



Control Number: 43253



Item Number: 25

Addendum StartPage: 0

June 12, 2015

2015 JUN 17 AM 10:20

Public Utility Commission of Texas  
Central Records  
1701 N. Congress, P. O. Box 13326  
Austin, TX 78711-3326

PUBLIC UTILITY COMMISSION  
FILING CLERK

**RE: NOTICE OF APPLICATION TO AMEND SEWER CERTIFICATE OF CONVENIENCE AND NECESSITY (CNN) TO PROVIDE SEWER UTILITY SERVICE IN BEXAR AND GUADALUPE COUNTIES, TEXAS**

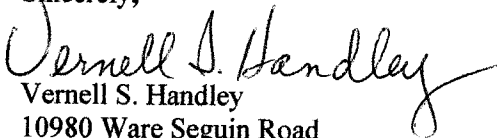
According to the notice Docket No 43253 mailed on May 15, 2015, which was not delivered to my address of 10980 Ware Seguin Road, Schertz, TX 78154 until May 20, 2015, it is my hope that I have enclosed all information requested in order to exclude my tract from the area ("opt out") by providing this written notice.

Enclosed please find the following:

- Exhibit 1: Map of tract in reference of location to Ware Seguin Road, Schertz, TX
- Exhibit 2: Larger scale map of tract out of S.B. Lewis A-433
- Exhibit 3: Field notes for 6.10 Acre Tract
- Exhibit 4: Field notes for 17.40 Acre Tract
- Exhibit 5: Field notes for 24.503 Acre Tract
- Exhibit 6: Field notes for a 1.756 Acre Ingress and Egress Easement

A copy of this letter with enclosures has also been sent to the applicant, City of Schertz.

