



Control Number: 46851



Item Number: 17

Addendum StartPage: 0

46851

Kelly Brewer
Water Necessities, Inc.
1020 N. Main Street
Vidor Texas 77662

RECEIVED
6/29/2017

2017 JUL 14 PM 2: 26

PUBLIC UTILITY COMMISSION
FILING CLERK

Re: CCN Clarification

In an effort to correct a mapping error and identify appropriate CCN coverage. NHWSC CCN # 11267 is relinquishing 55.8 acres to Water Necessities CCN # 12243 Dairyland Heights. This is clarified in the attached documents 17-170B revised 6/20/2017 and DairyLand Heights Exhibit c (drawing of Dairyland Heights Subdivision). We have not nor have we ever served these properties for retail public water.

Water Necessities CCN # 12243 is relinquishing to NHWSC CCN # 111267 35.08 acres. Located just north of Mormon Church House Rd. This area is not populated and has not ever been serviced by Water Necessities, but was misplaced in previous web viewer.

Regarding DairyLand Heights there is a difference of 20.72 acres between the old subdivision and new revised CCN area in the interest and benefit of Water Necessities.

Regarding Whispering Pines in CCN # 12243, the NHWSC CCN #11267 and Water Necessities CCN # 12243 are to decertify land in the Whispering Pines subdivision area. The Water Necessities, Inc. will decertify 2.1 acres (1.4, and 0.7) as a revision of their CCN 12243, the two areas as detailed in exhibit d (Docket 46851 Large scale map). NHWSC will decertify 14.2 acres, which will bring the subdivision of Whispering Pines to a total 27.31 acres. See exhibit d (Docket 46851 Large scale map) and exhibit 17-170A Dated 4/3/2017 and Exhibit E (General Location Docket 46851) and Drawing of Whispering Pines subdivision.

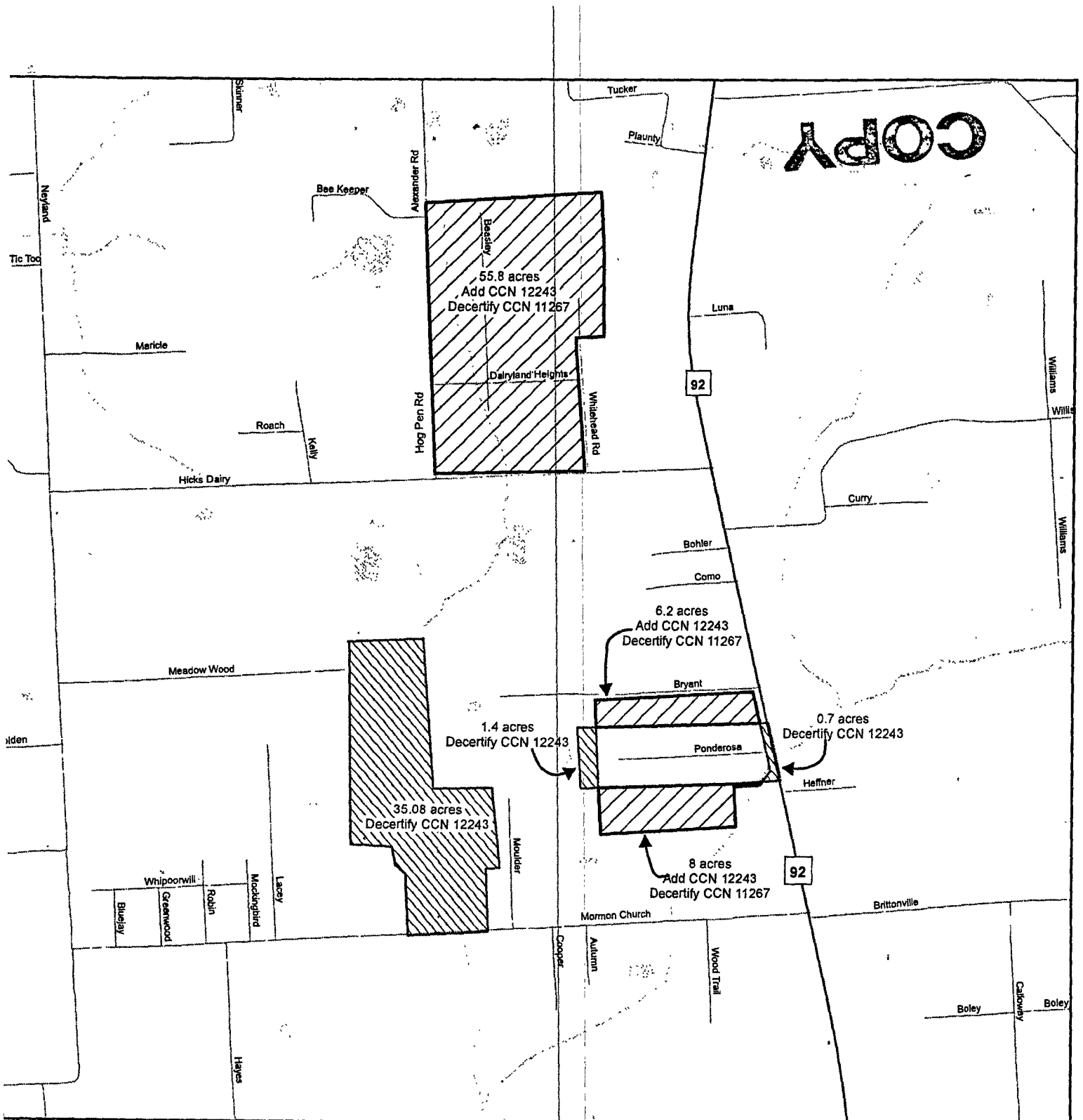
In our understanding, no compensation will be sought by NHWSC or Water Necessities for these Changes. These changes in the CCN's are in an effort to define our CCN boundaries and ensure that the residents of these areas are able to continue being supplied with water.

