



Control Number: 49277



Item Number: 41

Addendum StartPage: 0

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2020 SEP -4 AM 10:40
PUBLIC UTILITY COMMISSION

September 3, 2020

Public Utility Commission of Texas
Central Records
1701 N. Congress Avenue, P.O. Box 13326
Austin, Texas 78711-3326

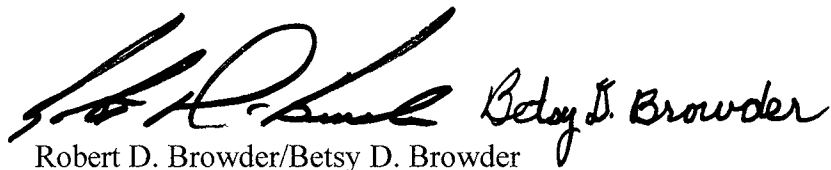
Re: Docket No. 49277; CCN Application, City of Fort Worth

To the Public Utility Commission of Texas:

By letter dated August 7, 2020 and postmarked August 10, we received Notice of the Application for sewer CCN filed by the City of Fort Worth. We own three properties within Area 3, Polygon F-1, as described in the Notice. Property No. 1 consists of approximately 654 acres in Tarrant and Parker Counties located at the northeast corner of White Settlement Road and Cattle Baron Road. Property No. 2 consists of approximately 514 acres in Parker County, located at the southeast corner of White Settlement Road and FM3325/Farmer Rd. Property No. 3 consists of approximately 100 acres in Parker County, located on the west side of FM3325/Farmer Rd., approximately 3 miles north of Interstate 20.

We request that these three properties be excluded from the area that the City of Fort Worth proposes to include in its Application for CCN. As required in the Notice, we have enclosed a large-scale map and metes and bounds description of each property. Please note that we no longer own the southern-most approximately 40 acres of Property No. 3 and a fee-owned Oncor transmission line forms the southern boundary of this property.

Sincerely,


Robert D. Browder/Betsy D. Browder

Enclosures:

- 1a – Property 1 map
- 1b – Property 1 metes and bounds
- 2 – Properties 2 and 3 map
- 3 – Property 2 metes and bounds
- 4 – Property 3 metes and bounds

CC: Water/Engineering
City of Fort Worth
200 Texas Street
Fort Worth, Texas 76102

2/1

EXHIBIT A

152.875 acres in two tracts, situated in the J. S. Holman Survey, Abst. No. 632; John R. Newsome Survey, Abst. No. 1862; W. H. Glover Survey, Abst. No. 2584; and the Richard Highsmith Survey, Abst. No. 629, Parker County, Texas, being a portion of those certain tracts of land conveyed to Texas Commerce Bank, N.A., by deed recorded in Vol. 1833, Pg. 1800, Deed Records, Parker County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron found at the southwest corner of Sylvan Valley Estates, an Addition to Parker County, Texas, according to the Plat recorded in Volume 362A, pg. 112, Plat Records, Parker County, Texas;

THENCE N 89° 57' 48" W, 1569.55 feet to a 1/2" iron set;
THENCE S 00° 00' 11" E, 2132.59 feet to a 1/2" iron found;
THENCE N 89° 44' 41" E, 280.72 feet to a 1/2" iron found;
THENCE S 89° 57' 18" E, 857.32 feet to a 1/2" iron found;
THENCE S 89° 47' 15" E, 349.47 feet to a fence post found;
THENCE S 89° 53' 59" E, 1658.09 feet to a fence post found in the west line of County Road No. 3325;

THENCE along the west line of said County Road No. 3325, as follows:

N 00° 12' 36" E, 376.05 feet to a 1/2" iron set;
N 07° 40' 37" E, 136.55 feet to a 1/2" iron set;
N 26° 25' 30" E, 114.90 feet to a 1/2" iron set;
N 46° 00' 32" E, 561.24 feet to a 1/2" iron set;
N 41° 50' 13" E, 111.20 feet to a hackberry tree found;
N 36° 51' 28" E, 357.04 feet to a 1/2" iron found;

THENCE N 59° 45' 09" W, 588.66 feet to a 1/2" iron found;
THENCE N 24° 35' 28" W, 556.50 feet to a 1/2" iron found in the south line of said Sylvan Valley Estates;

THENCE N 89° 57' 48" W, along the south line of said Sylvan Valley Estates, 1569.55 feet to the Point of Beginning and containing 167.444 acres, Save and Except No. 1 the following described tract;

