



Control Number: 43355



Item Number: 4

Addendum StartPage: 0

House Bill (HB) 1600 and Senate Bill (SB) 567 83<sup>rd</sup>  
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.

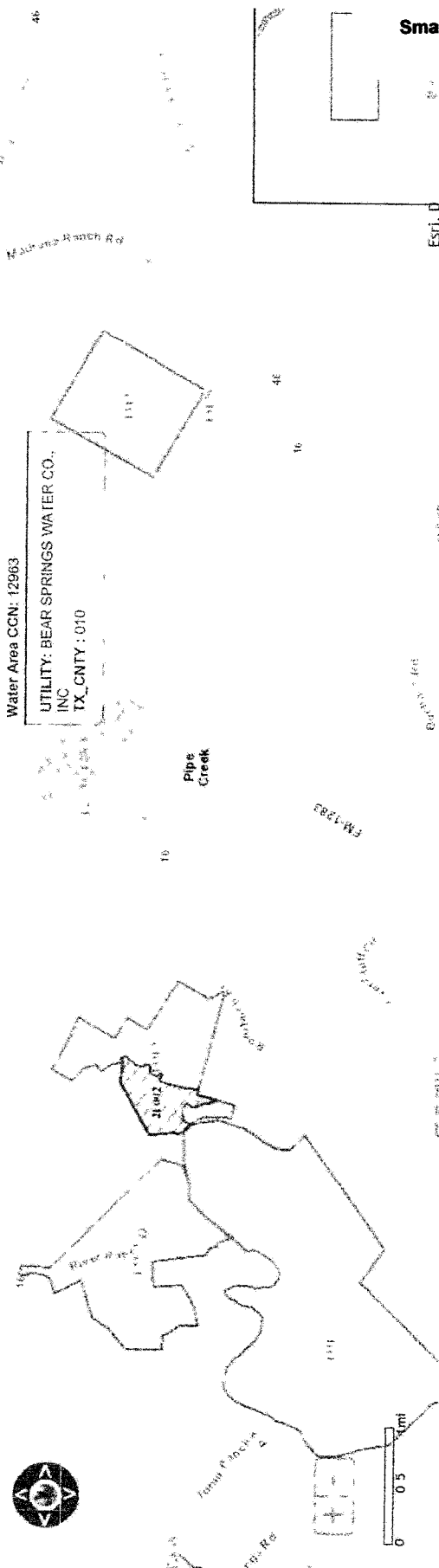


Search by CCN or District:

CCN #  Water Service Areas

District  Enter District Name

Search Buffer Identify Utility District Measure Bookmark Layers Legend Clear Print B



Bear Springs Water Co., Inc.  
P.O. Box 18078  
Sugar Land, TX 77496-8078

Attachment 3  
Question 24a

Small maps & "Field Notes" from purchase of 292.10 acres by Seller

43355

RECEIVED  
2014 SEP 25 PM 3:06  
PUBLIC UTILITY COMMISSION  
FILINGS CLERK



Water Utilities Map Viewer

Search  Buffer  Identify  Utility  District  Measure  Bookmark  Layers  Legend  Clear  Print  B

Search by CCN or District:

