



Control Number: 50861



Item Number: 16

Addendum StartPage: 0

30 October 2020

Re: Docket No.50861

2020 NOV -9 AM 10: 08

Public Utility Commission of Texas,

Manville Water Supply Corporation has filed an application with the Public Utility Commission of Texas to amend its Certificate of Convenience and Necessity (CCN) No.11144 for the provision of retail Water utility service in Lee and Williamson Counties.

This area includes my property, Lee CAD Property ID:17001, A254 PRUITT, E., TRACT 003 comprising of 116.34 acres. I would like to OPT OUT of this requested area.

I was unable to find a survey including Metes and Bounds. I called PUC at (888)782-8477 and spoke with a customer service representative named Henry Garza. I explained the situation to him and let him know that I could order a new survey done if needed. Mr Garza suggested that I include with this letter as much information regarding this property as I have, and that if further information is required I will have time to produce it and still be considered to have filed my Opt Out request within the required 30 days from the date of the notice of the application to amend CCN No.11144.

I have a Plat of the of the Jephtha Boyce Survey dated Oct 30, 1956, which includes my property. I have scanned it in sections and included copies of it. I am also including my most recent tax receipt from Lee County Tax Assessor and Collector for this property, as well as the General Warranty Gift Deed from the conveyance of this property dated March 24, 2014.

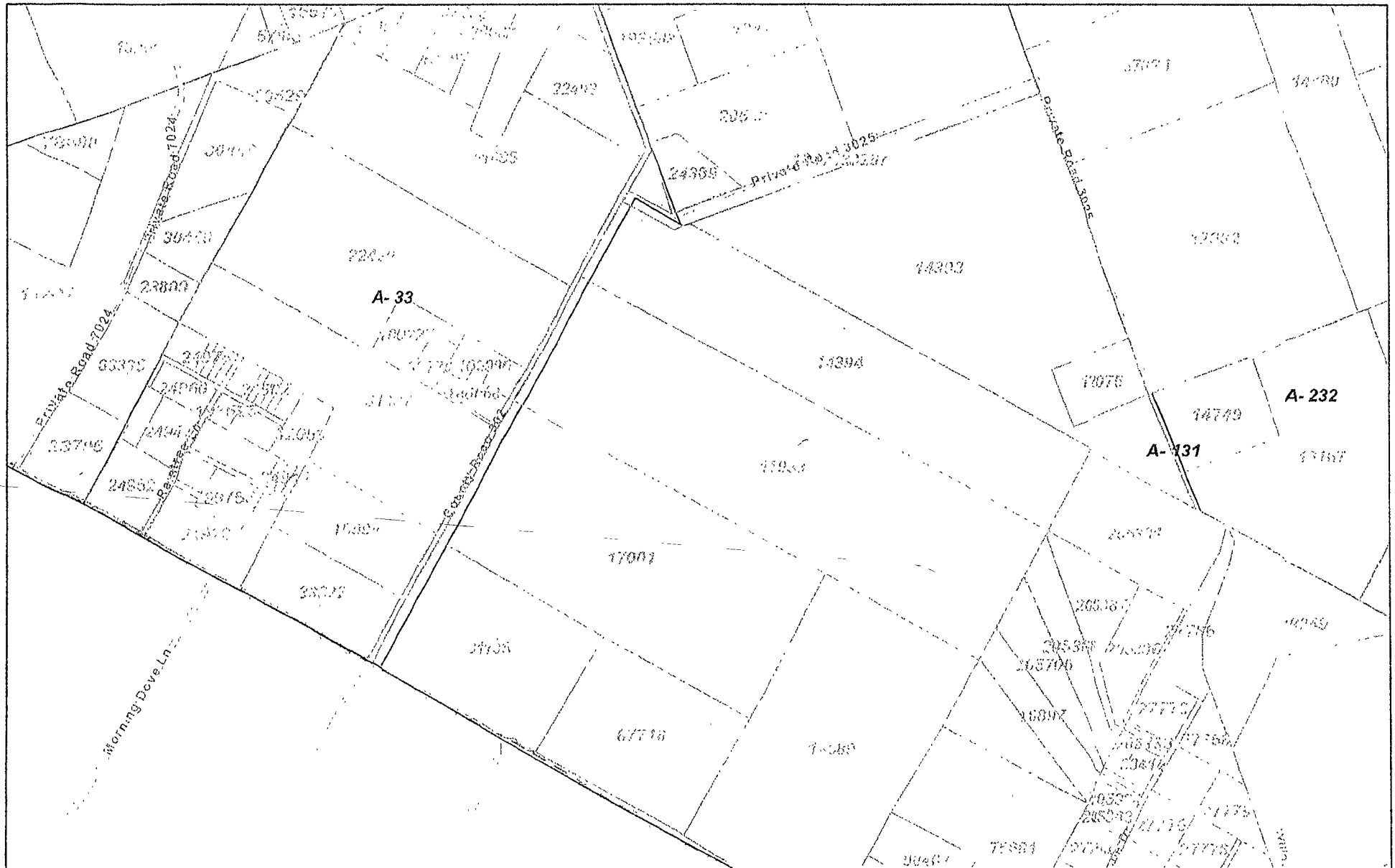
If further information is required for this Opt Out request, please let me know




