



## Filing Receipt

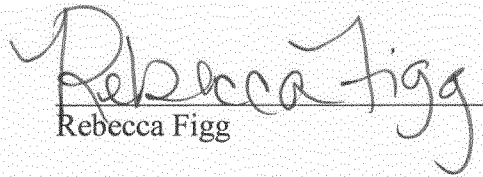
**Received - 2021-09-14 12:25:48 PM**  
**Control Number - 52004**  
**ItemNumber - 21**

**PUC REQUIRED CCN BOUNDARY DESCRIPTION**

**Aqua Texas, Inc.; Portion of Water Service Area  
CCN No. 13203; PUC Docket No. 52004  
Petition by DPSFLP, Ltd. to Amend Aqua Texas, Inc.'s CCN in Montgomery County  
by Expedited Release**

Pursuant to Texas Water Code § 13.257, Aqua Texas, Inc., holder of Certificate of Convenience and Necessity No. 13203, hereby files this Boundary Description for the portion of Aqua Texas, Inc.'s CCN No. 13203 that was released by the PUC in a September 8, 2021, written order in Docket No. 52004. 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.

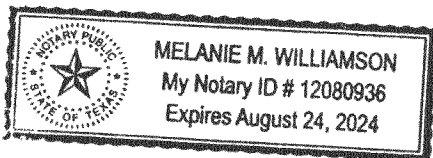
The Boundary Description is being filed on behalf of and at the request and instruction of Aqua Texas, Inc., based upon information and belief. Aqua Texas, Inc. specifically authorizes the filing of this Boundary Description to comply with Texas Water Code § 13.257 and its associated rules and regulations.

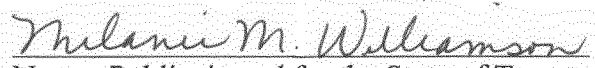
  
Rebecca Figg

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, Sept. 14, 2021.



