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Filing Date - 2023-06-28 08:41:59 AM

Control Number - 52502

Item Number - 112

DOCKET NO. 52502

APPLICATION OF TEXAS WATER	§	PUBLIC UTILITY COMMISSION
SYSTEMS, INC. AND UNDINE TEXAS,	§	
LLC FOR SALE, TRANSFER, OR	§	OF TEXAS
MERGER OF FACILITIES AND	§	
CERTIFICATE RIGHTS IN GREGG,	§	
HENDERSON, SMITH, AND UPSHUR	§	
COUNTIES	§	

**APPLICANTS' SUPPLEMENTAL RESPONSE TO ORDER NO. 24 MAKING A
DETERMINATION TO HOLD A HEARING AND REQUIRING SUPPLEMENTAL
INFORMATION, COMMENDATION FROM COMMISSION STAFF, AND MOTION
TO ADMIT THE ADDITIONAL INFORMATION**

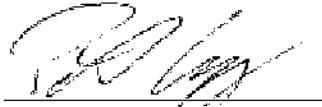
TO THE HONORABLE ADMINISTRATIVE LAW JUDGE:

COME NOW Texas Water Systems, Inc. and Undine Texas, LLC (collectively, the Applicants), and file their supplemental response to Order No. 24 Making a Determination to Hold a Hearing and Requiring Supplemental Information, Commendation from Commission Staff, and Motion to Admit the Additional Information.

On June 15, 2023, Applicants filed their Response to Order No. 24 at Docket Id. No. 52502-110 wherein Applicants advised the ALJ that on June 14, 2022, Applicant Undine filed Supplemental Information and Confidential Attachment A at Docket Id. Nos. 52502-41 and 52502-42 respectively in this matter setting forth a Capital Improvements Plan pursuant to the requirements of Order No. 24. Undine further clarified the year references in Docket Id. No. 52502-42 represent the years following closing, for example "Year 1" would be the first year after closing. Applicants file this Supplemental response with the attached Exhibit "C" water plant site maps in support of the Capital Improvement Plan.

Respectfully submitted,

Gregg Law PC



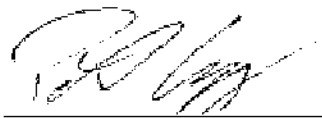
Peter T. Gregg
State Bar No. 00784174
910 West Ave., No. 3
Austin, Texas 78701
Phone: 512-522-0702
Fax: 512-727-6070
pgregg@gregglawpc.com

Attorneys for Undine Texas, LLC

DOCKET NO. 52502

CERTIFICATE OF SERVICE

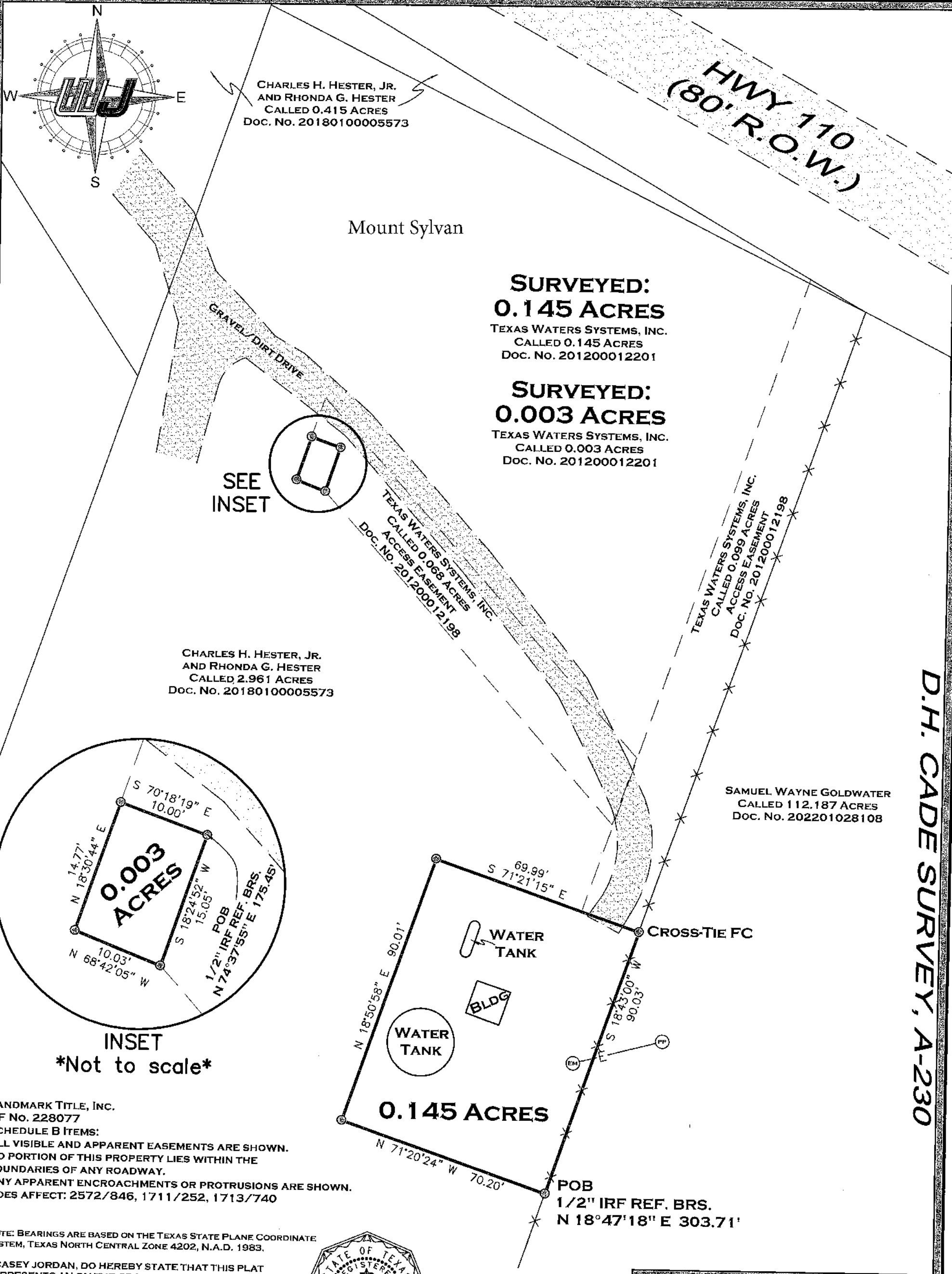
The undersigned hereby certifies that, unless otherwise ordered by the presiding officer, notice of the filing of this document was provided to all parties of record via electronic mail on June 28, 2023 in accordance with the Order Suspending Rules issued in Project No. 50664.



