

Control Number: 43105



Item Number: 19

Addendum StartPage: 0

House Bill (HB) 1600 and Senate Bill (SB) 567 83rd
Legislature, Regular Session, transferred the functions
relating to the economic regulation of water and sewer
utilities from the TCEQ to the PUC effective
September 1, 2014.

43105

TIEMANN, SHAHADY & HAMALA, P.C.

TELEPHONE (512) 251-1920

PFLUGERVILLE, TEXAS 78660
102 N. RAILROAD AVE. 78660

2014 SEP 18 AM 11:10
FACSIMILE (512) 251-8540

PUBLIC UTILITY DISTRICT
FILING CLERK

July 2, 2014

Texas Commission on Environmental Quality
Water Supply Division
Utilities and District Section, MC-153
PO Box 13087
Austin, TX 78711-3087

By Hand Delivery

Re: Application No. 37835 - C
City of Pflugerville's Application to Amend CCN No. 20678

Dear Sir or Madam:

This firm represents Robert M. Tiemann, who is the owner of a tract of land containing 124.098 acres, more or less, that is located within the area proposed to be added to the service area of CCN No. 20678 held by the City of Pflugerville. A metes and bounds description of the 124.098 acre tract of land is attached to this letter as Exhibit A. The general location of the 124.098 acre tract of land is shown on the maps attached to this letter as Exhibit B. This letter shall serve as Mr. Tiemann's election, pursuant Section 13.246(h) of the Texas Water Code, to exclude this tract of land from the proposed service area requested in the City of Pflugerville's application.

If you have any questions regarding this request for exclusion, my contact information is as follows:

Richard L. Hamala
Tiemann, Shahady & Hamala, P.C.
102 N. Railroad Ave.
Pflugerville, TX 78660
Phone: 512-251-1920
Fax: 512-251-8540
rhamala@tiemannlaw.com

Sincerely,

Richard Hamala

Richard L. Hamala

cc: Thomas E. Word, Assistant City Manager, City of Pflugerville

RECEIVED
JUL 02 2014

UTILITIES & DISTRICTS
SECTION

19

DALE L. OLSON

Registered Professional Land Surveyor

711 Water Street

Bastrop, TX 78602

Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR A 124.098 ACRE TRACT IN THE JUAN ZAMBRANO SURVEY NO. 37, J.L. HUME SURVEY NO. 52 AND J.H. DENSON SURVEY NO. 36, TRAVIS COUNTY, TEXAS.

BEING a 124.098 acre tract or parcel of land out of and being a part of the Juan Zambrano Survey No. 37, A-845, J.L. Hume Survey No. 52, A-2336, and J.H. Denson Survey No. 36, A-234, in Travis County, Texas, and being all of that certain tract said to contain 123.3 acres described in a deed from Don Raumaker to Richard C. Baker, dated February 14, 1964, recorded in Volume 2727, Page 103, Travis County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at a fence corner in the west line of Engleman Road, the northeast corner of that certain 40.0 acre tract described in a deed from Hedwig Schmidt, et al, to the Veteran's Land Board of Texas, recorded in Volume 4054, Page 1274, Travis County Deed Records, for the southeast corner of this tract. Said point being at or near the east line of the before mentioned J.L. Home Survey No. 52.

THENCE with the north line of the said 40.0 acre tract, N 59 deg. 33 min. 48 sec. W, 1562.88 feet to a 1/2 inch iron rod found at a fence corner, the northwest corner of the 40.0 acre tract and northeast corner of that certain 5.35 acre tract described in a deed from Gary T. MacInnis, et ux, to Ila Packett, recorded in Volume 12681, Page 664, Travis County Deed Records, for an angle corner of this tract.

THENCE with the north line of the Packett 5.35 acre tract, N 59 deg. 50 min. 46 sec. W, 188.60 feet to the northwest corner of same, a 1/2 inch iron rod found at a fence corner, the northeast corner of that certain 15.00 acre tract described in a deed from Jeffrey L. Hayes, et ux, to Scott A. Clevinger, recorded in Volume 11777, Page 273, Travis County Deed Records, for an angle corner of this tract.

