

Control Number: 45705



Item Number: 15

Addendum StartPage: 0

RECEIVED

# DOCKET NO. 45705

		ZUID JUL 25 LB 12: 21
APPLICATION OF BLUEBERRY	§	PUBLIC UTILITY COMMISSION
HILL WATER WORKS, LLC AND	§	PUBLIC CTILITY COMMISSION FILING CLERK
CITY OF BEEVILLE FOR SALE,	§	OF TEXAS FILING CLERK
TRANSFER, OR MERGER OF	§	
FACILITIES AND CERTIFICATE	§	
RIGHTS IN BEE COUNTY	<b>§</b>	

# SUBMITTAL OF CLOSING DOCUMENTS

City of Beeville acquired the system from Blueberry Hills Water Works, LLC on July 14, 2016. As required by Order no. 5, copies of the following documents are submitted for review and approval:

- 1. Deed with recording information;
- 2. Bill of Sale with recording information;
- 3. Affidavit of City of Beeville's finance director showing that customer deposits have been properly addressed; and
  - 4. Notice to the TCEQ.

The title commitment showed there were no lienholders.

DAVIDSON TROILO REAM & GARZA, P.C. 601 NW Loop 410, Ste. 100 San Antonio, Texas 7821 Telephone (210) 349-6484 Facsimile (210) 349-0041

BY:

Patrick W. Lindner
State Bar No. 12367850
Email: plindner@dtrglaw.com
ATTORNEYS FOR CITY OF
BEEVILLE, TEXAS



# **Certificate of Service**

I hereby certify that a true and correct copy of the foregoing document has been sent by fax to the persons on the service list this this day of July, 2016.

Patrick W. Lindner

Natur Sinher



# SPECIAL 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 liceuse number.

Date:

Effective as of July 14 , 2016.

Grantor:

Blueberry Hills Water Works, LLC

Grantor's Mailing Address (including county):

Blueberry Hills Water Works, LLC 5902 Morningside Avenue Dallas, Dallas County, Texas 75206

Grantee:

City of Beeville, Texas, a Texas Municipal Corporation

Grantee's Mailing Address (including county):

City of Beeville 400 N. Washington Street Beeville, Bee County, Texas 78102

TEN and NO/100 DOLLARS (\$10.00) and other good and valuable Consideration: consideration, the receipt and sufficiency of which is hereby acknowledged.

# Property (including any improvements):

(i) Grantor's right, title and interest in fee simple in certain tracts of land within Blueberry Hills Subdivision, an unrecorded subdivision, located in Bec County, Texas, that have a common source of title in Raymond Eissler, et ux, and are a part of a private water utility system ("Utility System") used to provide a potable water supply to customers within and outside of Blueberry Hills Subdivision, said tracts of land identifiable by block and lot and/or otherwise denoted on an extant unrecorded surveyor's plat of Blueberry Hills Subdivision, as follows:

Lot 1 and SW 10 ft. of Lot 2, Block 5, Blueberry Hills Subdivision, 0.49 acre tract

Lot 5, Block 14, Blueberry Hills Subdivision, 0.28 acre tract Lot 7, Block 18, Blueberry Hills Subdivision, 0.23 acre tract and

Page -1-

DM#243355-v5; 6981/1 Special Warranty Deed-Blueberry Hills Water Works LLC to City of Beeville, Texas

. Barry on that the

Lot 35, Block 29, Blueberry Hills Subdivision, 0.48 acre tract

and more particularly described by metes and bounds in <u>Exhibit "A"</u> attached hereto and made a part hereof,

- (ii) Grantor's right, title and interest in the water line casements described in Exhibit "B" attached hereto, and
- (iii) Appurtenances owned by Grantor and used to operate the Utility System.

# Reservations From and Exceptions To Conveyance and Warranty:

Grantor reserves all of the water rights, oil, gas, sulfur and any and all other mineral rights in and under the Property but waives all rights of ingress and egress to the surface on the Property for the purpose of exploring, developing, mining or drilling for same.

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2016, which Grantee assumes and agrees to pay, but not subsequent assessments prior to 2016 that may become due and payable by Grantor for prior years before 2016 due to a change in land usage, ownership, or both, the payment of which Grantor assumes.

## Grant of Property:

Grantor, for the Consideration and subject to the Reservations From, and Exceptions To Conveyance, GRANT, SELL and CONVEY to Grantee the Property described in Exhibit "A" and "B" and herein conveyed together with all and singular the rights and appurtenances thereto in any wise helonging unto Grantee and its assigns forever and Grantor does hereby bind itself, its heirs, executors, administrators, successors and assigns to WARRANT and FOREVER DEFEND all and singular the Property herein conveyed unto the Grantee and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by through, or under Grantor, but not otherwise.

Grantee is taking the Property "AS IS, WHERE IS."

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

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DM#243355-v5; 6981/1 Special Warranty Deed-Bloeberry Hills Water Works L.I.C to City of Beeville, Texas GRANTOR:

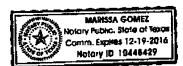
BLUEBERRY HILLS WATER WORKS, LLC

by: Linda E. Unger, Manager

STATE OF TEXAS COUNTY OF BEE

Š

This instrument was acknowledged before me on this the 14 day of July 2016, by Linda E. Unger, Manager of Blueberry Hills Water Works, LLC, a Texas limited liability company, on behalf of said limited liability company.



y Public, State of Texas

Communication expires: December 19, 2016

After recording return to: City of Beeville

ATTN: Beeville City Manager 400 N. Washington Street Beeville, Texas 78102

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DM#243355-v5; 6981/)
Special Warranty Deed-Blueberry Hills Water Works LLL' to City of Beeville, Texas

1.

### EXHIBIT A-1"

State of Texas County of 800

Lot 1 & SW 10 Ft. of Let 2 - Block 5 Bluebarry Kill Subdivision - 0.49 Ac.

Being a tract of land containing 0.48 of an acre tract cut of that 40 sore tract described in a conveyance by Charles L. Houther at at to Revenand Eisster by deed deted September 21, 1969, seconded in Volume 212, Page 523 of the Deed Resords of See County, Taxes, being all of Lot 1 and the Southwest 10 feet of Lot 2 of Block 5 of Slueberry Hills Subdivision (an unrecorded Subdivision) and being out of the Antonio Currier Survey, Abstract No. 139, Bee County, Texas.

Said 0.48 of an acre tract being state particularly described by motion and

Segistring at a point for the North corner of this trust, said point being in the Northeast boundary of said Lot 2 and in the Sophwast boundary of Rudeloff Street (a County Road) where a 5.85 latch-iron not being the West corner of said Lot 2 and the North corner of said Lot seems of the said said said 40 acre tract and in the Roadinest said paint the North corner of said 40 acre tract been in 52° 50° 16 30.30 feet, with the North corner of said 40 acre tract being within the Southeast of F. M. Highway No. 351, whench a point being at the point of intersection of the Bestheset boundary of said 40 acre tract, the Southeast boundary of said Lahmen Road and a Southwest boundary of said Highway beans 6 62° 56° W 30.00 feet.

Thence S 27° 04° E criming said Lot 2, at 123.05 feet a \$48 inch into not set for the East corner of this treat, and point being in the Southeast boundary of said Lot 2 and in the Northwest boundary of Lot 9 of said Black 5;

Thatce S 62° 56 W (Deed in Volume 716, Page 721 Cell: S 62° 56' W) along the Gouthwest boundary of said Lot 2 and the Northwest boundary of said Lot 9, at 10.00 feet pass a 5/8 fech from rod being the South career of said Lot 2, the West comer of said Lot 1, the North corner of Lot 10 of said Block 5, the East corner of said Lat 1 and the North parter of the L284 are that clearchised in a conveyance by Esmeet J. Measter at us to Pasta Gorzeles by deed dated February 17, 2004, recorded in Volume 716, Page 721 of the Official Public Records of See County, Texas, certificially slong the Southwest boundary of said Lot 1, stong the Southwest boundary of said Lot 2, along the Northwest boundary of said Stock 5, at 202.07 that to all a 5/8 lach from rod ant for the Seuthwest corner of this tract, said point being the Seuthwest corner of said Lot 1, the Northwest corner of each Lot 11 and in the East boundary of Michelson Stead to Cassiny Receipt. Street (a Courty Road):

Thence is 60° 47° W along the West boundary of said Lot 1 and along the East boundary of said Micheleus Street, at 137.91 feet a 5/8 lack iron rod sat for the Reviewal corner of this truct, said paid being the Northwest corner of said Lot 1 and 61 the point of intresection of the East boundary of said Methalsen. Street with the Southeast boundary of said Reviewolf Street;

Thence N 62° 56' E along the Northwest boundary of said Lox 1, along the Northwest boundary of said Lox 2 and along the Southeast boundary of said Rudeloff Street, at 141.80 feet the place of beginning and containing 0.48 of an aora of land.

Surveyed on the ground March 30, 2005.

No anali

Exhibit A - Page -l-

DM#243355-v5; 6981/1 Special Warranty Deed-Blueberry Hills Water Works LLC to City of Beeville, Texas

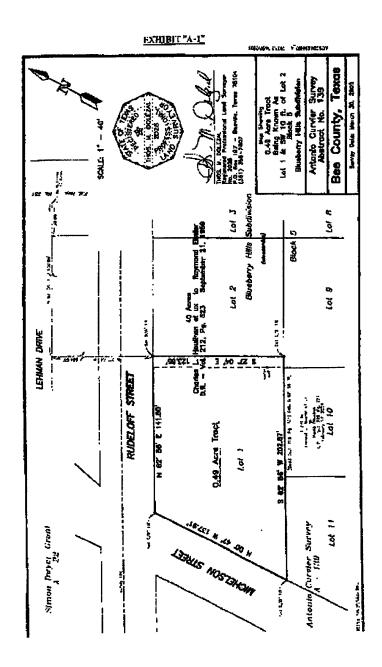


Exhibit A - Page -2-

DM9243355-v5: 6981/1 Special Warranty Dead-Blueberry Hills Water Works LLL: to City of Beeville, Texas

There is the

### EXHIBIT "A-2"

State of Texas County of Bee Let 5 - Block 14 - Blueberry Hills Subd. 9.28 Ap. Tract

Being a tract of land containing 0.28 of an acre, being known as Let 6 of Block. 14 of Bluebury Hills Subdivision; and of that 60.55 acre tract deschool in a consequence by Norman Maurice Whitenest to Reymond Enality of lart by died dated September 80, 1939, recorded in Volume 213, Page 73 of the Deed Records of Bet County, Texas and size being out of the K. W. I. Co. Survey, Abstract No. 380, Bet County, Texas.

