



## Filing Receipt

**Received - 2022-06-01 02:43:20 PM**  
**Control Number - 52694**  
**ItemNumber - 13**



# WATERENGINEERS, INC.

WATER & WASTEWATER TREATMENT CONSULTANTS

17230 HUFFMEISTER ROAD, SUITE A~CYPRESS, TEXAS 77429-1643

TEL: 281-373-0500 FAX: 281-373-1113

June 1, 2022

Public Utility Commission of Texas  
Central Records  
1701 N. Congress, Suite 8-100  
Austin, TX 78701

Re: Petition of Ben F. Vaughan, III, and Frost Bank, as Co-Trustees of the Genevieve Tarlton Dougherty Trust No. 2, for Ben F. Vaughan, III;  
James Cullen Vaughan, as Trustee of the James Cullen Vaughan GST Exempt Trust;  
And Catherine A. Payer, as Trustee of the Rachel Catherine Vaughan GST Exempt Trust, as Trustee of the Daniel Benjamin Vaughan GST Exempt Trust, and as Trustee of the Patrick Michael Vaughan GST Exempt Trust  
to Amend the Aqua Water Supply Corporation's Certificate of Convenience and Necessity in Bastrop County by Expedited Release  
Docket No. 52694

Dear Commission:

Per the May 11, 2022 Commission Staff's Supplemental Recommendation on Administrative Completeness and Notice and the Memorandum from Jolie Mathis requiring a sealed metes and bounds survey by June 10, 2022, please find the attached sealed metes and bounds survey. The sealed metes and bounds survey was also emailed to Tracy Montes on 5/25/2022.

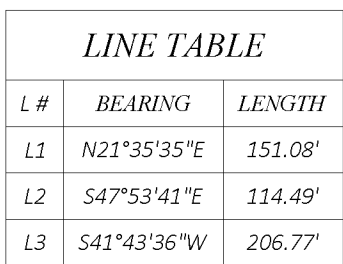
This process has been lengthy and complicated and we appreciate the PUC staff's patience and willingness to work with us.

Please feel free to email me at [syoung@waterengineers.com](mailto:syoung@waterengineers.com) or call at 281-373-0500 if you have any questions or if you require any additional information.

Sincerely,  
WATERENGINEERS, INC.

Shelley Young, P.E.  
Project Engineer

TO BE PLOTTED ON 36" X 48" PAPER



**FLOOD ZONE INFORMATION:**  
SOME PORTIONS OF THE SUBJECT PROPERTY FALLS WITHIN THE BOUNDARY LIMITS OF ZONE "A". AREAS WITHIN THE SPECIAL FLOOD HAZARD AREA WITHIN BASE FLOOD ZONE, SPECIAL FLOOD HAZARD AREAS (SPECIAL LIMITS OF ZONE "A"), AREAS WITHIN THE SPECIAL FLOOD HAZARD AREA WITHIN ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF THE STUDY OF THE (WPM) FIRM PANEL NUMBER 4802110000, DATED JANUARY 19, 2006 AND 4802103100 (DATED JANUARY 19, 2006 FOR BASTROP COUNTY, UNINCORPORATED AREAS AND PANEL NUMBER 4645320710) DATED JANUARY 6, 2016 FOR TRAVIS COUNTY, UNINCORPORATED AREAS. OTHER PORTIONS OF THIS SUBDIVISION FALL WITHIN ZONE "A".  
(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

WAUGHAN TRACT TOTAL = 192.367 ACRES - @ 379,526.53 SQ. FT.

- MONUMENT LEGEND / NOTES:**
- = FOUND MONUMENT AS DESCRIBED.
  - = 5/8" IRON ROD WITH CAP STAMPED "SPOT ON SURVEYING".
  - A = FOUND IRON ROD WITH CAP STAMPED "SUNNY-TEX".
  - B = FOUND 1/2" IRON ROD.
  - C = FOUND IRON ROD WITH CAP STAMPED "APLS 2753 PROP".
  - D = FOUND 5/8" IRON ROD.
  - E = FOUND IRON ROD WITH CAP STAMPED "PROPERTY CORN".

Q = FOUND MONUMENT AS DESCRIBED.

## DIRECTED DESIGNS

- 
- Diagram illustrating various boundary types and their corresponding symbols:
- OVERALL OUTSIDE BOUNDARY
  - RIGHT OF WAY.
  - EASEMENT LIMITS.
  - ADJOINING LOT LINES.
  - BURIED WATERLINE
  - OVERHEAD WIRES.
  - BARBED WIRE FENCE.
  - A.C. HATCH.
  - GRAVEL LIMITS.
  - CHAIN LINK FENCE.
  - GUY WIRE.

20. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.)

