



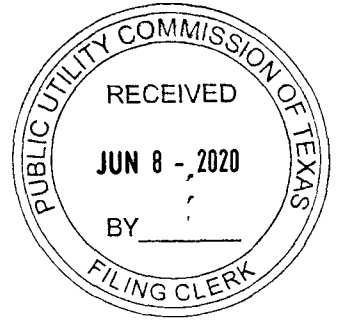
Control Number: 50664



Item Number: 196

Addendum StartPage: 0

**LAW OFFICES OF
JAMES H. BARROW, PLLC
1027 AUSTIN HIGHWAY, SUITE 120
SAN ANTONIO, TEXAS 78209
TELEPHONE: (210) 226-5400
EMAIL: JBARROW@LAWBARROW.COM**



June 8, 2020

Public Utility Commission of Texas
Attention: Filing Clerk
Central Records
1701 N. Congress Avenue, Suite 8-100
Austin, Texas 78701

Re: Petition by SA Given to Fly, LLC, For Streamlined Expedited Release from
Green Valley Special Utility District's Wastewater CCN No. 20973 Pursuant to
16 TAC §24.245(1)

Gentlemen:

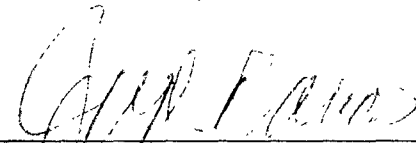
Please find the referenced petition filed electronically per PUC Procedural Rule
§22.72(h) and Docket 50664 issued March 16, 2020.

Upon your receipt and review of the Petition, please contact the undersigned if
additional information is requested (contact information provided herein).

Very truly yours,

LAW OFFICES OF JAMES H. BARROW, PLLC

By: _____


James H. Barrow

PUC DOCKET NO. _____

PETITION BY SA GIVEN TO FLY, LLC FOR
STREAMLINED EXPEDITED RELEASE
FROM GREEN VALLEY SPECIAL UTILITY
DISTRICT'S SEWER CCN NO. 20973

BEFORE THE PUBLIC UTILITY
COMMISSION OF TEXAS

**PETITION BY SA GIVEN TO FLY, LLC
FOR STREAMLINED EXPEDITED RELEASE FROM
GREEN VALLEY SPECIAL UTILITY DISTRICT'S SEWER CCN NO. 20973**

TO THE PUBLIC UTILITY COMMISSION OF TEXAS

COMES NOW, SA Given to Fly, LLC ("Petitioner") and files this Petition with the Public Utility Commission of Texas ("PUC") for the streamlined expedited release from Green Valley Special Utility District's sewer Certificate of Convenience and Necessity ("CCN") No. 20973 pursuant to Texas Water Code §13.254(a-5) and 16 Texas Administration Code §24.245(1), and in support thereof Petitioner respectfully shows as follows:

LEGAL AUTHORITY

Petitioner files this petition seeking the streamlined expedited release of property owned by Petitioner in Guadalupe County, Texas, from sewer CCN No. 20973 currently held by Green Valley Special Utility District.

Pursuant to Texas Water Code §13.254(a-5) and 16 Administrative Code §24.245(1), the owner of a tract of land that is at least 25 contiguous acres and that is not receiving service may petition the PUC for an expedited release of the area from the water or sewer CCNs that affect that property and is entitled to that release if the property is located in certain designated counties. As more fully set out herein, Petitioner meets the legal criteria supporting the requested release.

DECERTIFICATION REQUEST

In support of its request for decertification, Petitioner has attached the following documents:

Exhibit A - Affidavit of Blake G. Yantis
Exhibit B- Location map for the Property
Exhibit C- Large scale detailed map of Property
Exhibit D- Deed records
Exhibit E - Digital map data (CD)

Exhibit F - PUC's Guidance that listed the counties in which a landowner is allowed to petition for such a release

Exhibit G - Copy of letter evidencing the consent Green Valley Special Utility District, the current holder of the CCN, to this Petition

Petitioner owns 74.784 contiguous acres of property in Guadalupe County, Texas (the "Property"), which Petitioner seeks to decertify from sewer CCN No. 20973. See Exhibits A-E.

The Property is not receiving sewer service from Green Valley Special Utility District or any other sewer provider. See Exhibit A, paragraph 5.

All of the Property is in Green Valley SUD's CCN No. 20973, and all of the Property is in Guadalupe County, a qualifying county pursuant to the website maintained by the Commission pursuant to 16 TAC 24.295(1)(3), the first page of which is attached as Exhibit F.

Petitioner requests that the PUC grant streamlined expedited release of the Property from sewer CCN No. 20973. The area that Petitioner requests to be released consists of 74.784 contiguous acres and is depicted in Exhibits B and C and in the digital mapping data contained in Exhibit E.

A copy of this Petition is being sent to Green Valley Special Utility District by certified mail on the same day that this Petition is being filed at the PUC, as shown in Exhibit G. Furthermore, Green Valley Special Utility District has consented to this filing, as evidenced by its countersignature to the letter attached as Exhibit G.

PLEASE NOTE THIS PETITION IS BEING FILED CONTEMPORANEOUSLY WITH AN IDENTICAL PETITION FOR AN ADJOINING TRACT (61.965 ACRES) OWNED BY THE ESTATE OF DAVID A. WETZ, DECEASED. FOR PURPOSES OF CLARITY, CERTAIN MAPPING INFORMATION IN EACH PETITION SHOWS BOTH TRACTS.

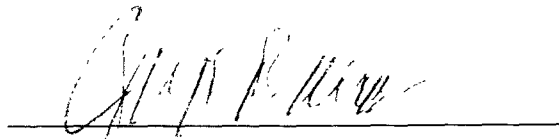
PETITIONER HAS AN ENFORCEABLE OPTION TO PURCHASE THE DAVID WETZ TRACT.

CONCLUSION AND PRAYER

WHEREFORE, PREMISES CONSIDERED, Petitioner respectfully requests that PUC process this Petition and release Petitioner's property from sewer CCN No. 20973 pursuant to Texas Water Code§ 13.245(a-5) and 16 Texas Administrative Code §24.245(1).

