



Control Number: 45705



Item Number: 24

Addendum StartPage: 0

AFFIDAVIT OF BOUNDARY DESCRIPTION OF SERVICE
FOR BLUEBERRY HILLS WATER WORKS, LLC
PUC DOCKET NO. 45705

RECEIVED

2016 NOV 18 AM 10:00

STATE OF TEXAS
COUNTY OF BEE

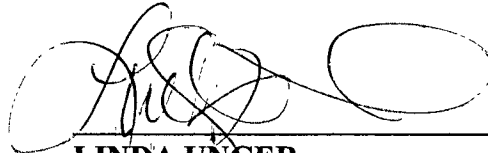
PUBLIC UTILITY COMMISSION
FILING CLERK

"I, **LINDA UNGER**, being duly sworn, file this form as a Member/Manager of Blueberry Hills Water Works, LLC; that in such capacity, I am qualified and authorized to file and verify such form, and that all such statements made and matters set forth there are true and correct.

I am personally familiar with the boundary description of the service area set out in the approved Certificate of Convenience and Necessity ("CCN") and map for water CCN No. 12772 approved by the Public Utility Commission of Texas on August 8, 2005.

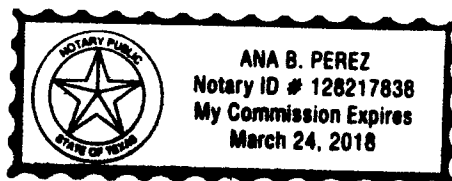
The service area is located approximately 3 miles west of Downtown Beeville, Texas, and is generally bound on the Northeast by FM 351and; on the South by U.S. Highway 59 in Beeville, Bee County, Texas.

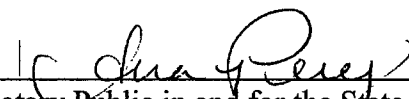
The property described above is set out in the certified copy of the CCN map attached to this affidavit.



LINDA UNGER,
Member/Manager

Subscribed and sworn to before me by **LINDA UNGER**, ~~Member/Manager~~ of Blueberry Hills Water Works, LLC, on this 27 day of October, 2016, to certify which witness my hand and seal of office.





Notary Public in and for the State of Texas

Ana Perez

Print or Type Name of Notary Public
Commission Expires 3/24/2018



Texas Commission On Environmental Quality

By These Presents Be It Known To All That

Blueberry Hills Water Works, L.L.C.

having duly applied for certification to provide water utility service for the convenience and necessity of the public, and it having been determined by this commission that the public convenience and necessity would in fact be advanced by the provision of such service by this Applicant, is entitled to and is hereby granted this

Certificate of Convenience and Necessity No. 12772

to provide continuous and adequate water utility service to that service area or those service areas in Bee County as by final Order or Orders duly entered by this Commission, which Order or Orders resulting from Application No. 34739-S are on file at the Commission offices in Austin, Texas; and are matters of official record available for public inspection; and be it known further that these presents do evidence the authority and the duty of Blueberry Hills Water Works, L.L.C. to provide such utility service in accordance with the laws of this State and Rules of this Commission, subject only to any power and responsibility of this Commission to revoke or amend this Certificate in whole or in part upon a subsequent showing that the public convenience and necessity would be better served thereby.

Issued at Austin, Texas, this AUG 08 2005

CERTIFIED TO BE A TRUE AND CORRECT
COPY OF THE ORIGINAL ON FILE WITH THE
PUBLIC UTILITY COMMISSION OF TEXAS
CENTRAL RECORDS DIVISION

BY: Ros Medina

DATE: 10-21-2016



Nancy Bauer
For the Commission

Blueberry Hills Water Works, L.L.C.
Water Service Area
CCN No. 12772
Application No. 34739-S (Transferred CCN 12772 from Rosa Lee Eissler)
Bee County

