



Control Number: 49272



Item Number: 16

Addendum StartPage: 0

Robyn Jagge Masrouri
209 Ivy Glen Dr
Milford, MI 48380

July 26, 2019

Public Utility Commission of Texas
Central Records
1701 N Congress, PO Box 13326
Austin, TX 78711-3326

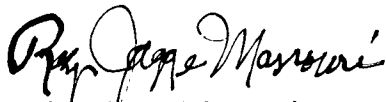
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2019 JUL 31 AM 9:10
PUBLIC UTILITY COMMISSION
FILING CLERK

Regarding: Yancey Water Supply Corporation Docket No. 49272

To Whom it May Concern:

In regards to Docket No. 49272 concerning the Yancey Water Supply Corporation, I, Robyn Jagge Masrouri, as landowner of attached described property in Medina County, hereby choose to **OPT OUT** of participating in the water district.

Sincerely,



Robyn Jagge Masrouri

Enclosures:

Map of property

Metes and bounds description of property

1000



Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

DEED OF PARTITION

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF MEDINA §

THAT WHEREAS, We, RAYMOND L. JAGGE, also known as RAYMOND LLOYD JAGGE, joined herein pro forma by his wife, LINDA JAGGE, whose address is P.O. Box 582, Castroville, Medina County, Texas 78009, SHARON JAGGE ROGERS, also known as SHARON JEAN JAGGE ROGERS, joined herein pro forma by her husband, GERARD ROGERS, whose address is P.O. Box 703, Castroville, Medina County, Texas 78009, and ROBYN JAGGE MASROURI, formerly known as ROBYN ROSE JAGGE, a married woman, out of her sole and separate property and estate, whose address is 209 Ivy Glen Drive, Milford, Oakland County, Michigan 48380, have and hold in common the lands hereinafter mentioned, and are desirous of making partition of the same;

NOW, THEREFORE, in consideration of the premises and to effect such partition, it is hereby COVENANTED, GRANTED, CONCLUDED AND AGREED by and between said parties, and each of them COVENANTS, GRANTS, CONCLUDES AND AGREES, for herself/himself, themselves, her/him and their heirs and assigns, that a partition of said lands be made as follows, to-wit:

The said **SHARON JAGGE ROGERS**, shall from henceforth HAVE, HOLD, POSSESS and ENJOY, in severalty, by herself, and to her and her heirs and assigns, for her part, share, and proportion of the said lands and premises, as her sole and separate property and estate, free from any and all claims of the other parties hereto, the following described property in Medina County, Texas, to-wit:

99.706 acres of land situated about 17.2 miles N 81° 30' E of Hondo, in Medina County, Texas, being 1.482 acres out of Survey No. 39, Abstract No. 943, M. L. Torres, original Grantee, and 98.224 acres out of Survey No. 41 1/2, Abstract No. 1239, M.A.C. Wilson, original Grantee, and being more particularly described by metes and bounds as in the attached Exhibit "A" hereto, being the field notes of

Tract 1 from a survey performed on March 21, 2017, by Charles J. Rothe, Registered Professional Land Surveyor No. 2453, to which reference is here made and the terms of which are hereby incorporated by reference the same as if copied herein fully at length;

and,

28.833 acres of land situated about 17.2 miles N 81° 30' E of Hondo, in Medina County, Texas, out of Survey No. 39, Abstract No. 943, M. L. Torres, original Grantee, being a portion of that certain 45.714 acre tract of land described in a Deed to Catherine Fischer Jagge, et al from Melvin L. Jagge, dated July 14, 1982, as recorded in Volume 316 on Page 291 of the Deed Records of Medina County, Texas, and being more particularly described by metes and bounds as in the attached Exhibit "B" hereto, being the field notes of **Tract 7** from a survey performed on March 21, 2017, by Charles J. Rothe, Registered Professional Land Surveyor No. 2453, to which reference is here made and the terms of which are hereby incorporated by reference the same as if copied herein fully at length;

and the other parties hereto do GRANT, RELEASE AND CONFIRM unto the said SHARON JAGGE ROGERS, as her sole and separate property and estate, the premises above described; TO HAVE AND TO HOLD in severalty the above described premises, with all and singular the hereditaments and appurtenances thereunto belonging, unto the said SHARON JAGGE ROGERS, her heirs and assigns forever. And each of said persons, being RAYMOND L. JAGGE, SHARON JAGGE ROGERS, and ROBYN JAGGE MASROURI hereby binds himself/herself and his/her heirs, executors, and administrators to WARRANT AND FOREVER DEFEND all and singular the premises unto the said SHARON JAGGE ROGERS, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under them, but not otherwise.