  
Notary Public, in and for the State of Texas

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



# **Public Utility Commission of Texas**

**By These Presents Be It Known To All That**

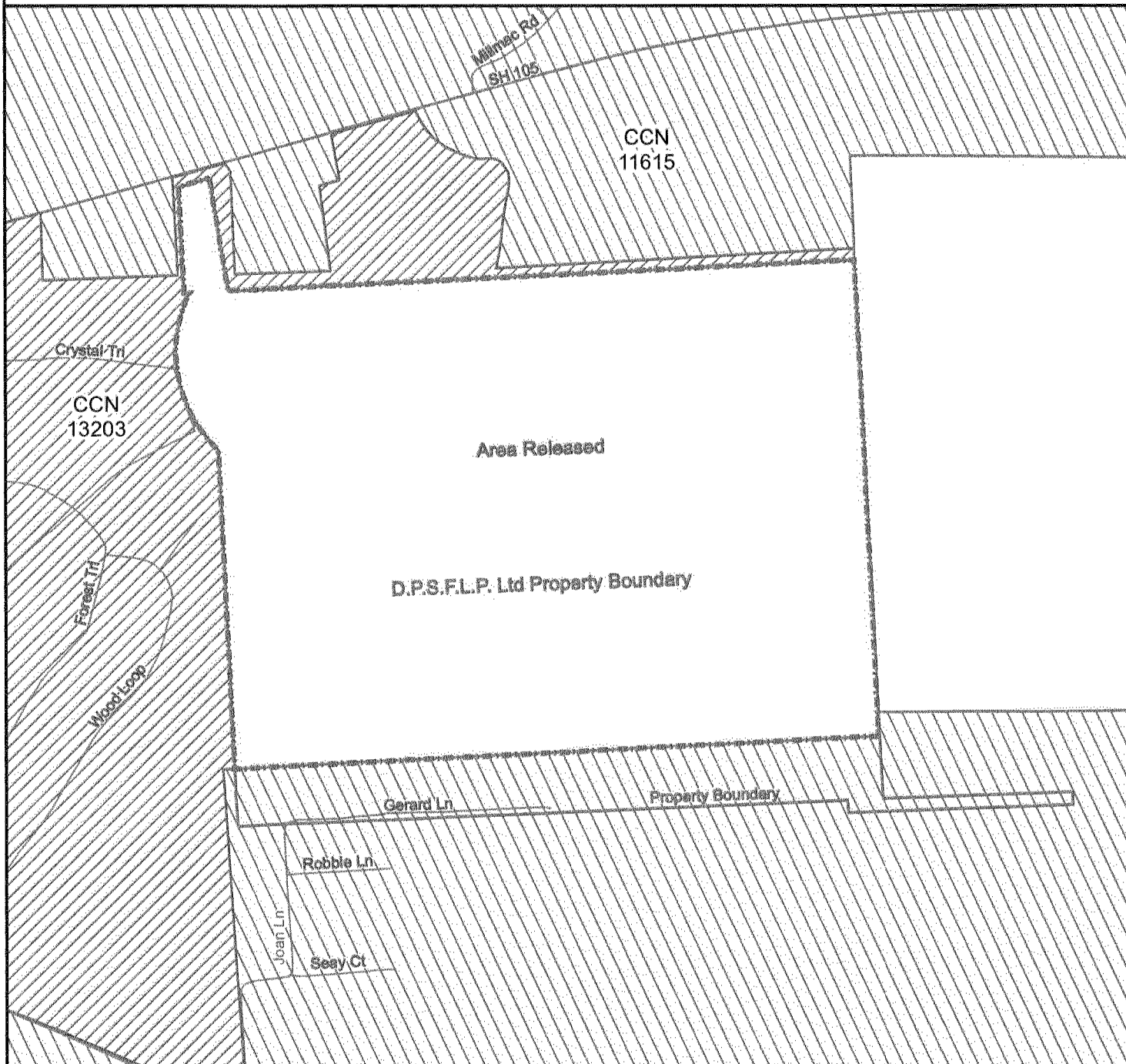
**Aqua Texas, Inc.**

having obtained certification to provide water utility service for the convenience and necessity of the public, and it having been determined by this Commission that the public convenience and necessity would in fact be advanced by the provision of such service, Aqua Texas, Inc. is entitled to this

## **Certificate of Convenience and Necessity No. 13203**



to provide continuous and adequate water utility service to that service area or those service areas in Brazoria, Chambers, Fort Bend, Grimes, Harris, Jefferson, Liberty, Montgomery, Polk, San Jacinto, Trinity, and Warton Counties as by final Order or Orders duly entered by this Commission, which Order or Orders resulting from Docket No. 52004 are on file at the Commission offices in Austin, Texas; and are matters of official record available for public inspection; and be it known further that these presents do evidence the authority and the duty of Aqua Texas, Inc. to provide such utility service in accordance with the laws of this State and Rules of this Commission, subject only to any power and responsibility of this Commission to revoke or amend this Certificate in whole or in part upon a subsequent showing that the public convenience and necessity would be better served thereby.

Aqua Texas, Inc.  
 Portion of Water CCN No. 13203  
 PUC Docket No. 52004  
 Petition by D.P.S.F.L.P. Ltd to Amend  
 Aqua Texas, Inc.'s CCN by Expedited Release in Montgomery County



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

**Water CCN**

-  13203 - Aqua Texas Inc
-  11615 - Town of Cut and Shoot



-  Area Released
-  Property Boundary

0 450 900  
 Feet



Map by: Komal Patel  
 Date created: June 15, 2021  
 Project Name: 52004AquaTx.mxd