Sincerely,

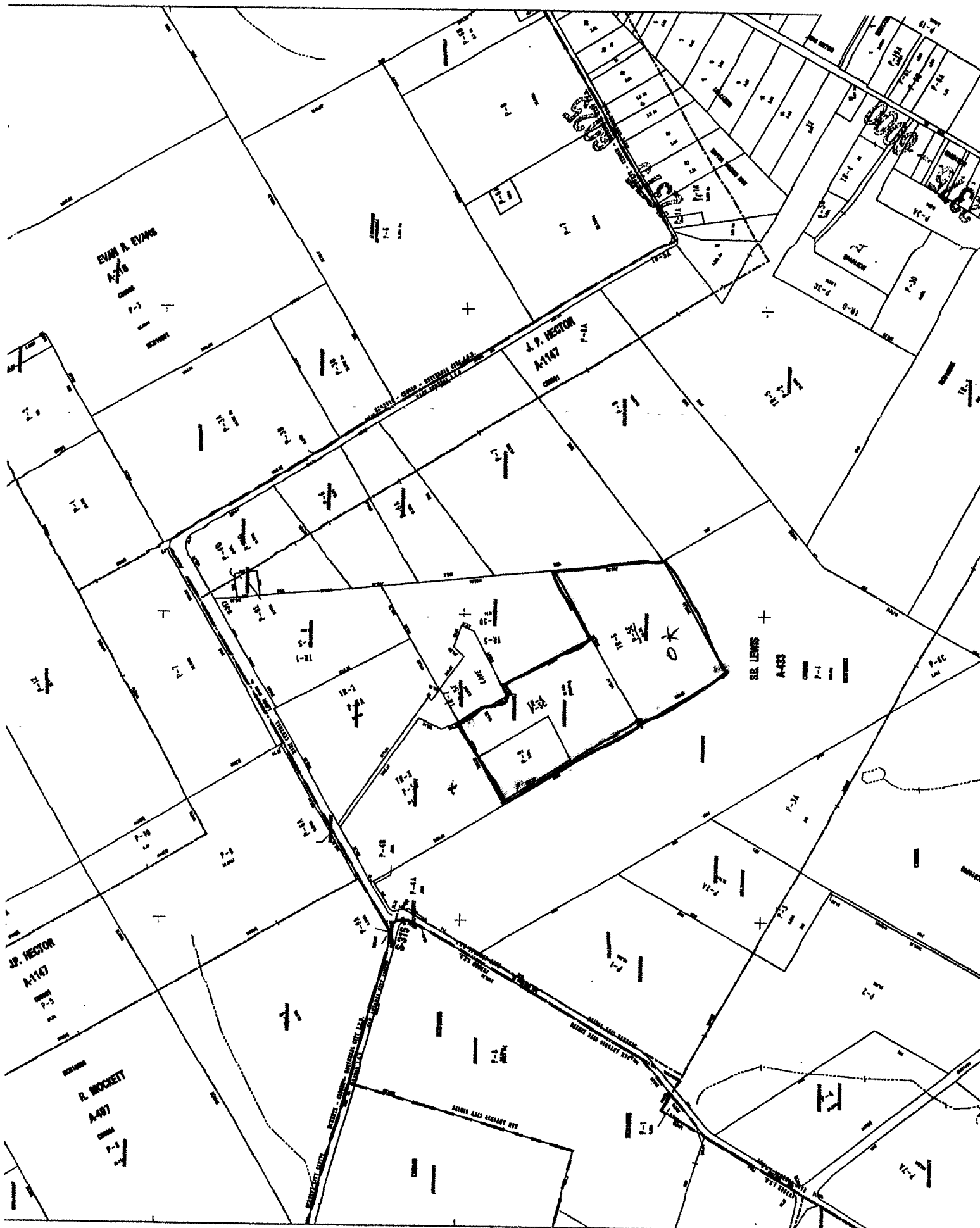


Vernell S. Handley  
10980 Ware Seguin Road  
Schertz TX 78154-6044  
Cell: 210-823-8330  
E-mail: [nell1943@yahoo.com](mailto:nell1943@yahoo.com)  
Land line: 210-566-4995

Enclosures (8 pgs)