Respectfully submitted,

LAW OFFICES OF JAMES H. BARROW, PLLC

A handwritten signature in black ink, appearing to read "James H. Barrow", is written over a horizontal line.

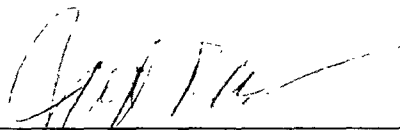
James H. Barrow
State Bar No. 01831480
1027 Austin Hwy, Ste 120
San Antonio, Texas 78209
Telephone: 210-226-5400
Email: jbarrow@lawbarrow.com

CERTIFICATE OF SERVICE

I hereby certify that pursuant to PUC Rule §24.245(1), the above and foregoing Petition for Expedited Release from Green Valley Special Utility District's sewer CCN No. 20973 was served on the CCN Holder, shown below, via certified mail, return receipt requested to the address shown below on the 6 of June, 2020.

Holder of CCN No. 20973:

Green Valley Special Utility District
P. O. Box 99
Marion, Texas 78124



James H. Barrow

EXHIBIT A

AFFIDAVIT OF BLAKE G. YANTIS

THE STATE OF TEXAS §

COUNTY OF BEXAR §

BEFORE ME, the undersigned notary, personally appeared Blake G. Yantis, a person who is known to me. After administering an oath, the affiant testified that:

1. My name is Blake G. Yantis. I am over the age of eighteen years, of sound mind, and I am capable of making this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.

2. SA Given to Fly, LLC ("Petitioner") owns 74.784 contiguous acres of property in Guadalupe and Comal Counties, Texas (the "Property") that is currently within Green Valley Special Utility District's sewer CCN No. 20973. The subject 74.784 acre tract is over 25 acres in size and consists of the properties identified in Exhibits B-E.

3. Petitioner is a Texas limited liability company. I am the Manager of SA Given to Fly, LLC. In that capacity, I am familiar with Petitioner's Property and the bills and accounts relevant to such Property.

4. The exhibits attached to this Petition are as follows:

a. Exhibit B is a true and correct copy of a map showing the location of the Property;

b. Exhibit C is a true and correct copy of a map showing a more detailed version of the boundaries of the Property;

c. Exhibit D reflects deed records comprising the Property;

d. Exhibit E reflects the required digital mapping data as well as an explanation and illustration of various parcels of land comprising the Property derived from the deed records;

e. Exhibit F shows that Guadalupe County is included in the list of counties for which a petition for streamlined expedited release may be filed; and

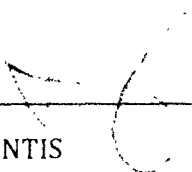
f. Exhibit G is a copy of the letter to Green Valley Special Utility District, the current CCN holder, sent certified mail, return receipt requested, on the date of the

filing of the Petition with the Public Utility Commission of Texas, with a copy of the Petition, which letter has been countersigned by Green Valley Special Utility District to indicate its consent and non-opposition to this filing.

5. The Property is not receiving sewer service from Green Valley Special Utility District, nor any other sewer provider. There are no billing records or any other documents evidencing an existing account with Green Valley Special Utility District for the Property. I am not aware of any lines, meters or other facilities related to the provision of sewer services owned or operated by Green Valley Special Utility District on the Property.

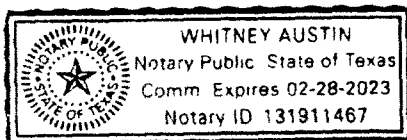
6. On behalf of Petitioner, I request the Public Utility Commission of Texas to release this Property from sewer CCN No. 20943.

FURTHER AFFIANT SAYETH NAUGHT



BLAKE YANTIS

SWORN TO AND SUBSCRIBED before me on this the _____ day of _____, 2020
by Blake Yantis.