Sincerely,



Kenneth Baldwin
President
North Hardin WSC

17





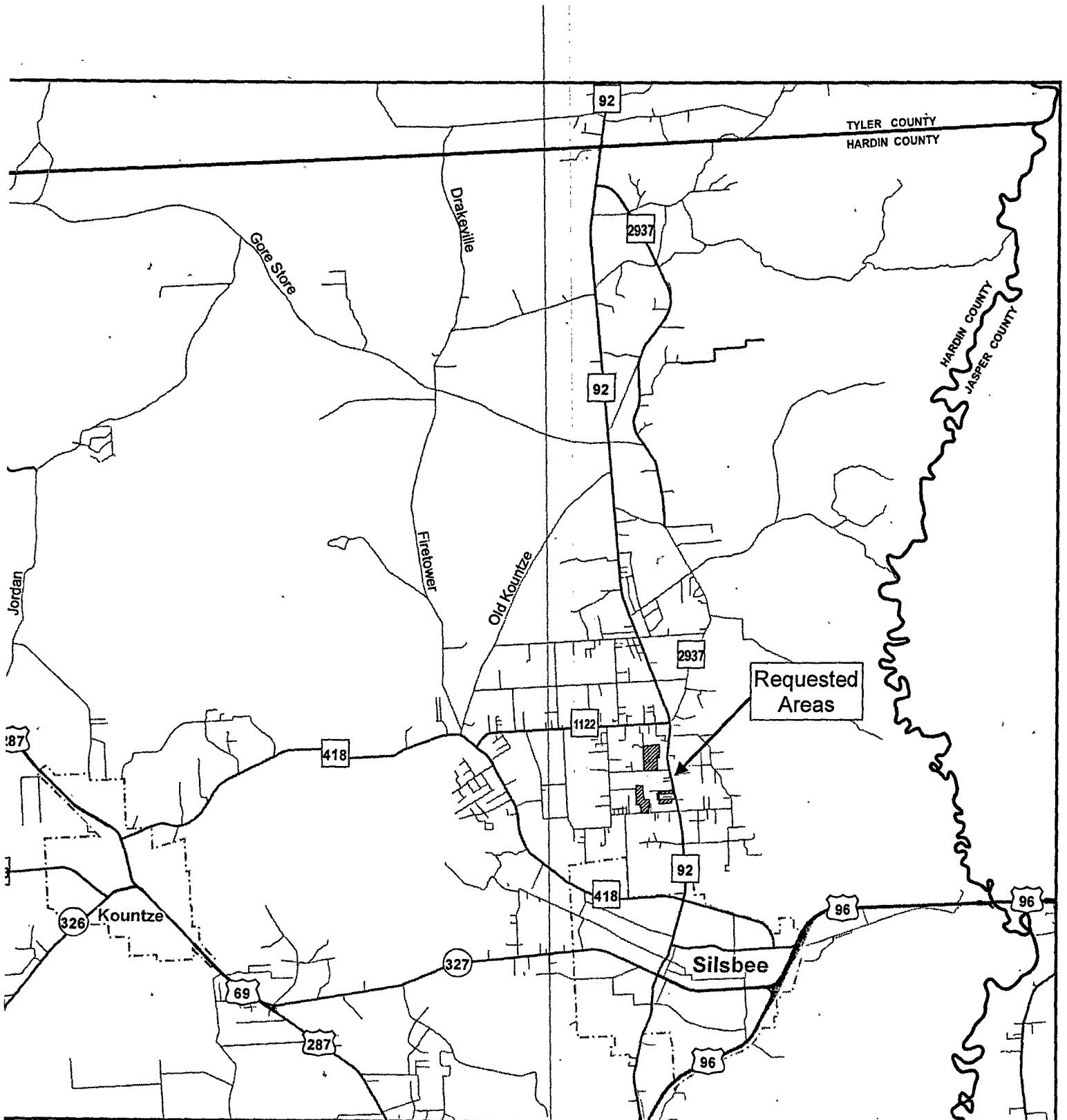
Docket 46851 Large Scale Map - REVISED

Water Necessities, Inc.

Application to Amend and Decertify Portions of Water CCN No. 12243
and to Decertify Portions of North Hardin WSC, CCN No. 11267
in Hardin County

Requested Areas


-  Amend CCN 12243 to Add Current Customers and Decertify from CCN 11267 - approx 70 acres
-  Decertify from CCN 12243 - No Customers - approx 37 acres



Docket 46851 General Location - REVISED

Water Necessities, Inc.
 Application to Amend and Decertify Portions of Water CCN No. 12243
 and to Decertify Portions of North Hardin WSC, CCN No. 11267
 in Hardin County



 Requested Areas to Amend and Decertify

Total acreage of all requested areas is approximately 107 acres.

METES AND BOUNDS DESCRIPTION
55.82 ACRE TRACT
S.P. BANKSTON LEAGUE
ABSTRACT NUMBER 3
HARDIN COUNTY, TEXAS

COPY

Being a tract or parcel containing 55.82 acres of land out of and a part of the S. P. Bankston League, Abstract Number 3, Hardin County, Texas, and being all of Dairyland Heights, recorded in Volume 3, Page 148-A, Plat Records of Hardin County, Texas and being part of a 1.08 acre tract recorded in Clerk File Number 2012-33628, Official Public Records of Hardin County, Texas and a 0.71 acre tract recorded in Volume 856, Page 744, Deed Records of Hardin County, Texas and a 0.81 acre tract recorded in Volume 1610, Page 658, Official Public Records of Hardin County, Texas