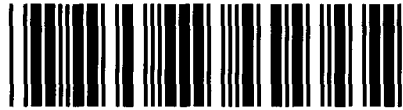




Control Number: 47044



Item Number: 1

Addendum StartPage: 0

PETITION OF JEFF STOCKTON TO  
DECERTIFY PROPERTY FROM  
JARRELL-SCHWERTNER WATER  
SUPPLY CORPORATION, CCN  
NO. 10002 IN WILLIAMSON COUNTY §

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COMMISSION OF TEXAS

**ORIGINAL PETITION FOR DECERTIFICATION**

COMES NOW, Jeff Stockton ("Petitioner") and files this Original Petition for Decertification ("Petition") pursuant to 16 TEX. ADMIN. CODE §24.113(r) seeking to decertify certain property from Jarrell-Schwertner Water Supply Corporation ("JSWSC") Water Certificate of Convenience and Necessity ("CCN") No. 10002 in Williamson County. In support thereof, the Petitioner shows the following:

**I. PURPOSE OF PETITION**

Petitioner files this Petition for expedited release/decertification of approximately 61.32 acres of land from the water CCN of JSWSC located in Williamson County, Texas. The specific property to be decertified is legally described and illustrated by survey in **Exhibit A** (the "Property"). The Property is over 25 acres in size and is not receiving water or sewer service from JSWSC.

**II. REQUEST FOR EXPEDITED RELEASE**

Pursuant to 16 TEX. ADMIN. CODE §24.113(r), Petitioners provide the following information:

1. Survey and legal description of the Property in Exhibit A.
2. Affidavit of Jeff Stockton in Exhibit B.

**III. CONCLUSION AND PRAYER**

The Petitioner respectfully requests an order:

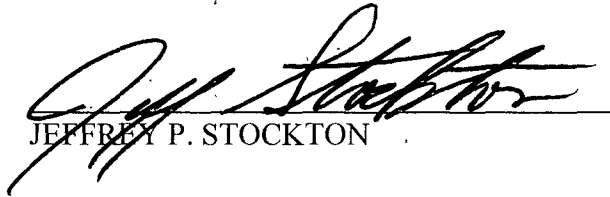
- (1) Releasing the Property from JSWSC CCN No. 10002.
- (2) Granting the Petitioner all other and further relief to which it is justly entitled.

1111

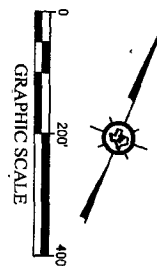
- (2) Granting the Petitioner all other and further relief to which it is justly entitled.

Respectfully submitted,

Jeffrey P. Stockton  
P.O. Box 824  
Jarrell, Texas 76537  
(512) 746-5100



JEFFREY P. STOCKTON



FARM TO MARKET 487

(N68°34'14"E)  
N68°34'14"E 1276.81'

1194.78'

L3 L4  
82.03'

COUNTY ROAD 306

S21°44'50"E 1623.33'

REMAINING 6.04 ACRES  
OF THE TRACT CONVEYED TO CHARLES A. STOCKTON AND WIFE, BETTY WYNELL STOCKTON  
VOLUME 668, PAGE 196 & VOLUME 668, PAGE 201  
DEED RECORDS, WILLIAMSON COUNTY, TEXAS

S21°54'47"E 1680.68'

REMAINING 55.28 ACRES  
OF THE TRACT CONVEYED TO  
CHARLES A. STOCKTON AND  
WIFE, BETTY WYNELL STOCKTON  
VOLUME 668, PAGE 196  
VOLUME 668, PAGE 201  
DEED RECORDS, WILLIAMSON  
COUNTY, TEXAS

ISAAC BUNKER SURVEY  
ABSTRACT NO. 54

1.10 ACRES  
CLAUDEEN JANE DOWELL  
DOCUMENT 2013072229  
OFFICIAL PUBLIC RECORDS,  
WILLIAMSON COUNTY, TEXAS

C. BUD STOCKTON LOOP  
(100' ROW - DOC. 2008059501)

N21°11'51"W 774.51'  
(N21°12'59"W 774.80')

RADIUS = (905.00')  
ARC = 270.54' (270.10')  
N29°14'53"W, 269.53'  
(N29°17'08"W, 269.69')

RADIUS = (1005.00')  
ARC = 282.90' (282.96')  
N30°00'37"W, 281.93'  
(N30°00'13"W, 281.93')

