



Control Number: 51044



Item Number: 24

Addendum StartPage: 0



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Austin, Texas 78701
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2020 NOV 12 AM 10:32

Ms Crump's Direct Line (512) 322-5832
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November 11, 2020

Central Records Filing Clerk
Public Utility Commission of Texas
1701 N. Congress Avenue, Room 8-100
Austin, Texas 78711

Re: PUC Docket No. 51044 – *Petition of FCS Lancaster, Ltd to Amend Rockett Special Utility District's Certificate of Convenience and Necessity in Dallas County by Expedited Release*

Dear Sir/Madam:

Pursuant to the request from Public Utility Commission staff, FCS Lancaster, Ltd., is providing supplemental mapping materials, including digital mapping data and a land title survey. Enclosed please find the land survey, as well as digital mapping data for filing in the above-numbered and entitled case. Please process these documents in your usual manner.

Thank you for your assistance in this matter and please do not hesitate to contact me should you have any questions.

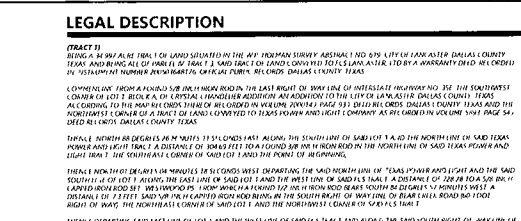
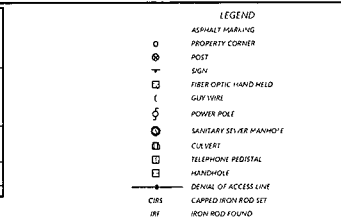
Sincerely,

Georgia N. Crump

GNC/aac

Enclosure

cc: Ms. Jamie Mauldin, *of the firm*
Mr. James Parker, *of the firm*



Call 48 Hours before digging

- The following notes correspond to the numbering system of Schedule B, Section II of the above mentioned title commitment.

- g.** Easement granted to Texas Power & Light Company recorded May 6, 1940 in Volume 2203 Page 410 Real Property Records of Dallas County Texas. (Parcel ID) (AFFECTS AS SHOWN)
- f.** Easement granted to Texas Power & Light Company recorded May 6, 1940 in Volume 2203 Page 415 Real Property Records of Dallas County Texas. (Parcels ID) (AFFECTS AS SHOWN)
- e.** Easement granted to Dallas Farm N.V. recorded November 7, 1980 in Volume 90318 Page 1787 as affected by Deed of Conveyance dated January 19, 1980 Page 4948 Real Property Records of Dallas County Texas. (Parcel ID) (AFFECTS AS SHOWN)
- d.** Easement granted to the City of Lancaster recorded December 31, 1990 in Volume 90252 Page 6487 Real Property Records of Dallas County Texas. (Parcel ID) (AFFECTS AS SHOWN)
- c.** Easements granted to B5 Restrooms One Ltd. rec'd May 31, 2005 in Volume 2005094 Page 10987/ Real Property Records of Dallas County Texas. (Parcel ID) (AFFECTS SUBJECT PROPERTY NON PLOTTABLE ITEM)
- b.** Interest in and to all coal, lignite oil, gas and other minerals and all rights incident thereto contained in instrument dated June 22, 1984 recorded May 24, 1984 at Volume 2142 Page 40 Real Property Records, Dallas County Texas, which document contains the following language: "an undivided one eighth (1/8th) royalty interest in and to all the oil, gas and other minerals owned or to be owned by the grantor in and to all of the oil, gas and other minerals and together with the right of access and egress of all lands hereon. Reference to such interests is hereby made for purposes of this lease search and shall be deemed to have been made as if the same were so made by the Company makes no representation as to the ownership or holder of such interests." (Parcels ID and IV) (NOT A SURVEY RELATED ITEM)
- a.** In trust and in and to all coal, lignite oil, gas and other minerals and all rights incidents thereto contained in instrument dated June 22, 1984 recorded May 24, 1984 at Volume 2142 Page 40 Real Property Records, Dallas County Texas, which document contains the following language: "an undivided one eighth (1/8th) royalty interest in and to all the oil, gas and other minerals owned or to be owned by the grantor in and to all of the oil, gas and other minerals and together with the right of access and egress of all lands hereon. Reference to such interests is hereby made for purposes of this lease search and shall be deemed to have been made as if the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interests." (Parcels I & II) (NOT A SURVEY RELATED ITEM)
- i.** Unrecorded Granting Lease Agreement, by and between The Trustee, Tangierwood Ltd. an Island and Ben Hammou, as tenant, with a commencement date of January 1, 2005 as evidenced in Limited Warranty Deed With Vendor's Lien recorded May 14, 2005 Page 48118 Real Property Records of Dallas County Texas. (Parcel I) (Unrecorded Granting/Warranty Lease Agreement and by between Furtulle LUSA'd Inc. Dallas Fort Worth and Furtulle LUSA'd Inc., an original landowner, with a commencement date of January 1, 2005 as evidenced in Limited Warranty Deed With Vendor's Lien recorded March 8, 2005 Page 46416 Real Property Records, Dallas County Texas. (Parcels II and III) (NOT A SURVEY RELATED ITEM)
- h.** Right, d/y, of Clear Channel Outdoor in connection with the billboard located on the 2471 Ari Ariz. As evidenced in Limited Warranty Deed With Vendor's Lien recorded under Clerk's file No. 200553646176. Real Property Records of Dallas County Texas. (Parcel III) (NOT A SURVEY RELATED ITEM)
- g.** Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930 as amended ("PAC" 49 USC sec. 301 et seq.) and the Packers and Stockyards Act of 1920 (USC title 7, sec. 191 et seq.), or any law, regulation, rule, order, or policy promulgated thereunder,

THIS IS TO CERTIFY THAT THIS MAP & PLAN AND THE SURVEY LAID DOWN HEREIN IS BASED UPON THE MAJOR OF ALL SURVAILANCE WITH THE
 THE MAP HAS BEEN STANDARDIZED BY THE ALBUQUERQUE DISTRICT & ALBUQUERQUE AND THE SURVEY, AND THE SURVAILANCE AND
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 JASON R. ARMSTRONG (CPL# 0060419)
 REGISTERED PROFESSIONAL LAND SURVEYOR 1987
 JASON@JARMSTRONGSURVEY.COM


 STATE OF TEXAS
 BOARD OF PROFESSIONAL LAND SURVEYORS
 NO. 5557
 EXPIRATION DATE 08/31/2018

Westwood

Phone: (214) 473-4540 2740 Dallas Parkway, Suite 280
Toll-Free: (888) 637-6150 Plano, TX 75093
www.westwood.com

Westwood Professional Services, Inc.
2500 Westwood Drive, Suite 111
Dallas, TX 75225-1111

PROJECT NUMBER 0023245 | DATE 06/12/19

DATE: 06/12/19
 DRAWING: PHYSICS
 CHECKED: BM
 DRAWN: RJ
 HORIZONTAL SCALE: 1" = 100'

PREPARED FOR

CATES-CLARK & ASSOCIATES, LP

14800 QUORUM DRIVE, SUITE 200
DALLAS, TEXAS 75254

SHEET NUMBER
1 OF 1
DATE 06/12/19