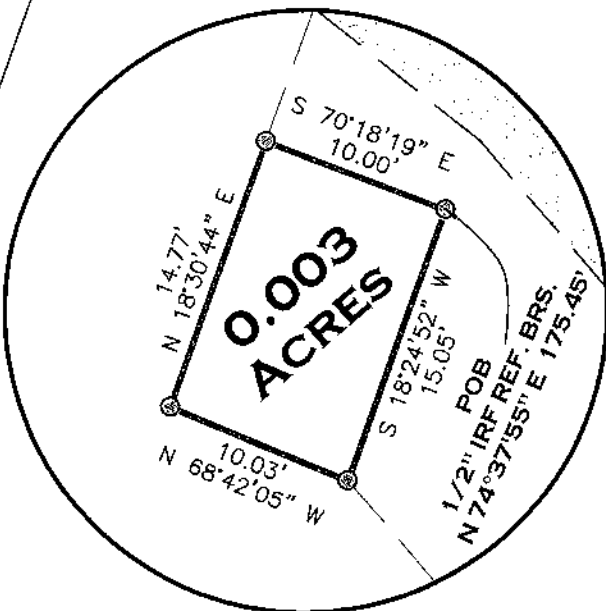
Peter T. Gregg

EXHIBIT C

SURVEYED: MULTIPLE TRACTS - HWY 110 - TYLER, TEXAS



D.H. CADE SURVEY, A-230

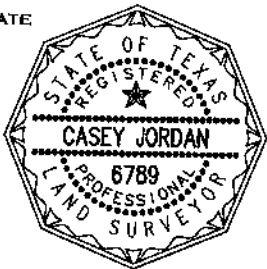


INSET
Not to scale


LANDMARK TITLE, INC.
GF No. 228077
SCHEDULE B ITEMS:
ALL VISIBLE AND APPARENT EASEMENTS ARE SHOWN.
NO PORTION OF THIS PROPERTY LIES WITHIN THE
BOUNDARIES OF ANY ROADWAY.
ANY APPARENT ENCROACHMENTS OR PROTRUSIONS ARE SHOWN.
DOES AFFECT: 2572/846, 1711/252, 1713/740

NOTE: BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE
SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, N.A.D. 1983.


I, CASEY JORDAN, DO HEREBY STATE THAT THIS PLAT
REPRESENTS AN ON THE GROUND SURVEY MADE UNDER MY
DIRECT SUPERVISION ON FEBRUARY 28TH, 2023.