## Exhibit "A"

## LEGAL DESCRIPTION

## TRACT I:

A TRACT OR PARCEL OF LAND CONTAINING 335.9702 ACRES BEING ALL OF THE SEYMOUR BEASLEY SURVEY, ABSTRACT 103 AND THE EASTERLY PORTION OF THE JOHN R. CUMMINGS SURVEY, ABSTRACT 140 IN MONTGOMERY COUNTY, TEXAS, BEING THAT SAME TRACT DESCRIBED IN INSTRUMENT IN VOLUME 812, PAGE 268 OF THE MONTGOMERY COUNTY DEED RECORDS SAID 335.9702 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING at a concrete monument found at the Southeast corner of said Seymour Beasley Survey, Abstract 103 and marking the Southwest corner of the William B. Brooks Survey, Abstract 73 and in the North boundary line of the Leven B. Weeden Survey, Abstract 611 and marking the Southwest corner of the Thomas N. Bass, et ux Connie T. Bass Tract described in instrument in Volume 1122, Page 65 of the Montgomery County Deed Records and in the North boundary line of the W. S. Weisinger, Jr. Tract described in Volume 812, Page 268 of the Montgomery County Deed Records;

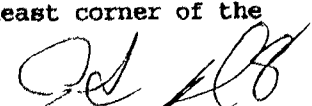
THENCE North 00 degrees 11 minutes 36 seconds East with the division line between said Brooks and Beasley Surveys a distance of 452.57 ft. to a concrete monument found at the Northwest corner of said Bass Tract and the Southwest corner of the Keystone Natural Resources Inc., so called 300 acre tract described in Clerk's File No. 9773446 of the Real Property Records of Montgomery County;

THENCE North 00 degrees 10 minutes 32 seconds East with said survey line passing the centerline of an 80 ft. Gulf States Electric Easement at 199.78 ft. in all a total distance of 1745.65 ft. to a 5/8 inch iron rod set in said survey line at the Northwest corner of said 300 acre tract and the Southwest corner of the Cody Birdwell so called 25 acre tract recorded in Film Code 738-01-2160;

THENCE North 00 degrees 09 minutes 01 seconds West continuing with said survey line and the West boundary of said Birdwell Tract a distance of 1293.14 ft. to a concrete monument found at the Northeast corner of the herein described tract and marking the Northeast corner of said Beasley Survey, Abstract 103 and marking the Southeast corner of the Thomas D. Brunett 25.26 acre tract described in instrument in Volume 666, Page 336 of the Deed Records of Montgomery County and the Southeast corner of the Josiah Woods Survey, Abstract 637;

THENCE South 88 degrees 52 minutes 18 seconds West with the South boundary of said Brunett 25.26 acre tract and the South boundary line of the Josiah Wood Survey, Abstract 637 a distance of 823.66 ft to a 3/8 inch iron rod found at the Southwest corner of said Brunett Tract and the Southeast corner of the T. J. Rutledge 4.2649 acre tract described in Film Code 274-00-1835 of the Clerks Records of Montgomery County;

THENCE North 89 degrees 33 minutes 38 seconds West with the South boundary of said Rutledge Tract and passing a 3/8 inch iron rod found at the Southwest corner of said Rutledge Tract and the Southeast corner of the Bennie C. Burt so called 38.56 acre tract described in instrument in Volume 340, Page 637 of the Deed Records of Montgomery County and passing the Southwest corner of said Burt Tract at a chain link fence corner which also marks the Southeast corner of the Doris D. Gilliland so called 17.321 acre tract described in Clerk's File No. 9701357 of the Official Public Records of Montgomery County a total distance of 2380.14 ft. to a 5/8 inch iron rod set at the Southwest corner of the Gilliland Tract and the Southeast corner of the



## Exhibit "A"

## LEGAL DESCRIPTION (continued)

Manning Tract described in Clerk's File No. 9701357 of the Official Real Property Records of Montgomery County,

THENCE South 88 degrees 14 minutes 36 seconds West continuing with the South line of said Josiah Woods Survey, Abstract 637 passing the South boundary lines of the following tracts: Delano E. Canales, et ux Elizabeth 2.220 acre tract described in Film Code No. 807-01-1327 and the Maria Enderle Tract described in Film Code 199-01-0128 and the H. J. Mobley 6.619 acre tract described in instrument recorded in Volume 770, Page 739 of the Deed Records of Montgomery County a total distance of 683.51 ft. to a 1 inch iron pipe found at the Southwest corner of said Mobley Tract and the Southeast corner of a certain 4.28 acre tract;