CCN #

District



16

Stacy Ln

Cooper Dr/Kenneth Rd

Tracy Ln



0 0.15 0.3mi

0.6

16

Esri, DeLor

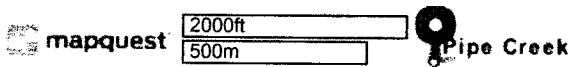
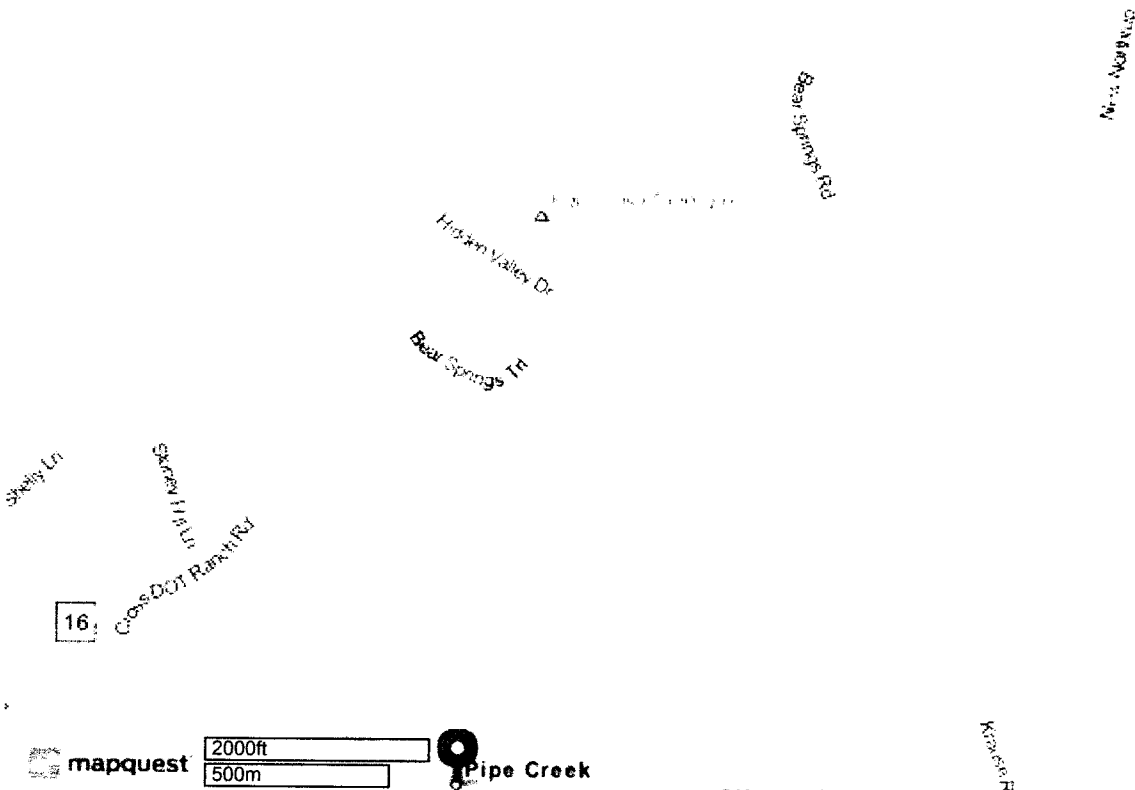
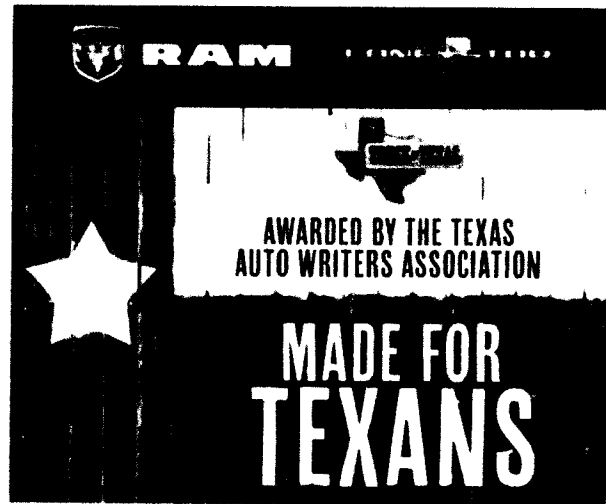
Pipe Creek



