



Control Number: 47795



Item Number: 20

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Opt Out Request
Head Page

1-29-18

To: Filing Clerks
Public Utility Commission of Texas
1701 N. Congress Ave
P.O. Box 13326
Austin, TX. 78711-3326

FROM: The John W. Noren Family Trust
Christy D. Noren & Jenny E. Noren, TRUSTEES
3711 County Road 100
Hutto, TX. 78634

RECEIVED
2018 FEB - 1 PM 9:37
PUBLIC UTILITY COMMISSION
FILING CLERK

This is request by landowner to be excluded from the proposed
Certificated Convenience & Necessity of the City of Hutto, Document
#47795 to provide sewer service in future unknown date.

The notice of application received is incomplete and inaccurate.
Mailing date is blank. This property is beyond a 3 mile radius
from downtown Hutto.

The land is not currently in Hutto's ETS but is in their
projected growth area. It is open farmland used by our family
for such. we feel the application is too broad and unnecessary
at this time and chose to opt out.

Enclosed:

Scale location maps of property N and S. of Chandler Road
bordered on west by County Road 100 [Properties D and E]

Meters & Bounds of original 142,38 acre tract

less - 8,39 acres for Chandler Road

less - .50 acres for Jonah SUD pump station

133,49 acres remain

99,05 acres South of Chandler

34,44 acres North of Chandler

Notice from City of Hutto with missing & incorrect data.

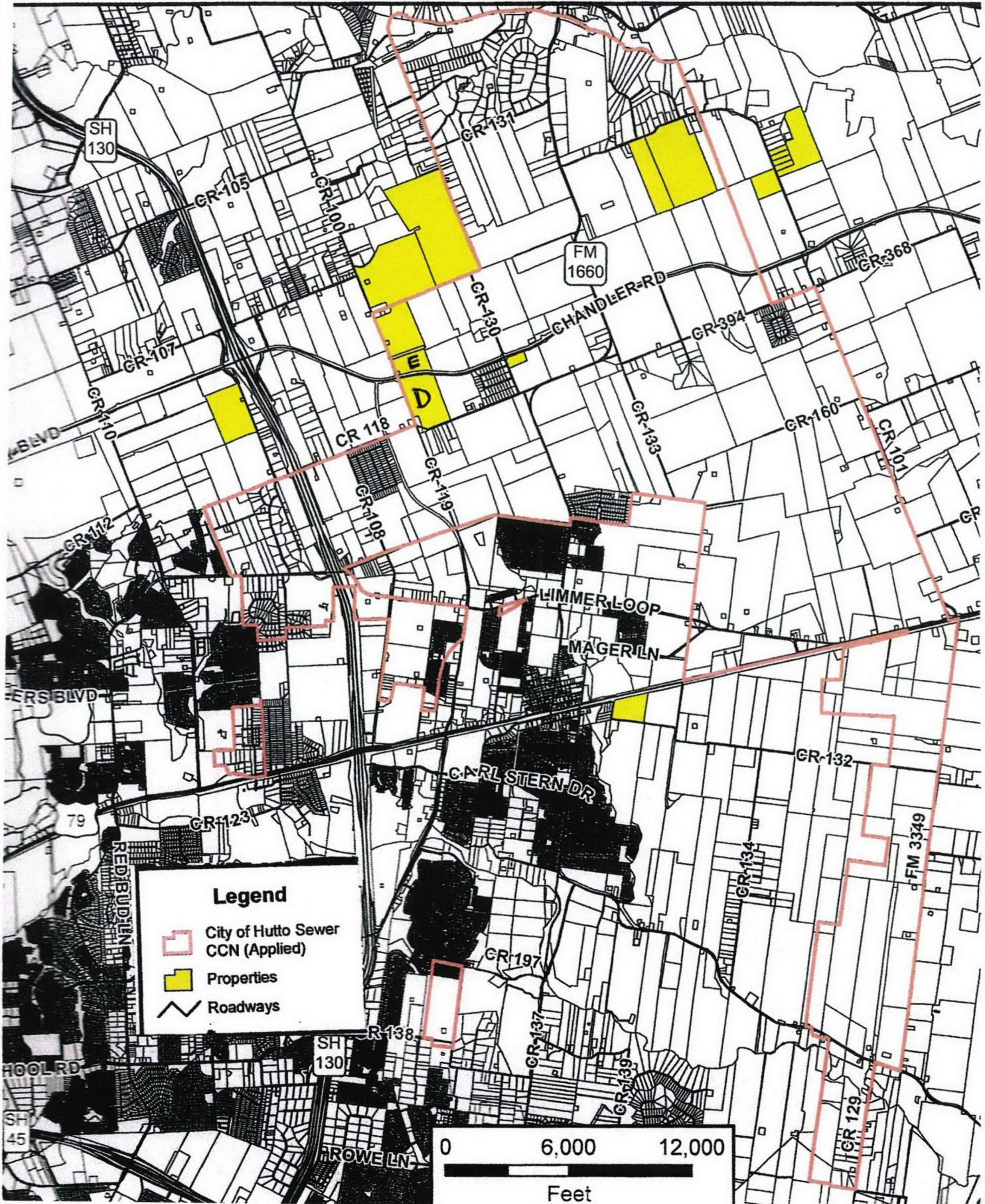
No mailing date - miles from Hutto inconsistent with area
proposed for CNN.