and a 1.00 acre tract recorded in Volume 460, Page 2, Deed Records of Hardin County, Texas and a 0.67 acre tract recorded in Volume 617, Page 273, Deed Records of Hardin County, Texas and a 1.01 acre tract recorded in Volume 1650, Page 412, Official Public Records of Hardin County, Texas and a 5.49 acre tract recorded in Volume 1250, Page 65, Official Public Records of Hardin County, Texas and a 6.42 acre tract recorded in Volume 884, Page 251, Deed Records of Hardin County, Texas and a 1.204 acre tract recorded in Clerk File Number 2015-52816, Official Public Records of Hardin County, Texas and a 1.00 acre tract recorded in Volume 763, Page 628, Deed Records of Hardin County, Texas and a 1.204 acre tract recorded in Volume 874, Page 603, Deed Records of Hardin County, Texas and a 1.00 acre tract recorded in Volume 1807, Page 704, Official Public Records of Hardin County, Texas, said 55.82 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a flat bar found in pavement being the intersection of the North right-of-way line of a public road known as Hicks Dairy Road and the East right-of-way line of a public road known as Hog Pen Road and being the Southwest corner of said 0.81 acre tract;

THENCE, South 88 deg. 31 min. 01 sec. East, along the North right-of-way line of said Hicks Dairy Road for a distance of 1,112.99 feet to a ½-inch iron pipe found at the Southeast corner of said 0.67 acre tract and being in the West right-of-way line of a public road known as Whitehead Road;