mapquest

Map of:  
**Pipe Creek, TX**

Notes

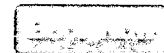


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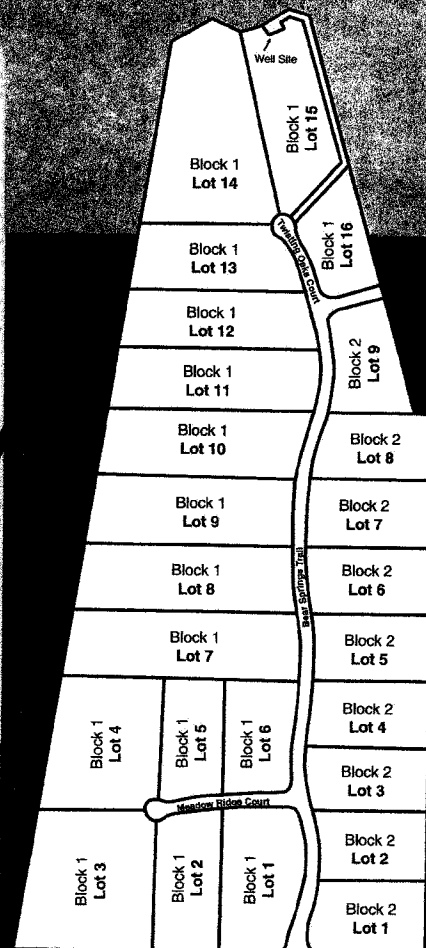
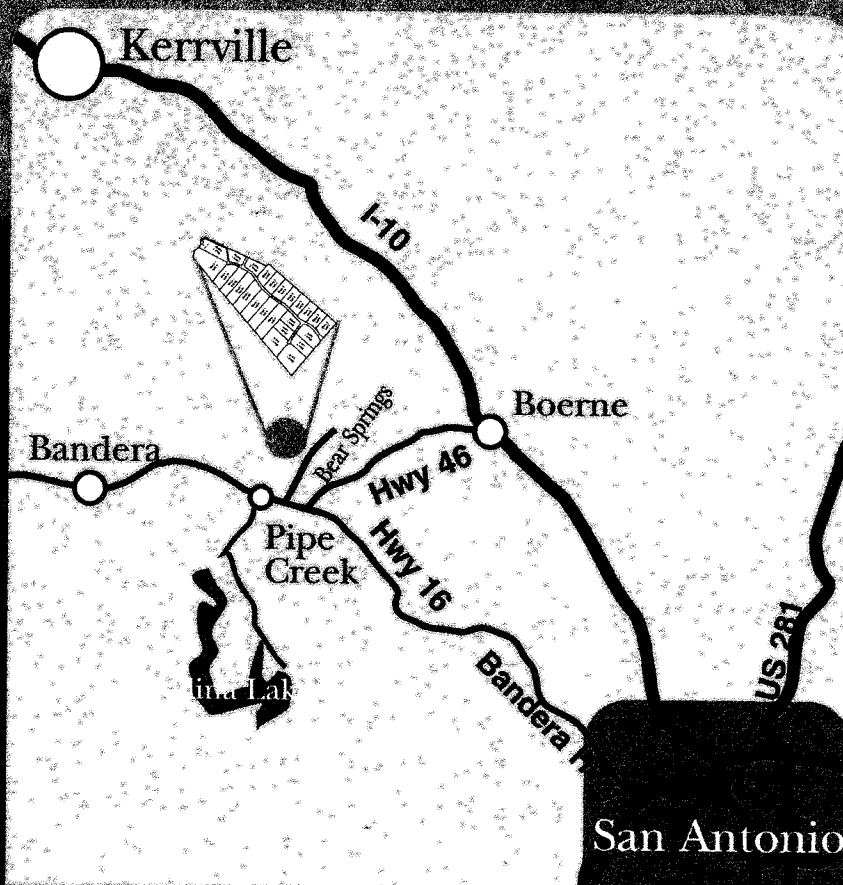
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Secluded country living,  
but convenient to everything!



