



Filing Receipt

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MATHEWS & FREELAND, L.L.P.

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March 7, 2022

Via Hand Delivery

Public Utility Commission of Texas
Central Records Division
1701 N. Congress Avenue, Room 8-100
Austin, Texas 78701

Re: PUC Docket No. 53297 - Application of the City of Justin for Approval of a Service Area Agreement Under Texas Water Code §13.248 and to Amend Certificates of Convenience and Necessity in Denton County

To the Public Utility Commission of Texas:

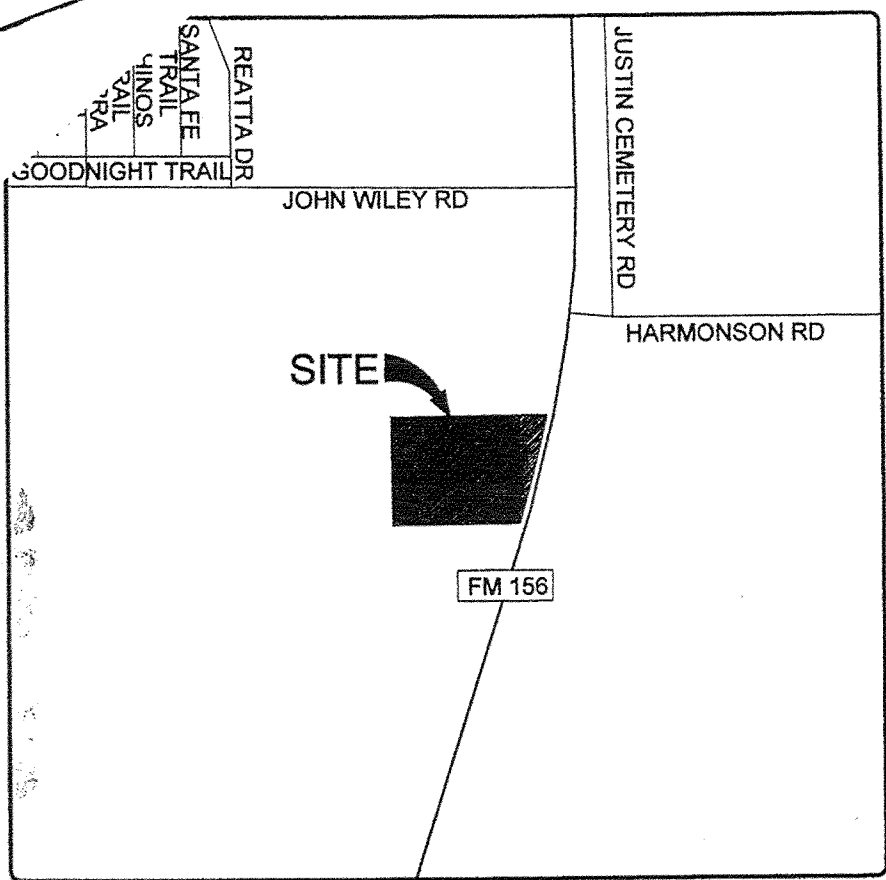
In response to questions from Commission Staff, attached is a copy of a survey of the property that is the subject of the agreement.

Please let me know if you need any additional information to allow the Commission to incorporate the agreement into the respective CCNs of Justin and Aqua.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Freeland", written over a horizontal line.

Joe Freeland
Attorney for City of Justin



VICINITY MAP
1" = 1,000'±

GENERAL NOTES:

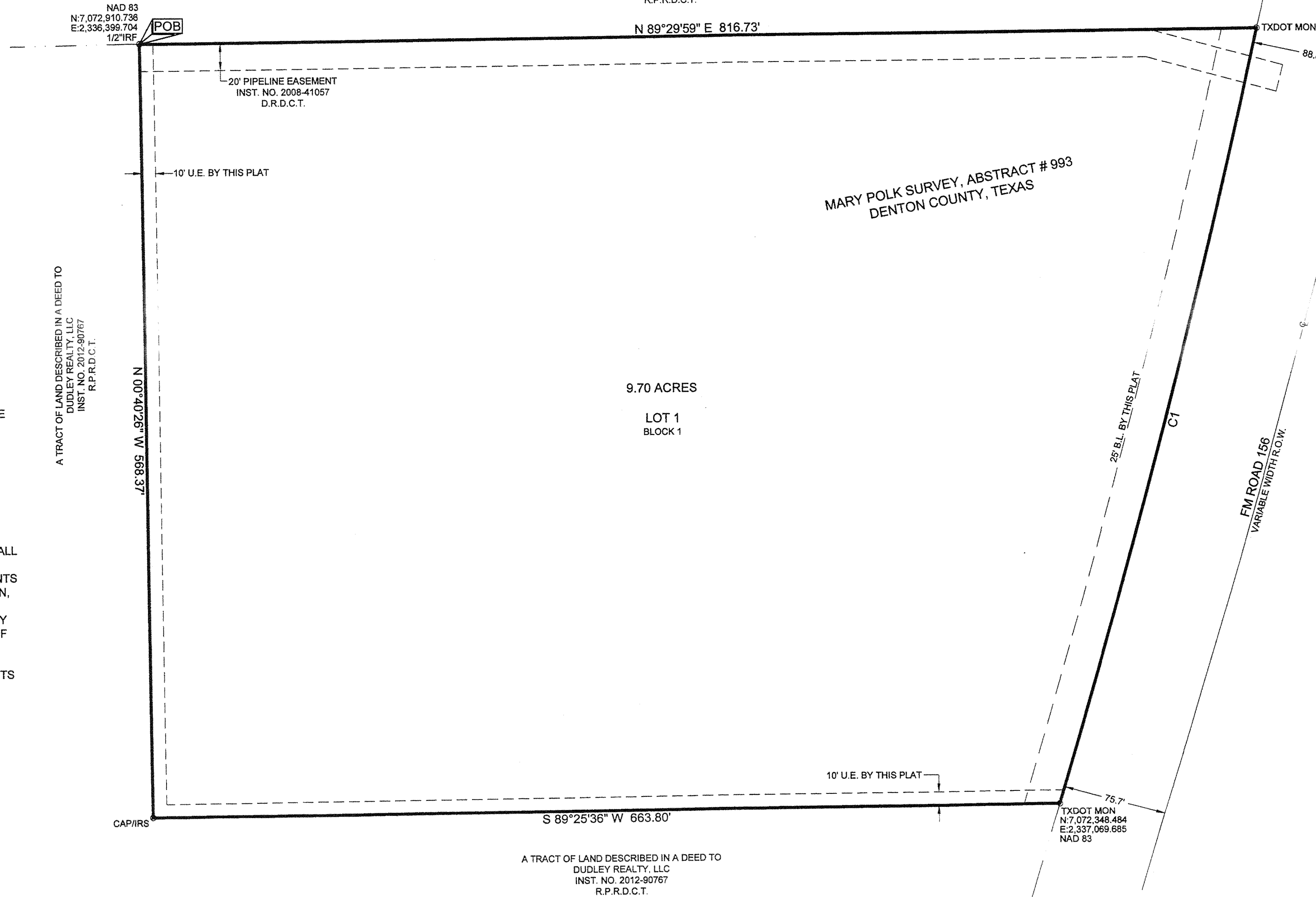
1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.

2. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF JUSTIN, COMMUNITY NUMBER 480778 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 485 G OF SAID MAP.

3. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 1 COMMERCIAL LOT FROM 1 TRACT.

4. ANY FRANCHISED PUBLIC UTILITY, INCLUDING THE CITY OF JUSTIN SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THE EASEMENTS SHOWN ON THE PLAT. ANY FRANCHISED PUBLIC UTILITY INCLUDING THE CITY OF JUSTIN, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTION, PATROL, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE."

A TRACT OF LAND DESCRIBED IN A DEED TO
DUDLEY REALTY, LLC
INST. NO. 2012-26767
R.P.R.D.C.T.