Christ. Noren Trustee

20

Properties D & E of John W. Noren Family Trust (Christy D. Noren, Jenny E. Noren)
to opt-out of application acreage

City of Hutto Sewer CCN (Applied)



99.05 acres S of Chandler Rd East Side of CR 100 (property "D")
34.44 acres N of Chandler Rd East side of CR 100 (property "E")
Belonging to John W. Noren Family Trust / Dec 2014

FIELD NOTES FOR JOHN W. NOREN AND WIFE, CHRISTY NOREN

BEING 142.38 acres of land, situated in the John Dykes Survey, Abstract No. 186, in Williamson County, Texas, said land being that certain Fourth Tract, called 141.50 acres, as conveyed to Mary Gail Rundell by deed as recorded in Volume 655, Page 505, of the Deed Records of Williamson County, Texas. Surveyed on the ground in the month of November, 1996, under the supervision of Don H. Bizzell, Registered Professional Land Surveyor, and being more particularly described as follows;

BEGINNING at an axle found marking the Northeast corner of the above-referenced Rundell tract, said point being on the west line of that certain tract of land, called 112.360 acres, as conveyed to Gus Leon Almquist and wife, Peggy Irene Almquist, by deed as recorded in Volume 436, Page 695, of the Deed Records of Williamson County, Texas, and marking the Southeast corner of that certain tract of land, called 97 acres, as described in a Contract of Sale and Purchase between the Veterans' Land Board of the State of Texas and Helmer W. W. Dahl, of record in Volume 365, Page 354, of the Deed Records of Williamson County, Texas, for the Northeast corner hereof;

THENCE, S 19° 00' E, at 130.48 feet pass the Southwest corner of the said 112.360 acres Almquist tract, being the Northwest corner of that certain tract of land, called 134.57 acres, as conveyed to Arthur Randolph Almquist, et al, by deed as recorded in Volume 625, Page 619, of the Deed Records of Williamson County, Texas, for a total distance of 3,763.93 feet to an iron pin found on the north line of County Road No. 100, marking the Southeast corner of the said Rundell tract, being the Southwest corner of the said 134.57 acre Almquist tract, for the Southeast corner hereof;

THENCE, along the said north line of County Road No. 100, being the south line of the said Rundell tract, as follows; S 70° 35' 30" W, 1,042.22 feet to an iron pin set at a fence corner and continuing with a fence, S 72° 57' 30" W, 199.72 feet to an iron pin set; N 84° 24' 30" W, 32.90 feet to an iron pin set; N 68° 13' 30" W, 173.04 feet to an iron pin set and N 65° 32' W, 99.12 feet to an iron pin set at a fence corner for the most southerly Southwest corner of the said Rundell tract, being the Southeast corner of that certain tract of land, called 2.78 acres, as conveyed to Randy F. Medow, by deed as recorded as Document #9556404, of the Official Records of Williamson County, Texas, for the most southerly Southwest corner hereof;

THENCE, N 18° 25' W, 609.86 feet to an iron pin found at a fence corner marking an interior corner of the said Rundell tract, being the Northeast corner of the said Medow tract, for an interior corner hereof;

THENCE, S 74° 24' 30" W, 240.39 feet to an iron pin found on the east line of County Road No. 100, marking the most westerly Southwest corner of the said Rundell tract, for the Northwest corner of the said Medow tract, for the most westerly Southwest corner hereof;

THENCE, along the said east line of County Road No. 100, N 18° 53' 30" W, 2,931.15 feet to a 1" pipe found marking the Northwest corner of the said Rundell tract, being the Southwest corner of the said Dahl tract, for the Northwest corner hereof;

THENCE, N 70° 31' E, 1,702.85 feet to the Place of BEGINNING and containing 142.38 acres of land.