Said 0.28 of an acre tract being mare particularly described by makes and bounds, to-wit:

Beginning at a Infl inch iron roo found for the West corner of this tract, said point being the West corner of said Lot 5, the Narth corner of Lot 4 at each Subsidesion and in the Boutheest boundary of Saitzman Street (a county road), whence a point being in the Saidtheest boundary of said 60.55 acre tract bears 5 62° 50° W 401.56 feet and from said South corner of said 60.55 acre tract bears 5 22° 22° E 318.40 feet said 50.55 acre tract being within the boundaries of U. S. Highway No. 59, whence a point being the point of intersection of the Southwest boundary of said 60.55 acre tract and a Northwest boundary of said Highway bears N 27° 22° W 21.5 feet:

Thence N 62" 55" E along the Northwest boundary of said Lot 5 and along the Southwest boundary of said Saitzman Sheet, at 100 00 feet a 538 inch iron not found for the North corner of this tract, said point being the North corner of said Lot 5, the West corner of Lot 6 of said Block 14 and the West corner of this First Treat described in a open-wymous by Rose Lee Elesier to Brete Lopez and Abd Gestia by deed dand July 30, 1888, recorded in Volume 530, Page 760 of the Official Public Records of Each Coursy, Texas:

Theree S 27° C4' E (First Trect Deed Cell: S 27° 04' E) along the Northwest boundary of said Lot 5, along the Southwest boundary of said Lot 6 and along the Southwest boundary of said First Trect, at 120,00 fast a 568 both your ord fasaid for the East corner of this trect, asing point being: the East corner and that Lot 8, the South corner of said Lot 6, the South corner of said Lot 6, the South corner of said First Tract, is the Northwest boundary of Lot 8 of said Block 14 and in the Northwest boundary of that Tract One described in a cornwigance by Joe D. Morron to A 6 D Wheel Adjornment et all by dead dated December 31, 1986, reported in Volume 431, Page 174 of said Good Records;

Thence S 52° 56' W along the Southwest boundary of said Lot 5, elong the Northwest boundary of Lot 8 and along the Northwest boundary of said Tract One, at 190,00 feet a 5/6 ince lean rod Sound for the Sough corner of this tract, said point being the South corner of said Lot 5, the Vivet source of said Lot 9, the North corner of Lot 10 of said Lot 4, the East corner of said Lot 4 and the Vivet corner of said Yead One;

There N 27° C4' W along the Southwest boundary of said Lot 5 and steng the Northeast boundary of said Lot 4, at 120,00 feet the place of beginning and combining 0.28 of an acre of land.

Surveyed on the ground March 30, 2005.

Thes. M. Dolezai
Registered Preferencessi Land Surveyor

AUSTR 15-497, 4 3725 2 04-20-7205

Exhibit A - Page -3-

DM#243355-v5: 6981/1 Special Warranty Deed-Blucherry Hills Water Works LLC to City of Beeville, Texas

TANDACHO STERL + "LEMPTS RECENTLY

# EXTERIT "A-Z"

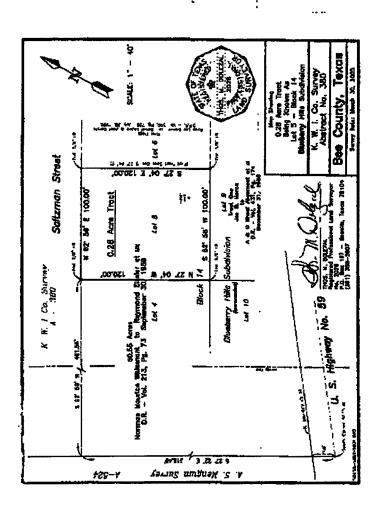


Exhibit A - Page 4-

DM6243355-v5: 6981/1 Special Warranty Deed-Blucherry Hills Water Works LLC to City of Bocville, Texas

1346 A 185 185

### EXHIBIT "A-3"

State of Texas County of Boo Let 7 - Black 18 - Blueberry Hills Subd. 0.23 Ac. Tract

Being a tract of land containing 0.23 of an acre being known as Lot 7, Blook 18 of Skeberry Hills Subdivision (as uttecorded Subdivision), but of that 17.85 are tract of that 40 acre tract described in a convergence by Mertin Links et al to Raymond Essaler by deed deted December 21, 1980, recorded in Volume 217, Page 237 of the Dead Records of Bee County, Torse and place being out of the Sumon Divitor Grant, Abstract No. 22, Bee County, Torse,

Said 0.23 of an acra tract being more particularly described by mates and bounds thereit.

Beginning at a point for the East comer of this tract, said point being the East corner of said Let 7, the South corner of Let 6 of said Block 18, in the Northwest boundary of Lehram Dithe (a Courty Read) and in the Southeast boundary of said 17.85 acre tract, whence a point being at the point of intersection of the Southeast boundary of said 17.86 acre tract, the Northwest boundary of said 17.86 acre brack the Northwest boundary of acid 17.86 acre brack the Northwest boundary of acid Lohmon Daive and a Southeast boundary of F. M. Highway No. 361 bears N 827 56 E 570.00 feet.

There 8 52° 56' W stong the Southwest boundary of said Lot 7 and said 17.85 acre tract and along the Rordwest boundary of said Lebruan Drive, at 84.00 feet a 5/8 inch iron/red sail for the South corner of this tract;

Thereo N 27" Diff W along the Southwest boundary of said Lot 7, at 120 90 feet a 5/8 inch non rod set for the West corner of this tract, said point being the South corner of Lot 25 of said Block 16;

Thence to 82° 55° £ along the Northwest boundary of said Let 7 and along the Southeast boundary of said Let 25, at 84,00 less a 58 inch iron rod set for the North corner of this tract, said point being the North corner of said Let 7, the East corner of said Let 25 the South corner of Let 24 of said Block 18 and the West corner of said Let

There is  $27^{\circ}$  Q4' E stong the Northeast boundary of each Lot 7 and along the Southwest boundary of said Lot 6, at 120,00 feet the place of pegitning and containing 0.23 of an acre of land.

Surveyed on the ground April 20, 2005. The bearings shown herein are beend on the Northeast boundary of said 17.88 acre want by Dead Cell as being 5.27° 04° E.

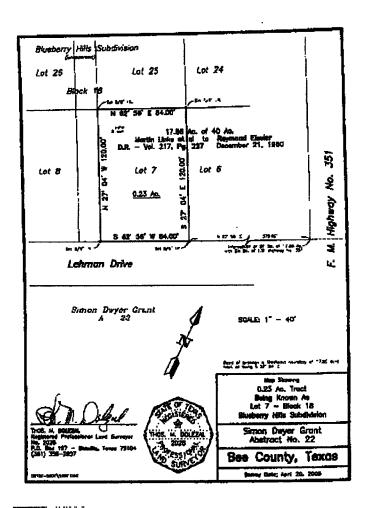
Thos. M. Delegal
Registered Professional Land Surveyor
No. 2028

ACCRES BOOKE ( MESS 2 GAZDINESS

Exhibit A - Page -5-

DM#243355-v5; 6981/1 Special Warranty Deed-Blueberry Hills Water Works LLC to City of Beeville, Texas

## EXHIBIT "A-3"



ACRTHUMANT\_4 7423 2 6428/28/2

Exhibit A - Page -6-

DM#243355-v5: 6981/i
Special Werranty Deed-Blueberry Hills Water Works LLC to
City of Beeville, Texas

### EXHIBIT"A-F

State of Taxes County of Bea Let 35 - Block 29 - Blueberry Hills Subd.

GAS Ac. Tract

Being a tract of land containing .048 of an age being known as Lot 35, Block 29 of the Bluesery Hills Subdivision (an unsecorded Subdivision), but of that 50.29 acre tract described in a conveyence by Charles L. Houthers et ux to Reymond Estaler by deed dated September 28, 1989, recorded to Volume 464, Page 52 of the Deed Reports of Boe County, Texas and size being out of the K. W. I Company Survey. Abstract No. 380, Bee County, Texas.

Said 0.48 of an acre tract being more particularly described by meter and bounds, to-wit:

Beginning at a ½ inch iron rad found for the South corner of this tract, said point being the South corner of said Lot 35, the East corner of Lot 8 of said Block 29, the East corner of that 20,000 sq. ft. tract described in a servelyance by Jacobs C. Gibront ut it 18 Rosa Lee Essiate by deed dated February 1, 1994, recorded in Volume 513, Page 187 of said Dead Records, in the Southeast boundary of said Block 29, in the Southeast boundary of said Block 29, in the Southeast boundary of said 52.29 ecre tract and in a Northwest boundary of Yahr Drive (a County Road), whence the South corner of said 58.29 acre tract bears 5: 62° 52° W 190.25 feet;

Theres N. 28° 08' W along the Southwest hourstary of said Lot 35, along the Northeest boundary of said Lot 5 and along the Northeest boundary of said 20,504 eq. It sect, at 130.00 feet a point cosspied by a fence comer goal for the West corner of this treet, said point being the West corner of said Lot 35, the North corner of said Lot 5, the North corner of said Lot 5, the North corner of said 20,604 ay. It treet, the East corner of Lot 6 of eard Black 29 and the South corner of Lot 34 of said Black 28;

Theode N 62° 52' E along the Northwest zoundary of spid Lot 35 and along the Southeast boundary of said Lot 34, at 0.58 feet pass a 15 inch iron rod found, at 160.25 feet in st a 15 inch iron rod found for the North corner of this tred, said point being the North corner of said Lot 35, the East corner of said Lot 34, in the Northeast boundary of said Block 20 and in the Southeast boundary of Vebri Steam (a County Road):

Thence S 26° 08° E along the isortheast boundary of said Lot 35, along the Montheast boundary of said Block 29 and along the Southwest boundary of said Block 29 and along the Southwest boundary of said Velta Street, at 130,00 feet a % truth iron rod found for the East contrar of fishs tract, said point being the East contrar 6 said Let 35, the East contrar of said Block 29, in the Southwest boundary of said 30,29 ace; seet set at the point of interpaction the Southwest boundary of said Velta Street with the Northwest boundary of said Velta Street

Therice S. 62° 52' W (Deed Call: S. 52° 52' W) along the Southeast boundary of said Library of said Slock 29, along the Southeast boundary of said Block 29, along the Southeast boundary of said 50.29 after trest and along the Northeast boundary of said 50.29 after the place of beginning and containing 0.46 of an acre of land.