The following reservations from conveyance and warranty are made: None.

The following exceptions to conveyance and warranty are made:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any water district or company; taxes for 2017, the payment of which SHARON JAGGE ROGERS assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which SHARON JAGGE ROGERS assumes.

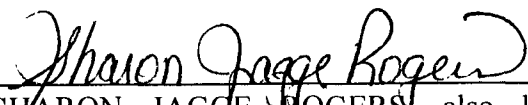
This Deed is one (1) of three (3) deeds which were prepared and signed on the 10th day of April, A.D., 2017, for a partition of real property being 384.361 acres of land in Medina

County, Texas, being various properties conveyed and inherited by the parties by Gift Deeds and Probate Records and Deeds from their mother, CATHERINE FISCHER JAGGE, on November 7, 2012, from their father, MELVIN LLOYD JAGGE, Deceased, and from their grandparents, ARCHIE JAGGE and wife, CELINE SCHOTT JAGGE. This Deed of Partition and the other Deeds of Partition executed on this date, taken as a whole, represent a partition of the above referenced 384.361 acres between the parties as agreed to by them.


IN WITNESS WHEREOF, we have hereunto set our hands this the 10 day of April, A.D., 2017.

RAYMOND L. JAGGE, also known as RAYMOND LLOYD JAGGE

LINDA JAGGE, pro forma



SHARON JAGGE ROGERS, also known as SHARON JEAN JAGGE ROGERS



GERARD ROGERS, pro forma

ROBYN JAGGE MASROURI, formerly known as ROBYN ROSE JAGGE

This instrument was prepared based on information furnished by the parties, and no independent title search has been made by RICHARD WESLEY RUSSELL nor the Law firm of GAMBLE & RUSSELL, P.C.

THE STATE OF TEXAS §
COUNTY OF MEDINA §

This instrument was acknowledged before me on the _____ day of April, A.D., 2017, by RAYMOND L. JAGGE, also known as RAYMOND LLOYD JAGGE.

Notary Public in and for the State of Texas

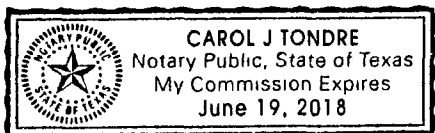
THE STATE OF TEXAS §
COUNTY OF MEDINA §

This instrument was acknowledged before me on the _____ day of April, A.D., 2017, by LINDA JAGGE.

Notary Public in and for the State of Texas

THE STATE OF TEXAS §
COUNTY OF Medina §

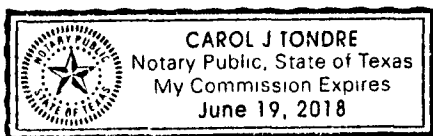
This instrument was acknowledged before me on the 10th day of April, A.D., 2017, by SHARON JAGGE ROGERS, also known as SHARON JEAN JAGGE ROGERS.



Carol J. Tondre
Notary Public in and for the State of Texas

THE STATE OF TEXAS §
COUNTY OF Medina §

This instrument was acknowledged before me on the 10th day of April, A.D., 2017, by GERARD ROGERS.



Carol J. Tondre
Notary Public in and for the State of Texas

THE STATE OF MICHIGAN §
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of April, A.D., 2017, by ROBYN JAGGE MASROURI, formerly known as ROBYN ROSE JAGGE.

Notary Public in and for the State of Michigan

AFTER RECORDING, RETURN TO:
RICHARD WESLEY RUSSELL, P.C.
Attorney At Law
413 Lafayette
Castroville, Texas 78009

PREPARED IN THE LAW OFFICE OF:
RICHARD WESLEY RUSSELL, P.C.
Attorney At Law
413 Lafayette
Castroville, Texas 78009

EXHIBIT "A"

THE STATE OF TEXAS
COUNTY OF MEDINA

PREPARED FOR: Ray Jagge, et al
Tract I

FIELD NOTES TO DESCRIBE

A survey of 99.706 acres of land situated about 17.2 miles N 81°30' E of Hondo, in Medina County, Texas, being 1.482 acres out of Survey No. 39, Abstract No. 943, M. L. Torres, original Grantee, and 98.224 acres out of Survey No. 41 ½, Abstract No. 1239, M.A.C. Wilson, original Grantee, being a portion of various parcels of land as recorded in the following instruments:

11 Acre Tract – Partition Deed – remaining portion of 44 Acre Tract – P.C. Jagge, et al to Archie Jagge – December 15, 1926 – Volume 83, Page 192;

128 1/8 Acres of land – Mollie Jagge Schmidt, et vir, et al, Executors of the Estate of Amond F. Jagge, Deceased, and Lenora Jagge to Archie Jagge – December 25, 1926- Volume 83, Page 190;

33 Acres of land – Second Tract – Archie Jagge, et ux to Melvin L. Jagge, December 21, 1971 – Volume 238, Page 219;

45 Acres of land – Archie Jagge, et ux to Raymond Lloyd Jagge, et al – December 28, 1981 – Volume 311, Page 104;

50.000 Acres – Archie Jagge, et ux to Raymond Lloyd Jagge – July 14, 1982- Volume 316, Page 287;

100 Acres, more or less – Archie Jagge, et ux to Sharon Jagge Rogers and Robyn R. Jagge – July 14, 1982 – Volume 316, Page 289;

said 99.706 acres of land being more particularly described by metes and bounds as follows:

BEGINNING: At a 5/8" iron pin found by a 4" diameter cedar post on the recognized North line of said Survey No. 41 ½ and the recognized South line of said Survey No. 39 at the Northeast corner of the eastern terminus of CR 474, an angle point in the occupied West line of said 11 acre tract of land, the lower Southeast corner of that certain 0.811 acre tract of land described as Tract I in a Deed to George G. Persyn, et ux from Claudia Boehme Engle, dated May 29, 2001, as recorded in Volume 409 on Page 1072 of the Official Public Records of Medina County, Texas, and an angle point of this survey;

THENCE: Along fence, the occupied West line of said 11 acre tract of land, and the lower East line of said 0.811 acre tract of land, N 15-53-59 E 37.90 feet to a 10" diameter cedar corner post for the occupied Northwest corner of said 11 acre tract of land, an interior corner of said 0.811 acre tract of land, and the Northwest corner of this survey;

THENCE: Along fence, the North line of said 11 acre tract of land, the North line of said 33 acres of land, and the North line of said 128 1/8 acres of land, S 89-19-33 E 622.94 feet to a 5/8" iron pin found by a 6" diameter cedar corner post for the upper Southeast corner of said 0.811 acre tract of land, the Southwest corner of that certain 39.940 acre tract of land described as Tract II in the aforementioned Deed to George G. Persyn, et ux, and an angle point of this survey;

THENCE: Along fence, the occupied North line of said 128 1/8 acres of land, the North line of said 50.000 acres of land, and the South line of said 39.940 acre tract of land, S 89-21-15 E 1135.58 feet to a ½" iron pin found by a 6" diameter cedar corner post, S 87-49-48 E 160.92 feet to a

3” diameter cedar post for an angle point, and S 87-54-32 E 165.97 feet to a 5/8” iron pin found 1 foot South of an 8” diameter cedar corner post on or near the Northwest corner of said 100 acres of land, more or less, the Southeast corner of said 39.940 acre tract of land, the Southwest corner of that certain 230.085 acres of land described in a Deed to Bank of America, N.A., Trustee from Bank of America, N.A., Independent Executor of the Estate of Eugenia Bailey Benedum, Deceased, dated March 27, 2001, as recorded in Volume 408 on Page 119 of the aforementioned Official Public Records, and an angle point of this survey;

THENCE: Along fence, the North line of said 100 acres of land, more or less, the North line of said 45 acres of land, and the South line of said 230.085 acres of land, S 89-26-06 E 1039.95 feet to a 3” diameter cedar post on the recognized North line of said Survey No. 41 ½ and the recognized South line of said Survey No. 39 for an angle point;

THENCE: Along fence, the recognized North line of said Survey No. 41 ½, the recognized South line of said Survey No. 39, the North line of said 100 acres of land, more or less, the North line of said 45 acres of land, and the South line of said 230.085 acres of land, S 89-39-12 E 959.09 feet to a 5/8” iron pin found by a 4” diameter pipe corner post for the Northeast corner of said 45 acres of land, the Northwest corner of that certain 133.385 acre tract of land described as Exhibit “A” in a Deed to Stanley B. Jagge, et al from Doris Etter Jagge, dated June 2, 1994, as recorded in Volume 261 on Page 329 of the said Official Public Records, and the Northeast corner of this survey;