THENCE, North 01 deg. 54 min. 37 sec. West, along the West right-of-way line of said Whitehead Road for a distance of 866.26 feet to a ½-inch iron rod found at the Southeast corner of said 1.00 acre tract;

THENCE, North 00 deg. 11 min. 10 sec. West, along the East line of said 1.00 acre tract for a distance of 125.86 feet to a ½-inch iron rod capped RPLS 2512 set for corner;

THENCE, North 89 deg. 51 min. 00 sec. East, at 49.79 feet pass a 3/8-inch iron rod found on line and at 59.79 feet pass a ½-inch iron rod found at the Southwest corner of said 1.01 acre tract and continuing for a total distance of 207.42 feet to a ½-inch iron rod found at the Southeast corner of said 1.01 acre tract;

THENCE, North 01 deg. 27 min. 12 sec. East, along the East line of 1.01 acre tract for a distance of 178.97 feet to a ½-inch iron rod found for corner;

THENCE, North 03 deg. 25 min. 46 sec. East, along the East line of 1.01 acre tract for a distance of 74.67 feet to a ½-inch iron pipe found for corner;

THENCE, North 01 deg. 07 min. 00 sec. East, along the East line of 1.01 acre tract for a distance of 32.50 feet to a ½-inch iron rod found at the Southeast corner of said 5.49 acre tract;

THENCE, North 02 deg. 11 min. 00 sec. East, along the East line of said 5.49 acre tract for a distance of 257.06 feet to a 1-¼-inch iron pipe found for corner;

THENCE, North 01 deg. 06 min. 00 sec. East, along the East line of said 5.49 acre tract for a distance of 109.12 feet to a fence corner;

THENCE, North 00 deg. 48 min. 51 sec. West, along the East line of said 5.49 acre tract for a distance of 397.15 feet to a 2-inch iron pipe found at the Northeast corner of said 5.49 acre tract;

THENCE, South 89 deg. 00 min. 19 sec. West, (reference bearing) along the North line of said 5.49 acre tract and the North line of said 6.42 acre tract for a distance of 687.10 feet to a ½-inch iron rod found at the most Northerly Northeast corner of said Dairyland Heights;

THENCE, South 89 deg. 19 min. 47 sec. West, along the most Westerly North line of said Dairyland Heights for a distance of 624.85 feet to a 4x4 concrete monument found at the Northwest corner of said Dairyland Heights and being in the East right-of-way line of said Hog Pen Road;

THENCE, South 00 deg. 08 min. 55 sec. East, along the East right-of-way line of said Hog Pen Road for a distance of 1,993.17 feet to the POINT OF BEGINNING and containing 55.82 acres of land.

17-170B

05/02/17

Revised: 06/20/17



COPY

METES AND BOUNDS DESCRIPTION
27.31 ACRE TRACT
S.P. BANKSTON LEAGUE
ABSTRACT NUMBER 3
HARDIN COUNTY, TEXAS

Being a tract or parcel containing 27.31 acres of land out of and a part of the S. P. Bankston League, Abstract Number 3, Hardin County, Texas, and being all of unrecorded Whispering Pines and being part of a 9.52 acre tract recorded in Volume 774, Page 76, Deed Records of Hardin County, Texas, said 27.31 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rod capped Sesco found at the intersection of the South right-of-way line of a public road known as Bryant Road and the West right-of-way line of a public road known as F.M. Highway 92 and being the Northeast corner of said unrecorded Whispering Pines, said ½-inch iron rod having a State Plane Coordinate value of Y=10,157,492.28, X=4,237,387.41;

THENCE, South 13 deg. 01 min. 10 sec. East, along the West right-of-way line of said F.M. Highway 92 for a distance of 604.48 feet to a point for the most Northerly corner of a 0.11 acre tract recorded in Volume 869, Page 443, Deed Records of Hardin County, Texas;

THENCE, South 35 deg. 10 min. 00 sec. West, along the West line of said 0.11 acre tract for a distance of 129.58 feet to a point at the Southeast corner of said unrecorded Whispering Pines and being in the North line of a 2.227 acre tract recorded in Volume 1531, Page 860, Official Public Records of Hardin County, Texas;

THENCE, South 86 deg. 37 min. 09 sec. West, along the South line of said unrecorded Whispering Pines and the North line of said 2.227 acre tract for a distance of 198.08 feet to concrete fence footing found at the Northwest corner of said 2.227 acre tract;