Surveyed on the ground April 1, 2005

Thos. M. Dolezal

Ragistosed Professional Land Surveyor
No. 2026

WARREST AND THE STREET

Exhibit A - Page -7-

DM#243355-v5; 6981/1 Special Warranty Deod-Blueberry Hills Water Works LLC to City of Berville, Texas

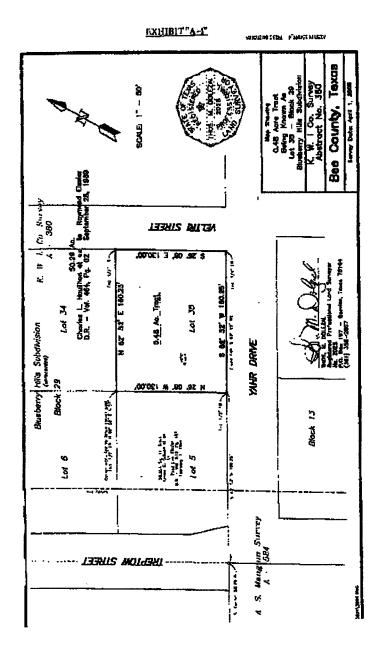


Exhibit A - Page -8-

DM#243355-v5; 6981/1 Special Workanty Dead-Blueberry Hills Water Works 1.L.C to City of Beeville, Texas Peril

#### EXHIBIT"B

State of Texas §
County of Bee §

Block 29 -- Blueberry Hitle Subdivision Water Line Equernent

Being an parament 10 feet in width out of Block 29 (sometimes ratemed to as Block 28 and Block 29) of Blueberry Hills Shubdivision (an unrecorded Subdivisions), out of that 60.29 were treat described in a conveyance by Charles L. Houdinan et uit to Raymond Explor at uit by deed deted September 28, 1886, recorded in Volume 464. Page 62 of the Deed Records of See County, Texas and size being out of the Simon Dayer Great, Abstract No. 22 and out of the K. W. I Company Survey, Abstract No. 380, Bus County, Texas.

Said easurers being more particularly described by states and bounds, to-wit:

Beginning at a point for a South corner of this ensument, said point being in the Southeast boundary of said Block 25, in the Northwest boundary of Year Drive (a County Road) and in the Southeast boundary at Year Drive (a County Road) and in the Southeast boundary of said 17th Drive with the Southeast boundary of Velth Street (a County Road) bears The E 157. To test and from said beginning point a point being the South corner of said 50.28 acre tract bears 8 52° 82′ W (Dead Calt: S 52° 52′ VI) 103.40 feet

There is  $1.26^{\circ}$  44' W crossing a portion of said Block 29, at 1350.00 liset a point for the West conter of this experient:

Thence N 62" 52' E grouning a parties of said Block 29, at 10.00 feat a point for the North corner of this emergent;

There S 28° 44° E crossing a portion of said Block 28, at 1860.00 feet a point for the East corner of this sweement, said point bulley in the Southeast boundary of said Block 29, in the Southeast boundary of said Block 29, in the Southeast boundary of said Block 29, in the Southeast boundary of said Block 29. boundary of said Yalv Drive;

There S 52" 52" W along the Southeast boundary of said Block 20, along the Southeast boundary of said 50.20 acre tract and along the Northwest boundary of said Yehr Orive, at 10.00 feet the place of beginning.

Compiled in the office from a partial 'on the ground' survey and evaluate data April 16, 2006.

No. 2028

Exhibit B - Page -1-

DM#243355-v5; 6981/1 Special Warranty Deed-Blueberry Hills Water Works LLC to City of Beeville, Texas

Prof. It Bladwery Mills Subdivision Water Line Entempts for Marie 3, 4, 5, 7, 5, 9, 10, 11, 12, 13. 14, 15, 18, 23, 24, 25, 26, 27,

State of Texas County of Bee

Blueberry Hillo Water Line Exacment (Main System)

. 389<sub>6.68</sub>

Being an easument 10 feet is width out of filecks 2, 4, 5, 7, 6, 8, 10, 11, 12, 13, 14, 15, 16, 23, 24, 25, 28 and 27 of Bluebury Hills Subdivision (an usregistered Subdivision), our of that 40 acre tract described in a conveyance by Charles L. Houston at ur to Raymand States by dead dated September 21, 1998, recorded in Volume 212, Page 523 of the Deed Records of See County, Texas, out of that 60.55 acre tract described in a conveyance by Natation Maurice Whitemant to Raymond Essier et ux by deed deted September 30, 1960, recorded in Volume 213, Page 73 of said Deed Records, out of that 40 core tract described in a conveyance by Marien Listes et at to Raymond Essier by deed deted August 30, 1960, recorded in Volume 216, Page 144 of said Deed Records, out of that 17,08 some out of that 40 core tract described in a conveyance by Marien Listes et at to Raymond Essier by deed deted Deed Records, out of that 10 core tract described in a conveyance by Marien Listes et at to Raymond Essier by deed deted August 10 core tract described in Volume 213, Page 27 of said Deed Records, out of that 50,25 scre tract described in Volume 218, Page 275 of said Dead Records, out of that 50,25 scre tract described in Volume 219, Page 275 of said Dead Records, out of that 50,25 scre tract described in 50,000, page 275 of said Dead Records, out of that 50,25 scre tract described in 50,000, page 275 of said Dead Records, out of that 50,25 scre tract described in 50,000, page 275 of said Dead Records, out of that 50,25 scre tract described in 50,000,000 of 50,000 of that 10 volume 484, Page 82 of said Dead Records, out of 8 postion of Cox Street (a County Road), set of a portion of Higgseise Street (a County Road), out of a portion of Resided Street (a County Road), out of a portion of Resided Street (a County Road), out of a portion of Sanders Deve (a County Road), out of a portion of Sanders Deve (a County Road), out of a portion of Sanders Deve (a County Road), out of a portion of Sanders Deve (a County Road), out of a portion of Sa

Sold enterment being more particularly described by motes and boundary, to-wit:

Beginning at a point for a Westerly Interior corner of this essement, said point being in the Nexternat boundary of each Black 54 and in the Southeant boundary of said Salazman Brand, wherea a point being the West carrier of said Block 14, at the point of intersection of the Southeast basedary of Traptes Street (a Courty Road) with the Southeast boundary of said Salazman Black and also in the Southeast boundary of said Salazman Black and also in the Southeast boundary of said 50.55 acre treat bears 5 62° 50° W 194.00 fast and four said spell a point being the point of intersection the Southeast boundary of said 60.55 acre treat with a Westburset boundary of U. 6. Highway No. 90 hours 5 27° 22° E 297.40 Res;

Therece N 25" 42" W crossing a portion said Saltamen Street, at 60,00 feet pass. \*\*HORIZO N 201" 42" NY CROSSING & person saled Statismens Street, at 60.00 feet press point in this Morthwest tourndary of said Statismen Street and in the Riccitiaus's boundary of said Stock 13 (wherea a point being the Statismen Street with the Studiesment tourndary of said Statismen Street with the Studiesment boundary of said Statisment Street with the Studiesment boundary of said Statisment Street with the Studiesment boundary of said Statisment Street with the Studiesment boundary of said Stock 13, at 1045.00 feet in all a point for the West executor corner of this sessement;

Thence N 62º 16' E crossing a portion of sald Blook 13, at 10.00 feet a point for an exterior corner of this expansant;

Thance S 26th 42' E crossing a portion of said Block 13, at 140.44 feet a point for on interior comes of this easement,

There is 43° 30° E crossing a portion of said Block 13, at 141,77 feet pass a point being in the Northeast boundary of said Block 13 and in the Southwest boundary of said Veltri Street, at 191,77 feet pass a point in the Northeast boundary of said Veltri

Exhibit B - Page -2-

DM#243355-v5; 6981/1 Special Warranty Deed-Blueberry Hills Water Works LLC to City of Beeville, Texas

7074 : 79 . Mai - 182 2074 : 182

#### Water Line Essention! Page 2

Street and in the Southwest boundary of said Block 12, continuing prossing a portion of said Block 12, at 331.82 feet in all a point for an interior contact of this exement.

Thence N 28\* 55' W crossing a portion of sale Block 12, at 519.55 feet a plorid for an extensor corner of this essentiant, sale point being in the Northwest boundary of sale Block 12 and in the Southeast boundary of sale! Yahr Drive, whence a point being the West corner of sale Block 12 and at the intersection of the Northeast boundary of sale West corner of sale Block 12 and at the intersection of the Northeast boundary and Vertical Price boars 3 62° 52' W 141.40 feet;

Thanks N 52" 52' E along the Northwest soundery of said Block 12 and along the Southeast boundary of said Yehr Orive, at 10.00 feet a point for an exertion come? of this essential;

Thereo S 26° 55' E crossing a portion of said Block 12, at 945.00 feet a point for an exterior panels of this essentiant.

Thence S 63° 05" W crossing a portion of said Block 12, at 10.00 foat a point for an extense come; of this exceptions:

These N 26" 55" W crossing a person of said Block 12, at 415.41 feet a point for an interior corner of this easternest.

Thenou S 63° 30° W propsing a portion of said Block 12, at 140.02 feet purpoint in the Southwest boundary of said Block 12 and in the Northeast boundary of said Votri Street, at 180.02 feet pags a point is the Southwest boundary of said Votri Street and in the Northeast boundary of said Votri Street and in the Northeast boundary of said Block 13, continuing prossing a portion of said Block 13, of 331.85 feet in all a point for an interior corner of this easterdam.

There 8.26° 42' Elements a portion of said 3004, 13, 94.717.22 from a point for an interior corner of this essement;

Thanks N 63\*41' E purssing a portion of end Block 13, at 146.43 feet a point for an adgle in this boundary, said point being in the Northeast boundary of said Block 13 and in the Southwest boundary of said Vetri Greet.

Thence N 83° 20° 30° E cressing said Ve.Iri Street, at 68.00 feat a point for an angle in this boundary, usin point being in the Northeast boundary of said Velot Street and in the Southwest boundary of said Block 12:

There is 63° 41' E crossing said Block 12, at 300.03 feet a point for an angle in this acundary, said point being in the Northeast boundary of said Block 12 and in the Southwest boundary of said Sandoval Drive;

Theree N 63° 57' 30" E crossing asic Sendoval Orive, at 60.01 feet a point for an angle in this boundary, said point being in the Northeast boundary of said Sandoval Orive and in the Southwest boundary of said Block 11;

Thereo N 63\* 42: E-crossing a parties of said Block 11, at 155.00 fees a point for an enterior country of this examined.