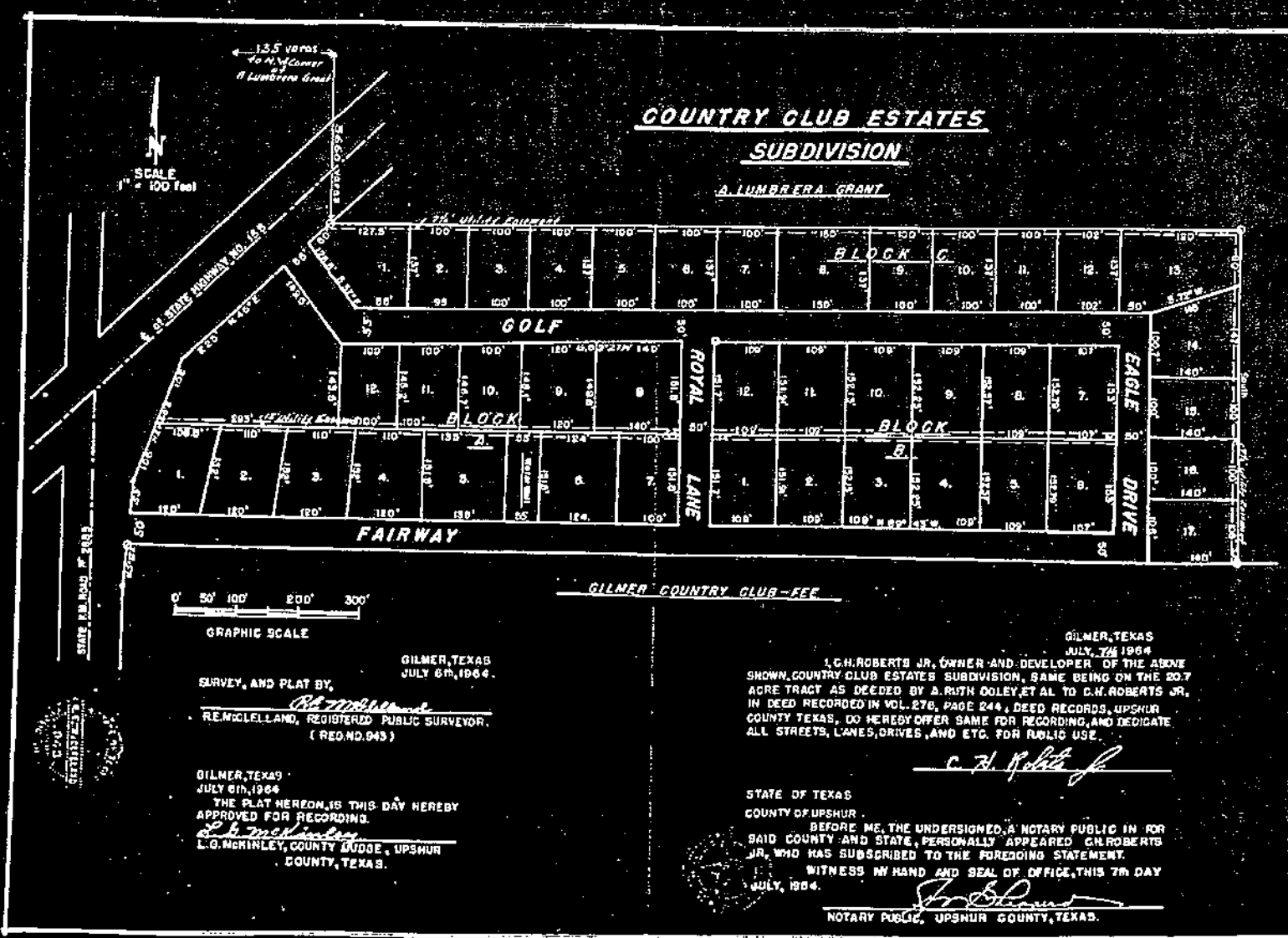



REGISTERED PROFESSIONAL LAND SURVEYOR No. 6789



10819 US HWY 69 N
TYLER, TX 75706
903-534-9000
LAND SURVEYING
TBPELS FIRM NO. 10025300

MANAGER: ACJ	CREW CHIEF: R.R	PREPARED BY: A.C.J ON MAR. 16TH, 2023	<div><p>SCALE: 1" = 30'</p></div> <div><p>☼/☼ = COTTON SPINDLE FOUND/SET ⊙/⊙ = 1/2" IRON ROD FOUND/SET FENCE — X — X — OVERHEAD ELECTRIC LINE — E — WM = WATER METER ⊠ = IRRIGATION VALVE PP = POWER POLE ⊠ = WATER VALVE</p><p>Ⓜ = MANHOLE Ⓢ = FIRE HYDRANT Ⓜ = GAS METER Ⓢ = SEPTIC LID/EQUIPMENT Ⓜ = ELECTRIC METER Ⓢ = PROPANE TANK Ⓜ = TELE. PEDESTAL Ⓢ = AIR CONDITIONER Ⓜ = PIPELINE MARKER Ⓢ = POINT FOR CORNER</p></div>	
ADDRESS: 13843 HWY 110 N	CITY/COUNTY: TYLER / SMITH	SURVEY/ABSTRACT NO.: CADE / A-230		
SUBDIVISION: NA	LOT/BLOCK NO.: NA	CLIENT: UNDINE		



**COUNTRY CLUB ESTATES
SUBDIVISION**

A LUMBRERA GRANT

GOLF

FAIRWAY

GILMER COUNTRY CLUB - FEE

0' 50' 100' 200' 300'
GRAPHIC SCALE

GILMER, TEXAS
JULY 6th, 1964.
SURVEY AND PLAT BY,
R. H. McInnis
R. H. MCINNIS, REGISTERED PUBLIC SURVEYOR,
(REG. NO. 943)

GILMER, TEXAS
JULY 6th, 1964
THE PLAT HEREON IS THIS DAY HEREBY
APPROVED FOR RECORDING.
L. G. McInnis
L. G. MCINNIS, COUNTY JUDGE, UPSHUR
COUNTY, TEXAS.

GILMER, TEXAS
JULY 7th, 1964

I, C. H. ROBERTS JR., OWNER AND DEVELOPER OF THE ABOVE
SHOWN COUNTRY CLUB ESTATES SUBDIVISION, SAME BEING ON THE 20.7
ACRE TRACT AS DECEDED BY A. RUTH DOLEY, ET AL TO C. H. ROBERTS JR.,
IN DEED RECORDED IN VOL. 276, PAGE 244, DEED RECORDS, UPSHUR
COUNTY TEXAS, DO HEREBY OFFER SAME FOR RECORDING AND DEDICATE
ALL STREETS, LAYERS, DRIVES, AND ETC. FOR PUBLIC USE.

C. H. Roberts Jr.

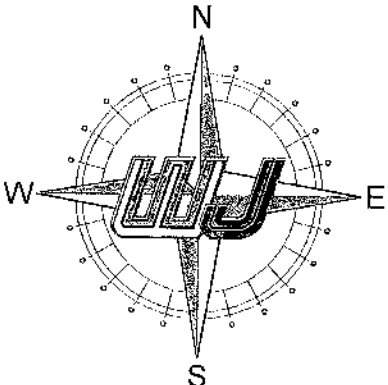
STATE OF TEXAS
COUNTY OF UPSHUR

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN FOR
SAID COUNTY AND STATE, PERSONALLY APPEARED C. H. ROBERTS
JR., WHO HAS SUBSCRIBED TO THE FOREGOING STATEMENT.
WITNESS MY HAND AND SEAL OF OFFICE, THIS 7th DAY
JULY, 1964.

[Signature]
NOTARY PUBLIC, UPSHUR COUNTY, TEXAS.

3 | 349

UPSHUR COUNTY, TX



SEE
INSET

JENNIFER WILSON AND
BRANDON LORRAINE WILSON
RESIDUE OF A
CALLED 30.061 ACRES
DOC. NO. 201705365

TEXAS WATER SYSTEMS, INC.
TRACT THREE
VOLUME 177, PAGE 220

KANDACE DANIELLE JONES
CALLED 6.855 ACRES
DOC. NO. 201803832

Friendship

INSET
NOT TO SCALE

SURVEYED: 0.061 ACRES

TEXAS WATER SYSTEMS, INC.
TRACT TWO
VOLUME 177, PAGE 220

POB
1/2" IRF REF. BRS.
N 54°39'25" W 128.34'

3/8" Iron
Rod Found

TANK

TANK

TANK

TANK

BLDG

BLDG

0.061 ACRES

1/2" IRF REF. BRS.
S 21°43'23" E 665.18'

1/2" Iron
Rod Found

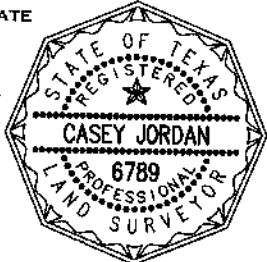
FM 852

LANDMARK TITLE, INC.
GF NO. 228077
SCHEDULE B ITEMS:
ALL VISIBLE AND APPARENT EASEMENTS ARE SHOWN.
NO PORTION OF THIS PROPERTY LIES WITHIN THE BOUNDARIES OF ANY
ROADWAY.
ANY APPARENT ENCROACHMENTS OR PROTRUSIONS ARE SHOWN.
DOES AFFECT: 180/65, 429/678, 429/878, 747/656

NOTE: BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE
SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, N.A.D. 1983.

I, CASEY JORDAN, DO HEREBY STATE THAT THIS PLAT
REPRESENTS AN ON THE GROUND SURVEY MADE UNDER MY
DIRECT SUPERVISION ON FEBRUARY 23RD, 2023.

