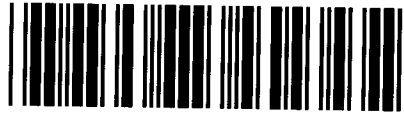


Control Number: 44758



Item Number: 1

Addendum StartPage: 0



WATERENGINEERS, INC.

WATER & WASTEWATER TREATMENT CONSULTANTS

17230 HUFFMEISTER ROAD, SUITE A~CYPRESS, TEXAS 77429-1643

TEL: 281-373-0500 FAX: 281-373-1113

44758

RECEIVED

2015 MAY 22 AM 11:45

PUBLIC UTILITY COMMISSION
FILING CLERK

May 21, 2015

Public Utility Commission of Texas
Central Records
1701 N. Congress, Suite 8-100
Austin, TX 78701

Re: Martin Land Development, Ltd.
Petition to be Released from CCN No. 11615
Montgomery County, Texas

Dear Commission:

Martin Land Development, Ltd., owner of approximately 121 acres in Montgomery County, Texas, (as evidenced by the attached warranty deeds) is petitioning to be released from CCN No. 11615 held by the Town of Cut and Shoot. Martin Land Development, Ltd. is petitioning to be released under 30 TAC, Chapter 291, Rule §291.113(r), which allows for release of a tract 25 acres or larger in an affected county within 60 days of submittal of a request. The said 121 acres has never been served and does not have any utility infrastructure located on it.

The following attachments are included to help facilitate the release process:

- Attachment A – Warranty Deeds (including metes and bounds descriptions)
- Attachment B – Metes and bounds map of the 121.275 acre tract
- Attachment C – Map showing relationship of the 121.275 acre tract to the Town of Cut and Shoot CCN No. 11615.
- CD containing the drawings in .dwg, .pdf and .shp files

We appreciate your earliest review and issuance of release from CCN 11615. Please feel free to email me at syoung@waterengineers.com or call at 281-373-0500 if you have any questions regarding the information contained in this submittal or if you require any additional information.

Sincerely,
WATERENGINEERS, INC.

Shelley Young, P.E.
Project Engineer

Cc: Martin Land Development, Ltd.
Town of Cut and Shoot

ATTACHMENT A

WARRANTY DEEDS

GENERAL WARRANTY DEED

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.

Date: DECEMBER 24, 2014

Grantor: STEPHANIE LYNN POLK and LAURA CHRISTINE HAYS, not joined by their spouses as the property is out of their separate estates and forms no part of their residential homesteads

Grantor's Mailing Address:

4508 Banyon Lane
Dallas, Texas 75287

Grantee: MARTIN LAND DEVELOPMENT, LLC, a Texas limited liability company

Grantee's Mailing Address:

23449 Highway 59
Porter, Texas 77365

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

TRACT 1:

BEING 25.335 ACRES OF LAND IN THE RICHARD PEBBLES SURVEY, A-414, MONTGOMERY COUNTY, TEXAS, SAID 25.335 ACRES BEING OUT OF THE STEPHANIE LYNN POLK AND LAURA CHRISTINE HAYS, 117,649 ACRE TRACT OF LAND, DEED OF WHICH IS RECORDED UNDER COUNTY CLERKS' FILE NUMBER 2009-070769, MONTGOMERY COUNTY REAL PROPERTY RECORDS, SAID 25.335 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 3/4" iron pipe found at the Southwest corner of the above mentioned

14000 331941/04/33

STEWART TITLE

3

117.649 acre tract of land and the Southeast corner of the Tom M. Campbell 10.0 acre tract of land, deed of which is recorded under County Clerk's File Number 79080808, Montgomery County Real Property Records, for the Southwest corner of the herein described tract of land;

THENCE N. $02^{\circ} 57' 36''$ W, along the West line of said 117.649 acre tract of land for a distance of 1,030.49 feet to a $1/2''$ iron rod set with a cap stamped "Jeff Moon RPLS 4639" on the South line of Old Highway 105 (60' Prescriptive Right of Way) for the Northwest corner of the herein described tract of land;

THENCE S. $75^{\circ} 20' 46''$ E., along said South line of Old Highway 105 and across said 117.649 acre tract of land for a distance of 552.74 feet to a $1/2''$ iron rod set with a cap stamped "Jeff Moon RPLS 4639" at the beginning of a curve to the right;

