

Control Number: 49272



Item Number: 23

Addendum StartPage: 0

# SimpsonLaw

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August 1, 2019 PUBLIC UTILITY COMMISSION FILING CLEAK

**CERTIFIED MAIL RETURN RECEIPT REQUESTED 70140510000034284838** PUBLIC UTILITY COMMISSION OF TEXAS CENTRAL RECORDS 1701 N. CONGRESS P. O. BOX 13326 AUSTIN, TEXAS 78711-3326

> RE: Docket No. 49272 CCN 11463

This firm represents Two Creeks Ranch, LLC

They have received notice regarding Yancey Water Supply Corporation requesting to amend the CCN No. 11463.

TWO CREEKS RANCH, LLC request to OPT OUT of this as they land owned exceeds 25 acres or more within the requested area.

Included please find the surveys that outline the properties that may be in the affected area.

I have included 10 copies of each of this letter and surveys.

Kindest regards,

Mabel Simpson

Cc:Client File

1755 N. Collins Blvd. #105 Richardson, Texas 75080 9727836384



# Medina CAD Property Search <u>Property ID: 3897 For Year 2019</u>

# **♀**Мар



Page 1 of 6

http://esearch.medinacad.org/Property/View/3897

**Property Details** Account **Property ID:** 3897 Legal Description: A0319 B. DECKERT SURVEY 219; 42.32 ACRES Geographic ID: 0A0319-00219-00000-03897 Agent Code: Type: Real Location Address: HWY 173 Map ID: 111-P1 Neighborhood CD: SHO Owner **Owner ID:** 138244 Name: ADJ ACQUISITION LLC Mailing Address: 225 SOUTH 16TH STREET LA PORTE, TX 77571 % Ownership: 100.0% Exemptions: For privacy reasons not all exemptions are shown online.

http://esearch.medinacad.org/Property/View/3897

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# Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$3,000
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$0
Agricultural Market Valuation:	\$233,490
Market Value:	\$236,490
Ag Use Value:	\$5,830
Appraised Value:	\$8,830
Homestead Cap Loss: 🕢	\$0
Assessed Value:	\$8,830

**DISCLAIMER** Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

http://esearch.medinacad.org/Property/View/3897

### Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	APPRAISAL DISTRICT	0.000000	\$236,490	\$8,830	\$0.00	
FED3	MCESD #6 - HONDO-YANCEY VFD	0.075000	\$236,490	\$8,830	\$6.62	
FED6	MCESD #3 - COMMUNITY EMS	0.048300	\$236,490	\$8,830	\$4.26	
GME	MEDINA COUNTY	0.460600	\$236,490	\$8,830	\$40.67	
HSP	MEDINA COUNTY HOSPITAL DISTRICT	0.064500	\$236,490	\$8,830	\$5.70	
MWD	MEDINA COUNTY GROUNDWATER CONSERVATION DISTRICT	0.009842	\$236,490	\$8,830	\$0.87	
RFM	COUNTY F.M. ROAD	0.091100	\$236,490	\$8,830	\$8.04	
SHO	HONDO ISD	1.375000	\$236,490	\$8,830	\$121.41	

**Total Tax Rate:** 2.124342 **Estimated Taxes With Exemptions:** \$187.58 **Estimated Taxes Without Exemptions:** \$5,023.86

Property Improvement - Building

**Description:** MISC IMP **Type:** MISC IMP **State Code:** D2 **Living Area:** 0.00sqft **Value:** \$3,000

Туре	Description	Class CD	Year Built	SQFT	
SHED	SHED	SM		2018	1,000.00
SHED	SHED	SM		2018	1,000.00

http://esearch.medinacad.org/Property/View/3897

# Property Land

Туре	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
T1D	TILLABLE DRYLAND	16.32	710,899.20			\$90,040	\$3,670
R2N	RANGELAND NATIVE	21	914,760.00			\$115,860	\$1,7 <b>4</b> 0
R2N	RANGELAND NATIVE	5	217,800.00			\$27,590	\$420

### Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2020	N\A	N\A	N\A	N\A	N\A	N\A
2019	\$3,000	\$233,490	\$5,830	\$8,830	\$0	\$8,830
2018	\$0	\$233,450	\$5,940	\$5,940	\$0	\$5,940
2017	\$0	\$169,280	\$6,060	\$6,060	\$0	\$6,060
2016	\$0	\$169,280	\$6,090	\$6,090	\$0	\$6,090
2015	\$0	\$169,280	\$5,970	\$5,970	\$0	\$5,970
201 <b>4</b>	\$0	\$169,280	\$5,670	\$5,670	\$0	\$5,670
2013	\$0	\$169,280	\$5,570	\$5,570	\$0	\$5,570
2012	\$0	\$169,280	\$5,570	\$5,570	\$0	\$5,570
2011	\$0	\$169,280	\$5,590	\$5,590	\$0	\$5,590

# Property Deed History

Deed	Туре	Description	Grantor	Grantee	Volume	Page	Number
Date							

# 4/15/2019WDVLWARRANTYMUMME'SADJ2019002774DEED -<br/>VENDOR'S LIENINCACQUISITION<br/>LLCACQUISITION<br/>CONVERSION0CONVCONVERSIONMUMMES<br/>INCMUMME'S INC0

http://esearch.medinacad.org/Property/View/3897

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http://esearch.medinacad.org/Property/View/3897

# Property ID: 5563 For Year 2019

# ♥ Map



# Property Details

Account	
Property ID:	5563
Legal Description:	A0566 A. L KUYKENDALL SURVEY 21; 21.13 ACRES
Geographic ID:	0A0566-00021-00000-05563
Agent Code:	ID:132758
Туре:	Real
Location	
Address:	HWY 90 TX
Map ID:	J10-P19
Neighborhood CD:	SHO
Owner	
Owner ID:	130182
Name:	TWO CREEKS RANCH LLC
Mailing Address:	2530 FM 2676 HONDO, TX 78861
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.



# • Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$0
Agricultural Market Valuation:	\$109,770
Market Value:	\$109,770
Ag Use Value:	\$7,630
Appraised Value:	\$7,630
Homestead Cap Loss: 😧	\$0
Assessed Value:	\$7,630

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### Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	APPRAISAL DISTRICT	0.000000	\$109,770	\$7,630	\$0.00	
FED3	MCESD #6 - HONDO-YANCEY VFD	0.075000	\$109,770	\$7,630	\$5.72	
FED6	MCESD #3 - COMMUNITY EMS	0.048300	\$109,770	\$7,630	\$3.69	
GME	MEDINA COUNTY	0.460600	\$109,770	\$7,630	\$35.14	
HSP	MEDINA COUNTY HOSPITAL DISTRICT	0.064500	\$109,770	\$7,630	\$4.92	
MWD	MEDINA COUNTY GROUNDWATER CONSERVATION DISTRICT	0.009842	\$109,770	\$7,630	\$0.75	
RFM	COUNTY F.M. ROAD	0.091100	\$109,770	\$7,630	\$6.95	
SHO	HONDO ISD	1.375000	\$109,770	\$7,630	\$104.91	

Total Tax Rate: 2.124342 Estimated Taxes With Exemptions: \$162.09 Estimated Taxes Without Exemptions: \$2,331.89

### Property Improvement - Building

### Property Land

Туре	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
T1I	TILLABLE IRRIGATED	21.13	920,422.80	0.00	0.00	\$109,770	\$7,630

### Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2020	N\A	N\A	N\A	N\A	N\A	N\A
2019	\$0	\$109,770	\$7,630	\$7,630	\$0	\$7,630
2018	\$0	\$109,770	\$7,500	\$7,500	\$O	\$7,500
2017	\$0	\$105,650	\$7,160	\$7,160	\$0	\$7,160
2016	\$0	\$105,650	\$7,140	\$7,140	\$0	\$7,140
2015	\$0	\$105,650	\$7,590	\$7,590	<b>\$</b> 0	\$7,590
2014	\$0	\$105,650	\$7,210	\$7,210	\$0	\$7,210
2013	\$0	\$105,650	\$7,400	\$7,400	\$0	\$7,400
2012	\$0	\$105,650	\$7,400	\$7,400	\$0	\$7,400
2011	\$0	\$105,650	\$7,290	\$7,290	\$0	\$7,290

### Property Deed History

Deed Date	Туре	Description	Grantor	Grantee	Volume	Page	Number
7/28/2017	WDVL	WARRANTY DEED - VENDOR'S LIEN	DOS CANALES, LLC	TWO CREEKS RANCH LLC			2017005662
3/7/2011	WDVL	WARRANTY DEED - VENDOR'S LIEN	MUENNINK, GLENN ET AL	DOS CANALES, LLC	808	1243	0
10/20/1995	WDVL	WARRANTY DEED - VENDOR'S LIEN	BAIN, FRANK L.	MUENNINK, GLENN ET AL	257	453	0
12/6/1994	CONV	CONVERSION	MUENNINK FRANKLIN J ESTATE & HELEN	BAIN, FRANK L.	234	1009	0

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# Property ID: 5566 For Year 2019

♥ Map



### Property Details

Account	
Property ID:	5566
Legal Description:	A0566 A. L KUYKENDALL SURVEY 21; TRACT 4; 89.983 ACRES
Geographic ID:	0A0566-00021-00000-05566
Agent Code:	ID:132758
Туре:	Real
Location	
Address:	COUNTY RD
Map ID:	J10-P20.15
Neighborhood CD:	SHO
Owner	
Owner ID:	130182
Name:	TWO CREEKS RANCH LLC
Mailing Address:	2530 FM 2676 HONDO, TX 78861
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.



### Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$0
Agricultural Market Valuation:	\$467,440
Market Value:	\$467,440
Ag Use Value:	\$20,250
Appraised Value:	\$20,250
Homestead Cap Loss: 🛿	\$0
Assessed Value:	\$20,250

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### Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	APPRAISAL DISTRICT	0.000000	\$467,440	\$20,250	\$0.00	
FED3	MCESD #6 - HONDO-YANCEY VFD	0.075000	\$467,440	\$20,250	\$15.19	
FED6	MCESD #3 - COMMUNITY EMS	0.048300	\$467,440	\$20,250	\$9.78	
GME	MEDINA COUNTY	0.460600	\$467,440	\$20,250	\$93.27	
HSP	MEDINA COUNTY HOSPITAL DISTRICT	0.064500	\$467,440	\$20,250	\$13.06	
MWD	MEDINA COUNTY GROUNDWATER CONSERVATION DISTRICT	0.009842	\$467,440	\$20,250	\$1.99	
RFM	COUNTY F.M. ROAD	0.091100	\$467,440	\$20,250	\$18.45	
SHO	HONDO ISD	1.375000	\$467,440	\$20,250	\$278.44	

Total Tax Rate: 2.124342 Estimated Taxes With Exemptions: \$430.18 Estimated Taxes Without Exemptions: \$9,930.02

### Property Improvement - Building

### Property Land

Туре	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
T1D	TILLABLE DRYLAND	89.983	3,919,659.48	0.00	0.00	\$467,440	\$20,250

### Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2020	N\A	N\A	N\A	N\A	N\A	N\A
2019	\$0	\$467,440	\$20,250	\$20,250	\$0	\$20,250
2018	\$0	\$467,440	\$20,250	\$20,250	\$0	\$20,250
2017	\$0	\$449,920	\$20,520	\$20,520	\$0	\$20,520
2016	\$0	\$449,920	\$20,700	\$20,700	\$0	\$20,700
2015	\$0	\$449,920	\$20,430	\$20,430	\$0	\$20,430
2014	\$0	\$449,920	\$19,800	\$19,800	\$O	\$19,800
2013	\$0	\$449,920	\$19,260	\$19,260	\$0	\$19,260
2012	\$0	\$449,920	\$19,260	\$19,260	\$0	\$19,260
2011	\$0	\$449,920	\$19,350	\$19,350	\$O	\$19,350

### Property Deed History

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De	ed Date	Туре	Description	Grantor	Grantee	Volume	Page	Number
7/	/28/2017	WDVL	WARRANTY DEED - VENDOR'S LIEN	DOS CANALES, LLC	TWO CREEKS RANCH LLC			2017005662
4,	/21/2011	WD	WARRANTY DEED	PLAGENS FREDDY & DELLA K	DOS CANALES, LLC	813	978	0
12/	/18/2001	WDVL	WARRANTY DEED - VENDOR'S LIEN	JORDAN, ADELL	PLAGENS FREDDY & DELLA K	428	890	0
		CONV	CONVERSION	JORDAN MRS HARRY L	JORDAN, ADELL	1	1	0

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8/2/2019

# Medina CAD Property Search

# Property ID: 5868 For Year 2019

# **♀**Мар



### Property Details

Account				
Property ID:	5868			
Legal Description:	A0594 B. KLEINEMAN SURVEY 230;	TRACT 5 & 7 PART OF;	59.77 ACRES	Andrew Andrew Angeler and Ang
Geographic ID:	0A0594-00230-00000-05868			
Agent Code:	ID:132758			
Туре:	Real			
Location				
Address:	HWY 90 TX			
Map ID:	J10-P1			
Neighborhood CD:	SHO			
Owner				
Owner ID:	130182			
Name:	TWO CREEKS RANCH LLC			
Mailing Address:	2530 FM 2676 HONDO, TX 78861			
% Ownership:	100.0%			
Exemptions:	For privacy reasons not all exemptions	s are shown online.		

https://esearch.medinacad.org/Property/View/5868

### Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2020	N\A	N\A	N\A	N\A	N\A	N\A
2019	\$0	\$175,240	\$21,580	\$21,580	\$0	\$21,580
2018	\$0	\$175,340	\$21,220	\$21,220	\$0	\$21,220
2017	\$0	\$298,850	\$20,260	\$20,260	\$0	\$20,260
2016	\$0	\$298,850	\$20,200	\$20,200	\$0	\$20,200
2015	\$0	\$298,850	\$21,460	\$21,460	\$0	\$21,460
2014	\$0	\$298,850	\$20,380	\$20,380	\$0	\$20,380
2013	\$0	\$298,850	\$20,920	\$20,920	\$0	\$20,920
2012	<b>\$</b> 0	\$298,850	\$20,920	\$20,920	\$0	\$20,920
2011	\$0	\$298,850	\$20,620	\$20,620	\$0	\$20,620

### Property Deed History

Deed Date	Туре	Description	Grantor	Grantee	Volume	Page	Number
7/28/2017	WDVL	WARRANTY DEED - VENDOR'S LIEN	DOS CANALES, LLC	TWO CREEKS RANCH LLC			2017005662
3/7/2011	WDVL	WARRANTY DEED - VENDOR'S LIEN	MUENNINK, GLENN ET AL	DOS CANALES, LLC	808	1243	0
10/20/1995	WDVL	WARRANTY DEED - VENDOR'S LIEN	BAIN, FRANK L.	MUENNINK, GLENN ET AL	257	453	0
12/6/1994	CONV	CONVERSION	MUENNINK FRANKLIN J ESTATE & HELEN	BAIN, FRANK L.	234	1009	0
	CONV	CONVERSION	MUENNINK FRANKLIN	MUENNINK FRANKLIN J ESTATE & HELEN			0

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