STATE OF TEXAS

{

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON {

I, Don H. Bizzell, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on-the-ground survey made under my direction and supervision during the month of November, 1996, of the property legally described hereon and is correct, and there are no apparent discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines or roads in place, except as shown

County: Williamson
Project: Chandler Road
Project No. 040601

FIELD NOTES FOR TRACT J

ALL OF THAT CERTAIN 8.39 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NUMBER 186, WILLIAMSON COUNTY, TEXAS, AND OUT OF A CALLED 142.38 ACRE TRACT OF LAND RECORDED IN THE NAME OF JOHN W. NOREN, ET UX DOCUMENT NUMBER 9667073 OF THE OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY (O.P.R.W.C.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found for the northwesterly corner of said 142.38 acre tract, said iron rod being on the easterly Right-of-Way (R.O.W.) line of County Road (C.R.) 100;

Thence, with the westerly line of said 142.38 acre tract and the easterly R.O.W. line of said C.R. 100, South 21 degrees 25 minutes 25 seconds East, a distance of 659.64 feet to a 5/8-inch iron rod set for the POINT OF BEGINNING of the herein described tract;

Thence, through and across said 142.38 acre tract, the following four (4) courses and distances;

1. South 61 degrees 38 minutes 28 seconds East, a distance of 158.76 feet to a 5/8-inch iron rod set;
2. North 77 degrees 50 minutes 13 seconds East, a distance of 727.32 feet to a 5/8-inch iron rod set;
3. 843.96 feet along the arc of a curve to the right, said curve having a central angle of 15 degrees 24 minutes 52 seconds, a radius of 3,167.00 feet, and a chord that bears North 85 degrees 32 minutes 39 seconds East, a distance of 841.41 feet to a 5/8-inch iron rod set;
4. South 86 degrees 44 minutes 55 seconds East, a distance of 87.15 feet to a 5/8-inch iron rod set on the easterly line of said 142.38 acre tract, said iron rod being on the westerly line of a called 134.57 acre tract of land recorded in the name of Almquist Farm in Volume 625, Page 619 of the Williamson County Deed Records (W.C.D.R.);

Thence, with the easterly line of said 142.38 acre tract and the westerly line of said 134.57 acre tract, South 21 degrees 33 minutes 03 seconds East, a distance of 231.34 feet to a 5/8-inch iron rod set;

Thence, through and across said 142.38 acre tract, the following six (6) courses and distances;

1. North 86 degrees 44 minutes 55 seconds West, a distance of 184.19 feet to a 5/8-inch iron rod set;
2. 29.57 feet along the arc of a curve to the left, said curve having a central angle of 06 degrees 34 minutes 44 seconds, a radius of 2,927.00 feet, and a chord that bears North

	RADIUS	DELTA	ARC	BEARING	CHORD
C1	3137.00'	15°24'52"	843.96'	N 85°32'38" E	841.41'
C2	2927.00'	00°34'44"	29.57'	N 87°02'17" W	29.57'
C3	2937.00'	14°50'08"	760.47'	S 85°16'17" W	758.35'
L1				S 61°38'26" E	158.78'
L2				S 86°44'56" E	87.15'
L3				N 86°44'55" W	184.19'
L4				N 02°40'21" E	10.00'
L5				S 28°21'32" W	132.63'

P.O.C.

Remainng
34.94 acres
R 483765
(Property ID#)
R 17-0186-0047D

- .50
acres to
Juch Sud
leaving
34.44
this side
4-2012

JOHN W. NOREN, et. ux.
142.38 Ac.
DOC 9667073
O.P.R.W.C.

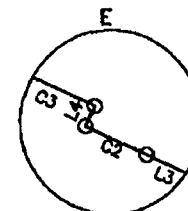
JOYCE ELAINE CHANEY
(120.00 ACRES)
119.0 AC./1.00 AC.
269/119, W.C.D.R.

P.O.B.

PROPOSED CHANDLER ROAD
PROPOSED BASELINE
S 77°50'13" W 895.00'

LEGEND
FOUND 1/2-INCH IRON ROD
SET 5/8-INCH IRON ROD
WITH CAP STAMPED "COALTER"
CALCULATED POINT
FENCE
RECORD INFORMATION
PROPERTY LINE
PROPOSED DRAINAGE EASEMENT
SURVEY LINE
W.C.D.R. WILLIAMSON COUNTY DEED RECORDS
O.P.R.W.C. OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY

ALMQUIST FARM
134.57 Ac.
625/619, W.C.D.R.



PLAT OF SURVEY OF 8.39 ACRES
OUT OF THE JOHN DYKES SURVEY
SURVEY, ABSTRACT No. 186
WILLIAMSON COUNTY, TEXAS

COALTER & ASSOCIATES

905, N. IH 35, Suite 108 Round Rock, Tx 78664
(512) 255-8211 FAX (512) 255-8263

BEARINGS SHOWN HEREON ARE GRID
BEARINGS BASED ON THE TEXAS
STATE PLANE COORDINATE SYSTEM,
CENTRAL ZONE, NAD83 DATUM.