THENCE in a Southeasterly direction, continuing along said South line of Old Highway 105 and along said curve to the right having a radius of 3,000.00 feet, a central angle of $06^{\circ} 51' 59''$, for an arc length of 359.52 feet, chord bears S. $71^{\circ} 54' 46''$ E., 359.30 feet to a $1/2''$ iron rod set with a cap stamped "Jeff Moon RPLS 4639" at the end of curve;

THENCE S. $68^{\circ} 28' 47''$ E., continuing across said 117.649 acre tract of land and with the South line of said Old Highway 105, for a distance of 646.14 feet to a $1/2''$ iron rod found at the Northwest corner of the Elgia F. Bobo 3.000 acre tract of land, deed of which is recorded under County Clerk's File Number 9644416, Montgomery County Real Property Records for the Northeast corner of the herein described tract of land;

THENCE S. $00^{\circ} 31' 27''$ W, leaving said South line of said Old Highway 105, along Bobo's West line and continuing across said 117.649 acre tract of land for a distance of 452.14 feet to a $1/2''$ iron rod found at Bobo's Southwest corner for the Southeast corner of the herein described tract of land;

THENCE S. $86^{\circ} 25' 50''$ W" for a distance of 1,422.81 feet to the POINT OF BEGINNING and containing in all 25.335 acres of land.

TRACT II:

BEING 82.760 ACRES OF LAND IN THE RICHARD PEEBLES SURVEY, A-414, MONTGOMERY COUNTY, TEXAS, SAID 82.760 ACRES BEING OUT OF THE STEPHANIE LYNN POLK AND LAURA CHRISTINE HAYS, 117.649 ACRE TRACT OF LAND, DEED OF WHICH IS RECORDED UNDER COUNTY CLERKS' FILE NUMBER 2009-070769, MONTGOMERY COUNTY REAL PROPERTY RECORDS, SAID 82.760 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a $3/4''$ iron pipe found at a lower Northwest corner of the above mentioned 117.649 acre tract of land on the South line of Lot 27 of the Powell Subdivision, Number 2, map of which is recorded in Volume 5, Page 169, Montgomery County Map Records for the Northwest corner of the herein described tract of land;

THENCE S. 87° 54' 30" E., along the lower North line of said 117.649 acre tract of land, passing a 3/4" iron pipe found at 448.75 feet, 0.59 feet North, at the apparent Southeast corner of Lot 29 and the apparent Southwest corner of Lot 30 of said subdivision, a 3/4" iron pipe found at 839.83 feet, 2.49 feet North, a 1/2" iron rod set with a cap stamped "Jeff Moon RPLS 4639" at 861.16 feet at the apparent Southeast corner of Lot 31 and the Southwest corner of Lot 32 of said subdivision, a 1/2" iron rod found at 1,067.05 feet at the apparent Southeast corner of Lot 33 of said subdivision, a 1/2" iron rod found at 1,273.78 feet at the apparent Southeast corner of said Lot 33, the apparent Southwest corner of Lot 34 of said subdivision and a 1/2" iron rod found at 1,494.93 feet at the apparent Southeast corner of said Lot 34 and the apparent Southwest corner of Lot 35 of said subdivision and continuing for a total distance of 1,710.74 feet to a 1/2" iron rod set with a cap stamped "Jeff Moon RPLS 4639" at the apparent Southeast corner of said Lot 35 for an inside corner of said 117.649 acre tract of land and the herein described tract of land;

THENCE N. 02° 42' 47" W, along the East line of said Lot 35 and an inside line of said 117.649 acre tract of land for a distance of 443.04 feet to a 1/2" iron pipe found at the Southwest corner of the Larry W Cooper and wife, Zelda Gail Cooper, 1.695 acre tract of land, deed of which is recorded under County Clerk's File Number 2005-095768, Montgomery County Real Property Records for the apparent Northwest corner of said 117.649 acre tract of land and the herein described tract of land;