Thence S 25° 18' E crossing a parties of said Block 11, at 10.00 test a point for an exterior corner of this sessement;

Therece S 03" 42" W pressing a portion of said Block 11, at 154.87 feet a point for an angle in this boundary, said paint being in the Southwest coundary of cald Block 11 and in the Northeast boundary of said Sandovsi Driva, whence a point being the

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Water Line Easement Page 3

South corner of said Block 11 and at the intersection of the Northwost boundary of Sai'd Sandoval Drive with the Morthwest boundary of said Satzman Street boars 5 27\* 04° E 100 00 feet.

There's 65° 57' 30' W crossing said Sandovs! Orive, et 80.01 feet a point for an angle in this boundary, said point being in the Southwest boundary of said Sandoval Drive and in the Northwest boundary of said Block 12;

Thence S 63° 41' W crossing said Block 12, at 300.03 feet a point for an angle in Ris boundary, said point being in the Southwest boundary of said. Shock 12 and in the Northeast boundary of said Vethi Street, whence a point being the South cortex of soid Block 12 and at the point of intersection of the Northeast boundary of said Veth. Sheet with the Northwest boundary of said Veth. Sheet with the Northwest boundary of said Serizmen Street beams 8.27° 04' E 105.00 feet.

Theres S 63" 23" 30" W crossing said Vetri Street, at 50.00 feet a point for an angle in the boundary, said point being is the Southwest boundary of said Vetri Street and in the Northwast boundary of said Block 13;

Theres S 53° 41° W izrousing a pertion of said Block 13, at 148.50 feet a point for sa interior exmer of this essential, whence a point being the East center of seio Block 13 and at the point of intersection of the Neithwest boundary or said Sailzman Street with the Southwest boundary of said Veith Street board S 27° 04° £ 105.35 feet.

Thermon S 26° 42° E crossing a portion of saud Block 13, at 1.07.27 feet pand a point in the Southeast boundary of said Block 13 and in the Northwest boundary of said Saltzman: Street, at 167.27 feet pass a point in the Southeast boundary of said Saltzman Street and in the Northwest boundary of said Block 14, continuing crossing a portion of said Block 14, at 288.17 feet in vi a point for an interior corner of this

Thence is 61° 47° E crossing a portion of said Black 14, at 258.57 test a point for an angle in this boundary;

Thence N 57° 00° E crossing a portion of said Block 14, at 244,40 femit peop a point in the Nontheast boundary of said 5 ock 14 and in the Southwest boundary of said Sandoval Drive (whence a point being the North coreer of said 5 ock 14 and at the point of instruction of the Southwest boundary of said 5 ondown Drive and the Southwest boundary of said 5 ondown Drive and the Southwest boundary of said 5 ondown Drive and the Southwest boundary of said 5 ondown Drive and the Southwest boundary of said 5 orders of the southwest N 27° 04° W 90.75 feet), continuing crossing a portion of said 6 orders Drive, at 263.92 feet in all a point for an angle in this boundary.

Thence N.54\* 42° E crossing a portion of seal Sandoval Drive, at 37.70 feet pass a point in the Northeast boundary of seld Sandova. Drive and in the Southwest boundary of seld Stock 15 and at the point of intersection of the Nertheast boundary of seld Shock 15 and at the point of intersection of the Nertheast boundary of seld Saturan Street board 27° 04° W 53.02 feet), continuing crossing seld Block 16, at 617.46 feet pass a point in the Northwest boundary of seld Block 15 and in the Southwest boundary of seld Saturan Street, continuing crossing a point for an angle in this boundary.

Thence N 27° 48' E pressing a portion of saud Satzman Street, at 85,33 feet a point for an interior comer of this especiant, said point being in the Northwest boundary of said Satzman Street and in this Southeast boundary of said Block 10, whence a point being the East corner of said Block 10 and at the point of intercection of the

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#### Water Line Easement Page 4

Morthwest boundary of said Saltzam Street with the Southwest boundary of said Press Street bears N 62º 55'E 19,54 feet:

Thereo N 23" 17" W crossing a parties of said Brock 10, at 75.36 feet an interior

Thence N 26" 43" W crossing a parties of said Block 19, at 747,95 test an interior corner of this exper

Thence N 27° 04° W crossing a portion of said Block 10, at 532.79 feet a point for an exterior comer of this casement, said point being in the Northwest boundary of said Block 10 and in the Southeast boundary of said Yahr Ditne, whence a point being the North course of said Block 10 and at the point of Impraction of the Southeast boundary of said Yahr Drive with the Southwest boundary of said Press.

Thence N 26° 28' W providing sale Yahr Drive, at 68.15 feet a point for an angle in this boundary, each point being in the Northwest boundary of each Yahr Drive and in the Squitheast boundary of each Block 27, whence a point being the East corner of said Block 27 and at the point of interestion of the Nerthwest boundary of each Yahr Drive with the West boundary of said Nichelson Street been N 62° 52' E 59.14 feet;

Theres M 20° 37' W erossing a perion of said Black 27, at 108.77 feet a point for an interior operar of this measurant.

Thence S 62\* 45' W crossing a portion of said Block 27, at 739,77 feet a point for an exterior corner of this assertant, said point being in the Southwest boundary of said Block 27 and in the Northeast boundary of said Sendaval Drive;

Therobe N 28° 06° W along the Northeast boundary of said Sandoval Drive and along the Southwest boundary of said Block 27, et 122.13 feet pass a point bring the West corner of said Block 27 and at the point of intersection of the Northeast boundary of said Houthan Street, crotsing said Hashtan Street et "72.13 feet pass a point being the South corner of said Block 28 and at the point of intersection of the Northeast boundary of said Sendoval Drive with the Northeast boundary of said Sendoval Drive with the Northeast boundary of said Sendoval Drive and sings the Southwest boundary of said Block 26, at 419.43 feet pass a point being the West, certain facilities 28 and at the point of intersection of the Northeast boundary of said Sendoval Drive with the Southment boundary of said Rusteloff Street, crossing saic Rusteloff Street, at 469.45 feet pass a point being the South certain of said Block 25 and at the point of learness to be said Sendoval Drive with the Southment boundary of said Sendoval Drive with the Southment boundary of said Sendoval Drive and at the point of intersection of the Northeast boundary of said Sendoval Drive and along the Southwest boundary of said Sendoval Drive and along the Southwest boundary of said Sendoval Drive and along the Southwest boundary of said Sendoval Drive and along the Southwest boundary of said Sendoval Drive and along the Southwest boundary of said Sendoval Drive and along the Southwest boundary of said Sendoval Drive and along the Southwest boundary of said Sendoval Drive and along the Southwest boundary of said Sendoval Drive and along the Southwest boundary of said Sendoval Drive and along the Southwest boundary of said Sendoval Drive and along the Southwest boundary of said Sendoval Drive and along the Southwest boundary of said Sendoval Drive and along the Southwest Sendoval Drive and along the Southwest Sendoval Drive and sendoval Drive with the Southwest Sendoval Drive and sendoval Drive with the Southwest Sendoval Drive and sendoval Drive and sendoval Drive with Theree N 23° 05' W along the Northeast boundary of said Sandovsi Drive and West corner of said Block 28 and as the point of intersection of the Northeast boundary of said Senderal Drive with the Southeast boundary of said Nogulars Street, at 769,73 feet pass a point being the South carnor of said Block 24 and et the point of intersection of the Northeast beanstary of said Sandorst Drive with the Northeast boundary of said Sandorst Drive with the Northeast boundary of said Sandorst Drive and the Southeasts boundary of said Sandorst Drive and the Southeast boundary of said Sandorst Drive and the Southeast should be said Sandorst Drive with the Southeast said Sandorst Drive with the Sandorst Drive with the Sandorst Drive Sandorst Drive with the Sandorst Drive Sandorst Dr vision-care or one recreases; countries or seed countries the first 1984.03 feet pass a point being the fourth norm of seld Cox Street, at 1984.03 feet pass a point being the fourth norm of seld Stock 2 and at one point of interescent of the Northwest boundary of seld Sandoval Street with the Northwest boundary of seld Cox Street, continuing along the Northwest boundary of seld Sandoval Drive and along the

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HARRY CONTRACTOR

#### Water Line Epagment Page 5

Southwest boundary of said Block 2, at 1194.03 feet in all, a point for a West exterior corner of this easement:

There N 82" 52" Excessing a portion of said Block 2, at 710.00 feet a point for an interior corner of this assentiant;

Thence N 28° DS W crossing a porison of said Block 2, at 119.00 feet a point for an angle in this boundary, said point being in the Nontewest boundary of said Block 2 and in the Southeast boundary of said Lehman Drive;

Thence N 25° 27° W crossing said Lehman Drive, at 60.13 feet a point for an angle in this boundary, said point lesing in the Porthwest boundary of said Lehman Drive, in the Southeast boundary of said Block 18 and in the Southeast boundary of said 17.86 sore tract, whence a point being the South corner of said Block 18 and the South corner of said 17.86 sore tract bears 5 62° 56′ W 380.85 feet;

Thence N 26° 06° W crossing a person of each Block 18, at 58.37 finet a point for an interior corner of this essentent;

Therew S 63° SO' W crossing a portion of said Block 18, at 312.00 feet a point for an exterior carner of this sessement;

Thence N 26" 10" W crossing a person of east Black 18, at 10.00 feet a point for a West exterior corner of this essentier.

There N 63\* 50'  $\Xi$  crossing a portion of said Block 18, at 316.54 fact a point for an angle in this boundary:

Thence N 64°52' E crossing a portion of sale Block 18, at 779.66 feet a point for an arcise in this boundary:

Thence N 63° 56° E cressing a portion of said Block 58, at 636.26 feet a point for an angle in this boundary, said point being in the Northeast boundary of said Block 18 and in a Southwest boundary of F. M. Highesty No. 351, whence a point being the East corner of said Block 18 and the point of intersection of the Northeast boundary of said Lahman Drive with a Southwest boundary of said F. M. Highesty No. 351 bears S 27° 04′ E 31.19 feet;

Thence N 50° 20° E crossing said F. M. Highway No. 351, at 190,18 text a paint for an engle in this boundary, said point being in a Northeast boundary of said F. M. Highway No. 351, whence a point being the point of intersection of in Northeast boundary of said F. M. Highway No. 351 with the Northeast boundary, of said 40 some tract described in Yokura 216, Page 144 bears H 27° 04° W 730.02 test.