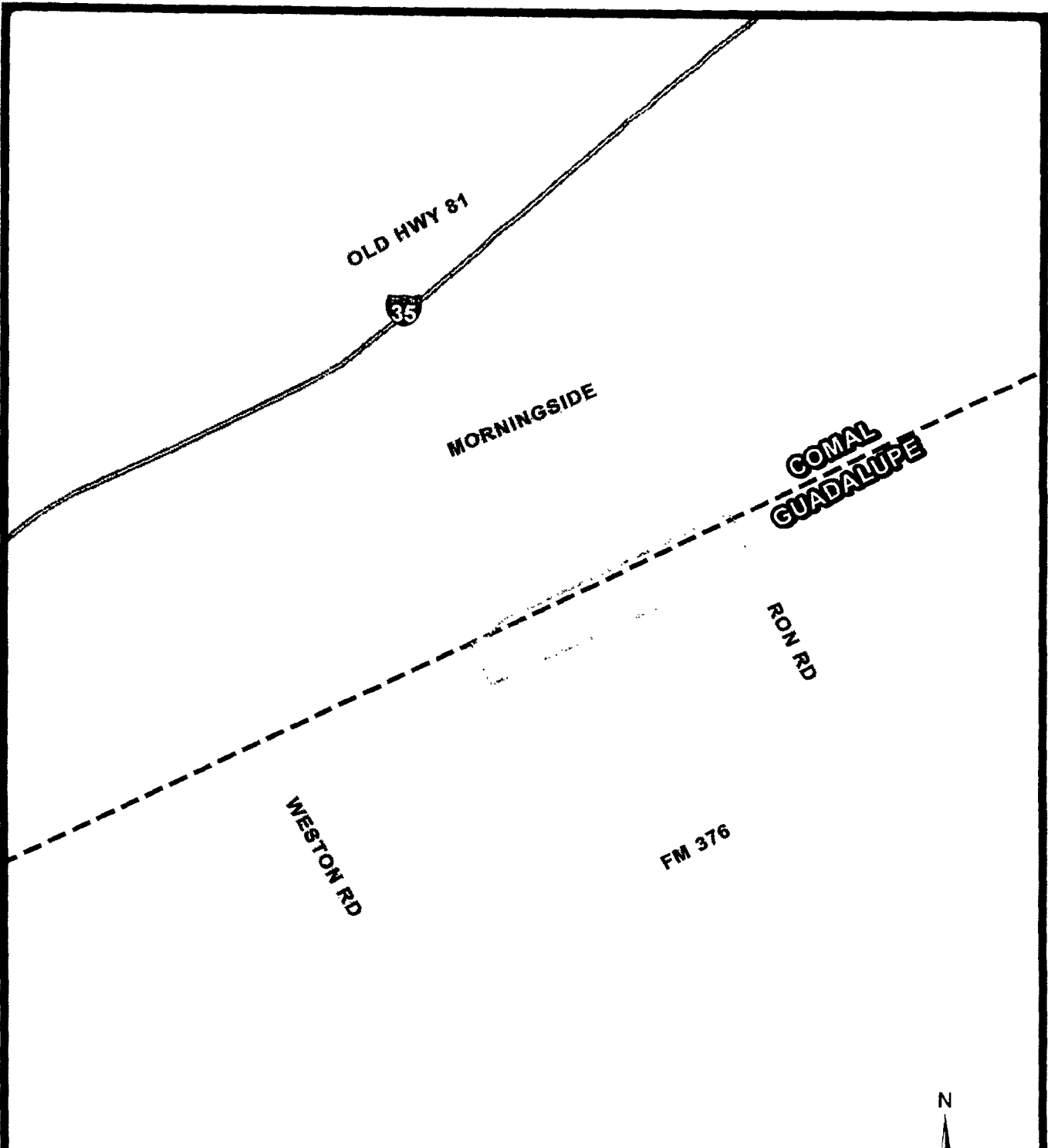


Notary Public State of Texas

EXHIBIT B

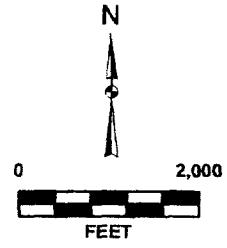
Location Map of the Property

ACTUAL IMAGE FROM INFLY 0000 E @ 04.05.08 OTHER NAME: 101113 Image: 0203 CARCOO.0344 (New Truck Overweight Program USDA Farm Service Agency



LEGEND

- Property Boundary (74.784 Ac.)
- County Line
- Major Roads



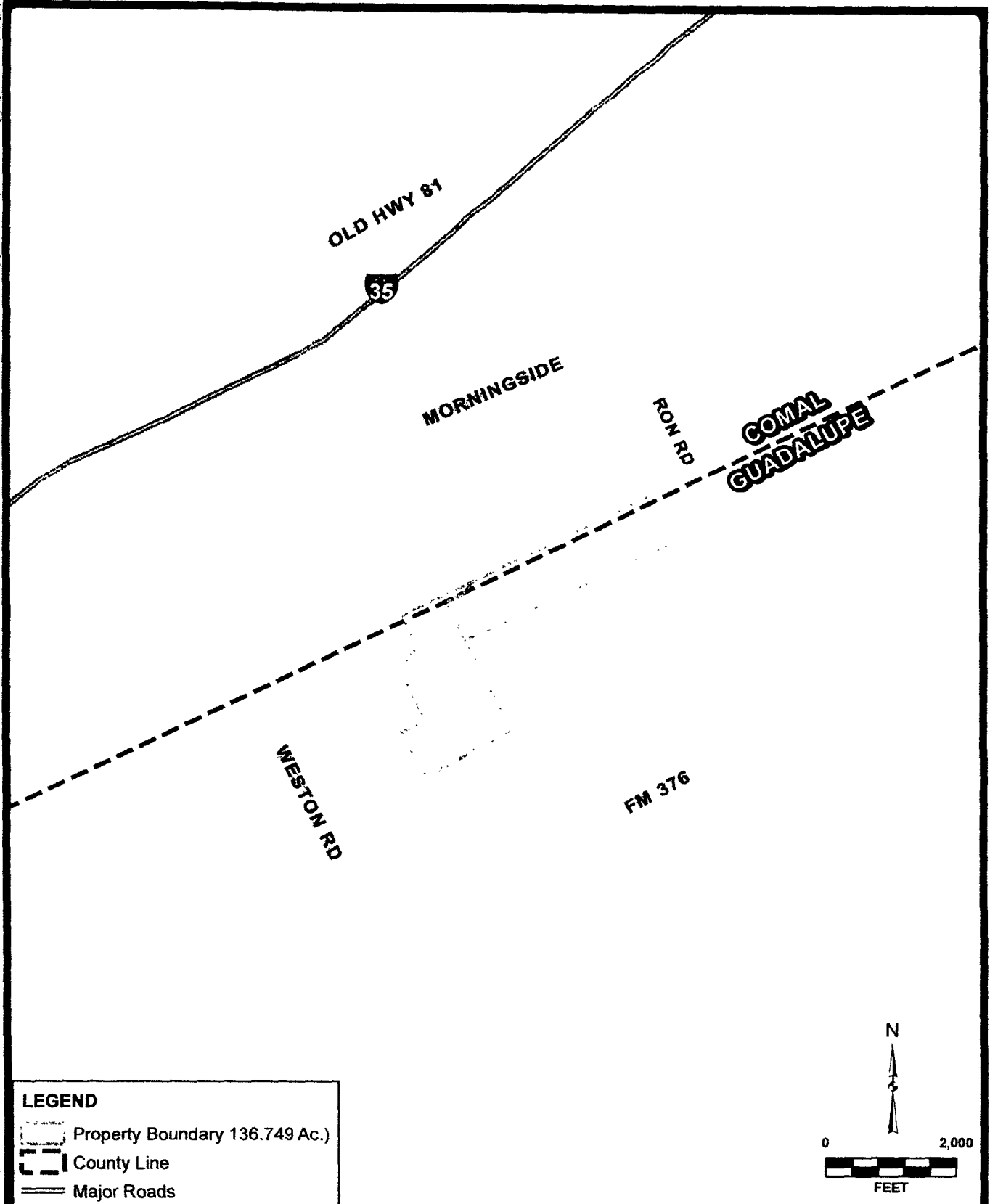
JOB NO.	11451-21
DATE	May 2020
DESIGNER	LM
CHECKED	CC
DRAWN	EP
SHEET	1

GVSUD CCN
SMALL SCALE (GENERAL)
LOCATION MAP

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPB FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028000

On: May 27, 2020 2:40:58 PM User: EPW/xyz File: P:\114512\10\map\GVSUD\CCN\GVSUD_CCN_Location_Map.mxd



JOB NO. 11451-21
DATE May 2020
DESIGNER LM
CHECKED CC DRAWN EP
SHEET 1

PAPE-DAWSON
ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10020600

EXHIBIT C

Large Scale Detailed Map of the Property



A horizontal scale bar with alternating black and white segments. The number '0' is at the left end and '1,000' is at the right end. Below the bar, the word 'FEET' is centered.