THENCE with the north line of the Clevinger 15.00 acre tract and north line of that certain 10.00 acre tract describe din a deed from Jean D. Neal to Dale Clawson, et ux, recorded in Volume 9008, Page 23, Travis County Deed Records, N 59 deg. 27 min. 54 sec. W, 502.76 feet to a 1/2 inch iron rod found at the northwest corner of the Clawson 10.00 acre tract and the northeast corner of the Alfonso H. Moreno 20.88 acre tract, for an angle corner of this tract.

THENCE with the north line, as fenced, of the Moreno 20.88 acre tract, N 59 deg. 43 min. 48 sec. W, 769.73 feet to the northwest corner of same, a 5/8 inch iron rod set near a fence corner in the east line of that certain 137.36 acre tract described in a deed from Marvin Hamann to Calvin Hamann, et ux, recorded in Volume 3975, Page 2233, Travis County Deed Records, for the southwest corner of this tract.

THENCE with the east line of the Hamann 137.36 acre tract and east line of that certain 100 acre tract described in a deed from Sarah Jane Becker to Wilbert Alvin Becker, recorded in Volume 5956, Page 322, Travis County Deed Records, N 30 deg. 00 min. 00 sec. E, at 416.96 feet pass a 1/2 inch iron rod found at a fence corner, the northeast corner of the Hamann 137.36 acre tract and southeast corner of the Becker 100 acre tract, continuing 1928.19 feet for a total distance of 2345.15 feet to an axle found at a fence corner in the south line of that certain 95.6 acre tract described as Tract No. One in a deed from Fritz W. Melber, et al, to Robert Allen Tharp, recorded in Volume 1173, Page 163, Travis County Deed Records, the northeast corner of the Becker 100 acre tract, for the northwest corner of this tract.

THENCE with the south line, as fenced, of the Allen Tharp 95.6 acre tract, S 59 deg. 49 min. 35 sec. E, 501.52 feet to the southeast corner of same, a 5/8 inch iron rod set at a fence corner in the west line of that certain 60.09 acre tract described in a Contract of Sale and Purchase from the Veteran's Land Board of Texas to William H. Davis, recorded in Volume 1279, Page 508, Travis County Deed Records, for an angle corner of this tract.

THENCE with the west line, as fenced, of the Davis 60.09 acre tract, S 10 deg. 21 min. 49 sec. W, 953.44 feet to the southwest corner of same, a 5/8 inch iron rod set at a fence corner, for an interior corner of this tract.

THENCE with the south line, as fenced, of the Davis 60.09 acre tract, S 79 deg. 27 min. 29 sec. E, 1773.61 feet to the southeast corner of same, a 1/2 inch iron pipe found at a fence corner in the west line of Engleman Road, for the northeast corner of this tract.

THENCE with the west line of Engleman Road, S 10 deg. 36 min. 10 sec. W, 1616.21 feet to a 5/8 inch iron rod set at an angle of same, continuing S 30 deg. 45 min. 55 sec. W, 532.77 feet to the POINT OF BEGINNING, containing 124.098 acres of land.