9. A PURCHASE AGREEMENT GRANTED TO UNITED PROUDER PIPE LINE COMPANY, BY INSTRUMENT DATED AUGUST 14, 1988, RECORDED IN VOLUME 85, PAGE 67 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS (TRACTS 2 AND 3) (NOT AFFECTED NOT SUBJECT)
10. A PURCHASE AGREEMENT GRANTED TO UNITED PROUDER PIPE LINE COMPANY, BY INSTRUMENT DATED AUGUST 20, 1988, RECORDED IN VOLUME 85, PAGE 66 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS (TRACTS 2 AND 3) (NOT AFFECTED NOT SUBJECT)
11. A PURCHASE AGREEMENT GRANTED TO UNITED PROUDER PIPE LINE COMPANY, BY INSTRUMENT DATED AUGUST 20, 1988, RECORDED IN VOLUME 86, PAGE 58 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS (TRACT 3) (NOT AFFECTED NOT SUBJECT)
12. AN INTEREST IN LANDS GRANTED TO UNITED PROUDER PIPE LINE CORPORATION, BY INSTRUMENT DATED MARCH 24, 1935, RECORDED IN VOLUME 86, PAGE 58 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS (TRACT 3) (UNDESIRABLE EVIDENCE OF THIS CONVEYANCE BEING SUBJECT MATTER AT THE TIME, WAS EXPIRED)
13. A PURT, LINES AND APPURTAINANCES EASEMENT GRANTED TO THE SHELBY HILL CONVEYANCE, BY INSTRUMENT DATED MARCH 28, 1935, RECORDED IN VOLUME 86, PAGE 59 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS (TRACT 3) (UNDESIRABLE EVIDENCE OF THIS CONVEYANCE BEING SUBJECT MATTER AT THE TIME, WAS EXPIRED)
14. A CHANNING EASEMENT GRANTED TO THE STATE OF TEXAS, BY INSTRUMENT DATED APRIL 11, 1942, RECORDED IN VOLUME 307, PAGE 422 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS (TRACTS 2 AND 3) (NOT AFFECTED)
15. A CHANNING EASEMENT GRANTED TO THE STATE OF TEXAS, BY INSTRUMENT DATED APRIL 11, 1942, RECORDED IN VOLUME 307, PAGE 423 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS (TRACTS 2 AND 3) (NOT AFFECTED)
16. A CHANNING EASEMENT GRANTED TO THE STATE OF TEXAS, BY INSTRUMENT DATED APRIL 11, 1942, RECORDED IN VOLUME 307, PAGE 424 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS (TRACTS 2 AND 3) (NOT AFFECTED)
17. A PURE WATER RIGHTS EASEMENT GRANTED TO AQUA WATER SUPPLY CORP., BY INSTRUMENT DATED DECEMBER 9, 1981, RECORDED IN VOLUME 787, PAGE 38 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS (TRACT 4) (NOT AFFECTED)
18. A PURE WATER RIGHTS EASEMENT GRANTED TO AQUA WATER SUPPLY CORPORATION, BY INSTRUMENT DATED JANUARY 14, 1985, RECORDED IN VOLUME 787, PAGE 39 AS ALLEGEDLY BY EASEE, BUT PAGE 872 OF THE OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS (TRACT 3) (EASEE'S OWN DOCUMENT)
19. AN ENDING UNDERGROUND WATER EASEMENT GRANTED TO AQUA WATER SUPPLY CORPORATION, EVINCED BY INSTRUMENT DATED NOVEMBER 9, 1987, RECORDED IN VOLUME 787, PAGE 40 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS (TRACT 3) (NOT AFFECTED)
20. AN ENDING UNDERGROUND TELEPHONE RIGHT EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, EVINCED BY INSTRUMENT DATED NOVEMBER 30, 1987, RECORDED IN VOLUME 787, PAGE 42 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS (TRACT 3) (NOT AFFECTED)
21. THE RULES, ORDINANCES AND STATUTIONS OF THAT CERTAIN WARRANTY DEED DATED MAY 1, 1990, RECORDED IN VOLUME 571, PAGE 293 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS (TRACT 3) (NOT AFFECTED)
22. A PRIVATE DISTRIBUTION LINE AND A WATER LINE IN THE NORTHEAST PART OF THE SUBJECT PROPERTY, AS DESCRIBED IN INSTRUMENT DATED MARCH 28, 1935, RECORDED IN VOLUME 86, PAGE 59 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS (TRACT 3) (NOT AFFECTED) (NOTE: ALSO MENTIONED ON COUNTY ROAD 263 AT C.A. MERRY'S ROAD)
23. RIGHTS TO UNDRAGD FARMLAND FROM TRACT 7 TO DOYLE ROAD AS DESCRIBED IN INSTRUMENT DATED IN VOLUME 2135, PAGE 1 AND VOLUME 2136, PAGE 615 OF 51 PAGES (NOT AFFECTED)
24. A PURCHASE AGREEMENT GRANTED TO BLUEBURNET ELECTRIC COOPERATIVE, INC., BY INSTRUMENT DATED MARCH 3, 1926, RECORDED UNDER NUMBER 20, 203534-04 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (TRACTS 2 AND 3) (DOES NOT AFFECT SUBJECT PROPERTY)
25. AN ACCESS EASEMENT GRANTED TO CRENSHAW MANIA WATER SUPPLY CORPORATION, BY INSTRUMENT DATED MAY 1, 2030, RECORDED UNDER NUMBER 20,303779-04 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (TRACTS 2 AND 3)
26. A WATER PURCHASE EASEMENT GRANTED TO THE CRENSHAW MANIA WATER SUPPLY CORPORATION, CC, BY INSTRUMENT DATED MAY 1, 2030, RECORDED UNDER DOCUMENT NUMBER 20,303779-04 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (TRACTS 2 AND 3)
27. A WATER PURCHASE CONTRACT BETWEEN CRENSHAW MANIA WATER SUPPLY CORPORATION, INC. AND BLUEBURNET ELECTRIC COOPERATIVE, INC., BY INSTRUMENT DATED FEBRUARY 28, 20303744-04 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (TRACT 2)