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON ORIGINAL HARD-COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



METES AND BOUNDS DESCRIPTION
FOR

A 74.784 acre, or 3,257,571 square feet more or less, tract of land out of the Benito Lopez Survey No. 261, Abstract 214, and the Rafael Ximenes Survey, Abstract 347, Guadalupe County, Texas and the John Thompson Survey No. 21, Abstract 608, Comal County, Texas, same being of a portion of a 148.80 acre tract conveyed to SA GIVEN TO FLY, LLC by deed recorded in Document No. 201999003956 of the Official Records of Guadalupe County, Texas, and Document No. 201906006911 of the Official Records of Comal County, Texas, together with all of a 3.500 acre tract conveyed to SA GIVEN TO FLY, LLC by deed recorded in Document No. 201999003957 of said Official Records of Guadalupe County, Texas. Said 74.784 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a found 60D nail at the east corner of said 148.80 acre tract and the north corner of a called 34 acre tract recorded in Volume 1293, Page 769 of the Official Records of Guadalupe County, Texas, and being on the southwest right-of-way line of Ron Road, a variable width public right-of-way;

THENCE: Departing the southwest right-of-way line of said Ron Road, with the southeast line of said 148.80 acre tract, the northwest line of said 34 acre tract and the northwest line of a called 37.8 acre tract recorded in Volume 1293, Page 769 of said Official Records, the following bearings and distances:

S 63°56'11" W, a distance of 1529.93 feet to a found 60D nail in a 6" cedar post;

S 64°21'16" W, a distance of 966.14 feet to a point;

S 64°25'57" W, a distance of 1680.29 feet to a point at the south corner of said 148.80 acre tract, the west corner of said 37.8 acre tract and on the northeast line of a 146.57 acre tract recorded in Document No. 2016024598 of said Official Public Records of Guadalupe County, Texas and the south corner of the herein described tract;

THENCE: N 25°20'27" W, with the northeast line said 146.57 acre tract, a distance of 662.16 feet to a found ½" iron rod with plastic cap marked "HMT" at an interior corner of said 146.57 acre tract, and the west corner of the herein described tract;

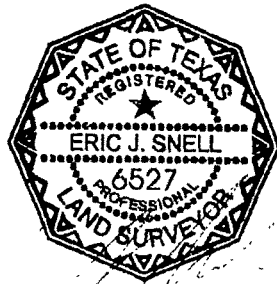
THENCE: N 64°07'26" E, with a southeast line of said 146.57 acre tract, a distance of 270.65 feet to a found ½" iron rod with plastic cap marked "HMT";

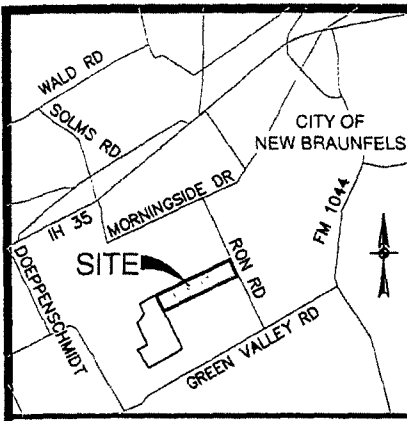
THENCE: N 40°18'02" E, with a southeast line of said 146.57 acre tract, a distance of 276.94 feet to a point at the north corner of said 146.57 acre tract;

THENCE: N 63°50'44" E, over and across said 148.80 acre tract, a distance of 3660.76 feet to a point on the northeast line of said 148.80 acre tract and on the southwest right-of-way line of said Ron Road, from which a found 60D nail at the north corner of said 148.80 acre tract bears, N 24°49'53" W, a distance of 1116.49 feet;

THENCE: S 24°49'53" E, with said southwest right-of-way line said Ron Road, a distance of 799.84 feet to the POINT OF BEGINNING and containing 74.784 acres in Guadalupe County, Texas and Comal County, Texas. Said tract being described in conjunction with a survey made on the ground and a graphic depiction there of prepared under job number 11451-21 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: May 22, 2020
JOB NO. 11451-21
DOC. ID. N:\CIVIL\11451-21\Word\11451-20 FN 64.314 AC - REV1.docx





LOCATION MAP
NOT-TO-SCALE

LEGEND:

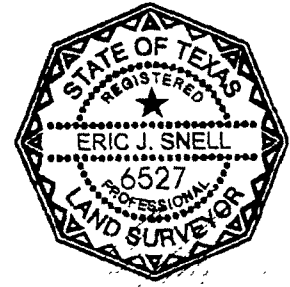
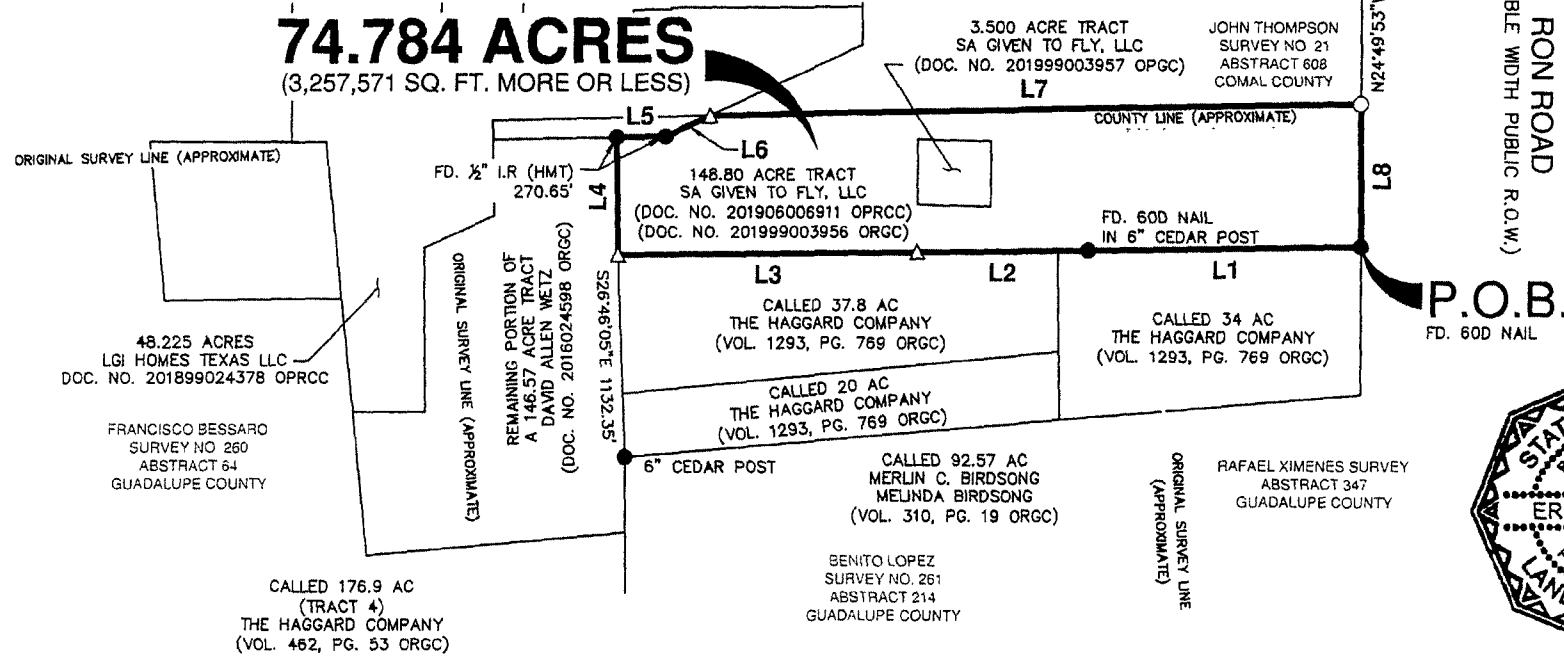
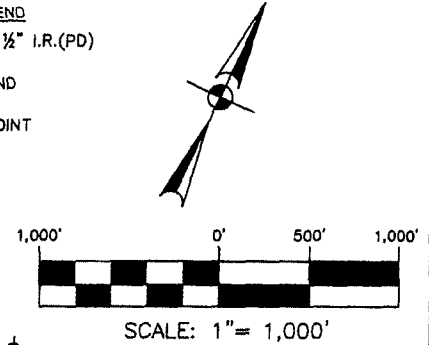
OPGC OFFICIAL PUBLIC RECORDS OF
GUADALUPE COUNTY, TEXAS
OPRCC OFFICIAL PUBLIC RECORDS OF COMAL
COUNTY, TEXAS

NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 11451-21 BY PAPE-DAWSON ENGINEERS, INC.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S63°56'11"W	1529.93'
L2	S64°21'16"W	966.14'
L3	S64°25'57"W	1680.29'
L4	N25°20'27"W	662.16'
L5	N64°07'26"E	270.65'
L6	N40°18'02"E	276.94'
L7	N63°50'44"E	3660.76'
L8	S24°49'53"E	799.84'

LEGEND



SAH ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 HW LOOP 410 | SAH ANTONIO, TX 78213 | 210.375.9000
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028600

EXHIBIT FOR
 A 74.784 ACRE, OR 3,257,571 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THE BENITO LOPEZ SURVEY NO. 261, ABSTRACT 214, THE RAFAEL XIMENES SURVEY, ABSTRACT 347, GUADALUPE COUNTY, TEXAS, AND THE JOHN THOMPSON SURVEY NO. 21, ABSTRACT 608, COMAL COUNTY, TEXAS, SAME BEING OF A PORTION OF A 148.80 ACRE TRACT CONVEYED TO SA GIVEN TO FLY, LLC BY DEED RECORDED IN DOCUMENT NO. 201999003956 OF THE OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS, AND DOCUMENT NO. 201906006911 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, TOGETHER WITH ALL OF A 3.500 ACRE TRACT CONVEYED TO SA GIVEN TO FLY, LLC IN DEED RECORDED IN DOCUMENT NO. 201999003957 OF SAID OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

MAY 22, 2020

JOB No.: SHEET 1 OF 1
 11451-21

EXHIBIT D
Deed Records

POOR QUALITY

After recording please return to:
New Braunfels Title Co.
243 S. Seguin Ave.
New Braunfels, TX 78130

201999003956



le
07/12 →
CF # 087282 KB

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.

SPECIAL WARRANTY DEED

Date: February 21, 2019

Grantor: RON W. WETZ joined herein pro forma by wife, KRYSTAL K. WETZ

Grantor's Mailing Address (including county): 626 Ron Road
Marion, Guadalupe County, Texas 78124

Grantee: SA GIVEN TO FLY, LLC, a Texas limited liability company

Grantee's Mailing Address (including county): 6812 West Ave. Suite 100
San Antonio, Bexar County, Texas 78213-1855

Consideration: TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration,

Property (including any improvements):

Being a 148.80 acre tract of land, situated in the J. Thompson Survey No. 21, Abstract No. 608, Comal County, Texas, the Benito Lopez Survey No. 261, Abstract No. 214, Guadalupe County, Texas, being more particularly described by metes and bounds in attached Exhibit "A".

Reservations from Conveyance:

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property.