12772

10550

59

351

CERTIFIED TO BE A TRUE AND CORRECT
COPY OF THE ORIGINAL ON FILE WITH THE
PUBLIC UTILITY COMMISSION OF TEXAS
CENTRAL RECORDS DIVISION

BY: *Carol Medina*
DATE: *10-11-2016*



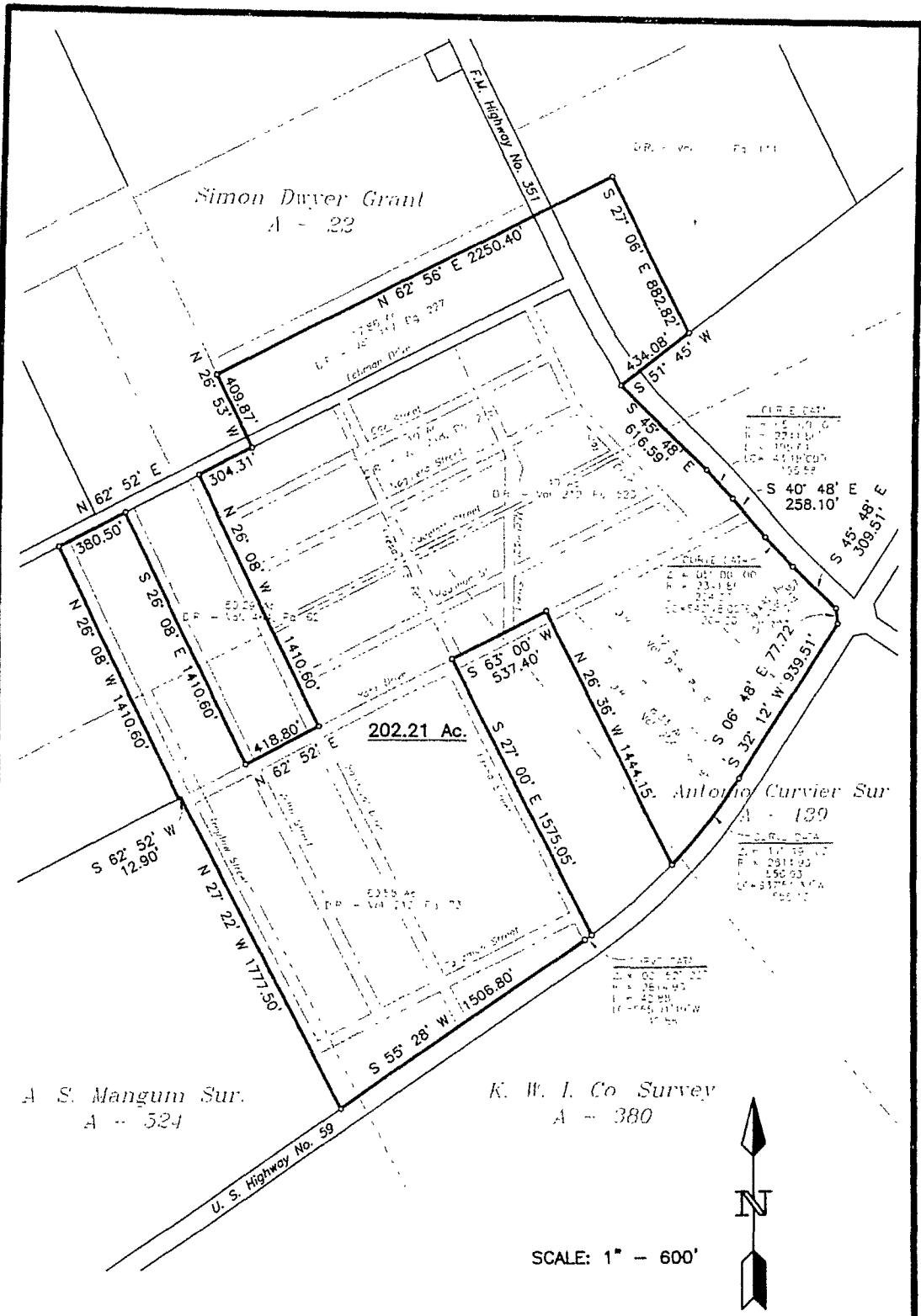
Map by S. Jaster 7/20/2005
Data path: s:\ud\ccn\ccn_working\ccn.shp
Project path: k:\gis\projects\34739-s.apr