REGISTERED PROFESSIONAL LAND SURVEYOR No. 6789



W.H. HEREFORD
SURVEY, A-519



10819 US Hwy 69 N
TYLER, TX 75706
903-534-9000

LAND SURVEYING
TBPELS FIRM NO. 10025300

MANAGER: A.C.J. CREW CHIEF: T.G.
ADDRESS: FM 852
CITY/COUNTY: GILMER / UPSHUR
SURVEY/ABSTRACT NO.: A-519
SUBDIVISION: N / A
LOT/BLOCK NO.: N / A
CLIENT: UNDINE

PREPARED BY: C.L.A. ON MARCH 15, 2023

JOB No. 23-0244

50 0 50
SCALE: 1" = 50'

☼/☼ = COTTON SPINDLE FOUND/SET

☼/● = 3/8" IRON ROD FOUND/SET

FENCE — X — X — X —

OVERHEAD ELECTRIC LINE — E —

WM = WATER METER ☒ = IRRIGATION VALVE

PP = POWER POLE ☒ = WATER VALVE

(MH) = MANHOLE

(SM) = GAS METER

(EM) = ELECTRIC METER

(T) = TELE. PEDESTAL

(PL) = PIPELINE MARKER

(FH) = FIRE HYDRANT

(S) = SEPTIC LID/EQUIPMENT

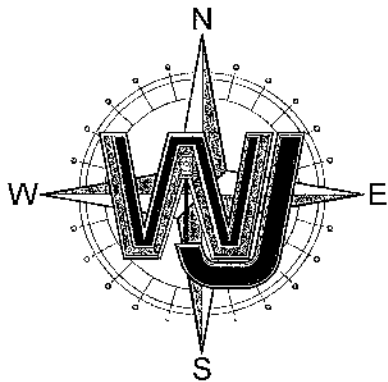
(PROP) = PROPANE TANK

(AC) = AIR CONDITIONER

(C) = POINT FOR CORNER

Upshur County,
Texas

Lots 1, 2, 3, 4 and 5 of Block 12 of the
Town of (Rosewood). Said lots shown on plat
recorded in Volume 9, Page 350 of the
Deed Records of Upshur County, Texas.



LOT 1
0.080 ACRES
TEXAS WATER SYSTEMS INC.
VOLUME 177, PAGE 220

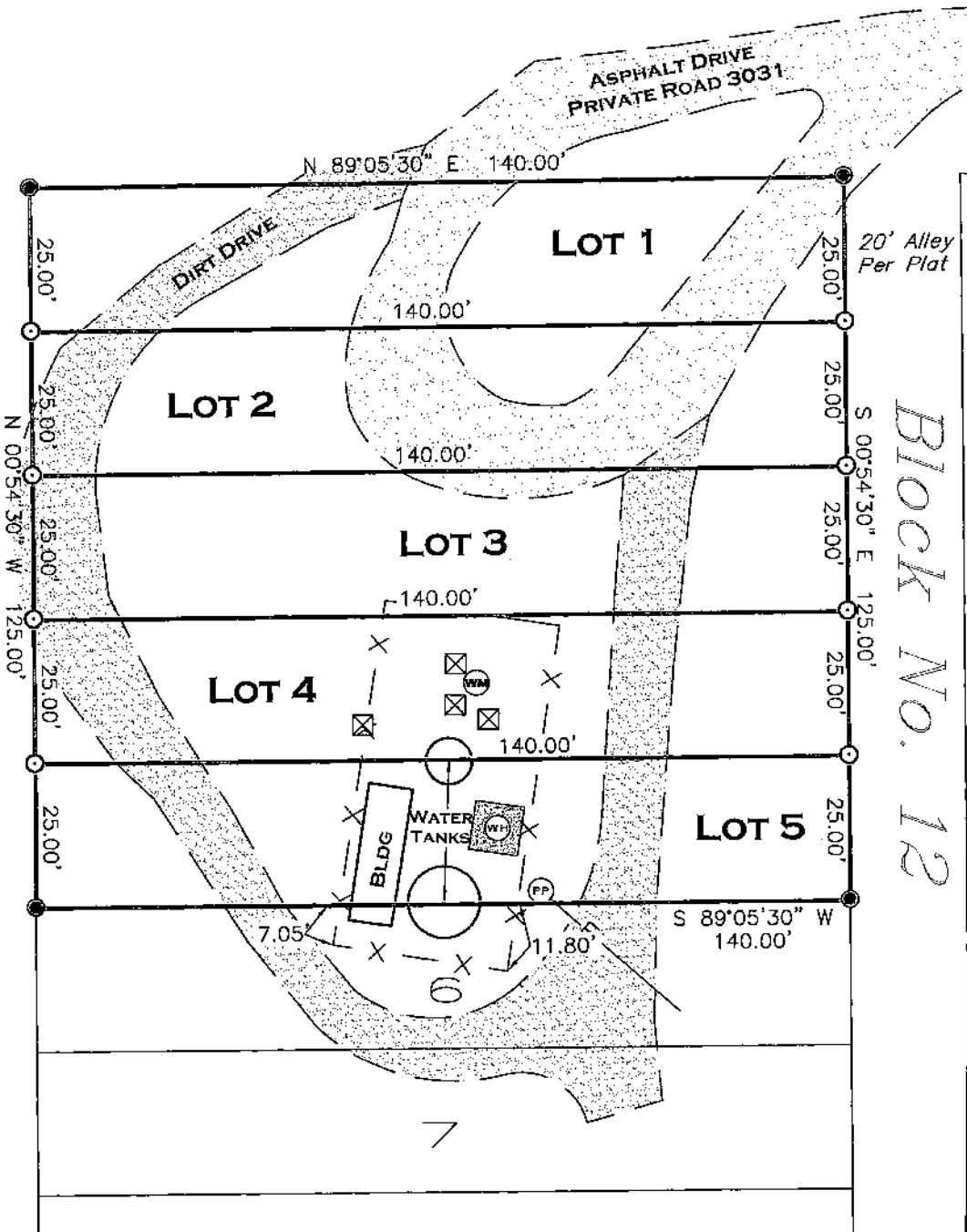
LOT 2
0.080 ACRES
TEXAS WATER SYSTEMS INC.
VOLUME 177, PAGE 220

LOT 3
0.080 ACRES
TEXAS WATER SYSTEMS INC.
VOLUME 177, PAGE 220

LOT 4
0.080 ACRES
TEXAS WATER SYSTEMS INC.
VOLUME 177, PAGE 220

LOT 5
0.080 ACRES
TEXAS WATER SYSTEMS INC.
VOLUME 177, PAGE 220

FOURTH STREET
(UNIMPROVED)

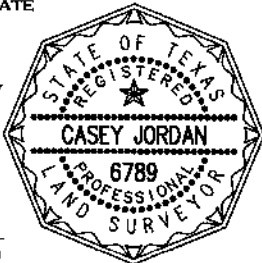


J. WALKER SURVEY, A-519

LANDMARK TITLE, INC.
GF No. 228077
SCHEDULE B ITEMS:
ALL VISIBLE AND APPARENT EASEMENTS ARE SHOWN.
NO PORTION OF THIS PROPERTY LIES WITHIN THE BOUNDARIES OF ANY ROADWAY.
ANY APPARENT ENCROACHMENTS OR PROTRUSIONS ARE SHOWN.
DOES NOT AFFECT: 180/65, 429/678, 429/878, 747/656

NOTE: BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE
SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, N.A.D. 1983.

