows:

BEGINNING at a 1/2 inch steel rod found for the east corner of said 28.69 acres and the north corner of that called 8.00 acre tract of land described in a deed to JKN RE, LLC as recorded in McLennan County Clerk's Document (M.C.C.D.) 2017018105 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.), being in the southwest line of Lot 7, Block 1 of the Western Ridge Estates Addition, Part One, as shown on the plat recorded in Volume 1567, Page 169 of the D.R.M.C.T., a 1/2 inch steel rod found for the south corner of said Lot 7 bears South 32 degrees 46 minutes 41 seconds East, 16.60 feet for reference;

THENCE South 57 degrees 55 minutes 19 seconds West, 2370.86 feet with the southeast line of said 28.69 acres and part way with the northwest lines of the following tracts of land, that said 8.00 acres, Lot 1, Block 1 of the K.B.R. Addition as shown on the plat recorded in Volume 732, Page 379 of said O.P.R.M.C.T., Block F of the Chapel Acres Estates Addition, Part Two, as shown on the plat recorded in Volume 1452, Page 721 of said D.R.M.C.T., Block F of the Chapel Acres Estates Addition, Part Two, as shown on the plat recorded in Volume 1420, Page 638 of said D.R.M.C.T., Block F of

the Chapel Acres Estates Addition, Part Three, as shown on the plat recorded in Volume 1462, Page 425 of said D.R.M.C.T., Block F of the Chapel Acres Estates Addition, Part Four, as shown on the plat recorded in Volume 1462, Page 642 of said D.R.M.C.T., Block F of the Chapel Acres Estates Addition, Part Five, as shown on the plat recorded in Volume 106, Page 203 of said O.P.R.M.C.T., and Lot 30, Block F of the Chapel Acres Estates Addition, Part Five, as shown on the plat recorded in M.C.C.D. 2008028069 of said O.P.R.M.C.T., to a 1/2 inch steel rod capped "LETH" found for the west corner of said Lot 30 and the north corner of Lot 1, Block 3 of the Fossil Ridge Addition, Part One as shown on the plat recorded in Volume 511, Page 161 of said O.P.R.M.C.T.;

THENCE South 55 degrees 54 minutes 23 seconds West, 8.97 feet with the common line of said 28.69 acres and said Lot 1, Block 3 of the Fossil Ridge Addition, to a 1/2 inch steel rod capped "1519 SURVEYING" set for the west corner of said 28.69 acres, being in the southeast right-of-way line of the St. Louis Southwestern Railroad Company railroad;

THENCE Northeasterly, 689.57 feet with a curve to the left having a radius of 2914.93 feet and a central angle of 13 degrees 33 minutes 15 seconds (chord bears North 37 degrees 33 minutes 06 seconds East, 687.96 feet), with the common line of said 28.69 acres and said railroad right-of-way to a 1/2 inch steel rod capped "1519 SURVEYING" set in said common line;

THENCE North 30 degrees 46 minutes 28 seconds East, 1934.28 feet with the common line of said 28.69 acres and said railroad right-of-way to a 1/2 inch steel rod capped "1519 SURVEYING" set in said railroad right-of-way for the north corner of said 28.69 acres and the west corner of Lot 20, Block 1 of the Western Ridge Estates Addition, Part Six, as shown on the plat recorded in Volume 1780, Page 30 of said D.R.M.C.T.;

THENCE South 32 degrees 46 minutes 41 seconds East, 1121.82 feet with the northeast line of said 28.69 acres and the southwest lines of the following tracts of land, Block 1 of said Western Ridge Estates Addition, Part Six, Block 1 of the Western Ridge Estates Addition, Part Four as shown on the plat recorded in Volume 1724, Page 813 of said D.R.M.C.T., and Block 1 of said Western Ridge Estates Addition, Part One to the POINT OF BEGINNING and containing 28.616 acres of land.

Bearings, distances, and acreage are grid, NAD83 State Plane Coordinate System, Texas Central Zone 4203