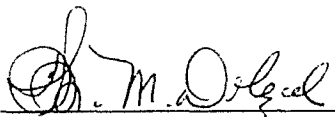


Water CCN Service Areas

- 12772 - BLUEBERRY HILLS WATER WORKS LLC
- 10550 - CITY OF BEEVILLE

1000 0 1000 Feet




THOS. M. DOLEZAL
Registered Professional Land Surveyor
No. 2028
P.O. Box 197 -- Beeville, Texas 78104
(361) 358-2807



Map Showing Blueberry Hills Water Works LLC Water Service Area
Bee County, Texas
Compiled in Office: December 21, 2006

1995

1995

1995

State of Texas §
County of Bee §

202.21 Acre Tract – Blueberry Hills
Water Works LLC – Water Service Area

Being a tract of land containing 202.21 acres, more or less, out of that 8.33 acre tract described in a conveyance by Cecilia Vara et vir to Raymond Eissler et ux by deed dated December 26, 1956, recorded in Volume 204, Page 95 of the Deed Records of Bee County, Texas, out of that 40 acre tract described in a conveyance by Charles L. Houlihan et ux to Raymond Eissler by deed dated September 21, 1959, recorded in Volume 212, Page 523 of said Deed Records, out of that 60.55 acre tract described in a conveyance by Norman Maurice Whisenant to Raymond Eissler et ux by deed dated September 30, 1959, recorded in Volume 213, Page 73 of said Deed Records, out of that 40 acre tract described in a conveyance by Martin Linke et al to Raymond Eissler by deed dated August 30, 1960, recorded in Volume 216, Page 144 of said Deed Records, out of that 17.86 acres out of that 40 acre tract described in a conveyance by Martin Linke et al to Raymond Eissler by deed dated December 21, 1960, recorded in Volume 217, Page 227 of said Deed Records, out of that 12 acre tract described in a conveyance by A. L. McGuill et ux to Raymond Eissler et ux by deed dated February 28, 1961, recorded in Volume 218, Page 8 of said Deed Records, out of that 10 acre tract described in a conveyance by Augusta Harborth et al to Raymond Eissler et ux by deed dated April 20, 1961, recorded in Volume 218, Page 275 of said Deed Records, out of that 9.482 acre Tract A described in a conveyance by Irene Byrne et al to Raymond Eissler et ux by deed dated June 17, 1980, recorded in Volume 357, Page 254 of said Deed Records, out of that 50.29 acre tract described in a conveyance by Charles L. Houlihan et ux to Raymond Eissler by deed dated September 28, 1989, recorded in Volume 464, Page 62 of said Deed Records, a portion of F. M. Highway No. 351 and a portion of Lehman Drive (a County Road), also being out of the Simon Dwyer Grant, Abstract No. 22, out of the Antonio Curvier Survey, Abstract No. 139, out of the K. W. I. Co. Survey, Abstract No. 380 and out of the A. S. Mangum Survey, Abstract No. 524, Bee County, Texas.