I, CASEY JORDAN, DO HEREBY STATE THAT THIS PLAT
REPRESENTS AN ON THE GROUND SURVEY MADE UNDER MY
DIRECT SUPERVISION ON FEBRUARY 23RD, 2023.



- ⊙ = POINT FOR CORNER
⊙/⊙ = COTTON SPINDLE FOUND/SET
⊙/⊙ = 1/2" IRON ROD FOUND/SET
FENCE — X — X — X — X — X —
OVERHEAD ELECTRIC LINE — E — E —
WM = WATER METER ⊗ = WATER VALVE
PP = POWER POLE PL = PIPELINE MARKER
WH = WELL HOUSE FH = FIRE HYDRANT
GM = GAS METER S = SEPTIC LID/EQUIPMENT
EM = ELECTRIC METER PROP = PROPANE TANK
T = TELE. PEDESTAL ⚡ = AIR CONDITIONER

REGISTERED PROFESSIONAL LAND SURVEYOR No. 6789

WALKER, WARREN, & JORDAN
SURVEYING & MAPPING



10819 US HWY 69 N
TYLER, TX 75706
903-534-9000
TBPELS FIRM NO. 10025300

MANAGER: ACJ CREW CHIEF: T.G.
ADDRESS: PR 3031
CITY/COUNTY: GILMER / UPSHUR
SURVEY/ABSTRACT No.: A - 519
SUBDIVISION: THE TOWN OF ROSEWOOD
LOT/BLOCK No.: LOTS 1-5 / BLOCK 12
CLIENT: UNDINE

PREPARED BY: J.M.B. ON FEB. 23RD, 2023

JOB No. 23 - 0244



The bearings herein were oriented to agree with the Deed Record call along the Meandered South line of the herein referenced 978,014 acre tract.

Note: All of the subdivision shown herein is out of a called 978,014 acre tract described in a Deed from John C. Filburn et al, Shirley Filburn, Sons, Enterprise Limited Partnership, 879, a Texas Limited Partnership and The Filburns Irrevocable Trust to Texas Land and Lanes, LTD dated December 12, 2001 and recorded in Volume 8190, Page 173 of the Official Public Records of Smith County, Texas.

Note: This phase of the subdivision shown herein contains 180 lots and 631,708 acres.

Note: The lands in this phase of the subdivision contains 31,250 acres.

NOTES

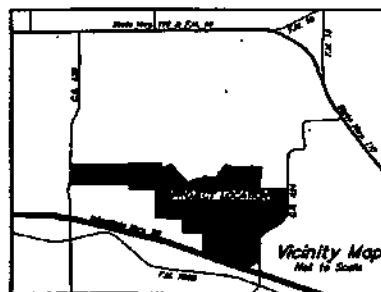
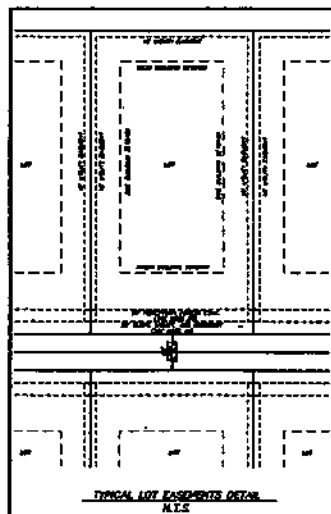
1. A 30' steep, utility, and drainage easement is hereby dedicated adjacent to all proposed rights-of-way.
2. A 20' Protection access easement is hereby dedicated adjacent to the slope, utility, and drainage easements noted in item #1.
3. A 10' utility easement is hereby dedicated adjacent to all non-steep lot lines.
4. The 40' access easement shown on lots 78, 140, and 141 is to be a private access easement for all members of the Stallion Lake Ranch Property Owners Association.
5. Canyons Area 1 shown on this plan to be dedicated to the Stallion Lake Ranch Property Owners Association.
6. Land use designated as single family residential.
7. Water service to be provided by Texas Water Systems, Inc.
8. Sewer service to be provided by individual septic tank systems.
9. Rail set in a power pole along the east boundary line of County Road No. 424. Second pole south of node entrance to existing ranch. Elevation is 538.40'. Elevation based on NGVD monument Y 981 (PDS-CRO7425) published elevation is 588.12'.
10. 30' along west side of County Road No. 424 is dedicated to the public per this plan. 30' along east side of County Road No. 424 is dedicated to the public per this plan.

"- Denotes 1/2" Iron Rod Set unless otherwise noted.

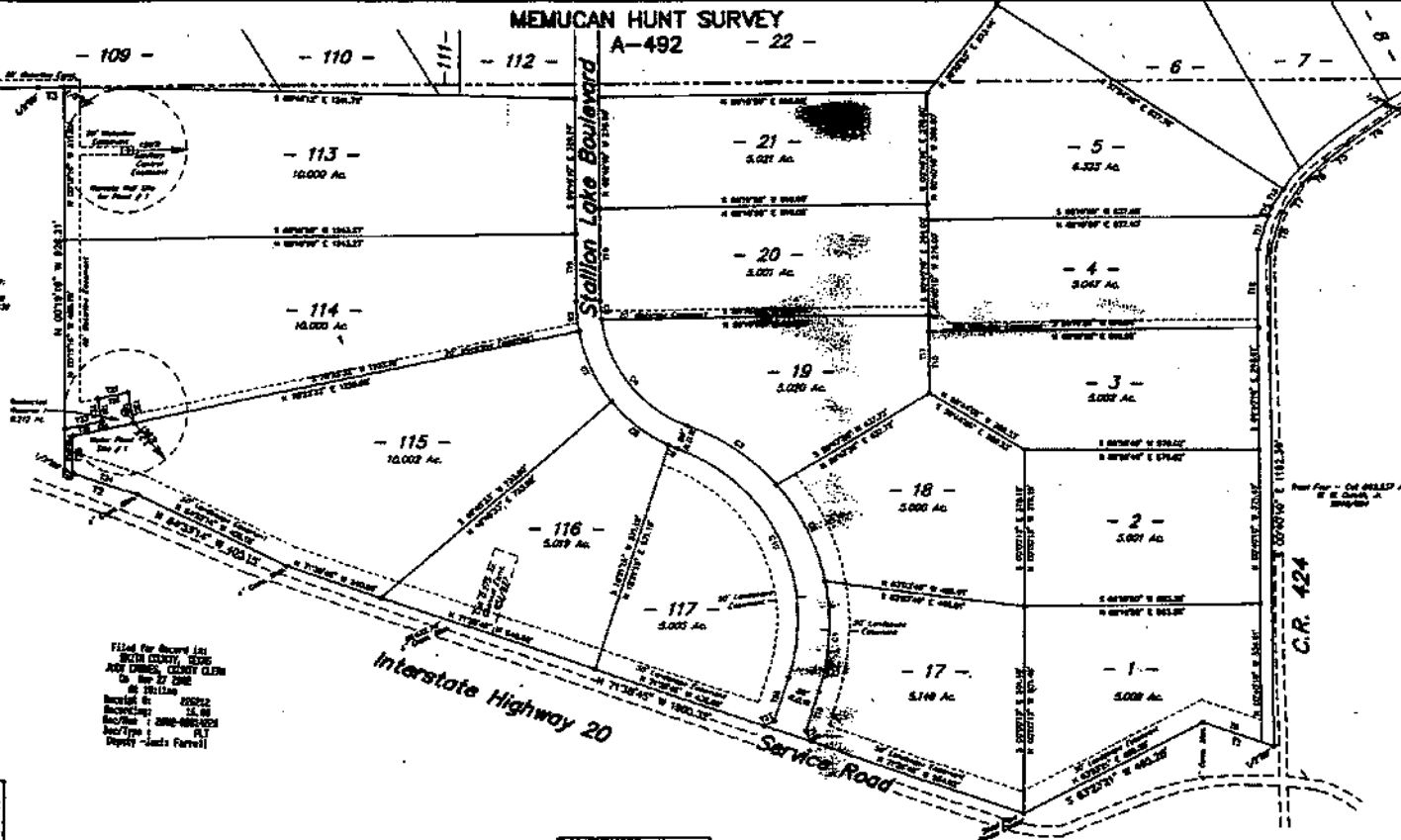
Proposed Road Right-of-Way are to be 60 feet in width unless otherwise noted.