THENCE: Along fence, the East line of said 45 acres of land, and the West line of said 133.385 acre tract of land, S 00-36-46 W 935.83 feet to a steel “T” post for an angle point and S 00-36-43 W 104.11 feet to a 5/8” iron pin set for the Northeast corner of a certain adjoining 99.702 acre tract of land, this day surveyed as Tract 2, and the Southeast corner of this survey;

THENCE: Along the North line of said adjoining 99.702 acre tract of land, N 89-56-30 W 4103.89 feet to a 5/8” iron pin set in fence on the West line of said 11 acre tract of land, the East line of that certain 16.014 acre tract of land described in a Deed to Robert L. Schneider, et ux from Lorine Schneider Biediger, et vir, dated December 23, 1994, as recorded in Volume 235 on Page 820 of the said Official Public Records, for the Northwest corner of said adjoining 99.702 acre tract of land and the Southwest corner of this survey;

THENCE: Along fence, the West line of said 11 acre tract of land, and the East line of said 16.014 acre tract of land, N 00-28-33 E 47.00 feet to a 5/8” iron pin found by a 3” diameter pipe corner post for the Northeast corner of said 16.014 acre tract of land, the Southeast corner of that certain 43.77626 acres of land, more or less, described in a Deed to Robert Schneider from Robert Schneider, Independent Executor of the Estate of Mary Margaret Schneider, dated April 19, 1993, as recorded in Volume 193 on Page 149 of the said Official Public Records, and an angle point of this survey;

THENCE: Along fence, the West line of said 11 acre tract of land, and the East line of said 43.77626 acres of land, more or less, N 01-08-20 E 489.00 feet to a ½” iron pipe found by a 2” diameter pipe corner post for the Northeast corner of said 43.77626 acre tract of land, the South-

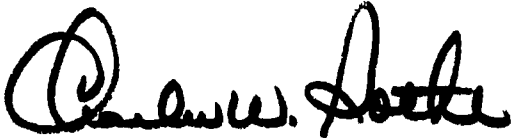
east corner of that certain 46.5223 acre tract of land described in a Deed to James C. Bourquin and Alfred J. Bourquin from Gladys Tondre Speer, et vir, et al, dated October 30, 1997, as recorded in Volume 309 on Page 191 of the said Official Public Records, and an angle point of this survey;

THENCE: Along fence, the West line of said 11 acre tract of land, and the East line of said 46.5223 acre tract of land, N 01-14-15 E 484.72 feet to a ½" iron pin found 2.5 feet South of a cattleguard for the Northeast corner of said 46.5223 acre tract of land, the Southeast corner of the eastern terminus of said CR 474, and an angle point of this survey;

THENCE: Along fence, the West line of said 11 acre tract of land, and the eastern terminus line of said CR 474, N 00-00-23 W 27.08 feet to the POINT OF BEGINNING.

The bearings are relative to Geodetic North as taken from GPS Observations.

I certify that the foregoing field note description was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 21st day of March, 2017.



Charles W. Rothe
Registered Professional Surveyor No. 2453
1705 Avenue K, P. O. Box 426
Hondo, Texas 78861
Ph. (830) 426-3005
FAX (830) 426-8160

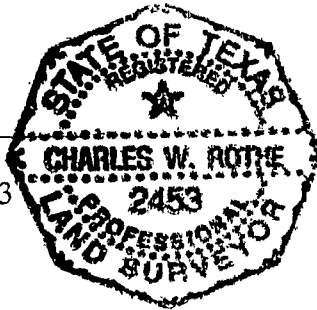


EXHIBIT "B"

THE STATE OF TEXAS
COUNTY OF MEDINA

PREPARED FOR: Raymond L. Jagge, et al
Tract 7

FIELD NOTES TO DESCRIBE

A survey of 28.833 acres of land situated about 17.2 miles N 81°30' E of Hondo, in Medina County, Texas, out of Survey No. 39, Abstract No. 943, M. L. Torres, original Grantee, being a portion of that certain 45.714 acre tract of land described in a Deed to Catherine Fischer Jagge, et al from Melvin L. Jagge, dated July 14, 1982, as recorded in Volume 316 on Page 291 of the Deed Records of Medina County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING: At a 5/8" iron pin found on the North line of County Road 474, the recognized South line of said Survey No. 39, and the recognized North line of Survey No. 41 1/2, Abstract No. 1239, M.A.C. Wilson, original Grantee, for the Southwest corner of said 45.714 acre tract of land, the Southeast corner of Tract 4 of Burell Field Country Estates Subdivision, a subdivision as shown on a plat thereof recorded in Volume 7 on Page 263 of the Plat Records of Medina County, Texas, and the Southwest corner of this survey from which the point-of-intersection of the recognized South line of said Survey No. 39 (the North line of said County Road 474) and the East R.O.W. line of F.M. Highway 471 bears N 89-49-12 W 510.73 feet;

