

Control Number: 45400



Item Number: 16

Addendum StartPage: 0

RECEIVED

PUBLIC UTILITY COMMISSION OF TEXAS

Control Number 45400 2016 MAY 23 AM 10:35

STATE OF TEXAS §

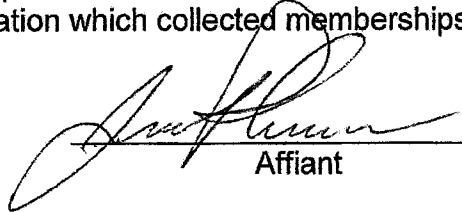
PUBLIC UTILITY COMMISSION  
FILING CLERK

COUNTY OF DENTON §

**AFFIDAVIT OF CLOSING**

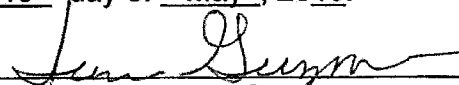
I, James Parkman, certify that I am the General Manager of Bolivar Water Supply Corporation (Transferee), the public utility purchasing Terrace Acres Water Supply Corporation in the above-referenced application. The sale-transfer-merger of the utility and its assets closed on May 17, 2016. Management and control of the utility system transferred on May 17, 2016. Both events occurred after receipt of the April 19, 2016 letter from the Public Utility Commission of Texas (PUC) waiving a contested hearing and authorizing the closing of this sale-transfer-merger (STM).

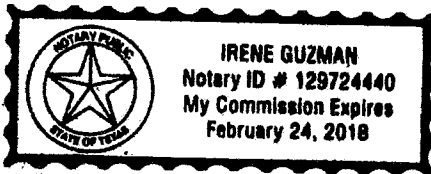
There were no customer deposits to be transferred or returned because Transferor is a water supply corporation which collected memberships.

  
Affiant

SWORN AND SUBSCRIBED TO under oath by James Parkman on behalf of the above-identified Transferor before the undersigned notary public in witness of which I place my hand and seal on this 19<sup>th</sup> day of May, 2016.

SEAL

  
Print name: Irene Guzman  
Notary Public for the State of Texas  
Commission expires: 2/24/18



## TITLE RESOURCES

**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 DEED

STATE OF TEXAS           §  
                                      §                   KNOW ALL PERSONS BY THESE PRESENTS:  
COUNTY OF DENTON    §

That **TERRACED ACRES WATER SUPPLY CORPORATION**, a Texas corporation (herein referred to as the "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to the undersigned paid by **BOLIVAR WATER SUPPLY CORPORATION**, a Texas corporation (herein referred to as the "Grantee"), whose address is P.O. Box 1789, Sanger, Texas 76266-0018, the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the Grantee that certain real property, together with all improvements located thereon, fixtures thereto, and any and all appurtenances belonging or appertaining thereto (herein collectively referred to as the "Property") located in Denton County, Texas, which is more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference for all purposes.

This conveyance is made and accepted subject to any and all restrictions, reservations, covenants, conditions, rights of way, easements, municipal and other governmental zoning laws, regulations and ordinances, if any, of record in said county, to the extent (but not further) the same are valid and subsisting and affect title to the property conveyed hereby (hereinafter collectively referred to as the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the Grantee, and the Grantee's successors and assigns forever; and the Grantor does hereby bind the Grantor, and the Grantor's successors and assigns, to WARRANT AND FOREVER DEFEND, subject to the Permitted Exceptions, all and singular the Property unto the Grantee, and the Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. The Grantee assumes payment of all taxes for current and subsequent years.

EXECUTED as of the 17 day of May, 2016.

**GRANTOR:**

TERRACED ACRES WATER SUPPLY CORPORATION,  
a Texas corporation

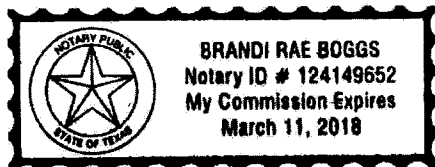
By: [Signature]  
Printed Name: Michael Hamill  
Title: Board President

**ACKNOWLEDGMENT**

STATE OF TEXAS       §  
COUNTY OF DENTON   §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this  
day   personally   appeared Michael Hamill, the  
President of Terraced Acres Water Supply Corporation, a Texas corporation,  
known to me to be the person and officer whose name is subscribed to the foregoing instrument  
and acknowledged to me that he/she executed the same as the act and deed of said corporation, for  
the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 17<sup>th</sup> day of May, 2016.



[Signature]  
NOTARY PUBLIC, STATE OF TEXAS  
Printed Name: Brandi Boggs  
My Commission Expires: March 11, 2018

## **EXHIBIT A**

### **LEGAL DESCRIPTION OF THE PROPERTY**

All that certain lot, tract or parcel of land lying and being situated in Denton County, Texas and being a part of the J. Morton Survey. Abstract number 792 and also being the same tract of land described in deed to Terraced Acres Water Supply Corporation recorded in Volume 672, Page 312, Deed Records, Denton County, Texas and being more fully described by metes and bounds as follows;

BEGINNING at a PK nail set In the approximate center of Terrace Road and being the Northwest corner of that certain tract of land described in deed to Melanie G. Jordan recorded in Volume 1670, Page 928, Real Property Records, Denton County, Texas;

THENCE along the common line of said Jordan tract and this tract, South 01 degrees 30 minutes 00 seconds East, 197.79 feet to a capped iron rod set stamped "KAZ" at the Southwest corner of said Jordan tract;

THENCE South 88 degrees 57 minutes 00 seconds West, 50.00 feet to a capped iron rod set stamped "KAZ";

THENCE North 01 degrees 30 minutes 00 seconds West, 197.79 feet to a P.K. nail set in the center of said Terrace Road;

THENCE along said center, North 88 degrees 57 minutes 00 seconds East, 50.00 feet to the PLACE OF BEGINNING and containing 0.23 of an acre of land more or less.

### **AFTER RECORDING RETURN TO:**

Bolivar Water Supply Corporation  
P.O. Box 1789  
Sanger, Texas 76266-0018

Denton County  
Juli Luke  
County Clerk  
Denton, TX 76202

70 2016 00057463

Instrument Number: 2016-57463

As

Recorded On: May 18, 2016

Warranty Deed

Parties: TERRACED ACRES WATER SUPPLY CORPORATION

To

Billable Pages: 4

Number of Pages: 4

Comment:

( Parties listed above are for Clerks reference only )

**\*\* THIS IS NOT A BILL \*\***

Warranty Deed	38.00
Total Recording:	38.00

\*\*\*\*\* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2016-57463

Receipt Number: 1428506

Recorded Date/Time: May 18, 2016 09:32:14A

**Record and Return To:**

BOLIVER WATER SUPPLY CORPORATION

PO BOX 1006

SANGER TX 76266

User / Station: B Flamont - Cash Station 4



THE STATE OF TEXAS }  
COUNTY OF DENTON }

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke

County Clerk  
Denton County, Texas