Thence N 64° 34' E crossing a portion of said 40 ages tract described in Volume 215, Page 144, at 27.69 feet a paint for an extentor corner of this essentiant;

Therea 8 51° 19' E crossing a person of said 40 acre truct described in Volume 210, Page 144, et 140.28 lest a point for se interior corner of this assessment.

Therce N 60° 11' E crossing a perion of said 40 sers tract described in Volume 216, Page 144, et 29.98 feet a point for se exterior comer of 646 sessment;

Therce S 27° 63° E crossing a portion of said 40 sum text electibed in Volume 216, Page 144, at 71.56 feet a point for an exterior career of this sessement;

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#### Water Line Easement Page 6

Thence S 11 $^{\circ}$  27 E crossing a portion of said 40 acre tract described in Volumo 216, Page 144, at 101.09 fact a point for an exterior corner of this essement;

Thereo S 62° 57' W crossing a person of said 40 scre tract described at Volume 216, Page 144, at 17.75 feet a point for an interior corner of this cosement;

Thence 5 27° 34° E crossing a portion of add 40 acre tract described in Volume 216, Page 144, at 134.00 feet a point for an extense corner of this essement;

Thence S  $62^{\circ}$  26' W anassing a portion of said 40 acre tract described in Volume 216, Page 144, at 10.00 feet a point for an extenor corner of this essential.

Theree N 27\* 3/1 W crossing portion of said 40 acre tract described in Volume 216, Page 144, at 144.09 feet a point for an extentor commer of this causement;

There a  $62^{\circ}$  57° E crossing a postion of sast 40 ears tract described in Volume 216, Page 144, et 20.25 feet a point for an interior corner of this experient;

Thench N 13° 27 W crossing a portion of said 40 acre tract descriped in Volume 215, Page 144, at 92.13 feet a point for an interior gorner of this concerns:

Thereon N 27° 03' W crossing a portion of said 43 acre tract described in Volume 216, Page 144, at 59.70 feet a point for an infantor corner of this assement;

Thence 5 60° 11' W crossing a normon of said 40 ages stact described in Volume 216, Page 144, at 26.30 feet a point for an exterior corner of this examinant,

Theree N 51s 19: W crossing a portion of said 40 acre tract concented in Volume 216, Page 144, at 140.84 Set a point for an interfer corons of this easement,

There S 64\* 34' W crossing a portion of said 40 agre tract described in Volume 216, Page 144, at 21.14 test a point for an interior corner of this subarrant, said point being in a Northcast boundary of said Highway;

Thence S 687 29' W crossing sold F. M. Highway No. 351, at 193.19 tost a point for an angle in this boundary, said point being in a Southwest boundary of said F. M. Highway No. 351 and in the Northeast boundary of said Slock 18, whence a point being the East corner of said Slock 18 and at the point of interestion of the Northwest boundary of said Lehman Drive with a Southwest boundary of said I. Highway No. 351 beams 8 27° 04' E 21,19 feet;

Thence 8 63° 55' W grassing a partner of sald Block 18, at 636.53 feet a point for an angle is this boundary;

There S 64° 52' W crossing a portion of said Block 18, at 765.00 feet a point for an injector corner of this easyment;

Thence S 26\* 06\* E crossing a portion of said Block 15, at 58.11 feet a point for an angle of this essentent, said point being in the Southeest boundary of said Block 18 and in the Northwest boundary of said Lehmon Drive:

Thence S 25" 27" E creasing said Lehman Drive, at 80.12 feet a point for an single in this boundary, said point being in the Southeast boundary of said Lehman Drive and in the Northwest boundary of said Block 2, whence a point being at the point being the point of intersection of the Northwest boundary of said 40 acra (ract described in Volume 212, Page 523, the Southeast boundary of said Lehman Drive and

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#### Water Line Easement Page 7

a Southwest boundary of said F. M. Highway No. 351 bears by two calte as follows: N 62° 52' E 48.84 feet and N 62° 53' E 1334.80 feet:

Thence S  $20^{\circ}$  GP' E crossing a posion of said Block 2, at 110.00 feet a point for an interior corner of this essentiat,

Thence N 62\* 52' E browsing a portion of said Blook 2, at 51.09 feet an angle point in this boundary;

Thereo N 534 M  $\stackrel{\circ}{\sim}$  crossing a portion of said Block 2, at 940.00 foot a point for an exterior corner of this easement;

Thoses S 25" 50" E-crossing a portion of said Block 2, at 10.00 feet a point for the East corner of this assemble:

Thereis \$ 63" 10" W crossing a portion of said Block 2, at \$40.26 feet a point for an angle in this boundary;

Thence 9.62° 52° W crossing a portion of seld Block 2, at 750.85 feet a point for an interior corner of this easement.

There S 28° 08' E excessing a portion of exist Block 2, at 120.00 test pass a point being in the Southeast boundary of said Block 2 and m.a. Nanthment boundary of said Cox Street, processing said Cox Street, at 170.00 feet pass a point being in the Southeast boundary of said Block 24, southeast boundary of said Block 24, at 282.50 feet in at a point for on interior corner of this excessing.

Theree N 62" 52" E crossing a person of said Block 24, at \$56.00 feet a point for an exterior corner of this assessment;

Thores 8 25° 08'  $\pm$  crossing a portion of said Block 24, at 10,00 feet a point for an exterior corner of this examinant;

Thence 6 62° 52' W crossing a porten of said Block 24, at 358.00 feet a port for an interior corner of this essement,

Thence 8 20° 05° E crossing a purion of said Block 24, at 124.80 feet pass a point being in the Southeast boundary of said Block 24 and in the Northwest boundary of said Nogueira Street, creening said Magazina Street, at 174.80 feet pass a point being in the Southeast boundary of said Negueira Street and in the Northwest boundary of said Block 25, confirming crossing a portion of said Block 25, at 299.50 feet in all a point for an interfer sensor of this essential;

Thence N 62\* 52\* E crossing a portion of said Block 25, at 354,00 feet a point for an exterior corner of this easement;

Thence S 20° 06' E crossing a portion of said Blook 25, at 10.00 feet a point for an exterior contain of this elements  $\xi$ 

Thence S 62" 52" W crossing a postion of said Block 25, at 354.00 feet a point for an laterior corner of this essentient;

Thance 5 28° 08° E crossing a portion of said Block 25, at 112.80 test pass a point being in the Southeast boundary of said Block 25 and in the Northwest boundary of said Rudoloff Street, at 162.50 fast a point being in the Southeast boundary of said Rudoloff Street and 'in the Northwest boundary of said

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#### Water Line Essement Page 8

Block 26, continuing crossing a portion of said Block 26, at 286,7 feet in all a point for an interior comes of sits essement

Theres N 62° 52' E-crossing a portion of said Block 26, at 357.00 foat a point for an activity corner of this essentiating

There is 25° 08' If crossing a portion of paid Stock 26, at 10.00 feet a point for an exterior corner of this experient:

Thence S 62° S2" W crossing a portion of said Block 26, at 357.00 feet a point for an interior corner of this essential:

There S 28" 08" E crossing a portion of said Blook 26, at 114.20 feet pass a point being in the Southeast boundary of said Block 26 and in the Northwest boundary of said Houthan Street, at 164.20 feet pass a point in the Southeast boundary of said Houthan Street and in the Machinest boundary of said Block 27, continuing crossing a point for an interfer corner of this exercise.

There N 62\*45' E crossing a portion of sele Stock 27, at 776.80 foot a point for an engle in this boundary, said point being in the Northeest boundary of said Block 27 and in the Southwest boundary of Press Street;

Thence N 71° 34' E crossing said Priese Sisset, at 50.56 fort a point for an angle in this boundary, said point being in the Northeast boundary of said Prasa Street and in the Southwest boundary of said Block 9;

Theree N 59° 34' E crossing a person said Black S, at 20.57 feet a point for an interior conser of this expenses;

Thence N 24° 28' W crossing a portion of solid Block 9, at 116.84 feet a point for an angle in this boundary, sold point being in the Northwest boundary of said Block 9 and at the point of Heulthen Street, whence a point being the North context of said Block 9 and at the point of Interestien of the Bouthesst beauting of said Block 9 and at the point of Interestien of the Bouthesst beauting of said Heulthan Street with the West boundary of said Blockelson Street beauting N 62° 86' E 336.81 best;

Themse N 25° 14' 30° W crossing said Houlton Street, at 50.03 feet a point for an angle in this boundary, said point being in the Northwest boundary of said Houlthan Street and in the Southeast boundary of said Block 8;

Thence N 24° 25' W crossing a portion of said Block S, at 152.64 feet a point for an extension corner of this sessment.

There N 65° 28° E crossing a partion of said Block 8, at 419.38 feet a point for an angle in this boundary, said point buing in the Northeast boundary of said Block 8 and in the West boundary of said Michabant Stoot, whence a point being the North corner of said Block 8 and at the point of inemession of the West boundary of said Michaban Breet with the Southeast boundary of said Rudetoff Street bears N 00° 47° W 176° 28 feet.

There a N 87° 35° E preceing said Michelson Street, at 53,89 feet a point for example in this boundary, said point being in the East boundary of said Micrelson Street and in the Southwest boundary of said Block  $\theta$ ,

There in 82\* 41' Exceeding  $\sigma$  portion of said Black 5, at 172.60 feet a point for an interior corner of this essentiant;

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#### Water Line Essement Page 9

Thence N 48° 40' W crossing a portion of said Block 5, at 125,72 feet pass a point being in the Northwest boundary of said Block 5 and in the Southwest boundary of said Block 5 and in the Southwest boundary of said Block 5 and at the point of intersection of the Bast boundary of said Micheloff Street hears 8 62° 56' W 88.22 feet), crossing said Rudeloff Street hears 8 62° 56' W 88.22 feet), crossing said Rudeloff Street hears 8 62° 56' W 88.22 feet), crossing said Rudeloff Street, at 178.50 last pass a point being in the Northwest boundary of said Rudeloff Street and in the Southwest boundary of said Stock 4 (whence a point being the South Corner of said Block 4 and at the point of Intersection of the Northwest boundary of said Rudeloff Street and the East boundary of said Michelson Street and the East boundary of said Michelson Street and the East boundary of said Michelson Street and an and in the East boundary of said Michelson Street and in the Northwest boundary of said Michelson Street and in the Northwest boundary of said Michelson Street and in the Northwest boundary of said Michelson Street and in the Northwest boundary of said Michelson Street and in the Northwest boundary of said Michelson Street and in the Northwest boundary of said Michelson Street and the Northwest boundary of said Michelson Street and the Northwest boundary of said Michelson Street and the Northwest boundary of said Rudeloff Street bears S 02° 47' £ 58,75 feet, equilibrium consensed boundary of said Rudeloff Street bears and an an an analysis of the Veet boundary of said Michelson Street and the Northwest boundary of said Rudeloff Street bears and a point for an interior some of this examiner.