THENCE N. 86° 06' 02" E., leaving said East line of Lot 35 and along the North line of said 117.649 acre tract of land, passing a 5/8 iron rod found at 393.22 feet, 3.03 feet South, at the apparent Southeast corner of Coopers tract of land and the apparent Southwest corner of the Montgomery Landfill Solutions 1.579 acre tract of land, deed of which is recorded under County Clerk's File Number 2013-092589, Montgomery County Real Property Records, a 1/2 iron rod found at 792.26 feet, 13.59 feet South and a 5/8 iron rod found at 793.80 feet, 12.78 feet South for a total distance of 1,073.52 feet to an axle found at Northeast corner of said 117.649 acre tract of land and the Northwest corner of the Dora Johnson 12 acre tract of land, deed of which is recorded under County Clerk's File Number 2000-020571, Montgomery County Real Property Records for the Northeast corner of the herein described tract of land;

THENCE S. 02° 13' 59" E, along the West line of said 12 acre tract of land, the West line of the Aven Lynn Walker Roberts 18 acre tract of land, deed of which is recorded under County Clerk's File Number 2002-118011, Montgomery County Real Property Records for a distance of 1,399.07 feet to an axle found for Roberts Southwest corner and the Northwest corner of the Felicia F. Nobles 1.993 acre tract of land, deed of which is recorded under County Clerk's File Number 2012-045229, Montgomery County Real Property Records, for a corner of the herein described tract of land;

THENCE S. 02° 58' 52" E., continuing along the West line of the above mentioned Nobles tract of land for a distance of 614.22 feet to a 1/2" iron rod set with a cap stamped "Jeff Moon RPLS 4639" for the Southeast corner of the herein described tract of land from whence a 3/4" iron pipe found for Nobles Southwest corner bears S. 02° 58' 52" E, 13.08 feet and a 1" iron pipe found for the Southeast corner of said 117.649 acre tract of land bears S. 02° 58' 52" E,

62.67 feet;

THENCE across said 117.649 acre tract of land and along the North line of said Old Highway 105 the following calls:

1. N. $76^{\circ} 20' 02''$ W., for a distance of 595.66 feet to a $1/2''$ iron rod set with a cap stamped "Jeff Moon RPLS 4639" for the beginning of a curve to the left;
2. in a Northwesterly direction, along said curve to the left having a radius of 2,500.00 feet, a central angle of $02^{\circ} 27' 02''$, for an arc length of 106.93 feet, chord bears N. $77^{\circ} 33' 33''$ W., 106.92 feet to a $1/2''$ iron rod set with a cap stamped "Jeff Moon RPLS 4639" at the end of curve;
3. N. $78^{\circ} 47' 04''$ W., for a distance of 115.44 feet to a $1/2''$ iron rod set with a cap stamped "Jeff Moon RPLS 4639" for the beginning of a curve to the right;
4. in a Northwesterly direction, along said curve to the right having a radius of 2,500.00 feet, a central angle of $07^{\circ} 38' 32''$, for an arc length of 333.46 feet, chord bears N. $74^{\circ} 57' 48''$ W., 333.21 feet to a $1/2''$ iron rod set with a cap stamped "Jeff Moon RPLS 4639" at the end of curve;
5. N. $71^{\circ} 08' 31''$ W., for a distance of 141.57 feet to a $1/2''$ iron rod set with a cap stamped "Jeff Moon RPLS 4639" for the beginning of a curve to the right;
6. in a Northwesterly direction, along said curve to the right having a radius of 2,500.00 feet, a central angle of $02^{\circ} 39' 44''$, for an arc length of 116.17 feet, chord bears N. $69^{\circ} 48' 39''$ W., 116.16 feet to a $1/2''$ iron rod set with a cap stamped "Jeff Moon RPLS 4639" at the end of curve;
7. N. $68^{\circ} 28' 47''$ W., for a distance of 586.66 feet to a $1/2''$ iron rod set with a cap stamped "Jeff Moon RPLS 4639" for the beginning of a curve to the left;
8. in a Northwesterly direction, along said curve to the left having a radius of 3,060.00 feet, a central angle of $06^{\circ} 51' 59''$, for an arc length of 366.71 feet, chord bears N. $71^{\circ} 54' 47''$ W., 366.49 feet to a $1/2''$ iron rod set with a cap stamped "Jeff Moon RPLS 4639" at the end of curve;
9. N. $75^{\circ} 20' 46''$ W., for a distance of 571.78 feet to a $1/2''$ iron rod set with a cap stamped "Jeff Moon RPLS 4639" on the West line of said 117.649 acre tract of land for the Southwest corner of the herein described tract of land;

THENCE N. $02^{\circ} 57' 36''$ W., along the West line of said 117.649 acre tract of land for a distance of 727.10 feet to the POINT OF BEGINNING and containing in all 82.760 acres of land.