A 1.701 acre tract of land, being a part of the W. H. Glover Survey, Abst. No. 2584, Parker County, Texas, and being more fully described by metes and bounds, as follows:

BEGINNING at a fence post found at the called northwest corner of the R. Highsmith Survey, Abst. No. 629;

THENCE S 01° 12' 30" W, 352.64 feet to a fence post found;
THENCE S 88° 00' 25" W, 209.37 feet to a fence post found;
THENCE N 00° 09' 47" W, 358.65 feet to a fence post found;
THENCE N 89° 42' 58" E, 211.66 feet to the Point of Beginning and containing 1.701 acres of land;

FURTHER SAVE AND EXCEPT No. 2, the following described tract;

A 12.868 acre tract of land being a part of the John R. Newsome Survey, Abst. No. 1862, W. H. Glover Survey, Abst. No. 2584; and the Richard Highsmith Survey, Abst. No. 629, Parker County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a 1/2" iron set in the east line of that certain tract of land conveyed to G. Beggs by deed recorded in Volume 204, Pg. 297, Deed Records, Parker County, Texas, said point being N 00° 00' 11" W, 704.96 feet from the most easterly southwest corner of said Texas Commerce Bank tract;

THENCE N 00° 00' 11" W, 175.46 feet to a 5/8" iron found;
THENCE S 85° 50' 03" E, 3259.53 feet to a 1/2" iron set in the west line of said County Road No. 3325;

THENCE along the west line of said County Road No. 3325, as follows:

S 00° 00' 12" W, 48.45 feet to a 1/2" iron set;
S 26° 25' 30" W, 114.90 feet to a 1/2" iron set;
S 07° 40' 37" W, 33.37 feet to a 1/2" iron set;
THENCE N 85° 50' W, 3169.17 feet to the Point of Beginning and containing 12.868 acres, leaving a net area of 152.875 acres of land.

Enclosure 4 - for Property 3

24/12/2017 10:10:11 AM

BEGINNING at a steel rod, said point being S 89 deg. 32 min. 31 sec. W 1326.9 ft. and S 89 deg. 05 min 31 sec. W 1856.33 ft. from the N.E. corner of the Ed Dean Survey, Abstract 353;

THENCE North 4191.78 ft. to a steel rod in the SBL of a County Road for corner;

THENCE with the SBL of the above mentioned County Road and with the general line of a fence, S 89 deg. 50 min. 35 sec. W 325.53 ft. and S 89 deg. 41 min. 44 sec. W, 1779.53 ft. to a point for corner;

THENCE, with the EBL of said County Road and with the general line of a fence, the following calls:

S 68 deg. 25 min. 20 sec. W 74.74 ft.
S 42 deg. 23 min. 25 sec. W 56.35 ft.
S 25 deg. 48 min. 02 sec. W 51.01 ft.
S 0 deg. 32 min. 26 sec. W 736.19 ft.
S 0 deg. 38 min. 18 sec. W 2704.54 ft.
S 10 deg. 05 min. 27 sec. W 290.03 ft.
S 10 deg. 05 min. 14 sec. W 85.49 ft.
S 31 deg. 35 min. 24 sec. W 147.84 ft.
S 35 deg. 25 min. 03 sec. W 120.58 ft.
S 36 deg. 46 min. 07 sec. W 567.67 ft.
S 36 deg. 46 min. 18 sec. W 18.93 ft.
S 44 deg. 31 min. 03 sec. W 666.67 ft.
S 14 deg. 03 min. 34 sec. W 261.9 ft.
S 0 deg. 15 min. 05 sec. W 2560.42 ft.
S 0 deg. 28 min. 52 sec. W 434.94 ft. to a steel rod for corner;

THENCE, with the general line of a fence, S 89 deg. 44 min. 02 sec. E 1494.89 ft. and S 89 deg. 29 min. 39 sec. E, 1351.87 ft. to a steel rod for corner;

THENCE, with the general line of a fence, N 0 deg. 46 min. 17 sec. W, 1985.23 ft.; N 0 deg. 44 min. 53 sec. W 1104.97 ft. and N 0 deg. 45 min. 00 sec. W, 1089.61 ft. to a steel rod for corner;

THENCE N 89 deg. 05 min. 31 sec. E, with the general line of a fence 196.04 ft. to the place of beginning and containing 514.0 Acres of land, more or less;

Enclosure 3 - for Property 2

Exposition of the History of

OVERSIZED MAP(s) or DOCUMENT(s)

TO VIEW

OVERSIZED MAP(s) or DOCUMENT(s)

**PLEASE CONTACT
CENTRAL RECORDS
512.936.7180**

Thank you