Thence S 63" 36" W crossing a portion of sald Block 7, at 490.00 feet a point for an exterior corner of this essement.

Thence N 26° 22' W crossing a person of said Black 7, at 10.00 feet a point for an exterior corner of this assement.

Theree N 63\*38' E crossing a portion of said Block 7, at 450.81 faut a point for an interfer corner of this passement.

Thence N 27° 15' W examing a portion of said Black 7, at 112.63 feet pass a point being in the Northweet boundary of said Block 7 and in the Southeast boundary of said Block 7 and in the Southeast boundary of said Block 7 and in the a point for an angle in this boundary, said point being in the Northweet boundary of said Roqueire Street and in the Southeast boundary of said Block 23, whereas a point being the East corner of said Block 23 and at the paint of intersection of the Southeast boundary of said Roqueire Street and the Southwest boundary of said Nichelson Street bears N 62\* 36° £ 119.40 feet,

Therate N 27\*19" W creeing a portion of said Block 23, at 111.60 feet a point for an interior corner of this essentiant,

There 8 82° 56' W crossing a portion of said Block 28, et 479.00 feet a point for an exterior corner of this magnification.

Thence N 27° 04" W crossing a portion of said Block 23, at 18.00 feet a point for an exterior corner of this experient;

Theorem N 62° 56° E crossing a portion of said Block 23, at 488.96 feet a point for an exterior corner of this ensemble;

Thence S 27° 13' E crossing a person of said Block 23, at 121.60 feet a point for an angle in this boundary, said point being in the Southwest boundary of said Block 23 and in the Northwest boundary of said Rogueira Street, whence a point being the East corner of said Block 23 and at the paint of Intersection of the Northwest boundary of said Rogueira Street and the Southwest boundary of said Rogueira Street and the Southwest boundary of said Michelson Street bears N 62° 50° ± 100.40 feet:

Theaca S 27° 16" E crossing said Negulors Street, at 60.00 faut pass a point in the Southeast boundary of said Negulors Street and in the Nodhuest boundary of said

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#### Water Line Easement Page 10

Block 7, cominuing excessing said Block 7, at 152.95 fact in all a point for an imfer-or conser of this seasoners;

"Stenos N 63° 38" E crossing a person of said Block 7, at 35.90 feet a point for an extenor corner of this assessment

Thence S 48\* 40" E crossing a portion of said Block 7, et 34.82 feat a point being in the Northwest boundary of said Block 7 and in the Southwest boundary of said Michalson Street, prossing said Michalson Street, at 114.57 feat pass a point being in the Northwest boundary of said Machelson Street and in a Southwest boundary of said Block 4, continuing crossing said Stock 4, at 144.03 feat pass a point being in the Southwest boundary of said Block 4 and in the Northwest boundary of said Rudeloff Street, at 197.95 feat pass a point being in the Southwest boundary of said Rudeloff Street, at 197.95 feat pass a point being in the Southwest boundary of said Rudeloff Street at 197.95 feat pass a point being in the Southwest boundary of said Rudeloff Street at 197.95 feat pass a point being in the Southwest boundary of said Rudeloff Street at 197.95 feat pass a point to an interior corner of this sessement.

Thorse N 62\* 41" E crossing a portion of said Block 5, at 440,00 fast a point for an exterior corner of this easement;

Thence S 27° 19° E crossing a portion of said Blank 5, at 10,00 feet a point for an exterior corner of this easyment;

Therice S 52\* 41' W crossing a portion of said Block 5, at 528.33 feet a point being in the Westerly boundary of said Block 5 and in the East boundary of said Michalass Street, whence a point being the West center of said Block 5 and at the point of intersection the East boundary of said Michalash Street and the Scuthosot boundary of said Rudelof Street bears N 00\* 47' W 142.39 feet.

Thence 8 57\* 60" W crossing said Microson Street, at 53,79 feet a point for an angle in this boundary, said point being in the West boundary of said Michelson Street and in the Northeast boundary of said Block 8;

The nor S 65° 26' W consum, a person of end Stock 8, at 404.99 feet a point for an interior corner of this summark:

Thence S 24° 28° E crossing a portion of said block & at 1<2.99 feet a point for an engle in this boundary, said point being in the Southboar boundary of said Block is and in the Northwest boundary of said Haufitan Street, wherea a point being the East corner of said Block & and at the point of interfaction of the Northwest boundary of said Block Servet and the West boundary of said Block Borest and the West boundary of said Mathematic Street bours in 62° 56°; E 346.08 foot

Themce S 25° 14° 30° E creasing said Houlihan Street, at 50.83 feet a point for an engie in this boundary, said point being in the Southeast boundary of said Houlihan Street and in the Northwest boundary of said Block 9, whence a point being the Northconner of said Block 9 and at the point of intersection of the Southeast boundary of said Houlihan Street and the West boundary of said Historian Street brans N 82° 56° E 326.85 feet;

Thence S 24° 28' E crossing a person of said Block 9, at 118.57 feet a point for an inventor corner of this sessment;

Thence N 52° 58' E crossing a portion of sent Block 9, at 195 00 from a point for an extensive corner of this reservant.

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#### Water Line Easement Page 11

Thence S Z7° 04' E crossing a portion of said Block 9, at 10.00 feat a point for an exterior corner of this easement;

Theree S 62\* 65" W crossing a purion of sold Black 9, at 200,09 feet a point for an angle in this boundary.

Thence 8 59° 34' Wi crossing a portion of said Block B, at 25.82 feet a point for an angle in this boundary, said point being in the Southwest boundary of said Block 9 and in the Northwest boundary of Press Street.

Thereos S 71° 35' W crossing said Press Street, at 50.58 feet a point for an angle in this boundary, said point being in the Southwest boundary of said Press Street and in the Northeast boundary of said 5'ock 27;

Thence S 62° 45' W crossing a portion of suic Block 27, at 37.10 lest a point for an interior corner of this passment:

Thereos S 20° 37° E crossing a portion of said Block 27, at 108,79 feet pass a point being in the Southeast boundary of said Block 27, in the Northwest boundary of said 90.26 acro tract (whence a point being the South corner of said 50.29 acro tract bears \$ 52° 52′ W (Doed Cart: S 52° 52′ W) 1005.65 feat), continuing crossing a portion of said Yahr Orwe, at 108,45 feat; in all a point for an angle in this boundary.

Thence S 20° 26° E creasing a portion of sale Yahr Driva, at 65.71 feet a toolm for an interior corner of this teasement, sale point being the North corner of said Shock 10 and at the point of intersection of the Southwest boundary of sale Yahr Driva and the Southwest boundary of sale Press Street;

Thence S 27° 54' W along the Northeast boundary of said Block 10 and along the Southwest boundary of said Press Steet, at 532.42 field a point for an exterior country of the Agreement.

Thence S 28° 43° E crossing a portion of said Block 10, at 748.23 foot a point for an econior contact of this essement:

Thence 8 23 ° 17' E crossing a partion of said Slock 10, at 75.00 feet a point for an exterior cornor of this enement, said point being in the Southwart boundary of said Block 10 and in the Northwest boundary of said Satzman Street, whence a point being the East boundary of said Slock 10 and at the point of intersection of the Northwest boundary of said Slock 10 and at the point of intersection of the Northwest boundary of said Press Street bears N 62° 56' E 9.52 feet;

Thence 5 27° 46° W crossing sald Selezzan Street, at 104.20 feet a point for an exterior corner of this electricity, sald point being in the Southeast boundary of said Selezzan Street and in the Northwest boundary of said Block 15;

There s 5.44.21 W trassing said Block 15, at 850.32 feet pass a point being in the Southwest boundary of said Block 15 and in the Montheast boundary of said Sandoval Drive, at 686.77 feet in all a point for an extensor of this easurement;

Thence S 57° 00' W crossing a portion of said Sandoval Drive, at 24.05 feet pass a point being the Southwest boundary of edd Sandoval Orive and In the Northwest boundary of said Stock 14, portioning crossing a portion of said Block 14, at 264.64 feet in all a point for an angle in this boundary.

Exhibit B - Page -12-

DM42/13355-v5; 6981/1 Special Warranty Deed-Blueberry Hills Water Works LLC so City of Beeville, Texas

Thence 5 51° 47° W crossing a portion of smill Block 14, at 411.00 fast a police for the South contex of this enterment.

These H  $26^{\circ}$  17 W crossing a portion of said Block 14, at 10.00 feet a point for an extensor content of the ensemble,

Thence N 61° 47° E crossing a portion of said Block 14, pt 142.01 feet a point for an interior corner of this executor.

Thereby N 20° 42' W crossing a position of said Block 14, at 12 i, 10 fact the place of beginning.

Compiled in the office from an actual for the ground' survey and evaluable data April 24, 2065.



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Socument Humber:

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STATE OF TEXAS COUNTY OF BEE 1 develop tertify that the instrument was filed on the date and trac stances depon to an epo was objective fabric Becames of Bee County, Table Becames of Bee County, Table Becames of Bee County,

Jul 14+2016

Thella Escentila Bayis Touri Clerk Bee County Texas Beread Dogue monte

Exhibit B - Page -13-

DM#243355-v5; 6981/1

Special Warranty Deod-Blueberry Hills Water Works LLC to City of Beeville, Texas

# Bill of Sale For Utility System Assets

BUTHOUL

Seller:

Blueberry Hills Water Works, LLC, a Texas limited liability company

# Seiler's Mailing Address:

Blueberry Hills Water Works, LLC 5902 Morningside Avenue Dallas, Texas 75206

Buyer:

City of Beeville, Texas, a Texas Home Rule City, Municipal Corporation and Political Subdivision of the State of Texas

# Buyer's Mailing Address:

City of Beeville, Texas 400 N. Washington Street Becville, Texas 78102

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency which is acknowledged and confessed by Seller.