THENCE South 89 degrees 42 minutes 54 seconds West with the South boundary of said 4.28 acre tract passing the Northwest corner of said Beasley Survey and the East boundary of the line of the John R. Cummings Survey, Abstract 140, a total distance of 350.76 ft to a 5/8 inch iron rod set at the most Northwesterly corner of the herein described tract and marking the Northeasterly terminus of Lynchester Trails (a 50 ft. roadway) adjoining the East boundary of Crystal Forest Subdivision, Section 1 and delineated on said plat recorded in Cabinet A, Sheet 36A of the Map Records of Montgomery County;

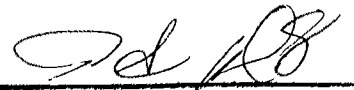
THENCE South 21 degrees 55 minutes 00 seconds West with the Easterly right-of-way line of Lynchester Trails a distance of 329.15 ft to a 5/8 inch iron rod set at the PC of a curve to the left in said right-of-way;

THENCE Southerly with a curve to the left having a radius of 543.69 ft, an arc length of 573.30 ft central angle of 60 degrees 25 minutes 00 seconds, long chords bears South 08 degrees 17 minutes 36 seconds East a distance of 547.11 ft to a 5/8 inch iron rod set at the PT of said curve;

THENCE South 38 degrees 30 minutes 00 seconds East continuing with the Easterly right-of-way line of Lynchester Trails a distance of 185.19 ft to a 5/8 inch iron rod set at the most Southerly Northeasterly terminus of said Lynchester Trails;

THENCE South 00 degrees 17 minutes 03 seconds East-96.75 ft to a 1/2 inch iron rod found at a point on line, South 00 degrees 17 minutes 03 seconds East a distance of 109.92 ft. to a 1/2 inch iron rod found at an angle point, South 00 degrees 15 minutes 53 seconds East-394.88 ft. to a 1/2 inch iron rod found at another angle point in the East boundary of Crystal Forest Subdivision, Section 1 as delineated on plat in Cabinet A, Sheet 36 A of the Map Records of Montgomery County, South 00 degrees 16 minutes 02 seconds East a distance of 116.49 ft. to a 1/2 inch iron rod found at another slight angle point, South 00 degrees 16 minutes 47 seconds East-50.01 ft. to a 1/2 inch iron rod found at another slight angle point, South 00 degrees 17 minutes 49 seconds East-57.11 ft. to a 1/2 inch iron rod found at another angle point, South 00 degrees 16 minutes 14 seconds East-57.06 ft. to a 1/2 inch iron rod found at another point and South 00 degrees 17 minutes 17 seconds East-1584.81 ft. to a railroad spike found at the Southwest corner of said Beasley Survey and marking the Southeast corner of Cummings Survey and the Northeast corner of the D. W. Collins Survey, Abstract 155 in North boundary of Dinger Estates as described in instrument in Volume 1101, Page 337 of the Deed Records of Montgomery County and marking the Southwest corner of the herein described 335.9702 acre tract;

THENCE South 89 degrees 47 minutes 32 seconds East with the North boundary



## LEGAL DESCRIPTION (continued)

line of said Dinger Estates a distance of 260.32 ft. to a 1/2 inch iron rod set at the Northwest corner of JoAnn Lane;

THENCE South 89 degrees 48 minutes 25 seconds East-60.03 ft. to a 1/2 inch iron rod set at the Northeast terminus of JoAnn Lane;

THENCE South 89 degrees 48 minutes 50 seconds East with the North boundary of the Leven B. Weeden Survey, Abstract 611 and the North boundary of Dinger Estates a distance of 1660.74 ft. to a 5/8 inch iron rod found at an angle point in the South boundary of said Beasley Survey and marking the Northwest corner of the W. S. Weisinger, Jr., Tract described in Volume 812, Page 268 of the Deed Records of Montgomery County;

THENCE South 89 degrees 51 minutes 21 seconds East with said survey line and the North boundary of said Weisinger Tract a distance of 2169.45 ft. to the PLACE OF BEGINNING and containing 335.9702 acres of land and being a portion of that Superior Homes, Inc., original 450.517 acre tract described in instrument in Volume 981, Page 352 of the Montgomery County Deed Records.