197.13' 155.90'  
S67°43'07"W 353.03'  
(S70°49'W)

(S19°11'E 399.48')  
S21°45'48"E 398.50'

S68°24'41"W 863.61'  
(S71°00'W)

COUNTRY VIEW SUBDIVISION  
DOCUMENT 9925825  
OFFICIAL PUBLIC RECORDS, WILLIAMSON  
COUNTY, TEXAS

LEGEND  
X FOUND  
IRON ROD SET  
COTTON SPINDLE SET  
CALCULATED POINT

SHEET NO. 1 OF 2	JOB NUMBER	762-16-02
	JOB DATE	2017-04-05
	SHEET	1"=200'
	TECH	J. WARREN
	CHECK BY	B. JONES

**55.28 ACRE SURVEY  
JARRELL, WILLIAMSON  
COUNTY, TEXAS**

**HAYNIE  
CONSULTING, INC.**  
Civil Engineers and Land Surveyors  
1010 Provident Lane  
Round Rock, Texas 78664-3276  
Ph: 512-837-2446 Fax: 512-837-9463  
TBPE FIRM # F-002411, TBPLS FIRM # 100250-00

**LEGAL DESCRIPTION**  
BEING 55.28 ACRES OF LAND OUT OF THE ISAAC BUNKER SURVEY, ABSTRACT 54, WILLIAMSON COUNTY, TEXAS, ALSO BEING OUT OF THE TRACT CONVEYED BY DEEDS TO CHARLES A. STOCKTON AND WIFE BETTY WHEELER IN DEEDS RECORDED IN VOLUME 668, PAGE 199 AND VOLUME 668, PAGE 201 DEED RECORDS, WILLIAMSON COUNTY, TEXAS. SAID 55.28 ACRE TRACT TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 1/2" IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF C. BUD STOCKTON LOOP, BEING THE NORTHWEST CORNER OF THE SAID STOCKTON TRACT AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

THENCE NORTH 22°13'36" EAST, ALONG SAID RIGHT-OF-WAY LINE AND A LINE OF THE TRACT DESCRIBED HEREIN, FOR A DISTANCE OF 77.12 FEET TO A 3/4" SCREWED IN CONCRETE IN THE SOUTH RIGHT-OF-WAY LINE OF FARM TO MARKET 487, ALSO BEING THE NORTH LINE OF THE SAID STOCKTON TRACT, FOR A CORNER OF THE TRACT HEREIN DESCRIBED.

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND SAID NORTH LINE OF THE SAID STOCKTON TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES  
1) NORTH 81°15'22" EAST, FOR A DISTANCE OF 41.88 FEET TO A 1/2" IRON ROD SET,  
2) NORTH 68°34'14" EAST, FOR A DISTANCE OF 1194.78 FEET TO A CALCULATED POINT, FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED.

THENCE SOUTH 21°54'47" EAST, LEAVING SAID RIGHT-OF-WAY LINE AND THROUGH SAID STOCKTON TRACT, FOR A DISTANCE OF 1880.88 FEET TO A CALCULATED POINT IN THE NORTH LINE OF COUNTRY VIEW SUBDIVISION A PLAT RECORDED IN DOCUMENT 982826, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, BEING THE MOST EASTERLY CORNER OF THE TRACT HEREIN DESCRIBED.

THENCE ALONG THE NORTH LINE SAID COUNTRY VIEW SUBDIVISION AND THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES  
1) SOUTH 67°43'07" WEST, FOR A DISTANCE OF 197.13 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR EL CORNER OF SAID COUNTRY VIEW SUBDIVISION AND THE TRACT DESCRIBED HEREIN,  
2) SOUTH 21°16'59" EAST, FOR A DISTANCE OF 399.50 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR EL CORNER OF SAID COUNTRY VIEW SUBDIVISION AND THE TRACT DESCRIBED HEREIN,  
3) SOUTH 68°24'41" WEST, FOR A DISTANCE OF 863.51 FEET TO A 1/2" IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF SAID C. BUD STOCKTON LOOP, FOR AND THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED.