Location is everything

21 Miles to Loop 1604 in San Antonio

15 Miles to Lake Medina

9 Miles to Bandera

14 Miles to Boerne

3 Golf Courses in 20 Minutes

20 Miles to 5500 Acre Wildlife Area

7 Miles to Lost Springs Golf Course

3.4 Miles to Hwy. 46 & 16

1.3 Miles to Kendall County Line

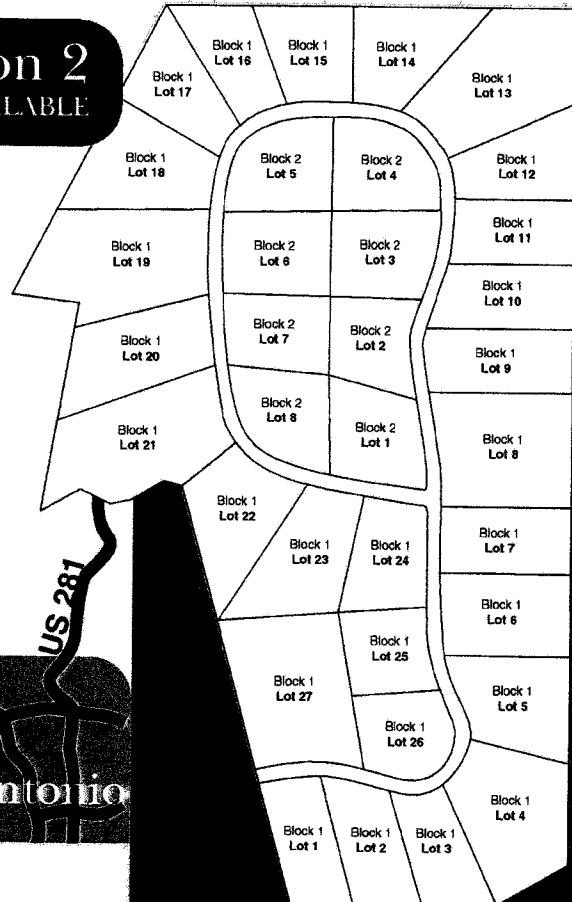
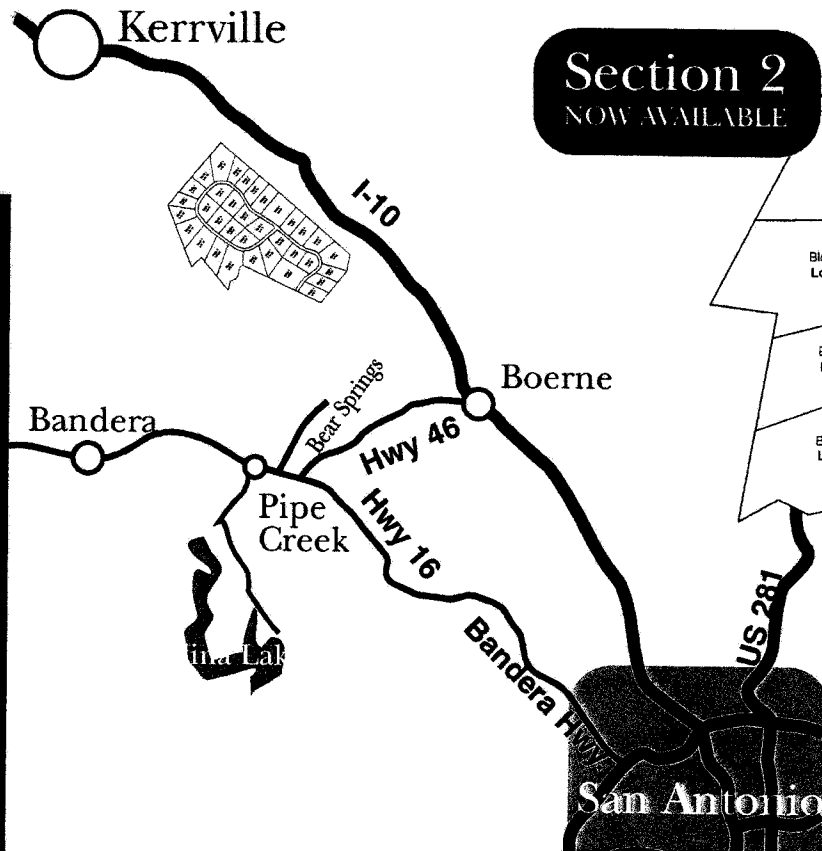
11.7 Miles to Tapatio Springs

# BEAR SPRINGS

## TRAILS

For more information contact us at Real Estate Agents: (214) 297-1212 or (214) 297-1213

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21 Miles to Loop 1604 in San Antonio

15 Miles to Lake Medina

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20 Miles to 5500 Acre Wildlife Area

7 Miles to Lost Springs Golf Course

3.4 Miles to Hwy. 46 & 16

4.3 Miles - to Kendall County Line

11.7 Miles to Tapatio Springs

**BEAR SPRINGS**  
**T R A I L S**

For more information call 1-877-552-1524 (toll free)