### Transferred Properties:

The Seller's interest in personal assets, owned by Seller described in Exhibit A as follows:

1. The assets under the ownership of Seller in Seller's private water utility distribution system in Exhibit A that are used to provide potable water to customers within and outside of the area known as the Blueberry Hills Subdivision inside and outside of the corporate limits of Beeville in Bee County, Texas (the "Utility System") including but not limited to, all water treatment facilities, water storage tanks, water pressure tanks and pumps, water transmission mains and distribution lines, water in tanks and lines, water meters, chlorinators and chemical feed equipment, chemicals, parts inventories, tools, keys and security codes, and equipment warranties and service agreements, used by Seller to provide potable water to customers within and outside of the area known as the Blueberry Hills Subdivision.

Page -1-

\$243339-v6, 6981/1 Blueberry Halls Water Works LLC to City of Becwile, Tesas

- The personal property, fixtures and permanent improvements comprising the Utility System described in <u>Exhibit "A"</u> attached hereto owned by Seller.
- Business plans and specifications, warranties, guaranties, bonds, permits, consents, rights and obligation of Seller that are directly related to Seller's interest in the Utility System.
- 4. Business files and records in Seller's possession and control concerning the operation of the Utility System including but not limited to water system plats, drawings, and maps, all known correspondence with and reports from any regulatory agencies associated with the water system, utility tariffs, lab reports, meter testing reports, and all customer billing records complete for future reference by Buyer.
- The assets to be sold, assigned or transferred shall specifically include all governmental permits held by Seller, in whole or part, that are necessary to operate the Utility System.
- Current customer lists listing including delinquent, unserved, inactive or disputed or unauthorized meters.

# Warranties and Representations:

Seller herein expressly agrees and acknowledges that except as otherwise expressly stated in this Bill of Sale, all of the Representations and Warranties given and made by Seller or its predecessors in the "Contract For Acquisition of Assets of the Blueberry Hills Water Works. LLC dated February 24, 2016 ("Purchase Agreement"), between the parties remain true and correct as of the effective date of this Bill of Sale.

# Exceptions to Transfer and Warranty:

As a material part of the Consideration for this sale, Seller and Buyer agree that Buyer is taking the Transferred Properties "AS IS, WHERE IS."

Seller, for the Consideration sells, transfers, and delivers the Transferred Properties to Buyer, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Buyer and Buyer's heirs, successors, and assigns forever. Seller binds Seller and Seller's heirs and successors to warrant and forever defend all and singular the Transferred Properties to Buyer and Buyer's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Seller but not otherwise.

Seller grants, sells and conveys to Buyer full and complete title to the Transferred Property, free and clear of any and all security interests, liens, third-party claims or encumbrances.

Pagc -2-

\$243339-v6; 6981/1 Blueberry Hills Water Works LLC to City of Beeville, Texas When the context requires, singular nouns and pronouns include the plural.

SELLER:

Blueberry Hills Water Works, LLC, a Texas limited liability company

BUYER:

City of Becville, Texas, a Texas Municipal Corporation

By:

Linda E. Unger, Manager

Ibert Bridge, Jr., Interim City Manag

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK ACKNOWLEDGMENT PAGE FOLLOWS

Page -3-

#243339-v6: 6981/1 Blackerry Hills Water Works LLC to City of Beevalle, Texas STATE OF TEXAS

. 6. 69.

COUNTY OF BEE

This instrument was acknowledged before me on \_\_\_\_\_\_\_, 2016, by Lind E. Unger, Manager of Blueberry Hills Water Works, L1.C, on behalf of said limited liability company.

Not

MARISSA GOMEZ Notory Public, State of Torros Comm. Expires 12-19-2016 Notery ID 10448429

My commission expires: December 19, 2016

STATE OF TEXAS

8

COUNTY OF BEE

MARISSA GOMEZ
Notory Public. Stato of Texas
Comm. Exotes 12-19-2016
Notary ID 10448429

My commission expires: December 19, 2016

Public, State of Texas

# AFTER RECORDING RETURN TO:

City of Beeville, Texas ATIN: Beeville City Manager 400 N. Washington Street Beeville, Texas 78102

Page -4-

#243339-46: 6981/1 Blueborry Hills Water Works LLC to City of Beeville, Texas

139444 BH 1824 189

# Exhibit "A"

# UTILITY SYSTEM PROPERTY, FIXTURE AND IMPROVEMENTS

# Description

- 8 Ground Storage Tanks
- 12 Pressure tanks
- 7 Booster pumps
- 4 Wells
- 4 Chloringsors
- 4 Heaters
- 85 Water Meters

Fencing / Gates (4 Sites)

Light pole / light (only)

4 Buildings

Pipe and fittings (2" - Sch 40, PVC, approximately 21,460.0 Linear Feet)

Exhibit "A"

#243339.v6: 6981/1 Bladbrity Halls Water Works LLC to City of Beeville, Texas

Requirement 1850 ask

Property included in the conveyance is further described as follows:

Well	Quantity	Unit	Description
	1966475	SF	Easements
Bobby Wright	1	SA.	Well, 150 deep, gollad sand
ovamy vingin	1	EA	Well Building and Yard Improvements
	1650	LF	S-1, 2" Water Line
	1400	LF	S-2. 2" Water Line
	1350	ĻF	S-3, 2" Water Line
	1,550		S-4, 2" Weter Line
	800		S-5, 2" Water Line
	810		S- 6, 2" Water Line
	380		S-7, 2" Water Line
		EA	Valves, 2"
	27	EA	Service Connections
	2	EA	7500 Gal Storage Tank 1RM2 Jacuzzi 1HP Boosler Pump
		EA EA	WX- 302 Pressure Tank
		EA Fa	WA- 302 Fressure Tank
	11	ĽA.	AAY- S20 LISSOLE INW
Houlihan		EA	Well, 160' deep, golisd sand
		EA	Well Building and Yard Improvements
	1450		S-8, 2" Water Line
	23 8		Service Connections
		EA	10,000 Gel Cistern
		EΑ	7500 Gal Storage Tank
		Ā	1500 Gal Storage Tank
	1 5	A	1RM2 Jacuzzi 1HP Booster Pump
	7 6	A	WX- 302 Pressure Tank WX- 250 Pressure Tank
		A	V-25C Pressure Tank
	1 2	:A	A- 590 Lingsrik ilitik
Kremer	1 E	A	Well, 165' deep, goliad sand
	1 8	Α	Well Building and Yard Improvements
	1915 L		S- 14, 2" Water Line
	310 L		S-15, 2" Water Line
	2250 L		S- 15. 2" Water Line
	370 L		S- 17, 2" Water Line
	480 L		S- 18, 2" Water Line
	1 E		Valve, 2"
	16 E		Sevice Connections
	1 E		5000 Gal Storage Tank
	1 E		1RM2 Jecuzzi 1HP Soosiar Pump
	1 E		7RP2 3/4 HP Boosler Pump
	2 E	• •	WX-302 Pressure Tank WX-250 Pressure Tank
	1 E	^	ANY- TOO LIGORALA 19UK
Peiper	1 E	A 1	Well, 165' deep, golied sand

Exhibit "A"

\$3,43339-c6, 6981/1 Buckery Hills Water Works LLC to City of Recyclic, Toxas

Well Building and Yard Improvements 1 EA S- 9, 2" Water Line S- 10, 2" Weter Line 1220 LF 1150 LF S- 11, 2" Weter Line 1620 LF S-12, 2" Water Line S-13, 2" Water Line S-19, 2" Water Line 1290 LF 1395 LF 590 LF Valve, 2" 1 EA Service Connections 39 EA 12,000 Gel Storage Tank 1 EA 7500 Gel Storage Tank 1RM2 Jacuzzi 115P Booster Pump 1 EA 2 EA 2 EA WX-302 Pressure Tank V-250 Pressure Tank 1 EA

192844

Document Humber:

Aeount

50.00

Mirelie Escapilla Davis Capaty Clark Nu Iran Samezr Deputs Dem County

STATE OF IXAC CHAPT OF BEE
I hereby certify that this instrument was
filed on the data and time stamed bereau by me
and was duly recorded in the volume and male
of the Official Public Records of Bee Country
levas stamped regar by me.

.hal 14.2016

Mirella Fecamilla Davis County Clark Bee County, Taxas

Exhibit "A"

#243339-vt; 6981/1 Blackery Hills Water Works LLC to City of Beaville, Tenas

### DOCKET NO. 45705

APPLICATION OF BLUEBERRY	§	PUBLIC UTILITY COMMISSION
HILL WATER WORKS, LLC AND	§	
CITY OF BEEVILLE FOR SALE,	§	OF TEXAS
TRANSFER, OR MERGER OF	§	
FACILITIES AND CERTIFICATE	Ş	
RIGHTS IN BEE COUNTY	Ş	

### **AFFIDAVIT**

Before me the undersigned authority, personally appeared KRISTINE N. HORTON, who, being by me duly swom deposed as follows:

My name is KRISTINE N. HORTON. I am over 18-years of age, of sound mind, capable of making this affidavit, and personally acquainted with the facts herein stated:

I am the Finance Director for the CITY OF BEEVILLE. On July 14, 2016, The City of Beeville acquired the water utility system belonging to Blueberry Hills Water Works. As part of that transaction, legal counsel for Blueberry Hills Water Works represented to the City of Beeville that Blueberry Hills Water Works held deposits for thirty of its customers, in the amount of \$50 each, or a total sum of \$1,500. Attached is a true and correct copy of the email from counsel and the supporting documentation. The parties agreed to off-set the purchase price in the amount of \$1,500. Upon closing, I have made the appropriate entry in the accounting records of the City of Beeville to reflect that the City of Beeville is holding the deposits for the customers shown on the list received from Blueberry Hills Water Works.