Said 202.21 acre, more or less, tract being more particularly described by metes and bounds, to-wit:

Beginning at a point for the South corner of this tract, said point being at the point of intersection of the Southwest boundary of said 60.55 acre tract with a Northwest boundary of U. S. Highway No. 59;

Thence N 27° 22' W along the Southwest boundary of said 60.55 acre tract and partially along a Southwest boundary of Treptow Street (a County Road), at 1777.50 feet a point for an interior corner of this tract, said point being the West corner of said 60.55 acre tract, an angle in a Southwest boundary of said Treptow street and in the Southeast boundary of said 50.29 acre tract;

Thence S 62° 52' W along the Southeast boundary of said 50.29 acre tract and along a boundary of said Treptow Street, at 12.90 feet a point for an exterior corner of this tract, said point being the South corner of said 50.29 acre tract and an exterior corner of said Treptow Street;

Thence N 26° 08' W along the Southwest boundary of said 50.29 acre tract and along the Southwest boundary of said Treptow Street, at 1410.60 feet a point for the Southerly most West corner of this tract, said point being the West corner of said 50.29 acre tract and at the point of intersection of the Southwest boundary of said Treptow Street with the Southeast boundary of said Lehman Drive;

Thence N 62° 52' E along the Northwest boundary of said 50.29 acre tract and along the Southeast boundary of said Lehman Drive, at 380.50 feet a point for an exterior corner of this tract, said point being at the point of intersection of the Southeast boundary of said Lehman Drive with the Southwest boundary of Vellri Street (a County Road);

202 21 Acre Tract
Page 2

Thence S 26° 08' E crossing said 50.29 acre tract and along the Southwest boundary of said Veltri Street, at 1410.60 feet a point for an interior corner of this tract, said point being at the point of intersection of the Southeast boundary of said Veltri Street with the Northwest boundary of Yahr Drive (a County Road), in the Southeast boundary of said 50.29 acre tract and the Northwest boundary of said 60.55 acre tract;

Thence N 62° 52' E along the Northwest boundary of said Yahr Drive, along the Southeast boundary of said 50.29 acre tract and along the Northwest boundary of said 60.55 acre tract, at 418.80 feet a point for an interior corner of this tract, said point being at the point of intersection of the Northwest boundary of said Yahr Drive with the Northeast boundary of Sandoval Drive (a County Road);

Thence N 26° 08' W crossing a portion of said 50.29 acre tract and along the Northeast boundary of said Sandoval Drive, at 1410.60 feet a point for an exterior corner of this tract, said point being in the Northwest boundary of said 50.29 acre tract and at the point of intersection of the Northeast boundary of said Sandoval Drive with the Southeast boundary of said Lehman Drive;

Thence N 62° 52' E along the Northeast boundary of said 50.29 acre tract and along the Southeast boundary of said Lehman Drive, at 304.31 feet a point for an interior corner of this tract;

Thence N 26° 53' W crossing said Lehman Drive and along the Southwest boundary of said 17.86 acre tract, at 409.87 feet a point for the Northerly most West corner of this tract;

Thence N 62° 56' E crossing said 17.86 acre tract, at approximately 1800.40 feet pass a point being in a Southwest boundary of said F. M. Highway No. 351, at approximately 1900.40 feet pass a point in a Northeast boundary of said F. M. Highway No. 351, crossing a portion of said 40 acre tract recorded in Volume 216, Page 144, at 2250.40 feet in all a point for the North corner of this tract;

Thence S 27° 06' E crossing a portion of said 40 acre tract recorded in Volume 216, Page 144, at 882.82 feet a point for an exterior corner of this tract, said point being in the Southeast boundary of said 40 acre tract recorded in Volume 216, Page 144;

Thence S 51° 45' W along the Southeast boundary of said 40 acre tract recorded in Volume 216, Page 144 and crossing said F. M. Highway No. 351, at 434.08 feet a point for an interior corner of this tract, said point being in a Southwest boundary of said F. M. Highway No. 351;

Thence S 45° 48' E along a Southwest boundary of said F. M. Highway No. 351, at 616.59 feet a point being the beginning of a curve to the right having a radius of 2241.86 feet;

Thence along a Southwest boundary of said F. M. Highway No. 351 and going clock-wise around a central angle of 05° 00' 00" an arc distance of 195.64 feet to the end of said curve (the long chord of said curve being S 43° 18' 00" E 195.58 feet);