A portion of the property shown herein lies in "ZONE A", approximately as shown above. The remainder of the property lies in "ZONE C" as shown on 7296 (Final, Interim Rule Map) Fund No. 461190 0000 B. Effective date July 2, 1967.

2002-R0014228



MEMUCAN HUNT SURVEY A-492



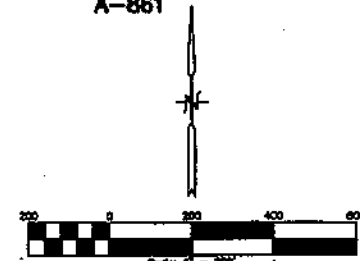
Filed for Record in
SMITH COUNTY, TEXAS
AND EXEMPTED FROM
G.L. Sec. 27, 28
ON 01/11/02
RECORD IN: 200212
RECORDING: 12, 48
BOOK: 2002-000000
PAGE: 1
Deputy: J. H. Sanders

CHANCE	BEARING	DISTANCE
10	N 71°30'00" E	103.96'
11	N 71°30'00" E	103.96'
12	N 71°30'00" E	103.96'
13	N 71°30'00" E	103.96'
14	N 71°30'00" E	103.96'
15	N 71°30'00" E	103.96'
16	N 71°30'00" E	103.96'
17	N 71°30'00" E	103.96'
18	N 71°30'00" E	103.96'
19	N 71°30'00" E	103.96'
20	N 71°30'00" E	103.96'
21	N 71°30'00" E	103.96'
22	N 71°30'00" E	103.96'

CHANCE	BEARING	DISTANCE
10	N 71°30'00" E	103.96'
11	N 71°30'00" E	103.96'
12	N 71°30'00" E	103.96'
13	N 71°30'00" E	103.96'
14	N 71°30'00" E	103.96'
15	N 71°30'00" E	103.96'
16	N 71°30'00" E	103.96'
17	N 71°30'00" E	103.96'
18	N 71°30'00" E	103.96'
19	N 71°30'00" E	103.96'
20	N 71°30'00" E	103.96'
21	N 71°30'00" E	103.96'
22	N 71°30'00" E	103.96'

CHANCE	BEARING	DISTANCE
10	N 71°30'00" E	103.96'
11	N 71°30'00" E	103.96'
12	N 71°30'00" E	103.96'
13	N 71°30'00" E	103.96'
14	N 71°30'00" E	103.96'
15	N 71°30'00" E	103.96'
16	N 71°30'00" E	103.96'
17	N 71°30'00" E	103.96'
18	N 71°30'00" E	103.96'
19	N 71°30'00" E	103.96'
20	N 71°30'00" E	103.96'
21	N 71°30'00" E	103.96'
22	N 71°30'00" E	103.96'

J. H. SANDERS SURVEY A-861



OWNER: J. H. SANDERS	RECORDING: 1/11/02
DATE: 1/11/02	SHEET NO.: 2 OF 2
APPROVED BY: J. H. SANDERS	DESIGNED BY: CHAS. HALL
	JOHN C. FILBURN & SONS, INC.

SHEET 2 OF 9
STALLION LAKE RANCH, PHASE I
SURVEYS AS SHOWN
SMITH COUNTY, TEXAS
SCALE: 1" = 200'

WARREN SURVEYING



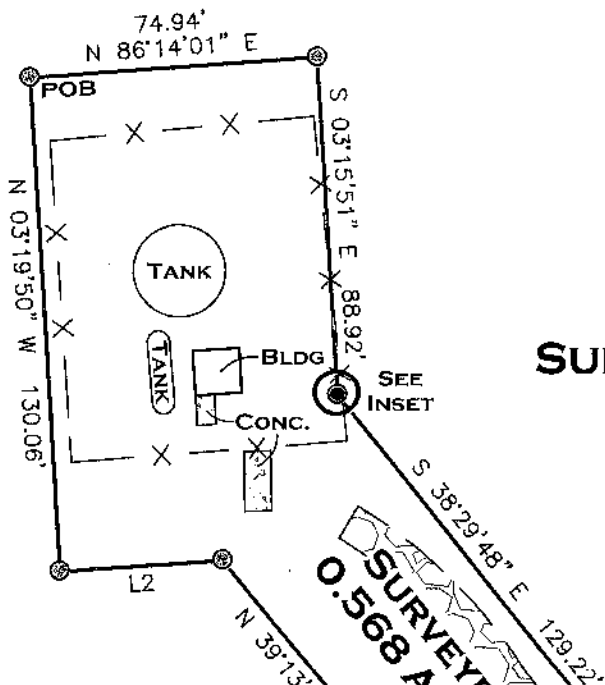
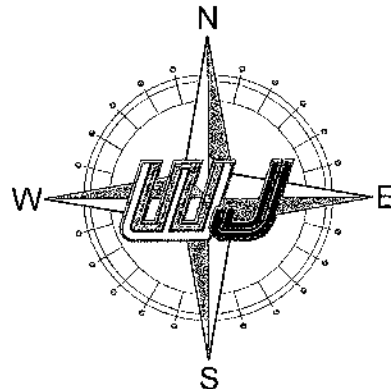
16335 F.M. RD. 040
LINDALE, TX 75771
OFFICE: (903) 382-3807
EMAIL: SURV@WARRENSURVING.COM