TRACT III:

Lot Thirty-two (32), of Powell Subdivision No.2, an addition in Montgomery County, Texas, according to the map or plat thereof recorded in/under Volume 5, Page 169 of the Map/Plat Records of Montgomery County, Texas.

TRACT IV

BEING 4.057 ACRES OF LAND IN THE RICHARD PEEBLES SURVEY, A-414 MONTGOMERY COUNTY, TEXAS, SAID .057 ACRES BEING OUT OF THE STEPHANIE LYNN POLK AND LAURA CHRISTINE HAYS 117.649 ACRE TRACT OF LAND (TRACT TWO), DEED OF WHICH IS RECORDED UNDER COUNTY CLERKS' FILE NUMBER 2009-070769, MONTGOMERY COUNTY REAL PROPERTY RECORDS, SAID 4.057 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1" iron pipe found at the Southeast corner of the above mentioned 117.649 acre tract of land on the South line of Old Highway 105 (60' Prescriptive Right of Way) at the Northeast corner of the Baptist Foundation of Texas 1.792 acre tract of land, deed of which is recorded in Volume 719, Page 127, Montgomery County Deed Records for the Southeast corner of the herein described tract of land;

THENCE N. 76° 20' 02" W., along the above mentioned South line of Old Highway 105, the South line of said 117.649 acre tract of land and the North line of the above mentioned Baptist Foundation of Texas for a distance of 665.79 feet to the Northeast corner of the Jimmy G. Jernigan and Christa Volkert 2.000 acre tract of land, deed of which is recorded under County Clerks' File Number 9613151, Montgomery County Real Property Records for a corner of the herein described tract of land;

THENCE N. 78° 47' 04" W., continuing along the above mentioned South lines and along the North line of the above mentioned 2.000 acre tract of land for a distance of 338.62 feet to the Northwest corner of said 2.000 acre tract of land and the Northeast corner of the Elgia F. Bobo 3.000 acre tract of land, deed of which is recorded under County Clerks' File Number 9644416, Montgomery County Real Property Records for a corner of the herein described tract of land;

THENCE N. 71° 08' 31" W., continuing along the above mentioned South lines and along the North line of the above mentioned 3.000 acre tract of land for a distance of 372.04 feet to a 1/2" iron rod found at the Northwest corner of said 3.000 acre tract of land and an inside corner of said 117.649 acre tract of land, for a corner of the herein described tract of land;

THENCE N. 68° 28' 47" W., continuing along said South line of Old Highway 105 and across said 117.649 acre tract of land for a distance of 646.14 feet to a 1/2" iron rod set with a cap stamped "Jeff Moon RPLS 4639" at the beginning of a curve to the left;

THENCE in a Northwesterly direction, continuing along said South line and along said curve to the left having a radius of 3,000.00 feet, a central angle of 06° 51' 59", for an arc length of 359.52 feet, chord bears N. 71° 54' 46" W., 359.30 feet to a 1/2" iron rod set with a cap stamped "Jeff Moon RPLS 4639" at the end of curve;

THENCE N. 75° 20' 46" W., continuing along said South line of Old Highway 105 and across said 117.649 acre tract of land for a distance of 552.74 feet to a 1/2" iron rod set with a cap stamped "Jeff Moon RPLS 4639" on the West line of said 117.649 acre tract of land for the Southwest corner of the herein described tract of land;

THENCE N. $02^{\circ} 57' 36''$ W., along the above mentioned West line of said 117.649 acre tract of land and across said Old Highway 105 passing at 10.44 feet and 1.32 feet West, a 5/8" iron rod found and at 52.17 feet and 1.25 feet West a 5/8" iron rod found for a total distance of 62.95 feet to a 1/2" iron rod set with a cap stamped "Jeff Moon RPLS 4639" for the Northwest corner of the herein described tract of land;

THENCE along the North line of Old Highway 105 and across said 117.649 acre tract of land the following calls;