CC: City of Schertz, 1400 Schertz Parkway, Schertz TX 78154-0890

Exhibit 1



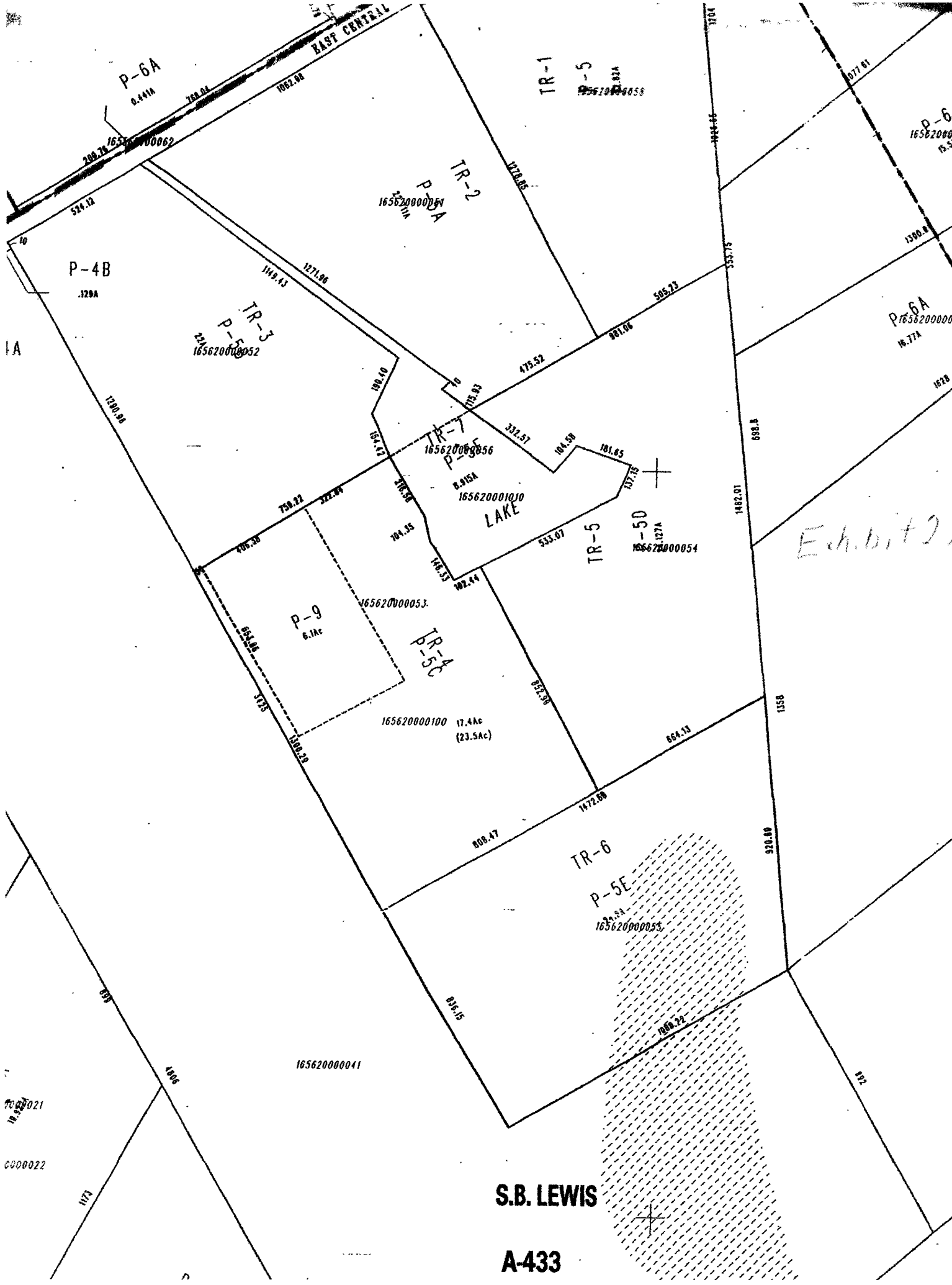


Exhibit 2

S.B. LEWIS

A-433

**EXHIBIT "A"**  
**(6.10 ACRE TRACT)**

**STATE OF TEXAS:**  
**COUNTY OF BEXAR:**

Field notes for a 6.10 acre tract of land out of the Stacey B. Lewis Survey Number 317, Abstract Number 433, County Block 5068, in the City of Schertz, Bexar County, Texas, and being out of a 23.50 acre tract of land, Known as tract 4. Said 6.10 acre tract of land being the same property as described in a deed to Steven C. Jones and Wife Sherrie L. Jones, recorded in Volume 4278, Page 0304 of the Real Property Records of Bexar County, Texas, and being more particularly described as follows:

**COMMENCING** at a one half inch steel pin found for the northwest corner of said 23.50 acre tract of land and the Southwest corner of a tract of land (formerly 22.00 acres) known as tract 3, said point being South 30° 00' 00" East, 1280.96 feet from the South line of Ware-Seguin Road (a 60 foot wide right-of-way).

**THENCE** North 60° 00' 00" East, along the common line of said Tract 4 and said Tract 3, a distance of 30.00 feet to a one half inch steel pin set for the Northwest corner and the **POINT OF BEGINNING** of this 6.10 acre tract.

**THENCE** continuing along said common line; North 60° 00' 00" East, a distance of 406.38 feet to a one half inch steel pin set for the Northwest corner of this tract.

**THENCE** South 30° 00' 00" East, a distance of 653.86 feet to a one half inch steel pin set for the Southeast corner of this tract.

**THENCE** South 60° 00' 00" West, a distance of 406.38 feet to a one half inch steel pin found for the Southwest corner of this tract.

**THENCE** North 30° 00' 00" West, a distance of 653.86 feet to the point of the **BEGINNING**.

**TOGETHER** with a non-exclusive easement of ingress and egress on over and across and along the West side of said Tract 3 of the subdivision of the Harold W. Knight 149.032 acre tract (said easement being also appurtenant to that one certain 17.40 acre tract as described by deed from Jones Holt Enterprises, Inc., to **Steven C. Jones and wife, Sherrie L. Jones**, recorded in Volume 4278, Page 0308 of the Real Property **Records of Bexar County, Texas, and Tract 6 of the subdivision of Harold W. Knight 149.032 acre tract, said 149.032 acre subdivision** being out of the Stacey B. Lewis Survey Number 317, Abstract Number 433, County Block 5068 in Bexar County, Texas, recorded in Volume 6063, Page 272 of the Deed Records of Bexar County, Texas.), said easement being more particularly described as follows;

**BEGINNING** at a iron pin found on the South right-of-way line of Ware-Seguin Road, being the Northwest corner of said Harold W. Knight 149.032 acre tract and said Tract 3.

**THENCE** with the South right-of-way line of Ware-Seguin Road, North 59° 45' 06" East, a distance of 30.00 feet to a point for the Northwest corner of this easement.

**THENCE** parallel with and 30 feet from the West line of said Tract 3, South 30° 00' 00" East, a distance of 1281.09 feet to a one half inch steel pin set for the Southeast corner of this easement.