THENCE, South 03 deg. 13 min. 43 sec. East, along the West line of said 2.227 acre tract for a distance of 302.74 feet to a 5/8-inch iron rod found at the Southwest corner of said 2.227 acre tract and being in the South line of said 9.52 acre tract;

THENCE, South 86 deg. 29 min. 18 sec. West, along the South line of said 9.52 acre tract for a distance of 1,027.14 feet to a 5/8-inch iron rod found at the Southwest corner of said 9.52 acre tract;

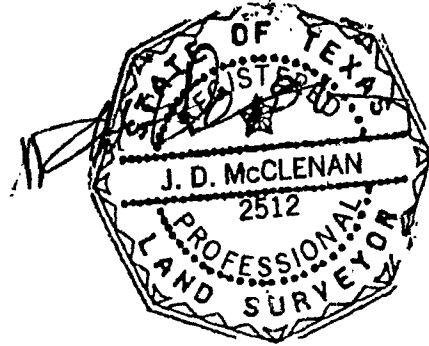
THENCE, North 03 deg. 33 min. 19 sec. West, along the West line of said 9.52 acre tract for a distance of 307.53 feet to a 3/8-inch iron rod found at the Northwest corner of said 9.52 acre tract and the most Westerly Southwest corner of said unrecorded Whispering Pines;

THENCE, North 02 deg. 55 min. 21 sec. West, along the most Southerly West line of said unrecorded Whispering Pines and the West line of an unconstructed roadway for a distance of 698.11 feet to a ½-inch iron rod found in the South right-of-way line of said Bryant Road;

THENCE, North 86 deg. 46 min. 25 sec. East, along the South right-of-way line of said Bryant Road for a distance of 1,200.92 feet to the POINT OF BEGINNING and containing 27.31 acres of land.

Note: Bearings, distances and coordinates referenced to the Texas State Plane Coordinate System, Central Zone (4203), NAD 83. Grid scale factor: 0.999909022.

17-170A
04/13/17

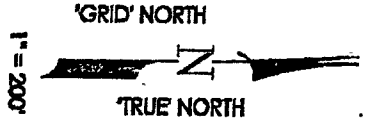


RED BY:
REVEYORS INC.
2/17/2017



ELEVATION CERTIFICATES
 ORANGE, TX 77631
 koele@reveyors.com
 (713) 401-0900

1 HEREON ARE BASED UPON
 SYSTEM SURVEYING, TIED TO
 COR. REFERENCED TO THE
 TUM OF 1983 TEXAS STATE
 ITEM, CENTRAL ZONE (4209),
 CLOS. 0.99909022.
 (FOOT) TITLE COMMITMENT,
 OR EASEMENTS SHOWN.



BRYANT ROAD

NB6°46'25"E 1200.92'

P.O.B.
 RND 1/2" I.R.
 SESCO
 Y=10157492;
 X=4237387;

27.31 ACRE TRACT

UNREC. WHISPERING PINES

1.95 AC TR
 2017-73014
 H.C.O.P.R.

0.358 AC TR
 2016-67279
 H.C.O.P.R.

UNCONST. ROADWAY

N02°55'21"W 698.11'

RND 3/8" I.R.

5.80 AC TR
 N/F
 OWEN VAUGHN

N03°33'19"W 307.53'

RND 5/8" I.R.

S86°29'18"W 1027.14'

RESIDUAL 9.52 AC TR
 774776 H.C.D.R.

4.00 AC TR
 2013-37419
 H.C.O.P.R.

2.854 AC TR
 1245/378
 H.C.O.P.R.

CONC
 FENCE
 FOOTING

S03°13'43"E 302.74'

RND 5/8" I.R.

2.227 AC TR
 1531/860
 H.C.O.P.R.

L2

PT

S13°01'10"E 604.48'

ETCH OF A
 ACRE TRACT
 SURVEYED FOR
 L. BREWER
 AT OF THE
 BANKSTON
 LEAGUE.
 BSTRACT
 JMBER 3,
 20IN COUNTY,
 TEXAS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	129.58	S35°10'00"W
L2	198.08	S86°37'09"W

DRAWN BY:	A.M.L.
CHECKED BY:	C.C.
DATE:	17-17