- 1) S. $75^{\circ} 20' 46''$ E., for a distance of 571.78 feet to a 1/2" iron rod set with a cap stamped "Jeff Moon RPLS 4639" at the beginning of a curve to the left;
- 2) in a Southeasterly direction, along said curve to the left having a radius of 3,060.00 feet, a central angle of $06^{\circ} 51' 59''$, for an arc length of 366.71 feet, chord bears S. $71^{\circ} 54' 47''$ E., 366.49 feet to a 1/2" iron rod set with a cap stamped "Jeff Moon RPLS 4639" at the end of curve;
- 3) S. $68^{\circ} 28' 47''$ E., for a distance of 586.66 feet to a 1/2" iron rod set with a cap stamped "Jeff Moon RPLS 4639" at the beginning of a curve to the left;
- 4) in a Southeasterly direction, along said curve to the left having a radius of 2,500.00 feet, a central angle of $02^{\circ} 39' 44''$, for an arc length of 116.17 feet, chord bears S. $69^{\circ} 48' 39''$ E., 116.16 feet to a 1/2" iron rod set with a cap stamped "Jeff Moon RPLS 4639" at the end of curve;
- 5) S. $71^{\circ} 08' 31''$ E., for a distance of 141.57 feet to a 1/2" iron rod set with a cap stamped "Jeff Moon RPLS 4639" at the beginning of a curve to the left;
- 6) in a Southeasterly direction, along said curve to the left having a radius of 2,500.00 feet, a central angle of $07^{\circ} 38' 32''$, for an arc length of 333.46 feet, chord bears S. $74^{\circ} 57' 48''$ E., 333.21 feet to a 1/2" iron rod set with a cap stamped "Jeff Moon RPLS 4639" at the end of curve;
- 7) S. $78^{\circ} 47' 04''$ E., for a distance of 115.44 feet to a 1/2" iron rod set with a cap stamped "Jeff Moon RPLS 4639" at the beginning of a curve to the right;
- 8) in a Southeasterly direction, along said curve to the right having a radius of 2,500.00 feet, a central angle of $02^{\circ} 27' 02''$, for an arc length of 106.93 feet, chord bears S. $77^{\circ} 33' 33''$ E., 106.92 feet to a 1/2" iron rod set with a cap stamped "Jeff Moon RPLS 4639" at the end of curve;
- 9) S. $76^{\circ} 20' 02''$ E., for a distance of 595.66 feet to a 1/2" iron rod set with a cap stamped "Jeff Moon RPLS 4639" on the East line of said 117.649 acre tract of land and the West line of the Felicia F. Nobles 1.993 acre tract of land, deed of which is recorded under County Clerks' File Number 2012-045229, Montgomery County Real Property Records for the Northeast corner of the herein described tract of land;

THENCE S. $02^{\circ} 58' 52''$ E., along the above mentioned East line and Nobles' West line and across said Old Highway 105, passing at 13.08 feet a 3/4" iron pipe found for Nobles' Southwest corner for a total distance of 62.62 feet to the POINT OF BEGINNING and containing in all 4.057 acres of land.

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. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

Grantor waives and conveys to Grantee the surface rights of the property and the right of ingress and egress to and from the surface of the Property relating to the portion of the mineral estate owned by Grantor.

Exceptions to Conveyance and Warranty:

Validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the current year and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utility easements created by the dedication deed or plat of the subdivision in which the Property is located; validly existing reservations or exceptions approved in writing by Grantee and, if applicable, described in Schedule B of the Owner Policy for Title Insurance issued to Grantee as part of this transaction; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or community property or survivorship rights, if any, of any spouse of Grantee; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (a) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (b) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (c) filled-in lands or artificial islands, (d) statutory water rights, including riparian rights, or (e) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 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.

The contract between Grantor, as seller, and Grantee, as buyer, may contain limitations as to warranties; to the extent said contract provides for such limitations to survive this conveyance they shall be deemed incorporated herein by reference. The warranty of title contained in this deed is hereby expressly excluded from the limitations referenced in this paragraph.

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

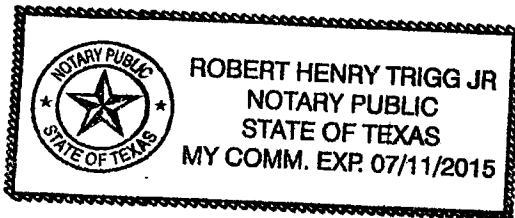
Stephanie Lynn Polk
STEPHANIE LYNN POLK

Laura Christine Hays
LAURA CHRISTINE HAYS

STATE OF TEXAS

COUNTY OF Collin

This instrument was acknowledged before me on the 23rd day of December, 2014, by
STEPHANIE LYNN POLK.