NOTE: This Company does not represent that the above acreage or square footage calculations are correct.

## TRACT II:

BEING 4.28 acres of land, more or less, out of an 8.6 acre tract in the Joseph H. Wood Survey, A-637, Montgomery County, Texas, as described in deed to W.E Denman dated April 5, 1948 and recorded in Volume 250, Page 278 of the Deed Records of Montgomery County, Texas, said 4.28 acre tract being out of Lot 7, Tract A, of the T. Rosner Subdivision, according to the map or plat thereof, recorded in Volume 4, Page 10 of the Montgomery County Map Records, and being more particularly described by metes and bounds as follows:

BEGINNING at the N.W. corner of the Denman 8.6 acre tract, a Post for corner in the South R.O.W. line of State Highway 105;

THENCE, S. 01°55' W., 684.7 feet with the West fence line or the 8.6 acre tract, same being the East line of the Joe Manning tract to an iron rod set for S.W. corner of this tract in the North boundary line of the J.R. Cummings Survey;

THENCE, N. 89°18' E., along the South line of the 8.6 acre tract and north boundary line of the Cummings Survey at 157.8 feet pass N.E. corner of Cummings Survey, same being northwest corner of Beasley Survey, and continue on in same course in all a distance of 316.4 feet to an iron rod set for corner in fence;

THENCE, N. 07°07' W., 732.3 feet with the fenced line to an iron rod for corner in the South R.O.W. line of Highway 105;

THENCE, S. 77°08' W., 216.2 feet with the South R.O.W. line of Highway 105 to the POINT OF BEGINNING and containing 4.28 acres of land.

NOTE: This Company does not represent that the above acreage or square footage calculations are correct.



Exhibit "A"

## LEGAL DESCRIPTION (continued)

## TRACT III:

A certain parcel of land being 2.72 acres, more or less, situated in the Leven Weeden Survey, A-611 and being out of and part of the W.S. Weisinger Tract described by deed recorded in Volume 812, Page 268 of the Deed Records of Montgomery County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found concrete monument at the southwest corner of the William B. Brooks Survey, A-73 and lying along the north boundary line of the Leven Weeden Survey, A-611, also marking the southwest corner of the Thomas Bass Tract as described by deed recorded in Volume 1122, Page 65 of said deed records and also lying along the north line of said W.S. Weisinger Tract;

THENCE S87°56'59"E along the north line of the herein described parcel and along the north line of said Weisinger tract, a distance of 1367.25 feet to a set 5/8 inch diameter iron rod at the westerly terminus of Dusty Lane (60.00 feet wide);

THENCE S00°41'43"W along said terminus, a distance of 80.00 feet to a set 5/8 inch diameter iron rod;

THENCE N87°57'32"W along the south line of the herein described parcel, a distance of 1362.38 feet to a set 5/8 inch diameter iron rod;

THENCE S89°51'12"W a distance of 120.00 feet to a set 5/8 inch diameter iron rod;

THENCE N00°08'48"W a distance of 80.00 feet to a set 5/8 inch diameter iron rod;

THENCE N89°51'12" E a distance of 120.00 feet to the POINT OF BEGINNING and containing 2.72 acres, more or less.

NOTE: This Company does not represent that the above acreage or square footage calculations are correct.





**E-FILED FOR RECORD**

**09/14/2021 10:23AM**



COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number  
sequence on the date and time stamped herein  
by me and was duly e-RECORDED in the Official Public  
Records of Montgomery County, Texas.

**09/14/2021**



County Clerk  
Montgomery County, Texas