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE AND WEST LINE OF THE TRACT HEREIN DESCRIBED, THE FOLLOWING THREE (3) COURSES AND DISTANCES  
1) NORTH 21°23'04" WEST, FOR A DISTANCE OF 149.29 FEET TO A 1/2" IRON ROD FOUND IN SAID EAST RIGHT-OF-WAY LINE AND WEST LINE OF THE HEREIN DESCRIBED TRACT, BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT,  
2) ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1005.00 FEET, ARC LENGTH OF 292.90 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 30°00'37" WEST, 291.87 FEET TO A 1/2" IRON ROD FOUND IN SAID EAST AND WEST LINES, FOR THE POINT OF TANGENCY OF THE TRACT HEREIN DESCRIBED  
3) NORTH 38°21'44" WEST, FOR A DISTANCE OF 261.24 FEET TO A 1/2" IRON ROD FOUND IN SAID EAST AND WEST LINES, BEING THE SOUTHWEST CORNER OF THE 1.10 ACRE TRACT CONVEYED TO CLAUDEAN JANE DOWELL, AS RECORDED IN DOCUMENT 201302229, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, FOR AN EXTERIOR EL CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE ALONG THE COMMON LINE OF SAID 1.10 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES  
1) NORTH 70°31'33" EAST, FOR A DISTANCE OF 153.80 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT,  
2) NORTH 17°59'13" EAST, FOR A DISTANCE OF 137.48 FEET TO A 1/2" IRON ROD SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT,  
3) NORTH 51°24'22" WEST, FOR A DISTANCE OF 93.43 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT,  
4) SOUTH 76°16'11" WEST, FOR A DISTANCE OF 262.85 FEET TO A 1/2" IRON ROD FOUND IN SAID EAST RIGHT-OF-WAY LINE, AND BEING THE NORTHWEST CORNER OF SAID 1.10 ACRE TRACT AND BEING AN EXTERIOR EL CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE AND THE WEST LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES  
1) NORTH 38°18'39" WEST, FOR A DISTANCE OF 82.21 FEET TO A 1/2" IRON ROD FOUND IN SAID EAST AND WEST LINES, BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT,  
2) ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 905.00 FEET, ARC LENGTH OF 270.54 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 29°14'53" WEST, FOR A DISTANCE OF 268.53 FEET TO A 1/2" IRON ROD FOUND IN SAID EAST AND WEST LINES, FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT,  
3) NORTH 21°11'51" WEST, FOR A DISTANCE OF 774.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 55.28 ACRES OF LAND MORE OR LESS

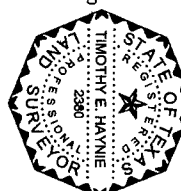
**TITLE COMMITMENT**  
THE FOLLOWING TITLE COMMITMENT INFORMATION HAS BEEN FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT OF NO. 1604081 ISSUED DATE AUGUST 26, 2016. NO ADDITIONAL RESEARCH WAS PERFORMED FOR ANY EASEMENTS AND OR BUILDING LINES WHICH MAY OR MAY NOT AFFECT SUBJECT TRACT THE FOLLOWING RESTRICTIONS, EXCLUSIONS, CONDITIONS AND STIPULATIONS OF RECORD ITEMIZED AS FOLLOWS

SUBJECT TO RIGHT OF WAY EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY IN VOLUME 283, PAGE 375, DEED RECORDS, WILLIAMSON COUNTY, TEXAS (CANNOT PLOT WITH INFORMATION PROVIDED)  
SUBJECT TO EASEMENT GRANTED TO TEXAS POWER AND LIGHT AND THE GENERAL TELEPHONE COMPANY IN VOLUME 583, PAGE 715, DEED RECORDS, WILLIAMSON COUNTY, TEXAS (CANNOT PLOT WITH INFORMATION PROVIDED)  
RIGHT OF WAY EASEMENT GRANTED TO JARRELL-SCHWERTNER WSC IN VOLUME 586, PAGE 201, DEED RECORDS, WILLIAMSON COUNTY, TEXAS (DOES NOT AFFECT)  
SUBJECT TO RIGHT OF WAY EASEMENT GRANTED TO JARRELL-SCHWERTNER WSC IN VOLUME 586, PAGE 251, DEED RECORDS, WILLIAMSON COUNTY, TEXAS (CANNOT PLOT WITH INFORMATION PROVIDED)  
SUBJECT TO RIGHT OF WAY EASEMENT GRANTED TO JARRELL-SCHWERTNER WSC IN DOCUMENT 2012064829, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (CANNOT PLOT WITH INFORMATION PROVIDED)  
SUBJECT TO RIGHT OF WAY EASEMENT GRANTED TO JARRELL-SCHWERTNER WSC IN DOCUMENT 2014089015, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (CANNOT PLOT WITH INFORMATION PROVIDED)  
SUBJECT TO RIGHT OF WAY EASEMENT GRANTED TO JARRELL-SCHWERTNER WSC IN DOCUMENT 2014089014, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (CANNOT PLOT WITH INFORMATION PROVIDED)