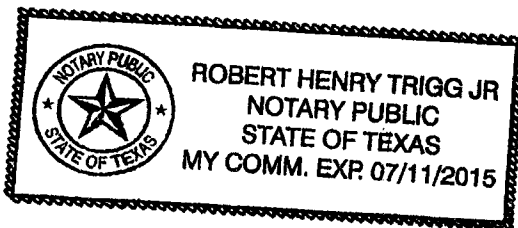


[Signature]
Notary Public - State of Texas
Notary's Printed Name:
Robert Henry Trigg Jr
My Commission Expires:
7-11-2015

STATE OF TEXAS

COUNTY OF Collin

This instrument was acknowledged before me on the 23rd day of December, 2014, by
LAURA CHRISTINE HAYS.



[Signature]
Notary Public - State of Texas
Notary's Printed Name:
Robert Henry Trigg Jr
My Commission Expires:
7-11-2015

E-FILED FOR RECORD
12/29/2014 3:24PM


COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY
I hereby certify this instrument was e-FILED in
file number sequence on the date and at the time
stamped herein by me and was duly e-RECORDED in
the Official Public Records of Montgomery County, Texas.

12/29/2014




County Clerk
Montgomery County, Texas

Warranty Deed with Vendor's Lien

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.

Date: April 8, 2015

Grantor: MATTHEW F. VICARIO, a single man, CRISTINA A. VICARIO, a single woman, and MARC H. VICARIO, a single man, each owning, claiming, and occupying other property as his homestead

Grantor's Mailing Address:

7581 Gilmore Ct
Lake Worth, FL 33467

Grantee: MARTIN LAND DEVELOPMENT, LLC

Grantee's Mailing Address:

P. O. Box 603
Porter, Texas 77365

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Prosperity Bank in the principal amount of One Hundred Twenty-Six Thousand Seven Hundred Fifty and No/100 DOLLARS (\$126,750.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Prosperity Bank and by a first-lien deed of trust of even date from Grantee to David Zalman, Trustee.

Property (including any improvements):

Lots 30 and 31 of Powell Subdivision No. 2, a subdivision situated in the Richard Peebles Survey, A-414, Montgomery County, Texas, according to the map or plat thereof recorded in Volume 5, Page 169 of the Map Records of Montgomery County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, and mineral interests outstanding in persons other than Grantor, and other instruments, other than

conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2015, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 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.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

The vendor's lien and superior title retained in this deed are transferred to Prosperity Bank, the Payee in the note, without recourse on Grantor.

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


MATTHEW F. VICARIO

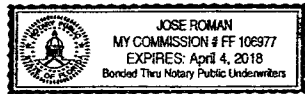
CRISTINA A. VICARIO

MARC H. VICARIO

ACKNOWLEDGMENT

THE STATE OF Florida §
COUNTY OF Palm Beach §
§

This instrument was acknowledged before me on the 11 day of April, 2015, by
MATTHEW F. VICARIO.



[Signature]
Notary Public, State of Florida

THE STATE OF _____ §
COUNTY OF _____ §
§

This instrument was acknowledged before me on the _____ day of April, 2015, by
CRISTINA A. VICARIO.

Notary Public, State of _____

THE STATE OF _____ §
COUNTY OF _____ §
§

This instrument was acknowledged before me on the _____ day of April, 2015, by MARC
H. VICARIO.

Notary Public, State of _____

AFTER RECORDING RETURN TO:
Martin Land Development, LLC
P. O. Box 603
Porter, Texas 77365

conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2015, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 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.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

The vendor's lien and superior title retained in this deed are transferred to Prosperity Bank, the Payee in the note, without recourse on Grantor.

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

MATTHEW F. VICARIO



CRISTINA A. VICARIO

MARC H. VICARIO

ACKNOWLEDGMENT

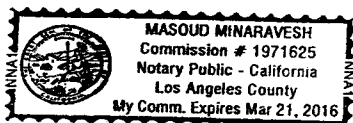
THE STATE OF _____ §
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of April, 2015, by
MATTHEW F. VICARIO.