Thence S 40° 48' E along a Southwest boundary of said F. M. Highway No. 351, at 258.10 feet a point being the beginning of a curve to the left having a radius of 2341.86 feet;

Thence along a Southwest boundary of said F. M. Highway No. 351 and going counter clock-wise around a central angle of $05^{\circ} 00' 00''$ an arc distance of 204.37 feet to the end of said curve (the long chord of said curve being $S 43^{\circ} 18' 00'' E$ 204.30 feet);

Thence $S 45^{\circ} 48' E$ along a Southwest boundary of said F. M. Highway No. 351, at 309.51 feet a point for an East exterior corner of this tract, said point being an angle point in the Southwest boundary of said F. M. Highway No. 351;

Thence $S 06^{\circ} 48' E$ along a Southwest boundary of said F. M. Highway No. 351, at 77.72 feet a point for an East exterior corner of this tract, said point being at the point of intersection of the Southwest boundary of said F. M. Highway No. 351 with a Northwest boundary of U. S. Highway No. 59;

Thence $S 32^{\circ} 12' W$ along the Southeast boundary of said 9.482 acre tract along the Southeast boundary of said 12 acre tract, along a portion of said 8.33 acre tract and along a Northwest boundary of said U. S. Highway No. 59, at 939.51 feet a point being the beginning of a curve to the right having a radius of 2814.93 feet;

Thence along the Southeast boundary of said 8.33 acre tract, along a Northwest boundary of said U. S. Highway No. 59 and going clock-wise around a central angle of $11^{\circ} 19' 03''$ an arc distance of 556.03 feet to the end of said curve, said point being the South corner of said 8.33 acre tract (the long chord of said curve being $S 37^{\circ} 51' 32'' W$ 555.13 feet);

Thence $N 26^{\circ} 36' W$ along the Southwest boundary of said 8.33 acre tract and crossing said Yahr Drive, at 1444.15 feet a point for an interior corner of this tract, said point being in the Northwest boundary of said Yahr Drive;

Thence $S 63^{\circ} 00' W$ along the Northwest boundary of said Yahr Drive, at 537.40 feet a point for an interior corner of this tract;

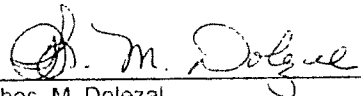
Thence $S 27^{\circ} 00' E$ crossing said Yahr Drive, along the Northeast boundary of said 60.55 acre tract and along the Northeast boundary of Presa Street (a County Road), at 1575.05 feet a point for an exterior corner of this tract, said point being in a Northwest boundary of said U. S. Highway No. 59 and in a curve to the right having a radius of 2814.93 feet;

Thence along a Northwest boundary of said U. S. Highway No. 59 and going clock-wise around a central angle of $00^{\circ} 52' 22''$ an arc distance of 42.88 feet to the end of said curve (the long chord of said curve being $S 55^{\circ} 01' 49'' W$ 42.88 feet),

Thence $S 55^{\circ} 28' W$ along a Northwest boundary of said U. S. Highway No. 59, at 1506.80 feet the place of beginning and containing 202.21 acres of land, more or less.

Compiled in the office from available data and partial 'on the ground' surveys December 21, 2006. The bearings shown herein are based on those stated in right-of-way deeds for said F. M. Highway No. 351




Thos. M. Dolezal
Registered Professional Land Surveyor
No. 2028

103555

PL

1035

242

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: Oct 31, 2016 at 10:17A

Document number: 113455

Amount 50.00

Mirella Escamilla Davis
County Clerk

By
Theresa Del Soreau, Deputy
Pee County

STATE OF TEXAS COUNTY OF BEE
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the Official Public Records of Bee County,
Texas stamped hereon to me.

Oct 31-2016

Mirella Escamilla Davis
County Clerk, Bee County, Texas

By Cynthia Trevino Deputy