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	7518.00'	587.47'	587.32'	S 14°25'09" W	4°28'38"

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS Glen Coe Enterprises LLC is the owner of all that certain tract of land situated in the Mary Polk Survey, Abstract Number 993, in the City of Justin, Denton County, Texas and being a part of that called 10.00 acre tract of land described in deed recorded in Instrument 99412, Real Property Records, Denton County, Texas and being more fully described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found at the Northwest corner of said 10.00 acre tract;

THENCE North 89 degrees 29 minutes 59 seconds East, 816.73 feet to a Texas Highway Department Monument found in the West line of F.M. 156;

THENCE along said West line and along a curve to the right whose long chord bears, South 14 degrees 25 minutes 09 seconds West, 587.32 feet and whose radius is 7518.00 feet and an arc length of 587.47 feet to a Texas Highway Department Monument found;

THENCE South 89 degrees 25 minutes 36 seconds West, 663.80 feet to a capped iron rod set stamped "KAZ" at the Southwest corner of said 10.00 acre tract;

THENCE North 00 degrees 40 minutes 26 seconds West, 568.37 feet to the PLACE OF BEGINNING and containing 9.70 acres of land more or less;

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT GLEN COE ENTERPRISES LLC, DOES HEREBY ADOPT THIS FINAL PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS GLEN COE ADDITION, AN ADDITION TO THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF JUSTIN, TEXAS AND DOES HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, EASEMENTS, THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

GLEN COE ENTERPRISES LLC

BY: LAURA HILL

DATE

STATE OF TEXAS
COUNTY OF DENTON

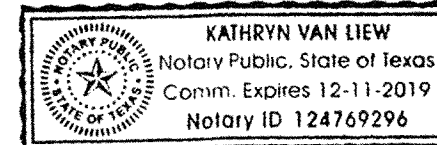
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED LAURA HILL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 16 DAY OF November, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DENTON COUNTY

MY COMMISSION EXPIRES ON 12-11-2019



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF JUSTIN, DENTON COUNTY, TEXAS.

KENNETH A. ZOLLINGER R.P.L.S. # 5312

DATE

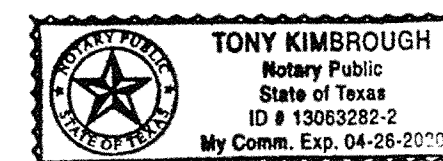
STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 15th DAY OF NOVEMBER, 2017.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES 4/26/2020

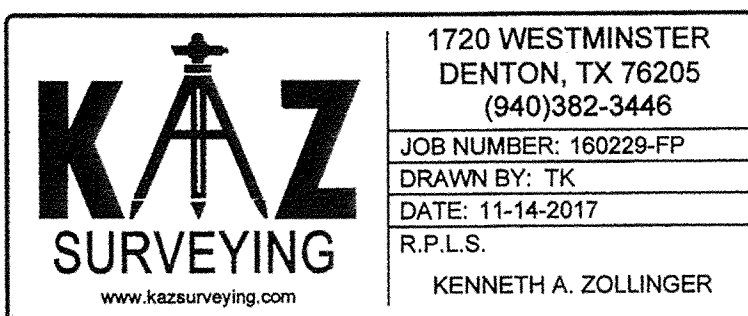
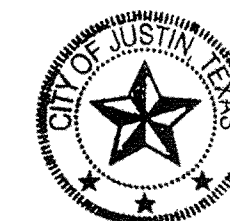


CITY OF JUSTIN, TEXAS:

DATED APPROVED: 11-17-2017

CITY MANAGER: Cori Beaume

CITY SECRETARY: Brittany Andrews



FINAL PLAT
GLEN COE ADDITION
1 COMMERCIAL LOT
LOT 1, BLOCK 1
BEING 9.70 ACRES IN THE MARY POLK SURVEY,
ABSTRACT NUMBER 993, IN THE
EXTRATERRITORIAL JURISDICTION OF THE
CITY OF JUSTIN, DENTON COUNTY, TEXAS

Filed for Record
in the Official Records Of:
Denton County
On: 12/12/2017 10:25:12 AM
In the PLAT Records
GLEN COE ADDITION
Doc Number: 2017 - 499
Number of Pages: 1
Amount: \$0.00
Order#: 20171212000188
By: SP