Notary Public, State of _____

THE STATE OF CA §
COUNTY OF LOS ANGELES §

This instrument was acknowledged before me on the 11 day of April, 2015, by
CRISTINA A. VICARIO.



M. Minaravesh
Notary Public, State of CA

THE STATE OF _____ §
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of April, 2015, by MARC
H. VICARIO.

Notary Public, State of _____

AFTER RECORDING RETURN TO:
Martin Land Development, LLC
P. O. Box 603
Porter, Texas 77365

conveyances of the surface fee estate, that affect the Property, validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2015, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 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.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

The vendor's lien and superior title retained in this deed are transferred to Prosperity Bank, the Payee in the note, without recourse on Grantor.

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

MATTHEW F. VICARIO

CRISTINA A. VICARIO



MARC H. VICARIO

ACKNOWLEDGMENT

THE STATE OF _____ §
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of April, 2015, by
MATTHEW F. VICARIO.

Notary Public, State of _____

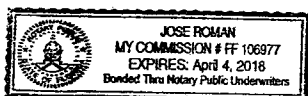
THE STATE OF _____ §
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of April, 2015, by
CRISTINA A. VICARIO.

Notary Public, State of _____

THE STATE OF Florida §
COUNTY OF Palm Beach §

This instrument was acknowledged before me on the 11 day of April, 2015, by MARC
H. VICARIO.



[Signature]
Notary Public, State of Florida

AFTER RECORDING RETURN TO:
Martin Land Development, LLC
P. O. Box 603
Porter, Texas 77365

E-FILED FOR RECORD
04/16/2015 2:01PM

Mark Tumbull
COUNTY CLERK
MONTGOMERY COUNTY TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY
I hereby certify this instrument was e-FILED in
file number sequence on the date and at the time
stamped herein by me and was duly e-RECORDED in
the Official Public Records of Montgomery County, Texas.