Dale L. Olson
RPLS 1753

Order #170299



EXHIBIT B

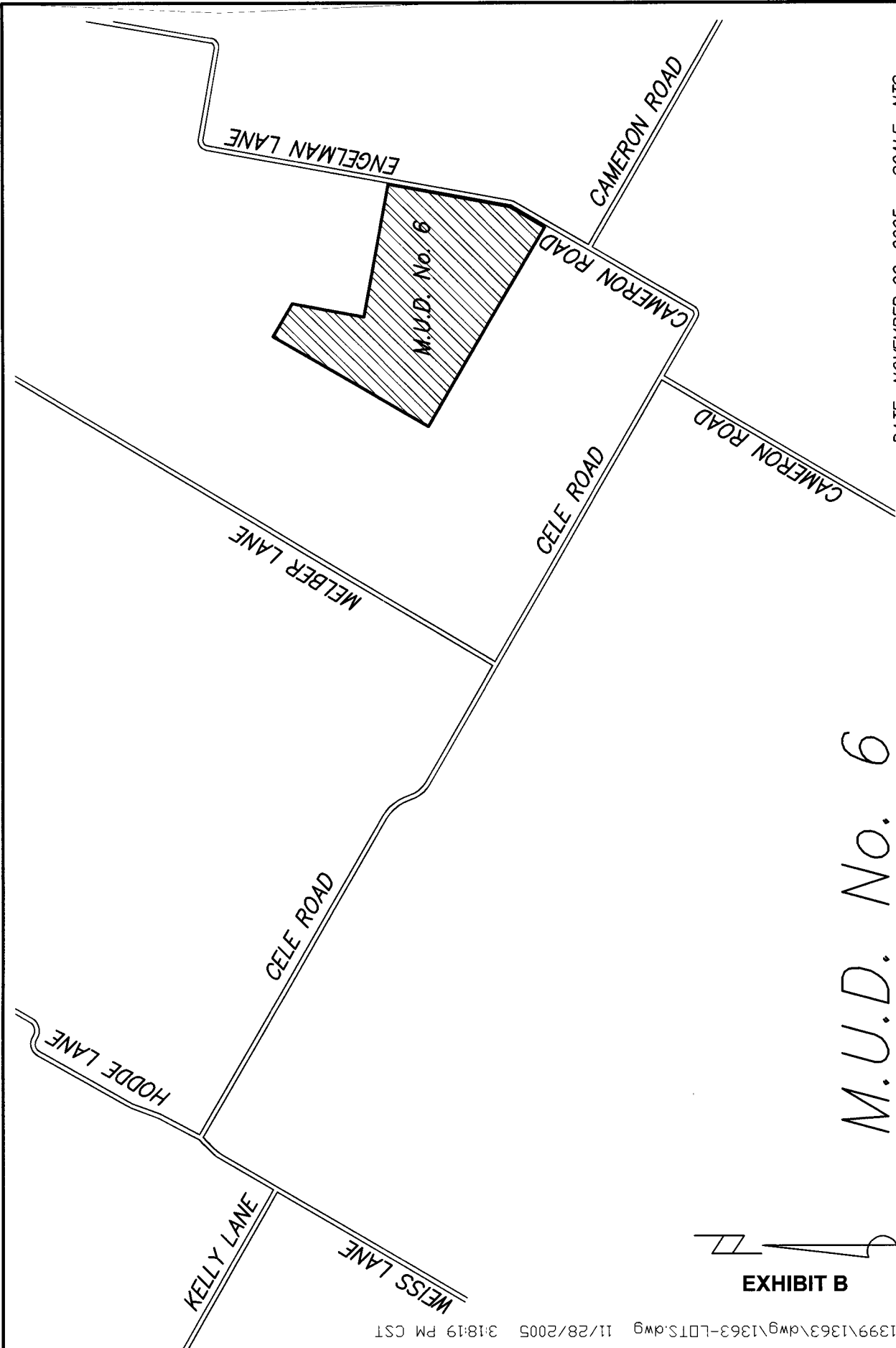
M.U.D. No. 6
LOCATION MAP

DATE: NOVEMBER 28, 2005 SCALE: NTS

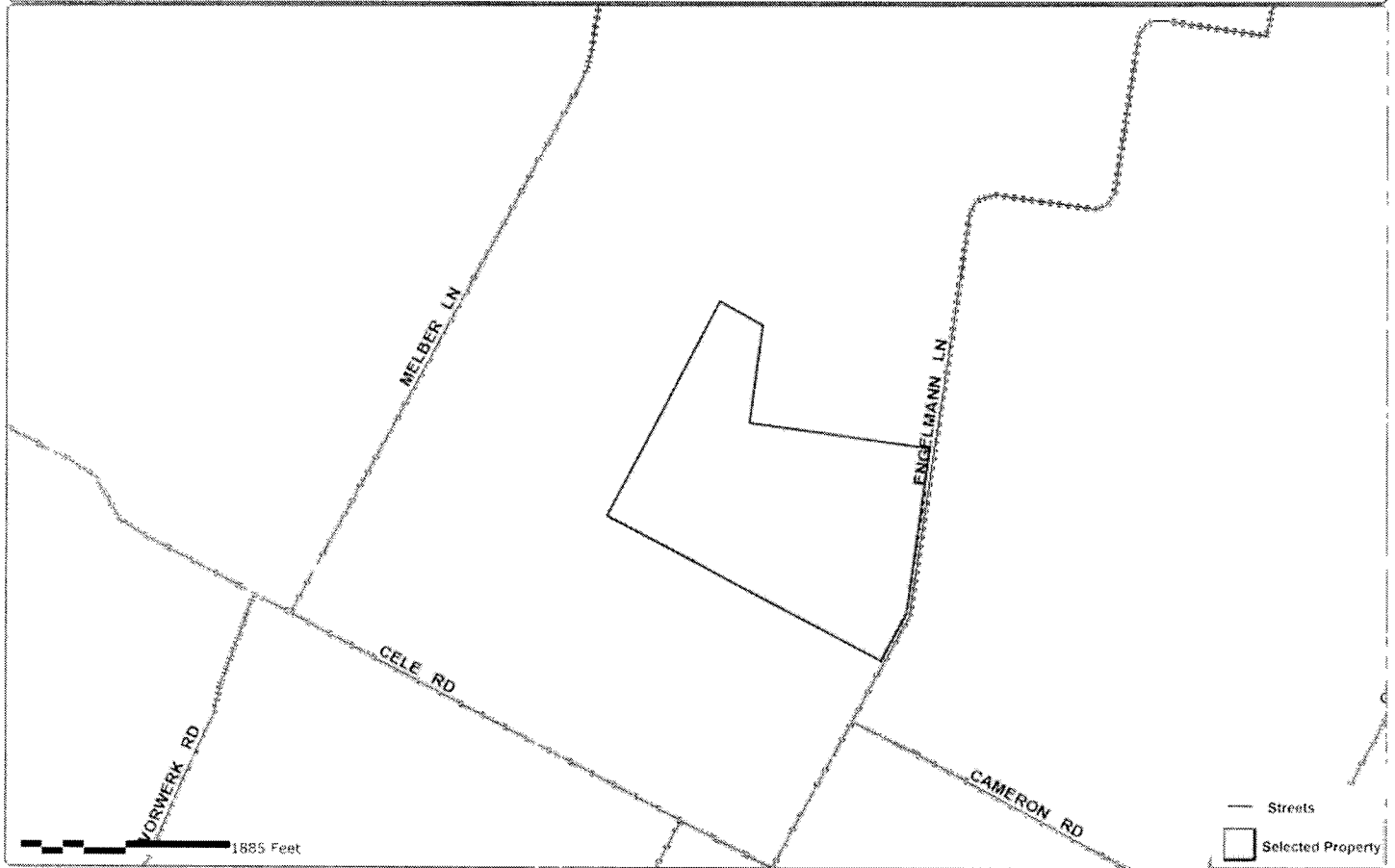
RANDALL JONES ENGINEERING, INC.

RJ SURVEYING, INC.

1212 E. BRAKER LANE AUSTIN, TEXAS 78753 (512) 836-4793



Travis CAD - Map of Property ID 278142 for Year 2014



Property Details

Account

Property ID: 278142

Geo ID: 0275700210

Type: Real

Legal Description: ABS 845 SUR 37 ZAMBRANO J VAR SURS ACR 124.098 *TOTAL (1-D-1)

Location

Situs Address: 19200 ENGELMANN LN TX 78653

Neighborhood: Land Region 317

Mapsco: 440U

Jurisdictions: 9B, 03, 19, 0A, 2J

Owner

Owner Name: TIEMANN ROBERT M

Mailing Address: , 4421 ROWE LN, , PFLUGERVILLE, TX 78660-7827

<http://propaccess.traviscad.org/Map/View/Map/1/278142/2014>

powered by
PropertyACCESS

Map Disclaimer: This map was compiled solely for the use of TravisCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. TravisCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

EXHIBIT B