KRISTINE N. HORTON, Affiant

SWORN TO AND SUBSCRIBED before

MARISSA GOMEZ Notary Public, State of Texas Comm. Expires 12-19-2016 Notary ID 10448429 X 7 20

Notary Public, State of Texas

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My Commission Expires

#244215

# **Utility Commission Infor**

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Page 1 of 2

Same	Srs Add	Dep 1 Chg Date
I Braulio Gomez	2362 Houlihan	4/26/2006
LeeAnn Hurtado Balderas	264 Treptow	7/4/1776
Martin Luna	2373 Cox	7/4/1776
2 Walter Quintanilla	200 S. Sandoval	5/24/2006
Gerardo Luna	2364 Cox Street	7/4/1776
Tristian Rodriguez	333 Michelson	7/4/1776
Melton & Amelia Perez	144 Sandoval	7/4/1776
Desiderio /Patricia Perez	2384 Noguera	7/4/1776
Robert Cisneros	447 Cisteros	7/4/1776
Ismael Martinez, Jr.	328 Sandoval	7/4/1776
Irineo/Martina Luna	2373 Rudeloff	7/4/1776
Ernest/Carolina Lopez	265 Presa	7/4/1776
Arturo Hurtado/Lilia Luna	2389 Rudeloff	7/4/1776
Clarissa Guerrero	175 Presa	7/4/1776
Adrian Flores	2344 Cox	7/4/1776
Anastacio Delacruz & Rita	2461 Cox	7/4/1776
Luis Cuevas	2413 Cox St.	7/4/1776
Fernando Cisneros & Olga	469 Cisneros	7/4/1776
Isidro Barcenas & Margie	301 Veltri	7/4/1776
Mary Jane Salazar	2390 Nogueira	7/4/1776
Elizabeth Sill	2532 Lehman	7/4/1776
Victor Martinez	389 Presa St.	7/4/1776
Beverly Lara	147 S. Sandoval	7/4/1776
Robert Garza Jr.	2384 Cox St.	7/4/1776
Grace A. Botello	2454 HWY 59 West	7/4/1776
Imelda Alvarez	2537 Lehman	7/4/1776
Elfego Serna & Sylvia	272 Treptow	7/4/1776
Bernardino Castillo/Gerda	2381 Cox	7/4/1776
Walter March	2393 Cox	7/4/1776
Macario Valencia	2390 Houlihan St.	7/4/1776
Tina Rivera	2548 Yahr	7/4/1776
Fred Aleman	2437 Houlihan	7/4/1776
Mario & Antonia Rojas	2449 Nogueira	7/4/1776
Benito Ramos	331 Veltri	7/4/1776
Rachel Villarreal	213 Veltri	7/4/1776
Teresa Cisneros	473 Cisneros	7/4/1776
Pedro Duenas	439 Cisneros RD.	7/4/1776
Lorenzo Gomez	339 Veltri	7/4/1776
Julian Gutierrez	2549 Saltzman	7/4/1776
Lydia Mata	2543 Lehman	7/4/1776
Tim Meyer	353 Veltri	7/4/1776
Tomas Suniga Arnulfo Puga	336 Treptow	7/4/1776
Noe Rendon	302 Treptow	7/4/1776
Consuelo Pena	283 Veltri	7/4/1776
Benito Perez	290 Treptow	7/4/1776
Abel Rodriguez	155 Presa 185 Sandoval	7/4/1776
Maria E. Perez	297 Veltri	7/4/1776
Diana Lara	236 Veltri	7/4/1776
Rita Castillo	228 Veltri	7/4/1776 7/4/1776
A&D Wheel Alignment	2512 HWY 59W	
Santos Ruiz	296 Sandoval	7/4/1776 7/4/1776
Frank Ochoa	312 Treptow	7/4/1776 7/4/1776
Valentin Garza	2453 Rudeloff	7/4/1776 7/4/1776
Benita Campos	313 Veltri	7/4/1776 7/4/1776
Efren Ibarra	314 N. Sandoval	7/4/1776 7/4/1776
Anselmo Campos	2332 Cox	7:4/1776 7:4/1776
Max Gonzales	267 Veltri	7/4/1776
Mike Hidalgo	215 Presa	7/4/1776
-		110

# **Utility Commission Infor**

Blueberry Hills Water Works, LLC

Page 2 of 7

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1,511.E	Srt Add	Dep 1 Chg Date	
Ruben Garcia	2390 Rudeloff	7/4/1776	
Reynaldo Guerrero	2438 Cox	7/4/1776	
3 Phillip Stambaugh	2365 Nogueria	9/1/2006 —	
4 Norma Rodriguez	189 Presa	9/1/2006	
Fermin Carreon	2377 Noguera	7/4/1776	
Mary Hernandez	384 Sandoval	7/4/1776	
Ignasio Aguilar	481 Cisneros	7/4/1776	
Joe Herrera	1601 E. FM 351	7/4/1776	
Jose Rivas	376 Sandoval	7/4/1776	
Elma Moreno	2429 Lehman	7/4/1776	
s Elsa and Rubin Gonzales	2388 Yahr Dr.	9/30/2010 /	
Carmina Cuellar	470 Treptow St.	3/4/2008 /	
Joseph Rodriguez	143 Presa	3/1/2008 /	
Art Munoz	2547 Lehman	7/4/1776	
Debra Lopez	2451 Houlihan St.	7/4/1776	
Tony Moron	277 Veltri		
Rosalinda Villerreal	277 Vetut 2375 Houlihan	7/4/1776	۵
Sergio Gomez	2575 Houinan 253 Presa	7/4/1776 7/4/1776	-
Michelle Arredondo	233 Presa 323 Veltri		
Catrina Rodriguez	203 Presa St.	7/4/1776 7/4/1776	
Christina Rodriguez	203 Presa St. 197 Presa	7/4/1776	
Jessie Keefer	205 Veltri St.	7/4/1776	
		7/4/1776	
Ramiro Gomez	2401 Lehman	7/4/1776	
Dora Arroyas	2430 Lehman	7/4/1776	
Juanita Reyes	2381 Houlihan	8/13/2010 —	
Irene Delgado	2391 Houlihan ST.	7/4/1776	
Vicenta Cortez	2355 Lehman	11/19/2012	
Anamarie Canales	2457 Rudeloff St.	7/4/1776	
Jessica Zuniga	2430 Rudeloff.	6/30/2013 /	
Marina Tabera	2405 Nogueira	11/1/2013 —	
12 Rachel Santana	2404 Rudeloff	2/3/2014 —	
Mary Ann Paiz	2431 Rudeloff	7/4/1776	
3 Jose Rivas, III	2445 Lehman Dr.	4/7/2014	
Christina Quintanilla	174 Veltri St	7/4/1776	
Carlos Moron	2438 Nogueria St.	7/4/1776	
Pablo Arredondo, Jr.	189 Veltri St.	7/4/1776	
Theresa Aguilar	2363 Rudeloff	7/4/1776	
Frica Gonzales	2368 Cox St.	3/3/2015	
S David Cuellar	158 Veltri	4/14/2015	
Joe Moreno	283 Presa	7/4/1776	
Abigail Serna	2427 Houlihan	7/4/1776	
16 Paul Benavides	2454 Houlihan	7/28/2015	
7 Domingo Guerra	2454 Rudeloff	7/28/2015 /	
8 Reva Zuniga	2429 Cox St.	9/2/2015 /	•
_Rosemary Hartsfield	2364 Nogueira	7/4/1776	
Armando Ramos	174 Veltri St.	1/20/2006 /	
• Joe Gonzales	2389 Nogueira	9/1/2006	
H Blueberry Hill Rental LLC	2433 HWY 59W.	12/30/2006	
• • • • • • • • • • • • • • • • • • • •	st: HWY 59W/FM 3	4/9/2007 /	
3 Sarah Garza Meza	2363 Rudeloff	2/15/2010 —	
Florina Arista Hernandez	462 Treptow	4/20/2010 —	
5 Nancy Moron	2437 Nogueira	10/1/2011 —	
Daniel Lopez	101 Sandoval	9/28/2012	
7 Tomasa Martinez	2403 Rudeloff St.	1/29/2013	
Elsa Ibarra	2450 Saltzman	3/26/2014 —	
Maria Puga	2316 Rudeloff St.	8/31/2014 —	
D Robert Sema	2319 Lehman	6/15/2015	



JOHN W. DAVIDSON ARTHUR TROILO CHEREE TULL KINZIE R. GAINES GRIFFIN RICHARD E. HETTINGER PATRICK W. LINDNER RICHARD D. O'NEIL J. MARK CRAUN LEA A. REAM FRANK J GARZA JAMES C. WOO DAVID R. RANGEL RICHARD L. CROZIER R JO RESER PAUL M GONZÁLEZ KEITH A. KENDALL STEVEN M. PEÑA JESSIE LOPEZ RICHARD E LINDNER BRYAN M. KORRI ASHLEY L. WHITE NEYMA E. FIGUEROA OF COUNSEL TERRY TOPHAM BETSY J. JOHNSON

ATTORNEYS AT LAW

Direct Dial (210) 442-2310 plindner@dtrglaw.com

July 12, 2016

Mr. Richard A. Hyde, P.E. Executive Director, TCEQ P.O. Box 13087, MC-109 Austin, TX 78711-3087

Re:

City of Beeville acquisition of the water system belonging to Blueberry Hills Water

Works LLC.

Dear Sir:

This law firm represents the City of Beeville.

This letter is intended to be formal notice to the Texas Commission on Environmental Quality that, on July 14, 2016, the City of Beeville acquired the water utility system owned by Blueberry Hills Water Works, LLC located in Bee County. If additional means of formal notice is required, please let me know.

The acquisition was authorized by the Public Utility Commission of Texas in Docket No. 45705.

According to the TCEQ's website, the identification numbers associated with Blueberry Hills Water Works are: CN602713232, RN 101191229, and PWS 0130018. The identification numbers assigned to Beeville and its water utility are: CN600740070, RN 101419133, and PWS 0130001.

The TCEQ recently approved an agreed enforcement order (TCEQ item no. 97685/ Docket No. 2015-0736-PWS-E) which required Blueberry Hills Water Works to take certain actions to address the same subject matter as a pending correction action plan relating to the City of Beeville. Please inform the City of Beeville the manner in which the orders should be merged or otherwise addressed.

The City of Beeville requests that the records of the TCEQ reflect that the city now owns this system. Thank you.

Sincerely,

Patrick W. Lindner

PWL/eac

Mr. Richard A. Hyde, P.E. July 18, 2016 Page 2

Cc:

Susan Clewis, Regional Director Region 14 NRC Bldg, Ste 1200 6300 Ocean Dr, Unit 5839 Corpus Christi TX 78412-5839

Melanie Edwards Water Section Manager, Region 14 NRC Bldg, Ste 1200 6300 Ocean Dr, Unit 5839 Corpus Christi TX 78412-5839

Order Compliance Team
Texas Commission on Environmental Quality
Enforcement Division, MC 149A
P. O. Box 13087
Austin, Texas 78711-3087

Section Manager, Public Drinking Water Section Water Supply Division, MC 155
Texas Commission on Environmental Quality
P. O. Box 13087
Austin, Texas 78711-3087

David A. Terry
Staff Attorney
TCEQ Litigation Division, MC-175
Texas Commission on Environmental Quality
P. O. Box 13087
Austin, Texas 78711-3087

Mr. David Simons, P.E. TCEQ Water Supply Division, MC-159, Texas Commission on Environmental Quality P. O. Box 13087 Austin, Texas 78711-3087

Jack Hamlett, City Manager (via email only)