This shall include any royalty under any existing or future mineral lease covering any part of the Property, executive rights (including the right to sign a mineral lease covering any part of the Property), mineral lease payments, subsurface exploration and development rights, subsurface production and drilling rights, and all related rights and benefits.

Grantor waives the right of ingress and egress to and from the surface of the Property.

POOR QUALITY

Nothing herein, however, restricts or prohibits the pooling or unitization of the portion of the mineral estate owned by Grantor with land other than the Property; or the exploration or production of the oil, gas, and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to the following:


Any and all restrictions, exceptions, reservations, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect or shown of record in the hereinabove mentioned County and State, and to any and all encroachments including deeds overlapping, adjoining property owners' fences constructed inside the Property and any claims of adverse possession arising therefrom and to all building codes, zoning laws, regulations and ordinances of municipal and/or other governmental authorities including any and all subdivision requirement, if any, relating to the hereinabove described property, including all statutes, rules and regulations pertaining to any septic systems, and flood plain, and to any and all visible and apparent easements, and to any and all governmental statutes, rules and regulations concerning the property because of its location in, on or over any aquifer, the aquifer recharge zone and/or any contributing zone or watershed, and to all reservations of oil, gas and minerals and related rights thereto.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance and Warranty, when the claim is by, through or under Grantor but not otherwise.


Ad valorem taxes and other assessments and taxes of every nature for the current year have been prorated between the Grantor and Grantee as of the date of this Deed and Grantee hereby expressly assumes and agrees to pay the same for the current year and subsequent years as well as all additional taxes, penalties or interest for prior years due to this sale or due to change in land usage.

When the context requires, singular nouns and pronouns include the plural.

POOR QUALITY



RON W. WETZ

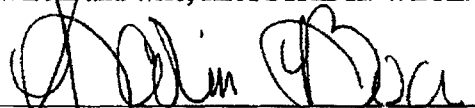


KRYSTAL K. WETZ

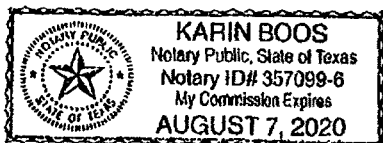
THE STATE OF TEXAS)(

COUNTY OF COMAL)(

This instrument was acknowledged before me this the 21 day of February, 2019, by RON W. WETZ and wife, KRYSTAL K. WETZ.



Notary Public, State of Texas





410 N. Seguin Ave.
New Braunfels, TX 78130
HMTNB.COM
830.625.8555 • FAX: 830.625.8556
TBPE FIRM F-10961

METES AND BOUNDS DESCRIPTION
FOR A
148.80 ACRE TRACT OF LAND

Being a 148.80 acre tract of land, situated in the J. Thompson Survey No. 21, Abstract No. 608, Comal County Texas, the Benito Lopez Survey No. 261, Abstract No. 214, Guadalupe County, Texas, and the R. Ximenes Survey, Abstract No. 347, Guadalupe County, Texas, and being all of a tract of land called 1,000 acres described in Volume 2548, Page 1, Official Public Records, Comal County, Texas, part of a tract of land called 75 acres described in Volume 613, Page 74, Official Public Records, Comal County, Texas, part of a tract of land called 50.75 acres described in Volume 52, Page 100, Deed Records, Comal County, Texas, and part of a tract of land called 62.62 acres described in Volume 58, page 78, Deed Records, Guadalupe County, Texas (Save and Except a tract of land called 3.500 acres described in Volume 1570, Page 662, Official Public Records, Guadalupe County, Texas), said 148.80 acre tract being herein described as follows:

COMMENCING at a 1/2" Iron pin set (with cap stamped "HMT") for the Northwest corner of Lot 1A, Block 1 of The Meadows of Morningside Unit One, recorded in Volume 14, Page 88 of the Map and Plat Records of Comal County, Texas, common with the Northeast corner of a tract of land called 109.94 acre described in Volume 52, Page 198, Deed Records, Guadalupe County, Texas;

THENCE along the common line between said Lot 1A and said 109.94 acre tract of land, S 24°29'07" E a distance of 1187.35 feet to a 1/2" Iron pin set (with cap stamped "HMT") for the Southwest corner of said Lot 1A, also being the Northwest corner of a said 75 acre tract of land;

THENCE along the common line between said Lot 1A and said 75 acre tract of land, and continuing along the common line between The Meadows of Morningside Unit Two, recorded in Volume 14, Page 117 of the Map and Plat Records of Comal County, Texas and said 75 acre tract of land, N 64°42'20" E a distance of 1156.09 feet to a 1/2" Iron pin found for the Southeast corner of Lot 1A, Block 8 of said The Meadows of Morningside Unit Two, common with the Southwest corner of Lot 1R of the Vacate & Re-plat of Lot 1, Comal I.S.D. Morningside Property Subdivision recorded as Document No. 200806006086 of the Map and Plat Records of Comal County, Texas, from which a 1/2" Iron pin found (with cap stamped "4069") for the Northeast corner of Lot 6 Block 2 of said The Meadows of Morningside Unit Two bears N 24°28'12" W a distance of 1174.83 feet;

THENCE along the common line between said Lot 1R and said 75 acre tract of land, N 64°42'46" E a distance of 238.77 feet to a 1/2" Iron pin set (with cap stamped "HMT") for the POINT OF BEGINNING;

THENCE continuing along said common line, N 64°42'46" E a distance of 1036.59 feet to a 1/2" Iron pin found for a Southeasterly corner of Lot 2R of said Vacate & Re-plat of Lot 1, Comal I.S.D. Morningside Property Subdivision, common with a Southwesterly corner of The Meadows of Morningside Unit Five recorded in Volume 14, Page 130 of the Map and Plat Records of Comal County, Texas, also being the Northeast corner of said 75 acre tract of land;

POOR QUALITY

THENCE along the a Southwesterly line of said The Meadows of Morningside Unit Five, common with the Easterly line of said 75 acre tract of land, S 24°21'52" E a distance of 68.86 feet to a 8 inch cedar post for the South corner of said The Meadows of Morningside Unit 5, common with the West corner of aforementioned 50.75 acre tract of land;