D 140-C

D/140-C

EXHIBIT "A" - SANITARY CONTROL EASEMENT

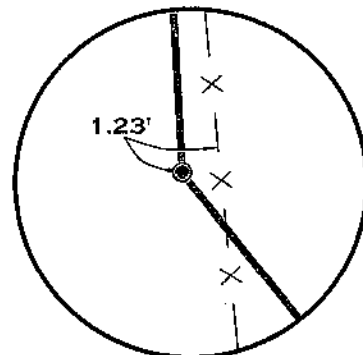
SMITH COUNTY, TX



SURVEYED: 0.568 ACRES

GARDEN VALLEY PARTNERS, LTD
CALLED 0.568 ACRES
Doc. No. 2005-R0023807BIRDIES IN THE PINES, LLC
RESIDUE OF A
CALLED 82.769 ACRES
Doc. No. 2012-00057971BIRDIES IN THE PINES, LLC
RESIDUE OF A
CALLED 82.769 ACRES
Doc. No. 2012-00057971

LINE	BEARING	DISTANCE
L1	N 60°13'18" W	63.91'
L2	S 86°13'10" W	42.36'



LANDMARK TITLE, INC.

GF No. 228077

SCHEDULE B ITEMS:

RESTRICTIONS: 1442/769, 1754/140, 7610/644, 7796/579, 2008R00045196,

2011-00036545, 201200039243

ALL VISIBLE AND APPARENT EASEMENTS ARE SHOWN.

NO PORTION OF THIS PROPERTY LIES WITHIN THE BOUNDARIES OF ANY ROADWAY.

ANY APPARENT ENCROACHMENTS OR PROTRUSIONS ARE SHOWN.

DOES AFFECT: 201901000040237, 5399/160, 2005-R0015585

DOES NOT AFFECT: 6/161, 6/168, 6/195, 1616/646, 1998/836, 2008-R00031791,

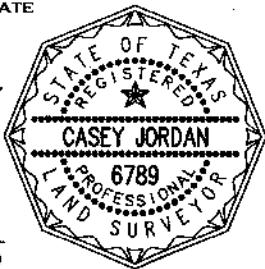
20160100042176, 2805/489

CAN NOT DETERMINE: 572/27, 572/61, 1102/58, 1131/613, 1157/575, 1157/604,

1488/350, 1748/248, 1748/256, 968/622, 1035/316, 1737/397,

NOTE: BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE
SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, N.A.D. 1983.I, CASEY JORDAN, DO HEREBY STATE THAT THIS PLAT
REPRESENTS AN ON THE GROUND SURVEY MADE UNDER MY
DIRECT SUPERVISION ON FEBRUARY 28, 2023.

REGISTERED PROFESSIONAL LAND SURVEYOR No. 6789



A. HALE SURVEY, A-425

○ = POINT FOR CORNER

⊗/⊙ = COTTON SPINDLE FOUND/SET

⊗/⊙ = 1/2" IRON ROD FOUND/SET

FENCE — X — X — X — X — X —

OVERHEAD ELECTRIC LINE — E — E —

WM = WATER METER

⊗ = WATER VALVE

PP = POWER POLE

WH = WELL HOUSE

MH = MANHOLE

FH = FIRE HYDRANT

GM = GAS METER

S = SEPTIC LID/EQUIPMENT

EM = ELECTRIC METER

PROP = PROPANE TANK

T = TELE. PEDESTAL

⊗ = AIR CONDITIONER

10819 US HWY 69 N
TYLER, TX 75706
903-534-9000LAND SURVEYING
TBPELS FIRM NO. 10025300

MANAGER: A.C.J. CREW CHIEF: T.G.

ADDRESS: FM 1995

CITY/COUNTY: LINDALE / SMITH

SURVEY/ABSTRACT NO.: A-425

SUBDIVISION: N / A

LOT/BLOCK NO.: N / A

CLIENT: UNDINE

PREPARED BY: C.L.A. ON MARCH 15, 2023

JOB No. 23-0244

50 0 50



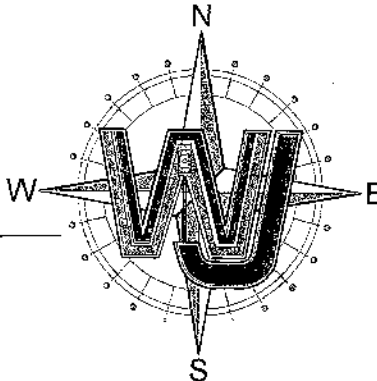
SCALE: 1" = 50'

SURVEYED: LOT 6 - GARDEN ACRES SUBDIVISION - LONGVIEW, TEXAS

Gregg County, Texas

All that certain lot, tract or parcel of land being, Lot 6, Block 4,
GARDEN ACRES SUBDIVISION, according to the pat thereof recorded
in Volume 1074, Page 436, Official Records of Gregg County, Texas.

MARTIN CANTERO
AND MARBELLA CANTERO
CALLED 41.88 ACRES
Doc. No. 201114589



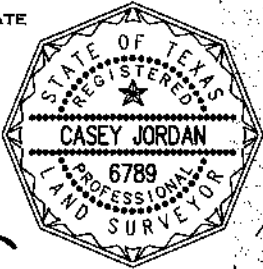
POPPY LANE

SURVEYED: LOT 6
0.816 ACRES
TEXAS WATER SYSTEMS INC.
Doc. No. 200708146

LANDMARK TITLE, INC.
GF No. 228077
SCHEDULE B ITEMS:
RESTRICTIONS: 1090/4
ALL VISIBLE AND APPARENT EASEMENTS ARE SHOWN.
NO PORTION OF THIS PROPERTY LIES WITHIN THE BOUNDARIES OF ANY ROADWAY.
ANY APPARENT ENCROACHMENTS OR PROTRUSIONS ARE SHOWN.
DOES AFFECT: 1074/436

NOTE: BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE
SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, N.A.D. 1983.