Barry B Barker  
512-563-5407  
elginsprinkler@gmail.com  
PO Box 891  
Elgin, TX 78621


CC: Manville Water Supply  
PO Box 248  
Coupland, TX 78615

# Lee CAD Web Map

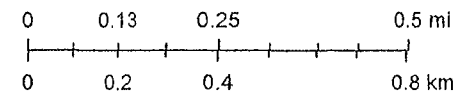


10/26/2020, 3:59:06 PM

 Parcels

 Abstracts

1:18,056



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap

Lee County Appraisal District, BIS Consulting - [www.bisconsulting.com](http://www.bisconsulting.com)

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

J. D.

LEE  
BASTROP

ANTHONY JONES 640 AC.  
Ab. #178

30 Ac.

J. F. Loyne

73 Ac.

50 Ac.

Theo. Leader  
12.5 Ac.

12.5 Ac.

L. E. Lundgren

Thos. A. Dooson

No. 2-25 Ac.

No. 1-25 Ac.

20 Ac.

Oscar Lundgren

28 Ac.

No. 4  
18.75 Ac.

No. 3-25 Ac.

100.40

L. L. Lundgren

Mary Lind

JEPTHA BOYCE  
Ab. #3

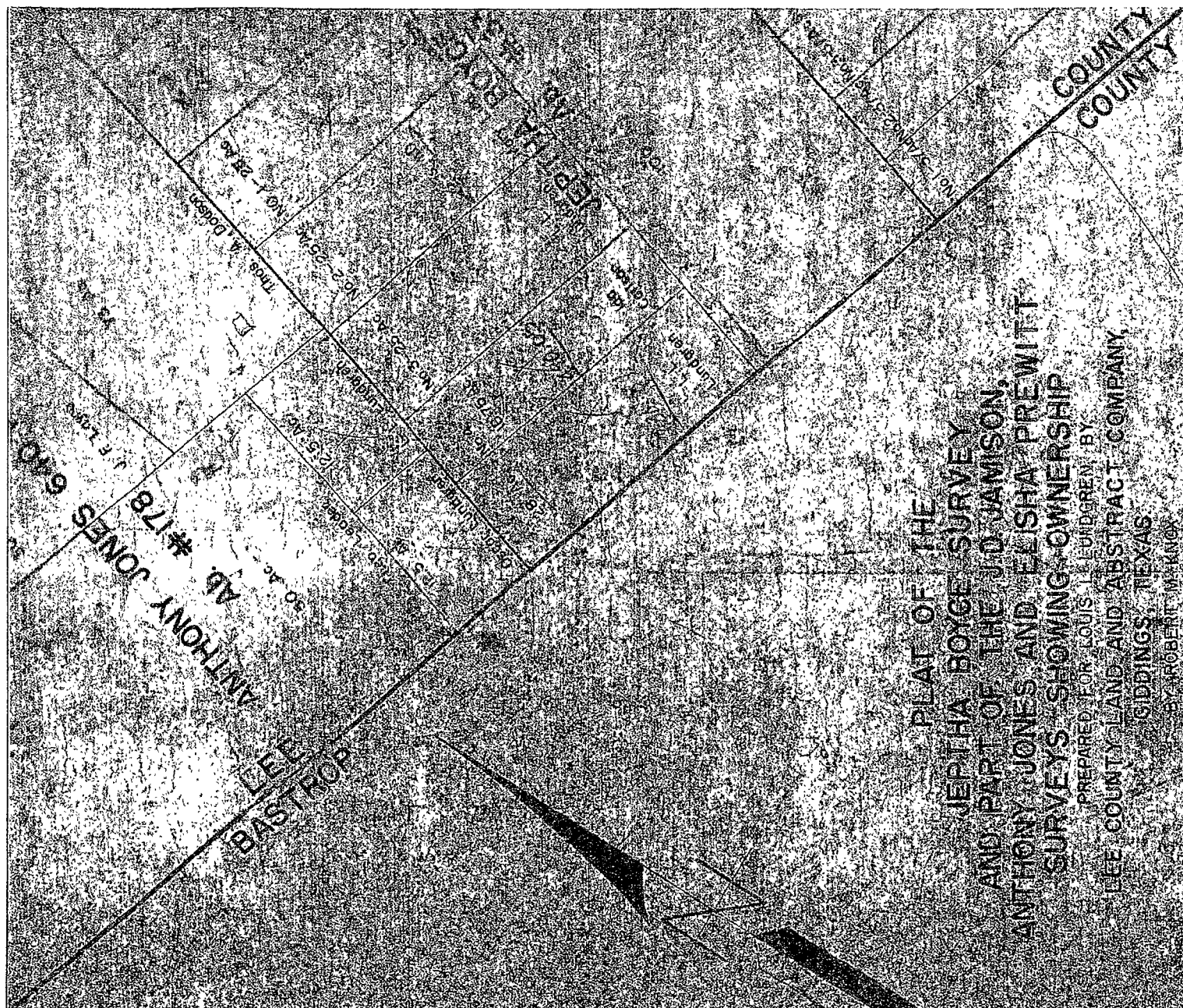
Ida Carlson

L. L. Lundgren

100 Ac.

73.81

No. 3-37



PLAT OF THE  
JEPHTHA BOYCE SURVEY  
AND PART OF THE J.D. JAMISON,  
ANTHONY JONES AND ELISHA PREWITT  
SURVEYS SHOWING OWNERSHIP

PREPARED FOR LOUIS L. LEIDIGREY BY  
LEE COUNTY LAND AND ABSTRACT COMPANY,  
GIDDINGS, TEXAS

BY ROBERT M. KNOX  
OCT 130 1956

SCALE 1" = 200' VARAS

# WILSON 1/3 LEAGUE AB #382

45.5 Ac.

Mrs. A. L. Hobbs Est.

4 Ac.

No. 4 - 10 Ac.

40.5 Ac.

Jno. Carlson

L. L. Lundgren

No. 3 - 10 Ac.

No. 1 - 10 Ac.

M. L. Fogg

Hilda Carlson

Jno. Blomberg

106.5 Ac.

M. B. Haley

SIMON FREEMAN 160

Ab #413

*Back  
Ray Kipp*

WILSON 1/3 LEAGUE

WILSON 1/3 LEAGUE  
Ab #254

WILSON 1/3 LEAGUE

5.8 Ac. 7 Ac.  
O. Eber  
E. Eber  
Carl. Soerz  
Carl. Wiender  
Carl. Wiender  