THENCE along the common line of said The Meadows of Morningside Unit Five and said 50.75 acre tract of land, N 63°57'41" E a distance of 607.17 feet to a 1/2 Iron pin found (with cap stamped "4069") for the South corner of The Meadows of Morningside Unit Six, recorded in Volume 14, Page 206 of the Map and Plat Records of Comal County, Texas, common with a Southeast corner of said The Meadows of Morningside Unit Five;

THENCE along the common line of said The Meadows of Morningside Unit Six and said 50.75 acre tract of land, N 64°00'21" E a distance of 976.12 feet to a 1/2 iron pin found (with cap stamped "4069") for the South corner of a tract of land called 0.508 acres described in Document No. 9906024133, Official Public Records, Comal County, Texas and the East corner of said The Meadows of Morningside Unit Six;

THENCE along the common line of said 0.508 acre tract of land and said 50.75 acre tract of land, N 63°51'17" E a distance of 179.61 feet to a 60D nail found on the Southwesterly right-of-way line of Ron Road, for the East corner of said 0.508 acre tract of land and the North corner of said 50.75 acre tract of land;

THENCE along said Southwesterly right-of-way line of Ron Road, S 24°49'46" E a distance of 1916.38 feet to a 60D Nail found on the North line of a tract of land called 34 acres described in Volume 477, Page 310, Deed Records, Guadalupe County, Texas, for the East corner of aforementioned 62.62 acre tract of land;

THENCE along the common line of said 34 acre tract of land, a tract of land called 37.8 acres described in Volume 477, Page 310, Deed Records, Guadalupe County, Texas and said 62.62 acre tract of land the following three (3) calls:

1. S 63°56'11" W a distance of 1529.80 feet to a 6" cedar post found with a 60D nail set w/washer (stamped "HMT");
2. S 64°21'16" W a distance of 966.14 feet to a point in a fence line;
3. S 64°25'57" W a distance of 1680.29 feet to a 6" cedar post on the East line of the aforementioned 109.94 acre tract of land, for the Southwest corner of said 62.62 acre tract of land, a called 1.519 acre NBU Easement described in Volume 816, Page 944 of the Official Public Records of Guadalupe County, Texas and common with the Northwest corner of said 37.8 acre tract of land;

THENCE along the common line of said 62.62 acre tract, said 109.94 acre tract of land and said 1.519 acre NBU Easement, N 25°20'13" W a distance of 662.11 feet to a 1/2" Iron pin set (with cap stamped "HMT") for the Northwest corner of said 1.519 acre NBU Easement common with the Northwest corner of said 62.62 acre tract of land and the Southwest corner of the aforementioned 75 acre tract of land;

THENCE along the common line of said 62.62 acre tract of land and said 75 acre tract of land N 64°07'41" E a distance of 270.60 feet to a 1/2" Iron pin set (with cap stamped "HMT");

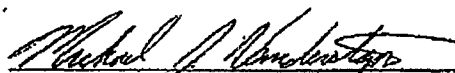
POOR QUALITY

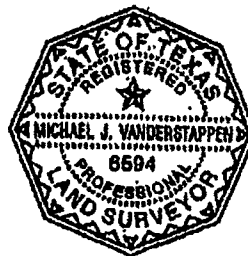
THENCE through said 75 acre tract of land the following two (2) calls:

1. N 40°18'11" E a distance of 1220.39 feet to a 1/2" Iron pin set (with cap stamped "HMT");
2. N 24°28'12" W a distance of 828.32 feet to the POINT OF BEGINNING and containing 152.30 acres of land, SAVE & EXCEPT from these boundaries, one tract of land totaling 3.500 acres, being a tract of land called 3.500 acres described in Volume 1570, Page 662, Official Public Records, Guadalupe County, Texas, leaving a net area of 148.80 acres of land in in Comal County and Guadalupe County, Texas

Bearings are based upon the Texas Coordinate System, South Central Zone (4204), NAD 83.

Surveyed this 26th day of October, 2016.


Michael J. Vanderstappen
Registered Professional Land Surveyor No. 6594

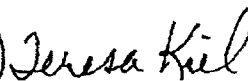


s:\projects\164 - rosalie development\164.005 - morningside trails\metes&bounds\148.80_acre_metes and bounds description.docx

201999003956

I certify this instrument was FILED and RECORDED
in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
02/25/2019 11:34:26 AM PAGES: 6 LINDA
TERESA KIEL, COUNTY CLERK





Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
02/28/2019 04:15:23 PM
JESSICA 6 Pages(s)
201906006911





After recording please return to:
New Braunfels Title Co.
243 S. Seguin Ave.
New Braunfels, TX 78130

201999003957



5
0m12 →
GF # 087281KB

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.

SPECIAL WARRANTY DEED

Date: February 21, 2019

Grantor: RON W. WETZ and KRYSTAL K. WETZ

Grantor's Mailing Address (including county): 626 Ron Road
Marion, Guadalupe County, Texas 78124

Grantee: SA GIVEN TO FLY, LLC, a Texas limited liability company

Grantee's Mailing Address (including county): 6812 West Ave. Suite 100
San Antonio, Bexar County, Texas 78213-1855

Consideration: TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration,

Property (including any improvements):

Being a 3.500 acre tract of land out of the Benito Lopez Survey, Abstract 214, Guadalupe County, Texas, being a portion of a tract of land called 62.62 acres conveyed to Melba Wetz by instrument recorded in Volume 733, Page 611, Official Records, Guadalupe County, Texas, and being more particularly described by metes and bounds in attached Exhibit "A".

Reservations from Conveyance:

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property.

This shall include any royalty under any existing or future mineral lease covering any part of the Property, executive rights (including the right to sign a mineral lease covering any part of the Property), mineral lease payments, subsurface exploration and development rights, subsurface production and drilling rights, and all related rights and benefits.

Grantor waives the right of ingress and egress to and from the surface of the Property.