## FIELD NOTES

292.10 ACRES – JOEL TOWNSEND SUR. NO. 256, ABS. NO. 858,  
BANDERA COUNTY, TEXAS

Being a 292.10 acre tract of land out of the Joel Townsend Survey Number 256, Abstract Number 858, in Bandera County, Texas, said tract being out of a called 320 acre tract conveyed by Lawrence J. Edwards to Anna Lee Tucker and Jimmie Ruth Saathoff, Trustees, by Deed of Gift recorded in Volume 324, Page 450, of the Official Records of Bandera County, Texas, said 292.10 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 3/8" iron rod at a fence corner, said point being a corner of the Joel Townsend Sur. No. 256, and the most easterly corner of a 161.92 acre tract of land as recorded in Volume 359, Page 630, of the Official Records of Bandera County, Texas;

THENCE N30°35'00"W along a fence and a southeast line of said 161.92 acre tract a distance of 1,403.35 feet to a found 1/2" iron rod for the most westerly corner of the herein described tract, said point being at or near the most westerly corner of the Joel Townsend Sur. No. 256;

THENCE N32°06'54"E along a fence and a southeast line of said 161.92 acre tract a distance of 1,763.67 feet to a set iron rod at a three way fence corner for the most northerly corner of the herein described tract;

THENCE S57°58'11"E along a fence on the southwest side of a 6.92 acre tract as described in Volume 421, Page 894, of the Real Property Records of Bandera County, Texas, a distance of 3,666.95 feet to a set 1/2" iron rod;

THENCE S1°03'59"W along a fence on the southwest side of said 6.92 acre tract a distance of 332.98 feet to a found 3" steel fence post;

THENCE S31°13'39"W along a fence on the southwest side of said 6.92 acre tract a distance of 808.57 feet to a found 3" steel post;

THENCE S57°29'53"E along a fence on the southwest side of said 6.92 acre tract a distance of 2,440.13 feet to a set 1/2" iron rod by a three way fence corner post on the west side of Bear Spring Road for the most easterly corner of the herein described tract;

THENCE S29°36'58"W along the west line of Bear Springs Road a distance of 271.32 feet to a set 1/2" iron rod;

THENCE continuing along the west line of Bear Springs Road S33°07'55"W a distance of 1,585.85 feet to a set 1/2" iron rod at a three way fence corner for the most southerly corner of the herein described tract, said point being the most easterly corner of a 46.9 acre tract recorded in Volume 398, Page 773, of the Official Public Records of Bandera County, Texas;

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OR

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00098

THENCE N48°31'38"W along a fence and the northeast line of said 46.9 acre tract a distance of 1,514.26 feet to a found ¾" iron pipe;

THENCE N48°11'44"W along a fence and the northeast line of a tract of land recorded in Volume 70, Page 65, of the Deed Records of Bandera County, Texas, a distance of 3,552.08 feet to a set iron rod at a two way fence corner;

THENCE S38°29'42"W along a fence a distance of 291.76 feet to the POINT OF BEGINNING.

Said tract containing 292.10 acres of land, more or less.

These field notes are made from a survey and drawing made under my supervision dated September 20, 1999.

  
Byron R. Wilkinson  
Registered Professional Land Surveyor No. 1537



Filed for Record in:  
Bandera County

On: Nov 10, 1999 at 01:32P

As a  
Recording

Document Number: 0116358

Amount 19.00

Receipt Number - 10909

By,  
Sharon Schafnitz

Any provision herein which restricts the sale, rental or use of the described real property because of color or race is invalid and unenforceable under Federal Law.

STATE OF TEXAS  
COUNTY OF BANDERA

I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the same records of:

Bandera County  
as stamped herein by me.

Nov 10, 1999

Service Rates,  
Bandera County Clerk



# **3 - OVERSIZED MAP(S)**

**TO VIEW OVERSIZED DOCUMENT  
PLEASE TO GO or CALL  
PUC CENTRAL RECORDS  
MAIL LINE  
512.936.7185**