Paul G. Lundgren  
C. Mager  
13 Ac.  
11 Ac.  
R. Mager

13 Ac.  
C. Mager  
11 Ac.  
R. Mager

13 Ac.  
C. Mager  
11 Ac.  
R. Mager

13 Ac.  
C. Mager  
11 Ac.  
R. Mager

13 Ac.  
C. Mager  
11 Ac.  
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C. Mager  
11 Ac.  
R. Mager

13 Ac.  
C. Mager  
11 Ac.  
R. Mager

13 Ac.  
C. Mager  
11 Ac.  
R. Mager



# TAX RECEIPT

02/03/2020 08:36AM

David Matthijetz  
LEE COUNTY TAX ASSESSOR AND COLLECTOR  
898 East Richmond St - Suite 103 (979)542-2640  
GIDDINGS, TX 78942

## Receipt Number

**1314966**

Date Posted 01/31/2020  
Payment Type P  
Payment Code Full  
Total Paid \$173.57

## PAID BY:

BARKER BARRY B  
1127 ROBIN RD  
ELGIN, TX 78621

Property ID	Geo	Legal Acres	Owner Name and Address								
17001		116.3400	BARKER BARRY BRET 1127 ROBIN ROAD ELGIN, TX 78621								
Legal Description											
A254 PRUITT, E., TRACT 003, ACRES 116.34											
Situs	DBA Name										
CR 302 TX											
Entity	Year	Rate	Taxable Value	Stmt #	Void	Original Tax	Discnts	P&i	Att Fees	Overage	Amount Pd
LEE COUNTY ROAD & BRIDGE	2019	0.13490	9,340	859	N	12.60	0.00	0.00	0.00	0.00	12.60
LEE COUNTY											
GENERAL FUND	2019	0.52510	9,340	859	N	49.05	0.00	0.00	0.00	0.00	49.05
LEXINGTON ISD	2019	1.19835	9,340	859	N	111.92	0.00	0.00	0.00	0.00	111.92
											173.57
Balance Due As Of 01/31/2020: .00											
Tender			Details			Description			Amount		
Check			1243						173.57		
									173.57		

Operator Batch  
TAMMY 12679 (02032020TAMMY)

Total Paid  
173.57

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.