THENCE: Along the West line of said 45.714 acre tract of land and the East line of said Tract 4, N 00-03-45 W 469.46 feet to a 5/8" iron pin found by an 8" diameter cedar corner post for the lower Southeast corner of that certain 24.049 acre tract of land described in a Deed to Freddie Meyer and Bettie Sue Meyer from Bruno A. Schweers, Independent Executor, dated January 25, 1982, as recorded in Volume 315 on Page 836 of the aforementioned Deed Records, and an angle point of this survey;

THENCE: Generally along fence, the West line of said 45.714 acre tract of land, and the lower East line of said 24.049 acre tract of land, N 00-11-39 W 714.19 feet to a 5/8" iron pin found by a steel "T" corner post for the Northwest corner of said 45.714 acre tract of land, an interior corner of said 24.049 acre tract of land, and the Northwest corner of this survey;

THENCE: Generally along fence, the North line of said 45.714 acre tract of land, and the upper South line of said 24.049 acre tract of land, N 89-31-42 E 397.89 feet to a 1" diameter iron pipe found by an 8" diameter cedar corner post for the upper Southeast corner of said 24.049 acre tract of land, the Southwest corner of that certain 9.407 acre tract of land described in a Deed to Melvin Thomas Bendele from Gladys G. Bendele, dated January 27, 1995, as recorded in Volume 238 on Page 369 of the Official Public Records of Medina County, Texas, and an angle point of this survey;

THENCE: Along the North line of said 45.714 acre tract of land, the South line of said 9.407 acre tract of land, and the South line of that certain 10.107 acre tract of land described in a Deed to Mary Kathryn Bendele from Gladys G. Bendele, dated January 27, 1995, as recorded in Volume 238 on Page 376 of the aforementioned Official Public Records, N 89-57-03 E 662.89 feet to a 5/8" iron pin set for the Northwest corner of a certain 15.630 acre tract of land, this day surveyed as Tract 6, and the Northeast corner of this survey;

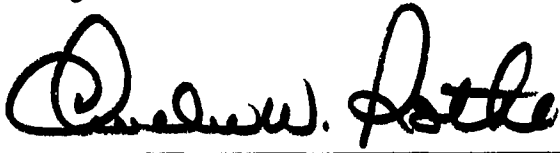
THENCE: Along the West line of said 15.630 acre tract of land, S 00-11-31 W 1191.03 feet to a 5/8" iron pin set on the North line of said County Road 474, the recognized South line of said Survey No. 39, the recognized North line of

said Survey No. 41 ½ and the South line of said 45.714 acre tract of land for the Southwest corner of said 15.630 acre tract of land and the Southeast corner of this survey;

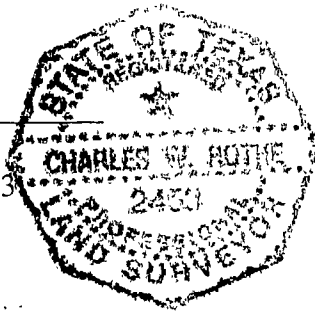
THENCE: Along the North line of said County Road 474, the recognized South line of said Survey No. 39, the recognized North line of said Survey No. 41 ½, and the South line of said 45.714 acre tract of land, N 89-48-29 W 1053.85 feet to the POINT OF BEGINNING.

The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations.

I certify that the foregoing field note description was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 21st day of March, 2017



Charles W. Rothe
Registered Professional Surveyor No. 2453
1705 Avenue K, P. O. Box 426
Hondo, Texas 78861
Ph. (830) 426-3005
FAX (830) 426-8160



OVERSIZED DOCUMENT(S)

TO VIEW

OVERSIZED DOCUMENT(S)

PLEASE GO TO

CENTRAL RECORDS

(512) 936-7180

(See Hem 15 for map)