**THENCE** South 60° 00' 00" West, along the South line of said Tract 3, 30.00 feet to a one inch pipe found for the Southwest corner of this easement, being the westernmost Northwest corner of the 17.40 acre tract and the Southwest corner of Tract 3.

**THENCE** along the West line of said Tract 3, North 30° 00' 00" West, a distance of 1280.96 feet to the place of the **BEGINNING**.


**(BEARINGS BASED ON DEED RECORDED IN VOLUME 4278, PAGE 305 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS)**

(REFERENCE IS HEREBY MADE TO A 100% SURVEY OF THE TRACTS OF LAND IN THE STACEY B. LEWIS SURVEY NUMBER 317, ABSTRACT NUMBER 433, COUNTY BLOCK 5068, IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS, AND BEING OUT OF A 23.50 ACRE TRACT OF LAND, KNOWN AS TRACT 4, SAID 6.10 ACRE TRACT OF LAND BEING THE SAME PROPERTY AS DESCRIBED IN A DEED TO STEVEN C. JONES AND WIFE SHERRIE L. JONES, RECORDED IN VOLUME 4278, PAGE 0304 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS BASED ON DEED RECORDED IN VOLUME 4278, PAGE 305 OF THE REAL  
PROPERTY RECORDS OF BEXAR COUNTY, TEXAS)

(REFERENCE IS HEREBY MADE TO A 18" X 24" PLAT OF THIS SAME DATE)

I, Jerry D. Wilkie, Jr., Registered Professional Land Surveyor do hereby certify that these field notes were  
prepared from an on the ground survey made under my direction and supervision.

  
Jerry D. Wilkie, Jr.  
Registered Professional  
Land Surveyor  
Registration Number 4724  
UPDATE SURVEY JUNE 9, 1998  
JOB NUMBER 4236



**EXHIBIT "A"**  
**(17.40 ACRE TRACT)**

**STATE OF TEXAS:**  
**COUNTY OF BEXAR:**

Field notes for a 17.40 acre tract of land out of the Stacey B. Lewis Survey Number 317, Abstract Number 433, County Block 5068, in the City of Schertz, Bexar County, Texas, and being out of a 23.50 acre tract of land, Known as tract 4. Said 17.40 acre tract of land being the same property as described in a deed recorded in Volume 6229, Page 820 of the Real Property Records of Bexar County, Texas, and being more particularly described as follows:

**BEGINNING** at a one inch pipe found for the northwest corner of said 23.50 acre tract of land and the Southwest corner of a tract of land (formerly 22.00 acres) known as tract 3, as described in a deed to Ivan Belzung, recorded in Volume 6159, Page 712 of the Deed Records of Bexar County, Texas and being, South 30° 00' 00" East, 1280.96 feet from the South line of Ware-Seguin Road (a 60 foot wide right-of-way).

**THENCE** North 60° 00' 00" East, along the common line of said Tract 4 and said Tract 3, a distance of 30.00 feet to a one half inch steel pin found for a corner of this tract and being a corner of an 6.10 acre tract as described in a deed recorded in Volume 6229, Page 639 of the Real Property Records of Bexar County, Texas.

**THENCE** with the west line of the aforesaid 6.10 acre tract, South 30° 00' 00" East, a distance of 653.86 feet to a one half inch steel pin found for a corner of this tract and being the southwest corner of the aforesaid 6.10 acre tract.

**THENCE** with the south line of the aforesaid 6.10 acre tract, North 60° 00' 00" East, a distance of 406.38 feet to a one half inch steel pin found for a corner of this tract and being the Southeast corner of the aforesaid 6.10 acre tract.

**THENCE** with the east line of the aforesaid 6.10 acre tract, North 30° 00' 00" West, a distance of 653.86 feet to a one half inch steel pin found for a corner of this tract and being the northeast corner of the aforesaid 6.10 acre tract and being on the south line of the aforementioned Ivan Belzung 22.00 acre Tract 3.

**THENCE** with the south line of said Tract 3, North 60° 00' 00" East, a distance of 322.84 feet to a one inch pipe found for the northeast corner of this tract and being the southeast corner of the aforesaid Tract 3 and being on the west line of Tract 7.

