



Control Number: 49879



Item Number: 19

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

May 5, 2020

Re: Docket No. 49879, Landowners Request to be Excluded from the requested area known as Swift WSC CCN Amendment Area A

We request to be excluded from the Proposed "Swift WSC CCN Amendment A" (Docket No. 49879). Our property consists of 378 +/- acres tree farm in the Miguel Galan Survey A-226. The legal description of the tracts is enclosed. One tract is 356.5 +/- acres and the contiguous tract is 21.57 +/- acres. Respectively the Appraisal District Parcels ID numbers are 8844 or 8845 and 8837 or 8838.

Our ("Opt out") request includes a map and legal descriptions of the Tree Farm Area in the Miguel Galan Survey. It would create a financial hardship to pay MUD taxes on a tree farm. There are no improvements and no one is living on the property.

Sincerely yours,

William T. Hunt

Andrew W. Hunt, Jr.

Enclosures (Legal descriptions and map)
CM 7018 1130 0001 0989 5106

EIGHTH TRACT: All that certain tract or parcel of land situate in Nacogdoches County, Texas, part of the MIGUEL GALAN SURVEY, A-226, and being Tract No. 3 of a partition of a 116.44 acre tract, and being that same 116.44 acre tract conveyed to Texas Gulf Timber Company by M. A. Anderson et ux, Francis Anderson, and recorded in the Deed Records of Nacogdoches County, Texas in Volume 368, Page 366, and being the same Tract No. 3, called 21.57 acres, more or less, to Sarah S. Grace, by the Texas Gulf Timber Company, and being recorded in the Deed Records of Nacogdoches County, Texas, in Volume 371, Page 473; said 21.55 acres being more particularly described as follows:

BEGINNING at a 3/8" Rebar found for the Southwest Corner of the 21.55 acre tract herein described, said corner being the Southeast Corner of the 22.41 acre tract now in the name of Paul Haney Robertson, said corner being South 88° 40' 00" East 671.5 feet from the original SWC of the 116.44 acre tract. From said corner a 6" Post Oak tree Mkd. "X" brs. South 74° 26' West a distance of 2.6 feet;

THENCE North 45° 54' 57" East with a hacked and orange painted line a distance of 2199.10 feet to a found 5/8" Rebar in the South margin of the Appleby to Pisgah Road (dirt). Said corner being the NWC of the 21.55 acre tract herein described, and also being the NEC of the Paul Haney Robertson 22.41 acre tract;

THENCE with the approximate South margin of said Appleby to Pisgah Road as follows, to-wit: South 51° 20' East 141.6 feet; South 59° 05' 25" East 169.21 feet and South 70° 55' East 124.60 feet to found 5/8" rebar in the South margin of said county road for the NEC of said 21.55 acre tract herein described, same being the NWC of Tract No. 4 now in the name of Paul Harper;

THENCE S 42° 49' 40" West with hacked and orange painted line 1814.25 feet to a found 3/8" Rebar, for the Southeast Corner of the 21.55 acre tract herein described, said corner being in or near an old barbed wire fence now down. An 8" Post Oak tree Mkd. "X" Brs. North 03° 15' West a distance of 5.8 feet;

THENCE North 88° 40' West with the SBL of the 21.55 acre tract, the same being the SBL of the original 116.44 acre tract, and with or about an old wire fence, and with a hacked and orange painted line a distance of 720.02 feet to the place of BEGINNING containing 21.55 acres of land, more or less and being the same land described in deed from Gloria Vaughn Wood et al to Lacy H. Hunt, II, Andrew W. Hunt, Jr. and William T.C. Hunt, dated November 2, 1990, recorded in Volume 771, Page 363 of the Real Property Records of Nacogdoches County, Texas.

TENTH TRACT: All those certain tracts or parcels of land, being a part of the MIGUEL GALAN SURVEY, A-226, located about 10 miles northeastwardly from the City of Nacogdoches, containing 356.5 acres of land, more or less, consisting of the following three tracts of land:

Being 180 acres of land, more or less, a part of the MIGUEL GALAN SURVEY A-226, about 10 miles northeastwardly from the City of Nacogdoches, thus described:

BEGINNING at an interior corner of a 380 acre tract East 1119 varas and South 1118 varas from the Northwest Corner of said 380 acre tract and the Northeast Corner of 118.7 acre tract conveyed by J.W. Brock to L.W. Smith, said corner being also the Southeast Corner of 200 acre S.H. Hart homestead tract:

THENCE East 756 varas to the Northeast Corner hereof at the Northwest Corner of 124 acre Chambers tract and 100 acre tract once of W.C. Smith;

THENCE South 580 varas to corner, the easternmost Southeast corner hereof;

THENCE West 1231 varas to corner at the Northwest Corner of 126.5 acre Hunt tract;

THENCE South 48 varas (approx..) to the Northeast Corner of 50 acre Hunt tract;

THENCE West 531.5 varas to corner, the Southwest Corner hereof;

THENCE North 194.4 varas to corner in the South Boundary Line of Mast tract, the westernmost Northwest Corner hereof;

THENCE East 181 varas to corner;

THENCE N 33° 30' E 487.5 varas to corner in the South Boundary Line of Hart 200 acre tract, the northernmost Northwest Corner hereof;

THENCE East with the South Boundary Line of said Hart 200 acre tract to the place of BEGINNING, and being the same lands called "Sixth Tract" in deed from Sam Stripling to L.H. Hunt and L.C. Hunt, dated July 8, 1946, and recorded in Volume 174, Page 127, and further being the "First Parcel" as set forth in a Deed of Partition between Gene Hunt Thomas et al, dated May 15, 1981, and recorded in Volume 466, Page 470 of the Deed Records of Nacogdoches County, Texas.

Being 126.5 acres of land, more or less, a part of the MIGUEL GALAN SURVEY, A-226, thus described:

BEGINNING at the easternmost Southeast Corner of 180 acre tract called "Sixth Tract" in deed from Sam Stripling to L.H. Hunt and L.C. Hunt, recorded in Volume 174, Page 127, in the West Boundary Line of 100 acre tract once of W.C. Smith;

THENCE South 580 varas to corner in the South Boundary Line of the Miguel Galan Survey, at the Southwest Corner of 100 acre tract of W.C. Smith;

THENCE West 1231 varas to corner in the South Boundary Line of said Galan Survey, the Southwest Corner of 50 acre once of J.W. Powers and the Southwest Corner hereof;

THENCE North 580 varas with the West Boundary Line of said 50 acre Hunt tract, passing its Northeast Corner, to corner in the South Boundary Line of 180 acre Hunt tract, the Northwest Corner hereof;

THENCE East 1231 varas to the place of BEGINNING, and being the lands called "Fifth Tract" in the aforesaid deed from Sam Stripling to L.H. Hunt and L.C. Hunt recorded in Volume 174, Page 127; and further being the "Second Parcel" as set forth in a Deed of Partition between Gene Hunt Thomas et al, dated May 15, 1981, and recorded in Volume 466, Page 470, of the Deed Records of Nacogdoches County, Texas

Being 50 acres of land, more or less, a part of the MIGUEL GALAN SURVEY, A-226, thus described:

BEGINNING in the South Boundary Line of the MIGUEL GALAN SURVEY at the Southwest Corner of 126.5 acre Hunt tract called "Fifth Tract" in deed from Sam Stripling to L.H. Hunt and L.C. Hunt, recorded in Volume 174, Page 127, the Southeast Corner hereof;

THENCE West 531.5 varas to corner in the South Boundary Line of the said Galan Survey at the Southeast Corner of 200 acre tract conveyed by Barrett & Linn to L.L. Legg, the Southwest Corner hereof;

THENCE North 531.2 varas to corner in the East Boundary Line of said 200 acre Legg tract at the Southwest Corner of 180 acre Hunt tract, the Northwest Corner hereof;

THENCE East 531.5 varas to corner in the West Boundary Line of Hunt 126.5 acre tract, the Northeast Corner hereof;

THENCE South 531.2 varas with the West Boundary Line of Hunt 126.5 acre tract to the place of BEGINNING, and being the same lands called "Fourth Tract" in said deed from Sam Stripling to L.H. Hunt and L.C. Hunt, dated July 8, 1946, and recorded in Volume 174, Page 127; and further being the "Third Parcel" as set forth in a Deed of Partition between Gene Hunt Thomas et al, dated May 15, 1981, and recorded in Volume 466, Page 470, of the Deed Records of Nacogdoches County, Texas, and being the same land described as "Second Tract" in deed of partition between Lacy H. Hunt, II, William T.C. Hunt, and Andrew W. Hunt, Jr. (Collectively called "Hunts") and Earlene Knolle and Myrtle Knolle, (collectively called "Knolles"), dated March 29, 1982, recorded in Vol. 473, Page 403 in the Deed Records of Nacogdoches County, Texas.