I, CASEY JORDAN, DO HEREBY STATE THAT THIS PLAT
REPRESENTS AN ON THE GROUND SURVEY MADE UNDER MY
DIRECT SUPERVISION ON FEBRUARY 23RD, 2023.



REGISTERED PROFESSIONAL LAND SURVEYOR No. 6789

J. LAGRONE SURVEY, A-124 (SEC. 3)

WALKER, WARREN, & JORDAN
SURVEYING & MAPPING
10819 US HWY 69 N
TYLER, TX 75706
903-534-9000
TBPELS FIRM NO. 10025300

MANAGER: ACJ	CREW CHIEF: T.G.
ADDRESS: 605 POPPY LANE	
CITY/COUNTY: LONGVIEW / GREGG	
SURVEY/ABSTRACT NO.: A-124-SEC. 3	
SUBDIVISION: GARDEN ACRES	
LOT/BLOCK NO.: LOT 6 / BLOCK 4	
CLIENT: UNIDINE	

PREPARED BY: J.M.B. ON FEB. 24TH, 2023

JOB No. 23-0244

30 0 30

SCALE: 1" = 30'

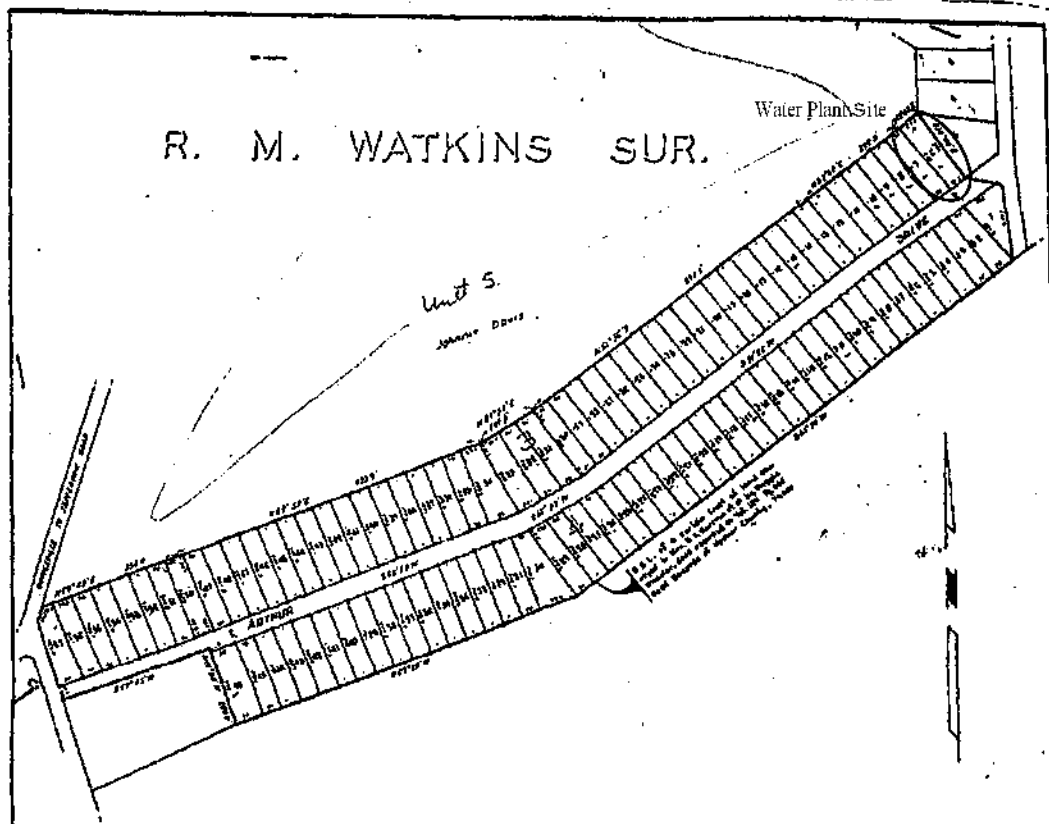
☼ = COTTON SPINDLE FOUND/SET
⊙/● = 3/8" IRON ROD FOUND/SET
FENCE — X — X —
OVERHEAD ELECTRIC LINE — E —
WM = WATER METER ☒ = IRRIGATION VALVE
PP = POWER POLE ☒ = WATER VALVE
WH = WELL HOUSE FH = FIRE HYDRANT
GM = GAS METER S = SEPTIC LID/EQUIPMENT
EM = ELECTRIC METER PROP = PROPANE TANK
T = TELE. PEDESTAL AC = AIR CONDITIONER
PL = PIPELINE MARKER ○ = POINT FOR CORNER

2/224

No. 440

R. M. WATKINS SUR.

Water Plant Site



STATE OF TEXAS
COUNTY OF GREGG

UPSHUR COUNTY, TEXAS

I, Joe W. Hart, Civil Engineer, do hereby certify that this plat represents the subdivision of 25,000 acres of land in the R. M. Watkins Survey, Upshur County, Texas, and being a portion of a larger tract of land conveyed to Mrs. B. A. Harrison et al by Maggie Wheeler, deed of record in Vol. 189 Pg. 355 Deed Records, Upshur County, Tex. Witness my hand and seal this 31st day of March, 1911.

Approved this 31st day of March, 1911, by the County Judge, Upshur County, Texas.

Joe W. Hart
Registered Professional Engineer (524)

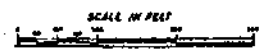
Represents [] from Deeds (Ref) for owner

We, the undersigned, Johnnie Davis, J. C. Avery and Sally E. Avery, do hereby subdivide the above 25,000 acres and dedicate the gravel shown hereon to the public for its use.

Johnnie Davis
Johnnie Davis

J. C. Avery
J. C. Avery

Sally E. Avery
Sally E. Avery



Before me, the undersigned, a Notary Public in and for said county and state, on this day personally appeared Johnnie Davis, J. C. Avery and Sally E. Avery, his wife known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and considerations therein expressed, and the said Sally E. Avery, wife of said J. C. Avery, having been examined by me privately and apart from her husband and then willingly signed the same for the purposes and considerations therein expressed and that she did not wish to retract it.

Witness my hand and seal of office this 31st day of March, 1911.
J. A. Pratt
Notary Public in and for Gregg County, Texas

CAMP JOY UNIT NO. 4

A subdivision of 25,000 acres of land located in the R. M. Watkins Survey, Upshur County, Texas and being a portion of a certain tract of land conveyed to Mrs. B. A. Harrison et al by Maggie Wheeler deed of record in Vol. 189 Pg. 355 Deed Records of Upshur County, Texas.

J. W. Hart Engineering Company

Marsh St. Longview, Texas