**THENCE** along the east line of this tract and the west line of tract 7 the following four calls; South 29° 06' 30" East, a distance of 216.58 feet to a one inch pipe found for a corner of this tract; South 03° 15' 00" West, a distance of 104.35 feet to a one inch pipe found for a corner of this tract; South 35° 38' 00" East, a distance of 146.33 feet to a one inch pipe found for a corner of this tract and North 62° 34' 00" East, a distance of 102.61 feet to a 1 inch angle iron found for a corner of this tract and being the northwest corner of the John Paul Ayraud (Tract 5), recorded in Volume 2252, Page 359 of the Real Property Records of Bexar County, Texas.

**THENCE** with the east line of this tract and the west line of Tract 5, South 29° 31' 30" East, a distance of 852.99 feet to a one inch angle iron found for the southwest corner of the aforesaid Tract 5 and the southeast corner of this tract, and being on the North line of the Acipino Zayas (Tract 6), recorded in Volume 1915, Page 403 of the Real Property Records of Bexar County, Texas..

**THENCE** with the south line of this tract, South 60° 28' 30" West, a distance of 808.46 feet to a one inch pipe found for the southwest corner of this tract and being the northwest corner of the aforesaid Tract 6.

**THENCE** with the west line of this tract, North 30° 00' 00" West, a distance of 1300.30 feet to the place of the **BEGINNING**.

**TOGETHER** with a non-exclusive easement of ingress and egress on over and across and along the West side of said Tract 3 of the subdivision of the Harold W. Knight 149.032 acre tract (said easement being also appurtenant to that one certain 6.10 acre tract as described by deed from Jones Holt Enterprises, Inc., to Steven C. Jones and wife, Sherrie L. Jones, recorded in Volume 4278, Page 0308 of the Real Property Records of Bexar County, Texas, and Tract 6 of the subdivision of Harold W. Knight 149.032 acre tract, said 149.032 acre subdivision being out of the Stacey B. Lewis Survey Number 317, Abstract Number 433, County Block 5068 in Bexar County, Texas, recorded in Volume 1915, Page 403 of the Real Property Records of Bexar County, Texas.), said easement being more particularly described as follows;

**BEGINNING** at a iron pin found on the South right-of-way line of Ware-Seguin Road, being the Northwest corner of said Harold W. Knight 149.032 acre tract and said Tract 3.

**THENCE** with the South right-of-way line of Ware-Seguin Road, North 59° 45' 15" East, a distance of 30.00 feet to a point for the Northwest corner of this easement.

**THENCE** parallel with and 30 feet from the West line of said Tract 3, South 30° 00' 00" East, a distance of 1281.09 feet to a one half inch steel pin set for the Southeast corner of this easement.


**THENCE** South 60° 00' 00" West, along the South line of said Tract 3, 30.00 feet to a one inch pipe found for the Southwest corner of this easement, being the westernmost Northwest corner of the 17.40 acre tract and the Southwest corner of Tract 3.

**THENCE** along the West line of said Tract 3, North 30° 00' 00" West, a distance of 1280.96 feet to the place of the BEGINNING.

(BEARINGS BASED ON DEED RECORDED IN VOLUME 4278, PAGE 305 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS)

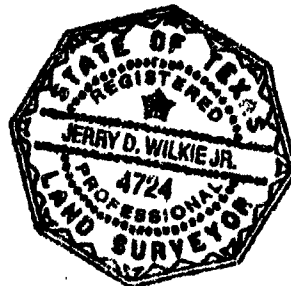
(REFERENCE IS HEREBY MADE TO A 18" X 24" PLAT OF THIS SAME DATE)

I, Jerry D. Wilkie, Jr., Registered Professional Land Surveyor do hereby certify that these field notes were prepared from an on the ground survey made under my direction and supervision.

  
Jerry D. Wilkie, Jr.  
Registered Professional  
Land Surveyor  
Registration Number 4724

JOB NUMBER 4236

Date: June 9, 1998





MDS Land Surveying Company, Inc.