Nothing herein, however, restricts or prohibits the pooling or unitization of the portion of the mineral estate owned by Grantor with land other than the Property; or the exploration or production of the oil, gas, and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

Exceptions to Conveyance and Warranty:

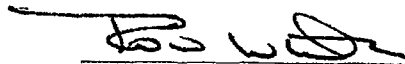
This conveyance is made and accepted subject to the following:

Any and all restrictions, exceptions, reservations, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect or shown of record in the hereinabove mentioned County and State, and to any and all encroachments including deeds overlapping, adjoining property owners' fences constructed inside the Property and any claims of adverse possession arising therefrom and to all building codes, zoning laws, regulations and ordinances of municipal and/or other governmental authorities including any and all subdivision requirement, if any, relating to the hereinabove described property, including all statutes, rules and regulations pertaining to any septic systems, and flood plain, and to any and all visible and apparent easements, and to any and all governmental statutes, rules and regulations concerning the property because of its location in, on or over any aquifer, the aquifer recharge zone and/or any contributing zone or watershed, and to all reservations of oil, gas and minerals and related rights thereto.

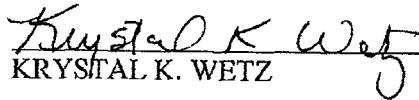
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance and Warranty, when the claim is by, through or under Grantor but not otherwise.

Ad valorem taxes and other assessments and taxes of every nature for the current year have been prorated between the Grantor and Grantee as of the date of this Deed and Grantee hereby expressly assumes and agrees to pay the same for the current year and subsequent years as well as all additional taxes, penalties or interest for prior years due to this sale or due to change in land usage.

When the context requires, singular nouns and pronouns include the plural.



RON W. WETZ

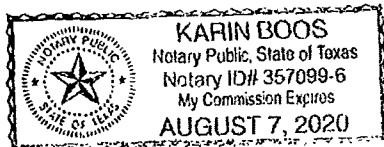


KRYSTAL K. WETZ

THE STATE OF TEXAS)(

COUNTY OF COMAL)(

This instrument was acknowledged before me this the 21 day of February, 2019, by RON W. WETZ and wife, KRYSTAL K. WETZ.



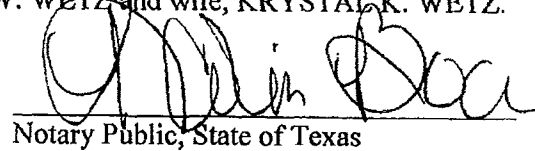

Notary Public, State of Texas

EXHIBIT "A"

Field notes describing a 3.500 acre tract of land out of the Benito Lopez Survey., A-214 Guadalupe County, Texas, being a portion of a tract of land called 62.62 acres conveyed to Melba Wetz by instrument recorded in Volume 733, Page 611, Official Records, Guadalupe County, Texas, and Volume 133, Page 471, Probate Records, Comal County, Texas, described in Volume 58, Page 78, Deed Records, Guadalupe County, Texas, and being more particularly described as follows: Note: All iron pins set are 1/2" diameter rebar with an orange plastic cap stamped "TRI-COUNTY".

Beginning at an iron pin set for the east corner of the herein described tract. Said pin bears S 70° 59' 13" E, 2091.91 feet from a wood fence post found in the southwest right-of-way line of Ron Road (County Road 376A) for the east corner of the 62.62 acre tract. Basis of bearing is WGS84 derived from GPS.

Thence, S 66° 06' 13" W, 414.24 feet to an iron pin set for the south corner of the herein described tract.

Thence, N 23° 53' 47" W, 368.05 feet to an iron pin set for the west corner of the herein described tract.

Thence, N 66° 06' 13" E, 414.24 feet to an iron pin set for the north corner of the herein described tract.

Thence, S 23° 53' 47" E, 368.05 feet to the **Place of Beginning** and containing 3.500 acres of land according to a survey made on the ground on May 24, 2000 by Tri-County Land Surveying Inc.

EXHIBIT "B"

Field notes describing a 20 foot wide Ingress and Egress Easement over a portion of a tract of land, situated in the Benito Lopez Survey, A-214 Guadalupe County, Texas, called 62.62 acres conveyed to Melba Wetz by Instrument recorded in Volume 733, Page 611, Official Records, Guadalupe County, Texas, and Volume 133, Page 471, Probate Records, Comal County, Texas, described in Volume 58, Page 78, Deed Records, Guadalupe County, Texas, and being more particularly described as follows:

Beginning at a point in the southwest right-of-way line of Ron Road (County Road 376A) for the east corner of a tract of land called 50.75 acres described in Volume 53, Page 100, Deed Records, Guadalupe County, Texas, the north corner of the 62.62 acre tract and the herein described easement.

Thence, S 24° 50' 19" E, 20.00 feet with the southwest right-of-way line of Ron Road and the northeast line of the 62.62 acre tract to a point for the east corner of the herein described easement.

Thence, S 64° 31' 17" W, 2089.37 feet crossing a portion of the 62.62 acre tract to a point for an angle point.

Thence, S 41° 37' 33" W, 36.17 feet crossing a portion of the 62.62 acre tract to a point in the northwest line of a 3.500 acre tract of land this day surveyed, for the southeast corner of the herein described easement. Said point bears N 86° 06' 13" W, 47.36 feet from a 1/2" diameter rebar with an orange plastic cap stamped "TRI-COUNTY" set for the north corner of the 3.500 acre tract.

Thence, S 66° 06' 13" W, 48.27 feet with the northwest line of the 3.500 acre tract to a point for the south corner of the herein described easement.

Thence, N 41° 37' 33" E, 84.15 feet crossing a portion of the 62.62 acre tract to a point in the south line of the 50.75 acre tract and the north line of the 62.62 acre tract for an angle point.

Thence, N 64° 31' 17" E, 2093.65 feet with the south line of the 50.75 acre tract and the north line of the 62.62 acre tract to the Place of Beginning and covering 0.988 of an acre according to a survey made on the ground on May 24, 2000 by Tri-County Land Surveying Inc.

201999003957

I certify this instrument was FILED and RECORDED
in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
02/25/2019 11:34:27 AM PAGES: 5 LINDA
TERESA KIEL, COUNTY CLERK



Teresa Kiel

EXHIBIT E

Digital Map Data (CD)