**General Warranty Gift Deed**

Date: March 24<sup>th</sup>, 2014

Grantor: Emely Ann Sundbeck, joined herein pro forma by my husband, Carl T. Sundbeck

**Grantor's Mailing Address:**

Emely Sundbeck  
709 Old McDade Road, Elgin, Texas 78621

Grantee: Barry Bret Barker

**Grantee's Mailing Address:**

Barry Bret Barker  
1127 Robin Road, Elgin, Texas 78621

**Consideration:**

Love of, and affection for, Grantee.

**Property (including any improvements):**

Said Property to be conveyed is described by the Lee County Appraisal District as A254 PRUITT, E., TRACT 003, ACRES 116.34 (Property ID. 17001) and more fully described as follows:

**Tract I.** Being 148 acres of land, more or less, a part of the Elisha Prewitt 1/3 League, situated in Lee County, Texas, and embracing all of Lots 1, 2, 3 and 4 of the Eleanor Jane Hobbs Subdivision of a part of said Prewitt Survey; and being the same land conveyed to Jas. Keeble, Jr., et al, by First State Bank, Elgin, Texas, by deed of date April 1, 1930, recorded in the Deed Records of Lee County, Texas; and being the same land conveyed to First State Bank, Elgin, Texas, by Warranty Deed of date October 8, 1934, executed by James Keeble, Jr., and wife, Alice Keeble, which is of record in Vol. 65, page 545 of the Deed Records of Lee County, Texas

The above and foregoing is the same land and premises described in deed dated January 30<sup>th</sup>, 1940 from Banking Commissioner of Texas to Louis L. Lundgren, recording in Vol 75, Page 472 of the Deed Records of Lee County, Texas.

**Tract II.** Being 74 acres of land, more or less, out of the Elisha Prewitt Survey in Lee County, Texas, described as follows:

All those two certain tracts of land, a part of the Elisha Prewitt one-third league in Lee County, Texas, described as follows:

Being Blocks Numbered FIVE and SIX of the Subdivision of the Eleanor Jane Hobbs tract, each Block containing 37 acres of land, more or less, and said two blocks totaling 74 acres of land, more or less.

This is the same land conveyed to T.V. Westlund by A. F. Smith by deed dated February 1<sup>st</sup> 1943 duly recorded in the Deed Records of Lee County, Texas, and also the same land conveyed to A. F. Smith by H. A. Hobbs Jr. and wife by deed of date January 12<sup>th</sup>, 1925 duly recorded in Vol. 41 on pages 269 of the Deed Records of Lee County, Texas, to both of which deeds and the said records thereof, reference is here made for further and more

particular description of said lands and premises, LESS 1/16 mineral interest of A. F. Smith.

The above and foregoing is the same land and premises described in deed dated October 4<sup>th</sup>, 1943 from T.V. Wendlund et ux to Louis L. Lundgren, recording in Vol. 83, Page 411 of the Deed Records of Lee County, Texas.

**LESS 105.662 acres** conveyed to Gerhard E. Bergman and wife Kathleen M. Bergman. Grantees, in fee simple by deed of date September 9<sup>th</sup>, 1994 duly recorded in Vol 732 on pages 234 of the Deed Records of Lee County, Texas, of which deed and the said records thereof, described as follows.

Being 105.662 acres of land, more or less, lying and being situated in the Elisha Pruitt One-third League, Abstract 254, in Lee County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein as if set forth verbatim.

**Reservations from Conveyance:**

This conveyance is made subject to all valid easements and restrictions affecting the above-described properties which are of record in the office of the County Clerk of Lee County, Texas

**Exceptions to Conveyance and Warranty:**

None

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, gives, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

GRANTEE RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCT LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE OF THE PURCHASE CONTRACT THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY **THIS RELEASE APPLIES EVEN WHEN THE ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY RESULT FROM GRANTOR'S OWN NEGLIGENCE OR THE NEGLIGENCE OF GRANTOR'S REPRESENTATIVE.**

Grantor grants and conveys the Property to Grantee as separate property.

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

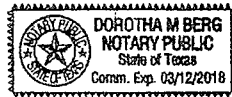
Emely Ann Sundbeck  
Emely Ann Sundbeck, Grantor

Carl T. Sundbeck  
Carl T. Sundbeck, Grantor

STATE OF TEXAS )

COUNTY OF BASTROP )

This instrument was acknowledged before me on March 24<sup>th</sup> 2014, by Emely Ann Sundbeck and Carl T. Sundbeck.



Dorothea M. Berg  
Notary Public, State of Texas  
My commission expires: 03/12/2018

AFTER RECORDING RETURN TO:

Barry Bret Barker  
1127 Robin Road  
Elgin, Texas 78621