192.367 ACRES  
8379526.53 SQ. FT.

TRACT 2  
JAMES CULLEN VAUGHAN ET. AL.  
87.594 ACRES OUT OF  
TRACT 2 - 143.82 ACRES  
VOLUME 598, PAGE 332,  
VOLUME 2116, PAGE 155,  
VOLUME 2196, PAGE 386,  
VOLUME 2196, PAGE 515  
O.P.R.B.C.TX.

VACANT LAND  
SH 22  
DALE, TX. 79616  
BCAD PID: 54902, 57553

**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.

THE BASIS OF READINGS OF THIS

**COMMITMENT FOR TITLE INSURANCE:**  
(GSF NO. 20250423) PREPARED BY FIRST AMERICAN TITLE COMPANY  
15511 N. MARCH 10, 2023 AND EFFECTIVE ON FEBRUARY 23, 2023

(SGF NO. 202300423) PREPARED BY FIRST AMERICAN TITLE COMPANY

**LEGAL DESCRIPTION (PER TITLE COMMITMENT)**  
BEING 292.367 ACRES, MORE OR LESS, SITUATED IN THE JAMES DOYLE SURVIVOR TRACT 3- BEING 27.136 ACRES OUT OF THAT 389.71 ACRES MORE OR LESS, S

BEING 292.367 ACRES, MORE OR LESS, SITUATED IN THE JAMES DOYLE SURVEY,

TRACT 1: BEING 27,336 ACRES OUT OF THAT 388.73 ACRES MORE OR LESS, SAID MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS SHOWN ON EXHIBIT, MADE A PART HEREOF.

TRACT 2: BEING 87,594 ACRES OUT OF THAT 248.82 ACRES, MORE OR LESS, SAID MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS SHOWN ON EXHIBIT.

TRACT 3: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS SHOWN ON EXHIBIT.


TRACT 4: EASEMENT TRACT FOR ACCESS CREATED BY THAT CERTAIN WARRANTED BASTROP COUNTY, TEXAS, BEING OVER AND ACROSS 4,286 ACRES, MORE OR LESS, PARTICULARLY DESCRIBED BY METES AND BOUNDS SHOWN ON EXHIBIT TO "A" HEREOF.

\* ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED

- \*\*\* THE SURVEYOR MAKES NO GUARANTEE THAT THE IMPROVEMENTS SHOWN HEREON COMPRISE OF ALL IMPROVEMENTS IN THE AREA EITHER IN USE OR ABANDONED. THE SURVEYOR DOES CERTIFY THAT THE IMPROVEMENTS SHOWN WERE LOCATED AS ACCURATELY AS POSSIBLE.

TO CEMENTANO DEVELOPMENT LLC (ITS AFFILIATES)

I, SCOTT A. MAHN, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 1 SURVEY AND WAS MADE ON THE GROUND BY ME OR UNDER MY DIRECTION AND THAT SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATION AND RESTRICTIONS THAT MAY BE OF RECORD, THE MONUMENTS SHOWN HEREON WERE PROPERLY FOUND AND/OR PLACED UNDER MY SUPERVISION.


 2021/05/18  
 DATED  
 SCOTT A. MANN APR 15 2021  
 SPOON SURVEYING, INC.  
 624 JEFFERS LANE  
 BLVD, TX 78650  
 TRAVIS COUNTY, TX 78704



WWW.SPOTONSURVEYING.CO