04/16/2015



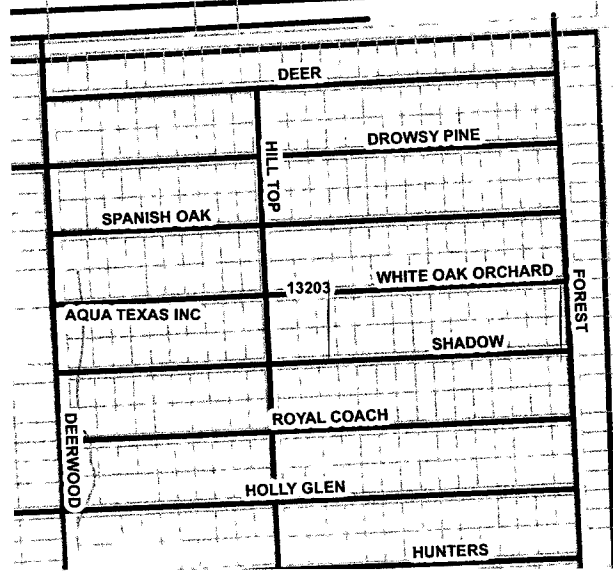
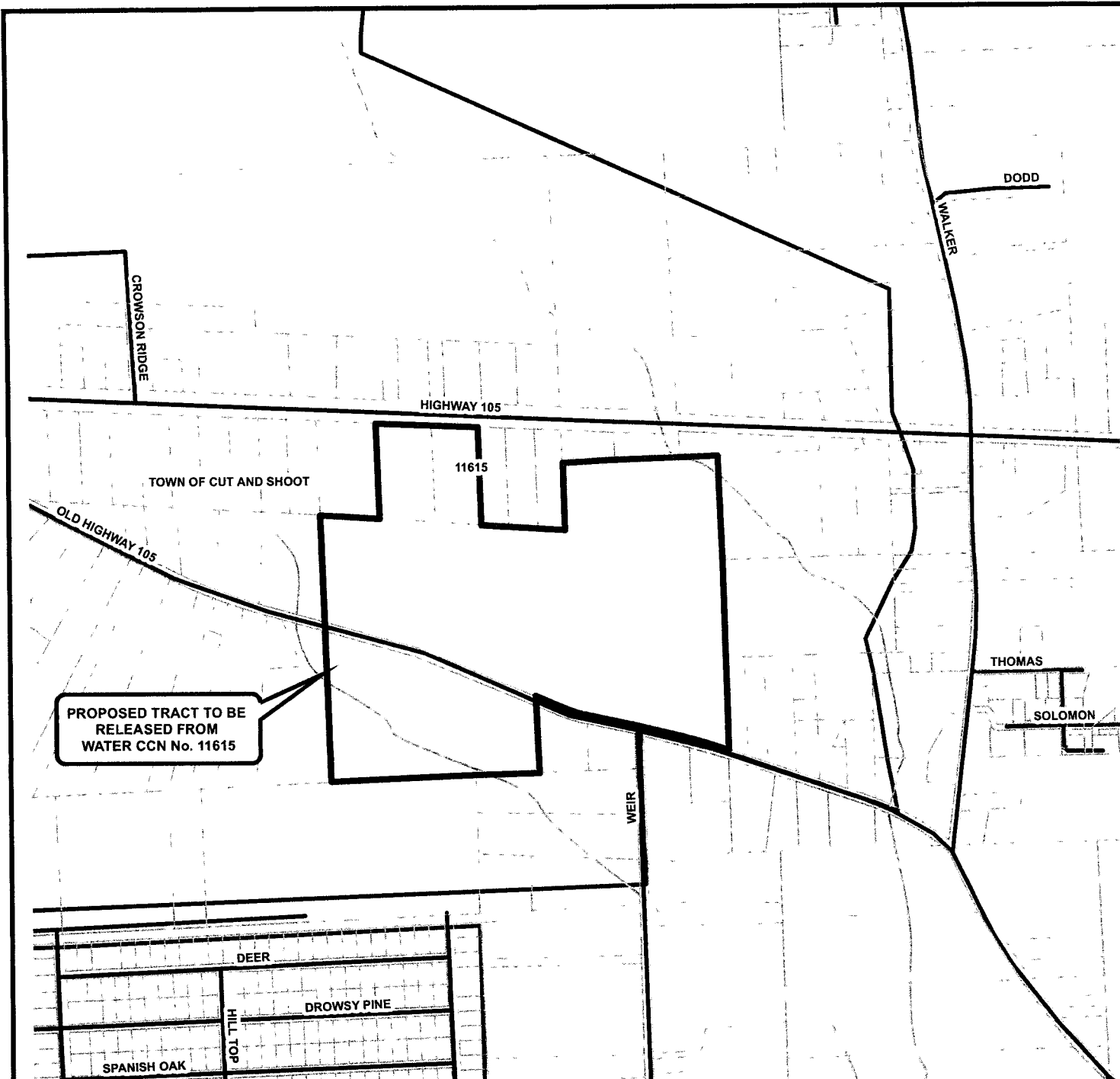
Mark Tumbull
County Clerk
Montgomery County Texas

ATTACHMENT B

METES AND BOUNDS MAP OF THE
121.275 ACRE TRACT

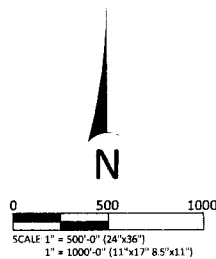
ATTACHMENT C

CCN MAP



Legend

- Trace to be Released
- Water CCN Utility



THIS DRAWING CONTAINS CONFIDENTIAL PROPRIETARY INFORMATION AND MAY NOT BE TRANSFERRED, REPRODUCED, OR USED TO CONSTRUCT ANY PROJECT OTHER THAN THAT FOR WHICH IT WAS ISSUED WITHOUT PRIOR PERMISSION FROM WATERENGINEERS, INC.	
WaterEngineers, Inc. Water & Wastewater Treatment Consultants TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM No. 2066 17230 HUFFMEISTER ROAD TEL. 281-373-0500 CYPRESS, TEXAS 77429 FAX. 281-373-1113	
CRYSTAL SPRINGS WATER CO., INC. - APPLICANT	
APPLICATION FOR RELEASE FROM WATER CCN No. 11615	
121.275 AC. TRACT TO BE RELEASED	
DRAWN BY: JLW	DWG NO.
APPROVED BY: DRY	
SCALE: AS NOTED	
DATE: ----	
JOB No.: 3813 451	ATTACHMENT C 23