**NOTES:**  
1) BEARING BASIS OF THE CONTROL POINTS LISTED HEREON IS BASED ON THE NAD 83 CONTROL DATUM, GEOD MODEL 12B, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, AND NAD 83 VERTICAL CONTROL DATUM. ALL COORDINATES AND DISTANCES SHOWN AND LISTED ARE RELATIVE TO TEXAS CENTRAL ZONE GRID

**SURVEYOR'S CERTIFICATE**  
THE UNDERSIGNED, DOES HEREBY CERTIFY TO: (I) CENTRAL TEXAS PROPERTIES, LLC, AND (II) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT ALL CORNERS ARE MARKED AS DESCRIBED. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A SURVEY

*Timothy E. Haynie*  
TIMOTHY E. HAYNIE  
DATE 04-06-17  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2380



LINE TABLE		RECORD	
NUMBER	DIRECTION	LENGTH	LENGTH
L1	N22°13'56"E	77.12'	(N23°47'01"E) (78.94')
L2	N61°51'22"E	41.88'	(N61°51'22"E) (41.88')
L3	S68°05'08"E	75.95'	(S67°15'23"E)
L4	N68°16'10"E	23.79'	
L5	N21°23'04"W	149.29'	(N21°39'09"W) (149.45')
L6	N38°21'44"W	261.24'	(N38°21'17"W)
L7	N70°31'38"E	153.80'	(N71°58'39"E) (153.88')
L8	N17°59'13"E	137.48'	(N19°23'32"E) (137.83')
L9	N51°24'22"W	93.43'	(N50°00'03"W) (93.67')
L10	S76°16'11"W	262.85'	(S77°36'26"E) (262.94')
L11	N38°18'39"W	82.21'	(N38°21'17"W)

JOB NUMBER	782-16-02
JOB DATE	2017-04-05
SHEET	1"=200'
TECH	J. WARREN
CHECK BY	J. JONES

**55.28 ACRE SURVEY  
JARRELL, WILLIAMSON  
COUNTY, TEXAS**

 **HAYNIE  
CONSULTING, INC.**  
Civil Engineers and Land Surveyors  
1010 President Lane  
Round Rock, Texas 78664-3276  
Ph. 512-837-2446 Fax 512-837-9463  
TBPE FIRM # F-002411, TBPLS FIRM # 100250-00

STATE OF TEXAS §

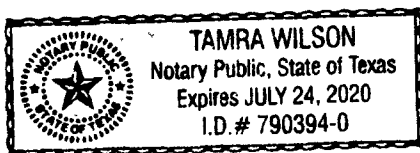
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, personally appeared Jeffrey Paul Stockton, known to me to be the person who subscribed his name below, who, being by me first duly sworn did depose on his oath as follows:

1. My name is Jeffrey Paul Stockton. I have personal knowledge of the facts contained herein. I am over the age of 18 years and of sound mind and qualified to make this Affidavit.
2. I have reviewed the Original Petition for Decertification and attest that all facts contained therein are true and correct.
3. The Property, as defined in the Original Petition for Decertification, belonged to my parents, Charles and Betty Stockton. Both are deceased. The Property contains more than 25 acres.
4. My sister, Charlsie A. Stockton, and I are successors in interest to the Property as defined in the Original Petition for Decertification and request to be released from the Jarrell-Schwertner Water Supply Corporation Water Certificate of Convenience and Necessity No. 10002 in Williamson County.
5. The Property, as defined in the Original Petition for Decertification, contains more than 25 acres and is not receiving water service from any utility provider."

FURTHER AFFIANT SAYETH NOT.

Subscribed to and sworn to before me, the undersigned authority on this the 7<sup>th</sup> day of April 2017.



A handwritten signature in black ink, appearing to be "Y. Wilson", written over a horizontal line.

Notary Public in and for the  
State of Texas