Boundary ♦ Topographic ♦ Construction  
121 S. Pecan Street ♦ Boerne, Texas 78006  
Phone 830-249-9188 ♦ Fax 830-249-9280

Exhibit 5

**FIELD NOTES FOR A 24.503 ACRE TRACT OF LAND**

**BEING A 24.503 ACRE TRACT OF LAND OUT OF THE STACEY B. LEWIS SURVEY NO. 317, ABSTRACT NO. 433, COUNTY BLOCK 5063, BEXAR COUNTY, TEXAS, SAID 24.503 ACRE TRACT BEING THAT CERTAIN TRACT DESCRIBED BY DEED RECORDED IN VOLUME 1915, PAGES 403-405, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, SAID 24.503 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1" iron pipe found in the northeast boundary line of a 131 acre tract recorded in volume 6008, pages 1228-1232, Real Property Records, Bexar County, Texas, said point being the south corner of a 17.40 acre tract recorded in volume 7520, pages 1572-1578, Real Property Records, Bexar County, Texas;

**THENCE**, along the southeast boundary line of the 17.40 acre tract, and the southeast boundary line of a 24.127 acre tract recorded in volume 2252, pages 359-364, Real Property Records, Bexar County, Texas, N. 60°25'59" E., a distance of 1472.47' to a 1" iron pipe found for corner in the west boundary line of a 49.886 acre tract recorded in volume 7553, pages 1202-1203, Real Property Records, Bexar County, Texas;

**THENCE**, along the west boundary line of the 49.886 acre tract, S. 04°50'30" E., a distance of 921.03' to a 1" iron pipe found for corner at the west corner of a 50.14 acre tract recorded in volume 3413, pages 79-81, Real Property Records, Bexar County, Texas, said point also being the easterly north corner of the aforesaid 131 acre tract;

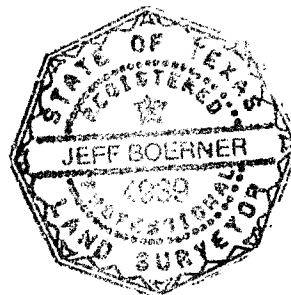
**THENCE**, along a northwest boundary line of the 131 acre tract, S. 60°28'30" W., (reference bearing) a distance of 1080.22' to a 1" iron pipe found for corner at an interior corner of the 131 acre tract;

**THENCE**, along a northeast boundary line of the 131 acre tract, N. 30°02'52" W., a distance of 835.83' to the **POINT-OF-BEGINNING** and containing 24.503 acres of land.

Note: This description was based on an on the ground survey performed on 02-15-99.

Jeff Boerner  
Job # 99-2072

RPLS # 4939



VOL 7851 PG 1945

MDS Land Surveying Company, Inc.

Boundary • Topographic • Construction  
121 S. Pecan Street • Boerne, Texas 78006  
Phone 830-249-9188 • Fax 830-249-9280

Exhibit C

**FIELD NOTES FOR A 1.756 ACRE INGRESS AND EGRESS EASEMENT**

**BEING A 1.756 ACRE INGRESS AND EGRESS EASEMENT OUT OF THE STACEY B. LEWIS SURVEY NO. 317, ABSTRACT NO. 433, COUNTY BLOCK 5063, BEXAR COUNTY, TEXAS, SAID 1.756 ACRE INGRESS AND EGRESS EASEMENT BEING THAT CERTAIN TRACT DESCRIBED BY DEED RECORDED IN VOLUME 1915, PAGES 403-405, REAL PROPERTY RECORDS, BEAXR COUNTY, TEXAS, SAID 1.756 ACRE INGRESS AND EGRESS EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2" iron rod found in the southeast right-of-way line of Ware-Seguin Road at the north corner of a 131 acre tract recorded in volume 6008, pages 1228-1232, Real Property Records, Bexar County, Texas;

**THENCE**, along the southeast right-of-way line of Ware-Seguin Road, N. 59°45'15" E., a distance of 29.64' to a 1/2" iron rod set for corner;

**THENCE**, departing the southeast right-of-way line of Ware-Seguin Road, S. 30°00'47" E., a distance of 2581.68' to a 1/2" iron rod set for corner in the northwest boundary line of a 24.50 acre tract recorded in volume 1915, pages 403-405, Real Property Records, Bexar County, Texas;

**THENCE**, along a northwest boundary line of the 24.50 acre tract, S. 60°25'59" W., a distance of 29.64' to a 1" iron pipe found for corner in the northeast boundary line of the aforesaid 131 acre tract, the west corner of the 24.50 acre tract;

**THENCE**, along a northeast boundary line of the 131 acre tract, N. 30°00'47" W., a distance of 2581.33' to the **POINT-OF-BEGINNING** and containing 1.756 acres for this ingress and egress easement.

Note: This description was based on an on the ground survey performed on 02-15-99.

Jeff Boerner  
Job # 99-2072

RPLS # 4939



VOL 7851 PG 1946