Remainng
99.07 acres
R 020378
X REF R 17-0186-0024

UPDATED 1-30-06 040601-TLDWG

LETH LTD

P.O. Box 23414 Waco, Texas 76702
6801 Sanger Avenue, Suite 111
Waco, Texas 76710
254.776-5151 FAX 254.776-5152

Field notes for 0.500 Acres of land in the John Dykes Survey, Abstract No. 186 in Williamson County, Texas and being out of that called 142.38 acres of land described in a deed to John W. Noren and Christy Noren of record as Document 9667073 in the Official Public Records of Williamson County, Texas. Said 0.500 acres being shown on the attached plat and described as follows with bearings based on the Texas Plane Coordinate System, Central Zone, NAD83 Datum,

Beginning at a ½ inch diameter iron rod placed in the east line of Williamson County Road No. 100, the west line of the above referenced 142.38 acres, for the northwest corner of the herein described tract of land from where a 1 inch iron pipe found at the northwest corner of the 142.38 acres bears N 21degrees 29minutes 00seconds W 595.15 feet,

Thence N 68degrees 31minutes 00seconds E 156.40 feet to a ½ inch diameter iron rod placed for the northeast corner of the herein described tract of land,

Thence S 21degrees 26minutes 49seconds E 186.32 feet to a ½ inch diameter iron rod placed in the north line of a called 8.39 acre tract of land conveyed to Williamson County for Chandler Road of record as Document 2006080926 of the said Official Public Records for the southeast corner of the herein described tract of land, from where a 5/8 inch iron rod found bears N 77degrees 49minutes 12seconds E 672.61 feet,

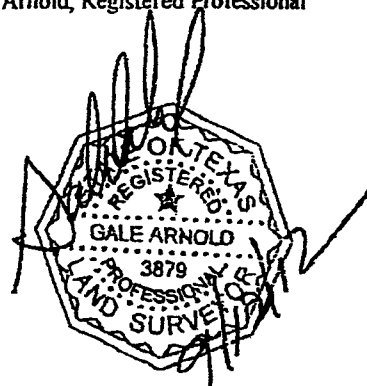
Thence S 77degrees 49minutes 12seconds W 54.98 feet along the north line of Chandler Road to a 5/8 inch diameter iron rod found at a cutback with County Road 100,

Thence N 61degrees 31minutes 37seconds W 158.58 feet, [Record N 61degrees 38minutes 28seconds W-158.76 feet], to a 5/8 inch iron rod found with cap "JS COALTER" found in the west line of the said 142.38 acres and east line of Williamson County Road 100 for the southwest corner of the herein described tract of land,

Thence N 21degrees 29minutes 00seconds W 56.02 feet along the said east line of the road to the Point of Beginning.

This description is based on the Land Title Survey and plat made by Gale Arnold, Registered Professional Surveyor No. 3879 on April 5, 2012

WO 12-03-5725



Notice to Neighboring Systems, Landowners and Cities

NOTICE OF APPLICATION FOR CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) TO PROVIDE WATER/SEWER UTILITY SERVICE IN

Williamson COUNTY(IES), TEXAS

TO: NOREN CHRISTY D & JENNY E NOREN Date Notice Mailed 20
(Neighboring System, Landowner or City)

3711 COUNTY ROAD 100
(Address)
HUTTO TX 78634
City State Zip

Name of Applicant City of Hutto has filed an application for a CCN to obtain or amend CCN No. (s) 20122 and to decertify a portion(s) of _____ with the
(Name of Decertified Utility)

Public Utility Commission of Texas to provide sewer
(specify 1) water or 2) sewer or 3) water & sewer)
utility service in Williamson County(ies).

The proposed utility service area is located approximately 3 miles in all direction
[direction] of downtown Hutto, [City or Town] Texas, and is generally bounded on the north by TX 29; on the east by CR 101/FM 3349; on the south by the County Line; and on the west by CR 110

See enclosed map of the proposed service area.

The total area being requested includes approximately _____ acres and 0 current customers.

A request for a public hearing must be in writing. You must state (1) your name, mailing address, and daytime telephone number; (2) the applicant's name, application number or another recognizable reference to this application; (3) the statement, "I/we request a public hearing"; (4) a brief description of how you or the persons you represent, would be adversely affected by the granting of the application for a CCN; and (5) your proposed adjustment to the application or CCN which would satisfy your concerns and cause you to withdraw your request for a hearing.