

Control Number: 45705



Item Number: 15

Addendum StartPage: 0

DOCKET NO. 45705

RECEIVED

2016 JUL 25 PM 12:27

APPLICATION OF BLUEBERRY
HILL WATER WORKS, LLC AND
CITY OF BEEVILLE FOR SALE,
TRANSFER, OR MERGER OF
FACILITIES AND CERTIFICATE
RIGHTS IN BEE COUNTY

§
§
§
§
§
§

PUBLIC UTILITY COMMISSION

PUBLIC UTILITY COMMISSION
OF TEXAS
FILING CLERK

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@dtgclaw.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 25th day of July, 2016.



Patrick W. Lindner

BCT# 10212

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 license 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

Consideration: TEN and NO/100 DOLLARS (\$10.00) and other good and valuable 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 Bee 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

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

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

(ii) Grantor's right, title and interest in the water line easements 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 belonging 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 whosoever 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.

Page -2-

DM#243355-45; 6/98/1/1
Special Warranty Deed-Blueberry Hills Water Works LLC to
City of Beeville, Texas

GRANTOR:

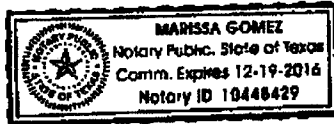
BLUEBERRY HILLS WATER WORKS, LLC

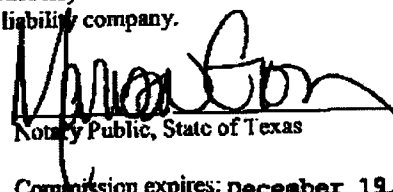
By: 

Linda E. Unger, Manager

STATE OF TEXAS §
COUNTY OF BEE §

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.




Notary Public, State of Texas

Commission expires: December 19, 2016

After recording return to:
City of Beeville
ATTN: Beeville City Manager
400 N. Washington Street
Beeville, Texas 78102

Page -3-

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

EXHIBIT "A-1"

State of Texas § Lot 1 & SW 10 Ft. of Lot 2 - Block 5
County of Bee § Blueberry Hill Subdivision - 0.49 Ac.

Being a tract of land containing 0.49 of an acre tract out of that 40 acre tract described in a conveyance by Charles L. Houghton et al to Raymond Eisler by deed dated September 21, 1959, recorded in Volume 212, Page 623 of the Deed Records of Bee County, Texas, being all of Lot 1 and the Southwest 10 feet of Lot 2 of Block 5 of Blueberry Hills Subdivision (an unrecorded Subdivision) and being out of the Antonio Corder Survey, Abstract No. 139, Bee County, Texas.

Said 0.49 of an acre tract being more particularly described by metes and bounds, to-wit:

Beginning at a point for the North corner of this tract, said point being in the Northwest boundary of said Lot 2 and in the Southwest boundary of Rudeloff Street (a County Road) whence a 5/8 inch iron rod being the West corner of said Lot 2 and the North corner of said Lot 1 bears S 62° 56' W 10.00 feet and from said beginning point a point being in the Northwest boundary of said 40 acre tract and in the Southwest boundary of Lohman Road (a County Road) bears N 27° 04' W 854.80 feet and from said point the North corner of said 40 acre tract bears N 62° 56' E 530.80 feet, with the North corner of said 40 acre tract being within the boundaries of F. M. Highway No. 351, whence a point being at the point of intersection of the Northwest boundary of said 40 acre tract, the Southwest boundary of said Lohman Road and a Southwest boundary of said Highway bears S 62° 56' W 30.00 feet;

Thence S 27° 04' E crossing said Lot 2, at 123.95 feet a 5/8 inch iron rod set for the East corner of this tract, said point being in the Southeast boundary of said Lot 2 and in the Northwest boundary of Lot 9 of said Block 5;

Thence S 62° 56' W (Deed in Volume 716, Page 721 Call: S 62° 56' W) along the Southwest boundary of said Lot 2 and the Northwest boundary of said Lot 9, at 10.00 feet pass a 5/8 inch iron rod being the South corner of said Lot 2, the West corner of said Lot 9, the North corner of Lot 10 of said Block 5, the East corner of said Lot 1 and the North corner of that 0.294 acre tract described in a conveyance by Ernest J. Mador et al to Paula Gonzales by deed dated February 17, 2004, recorded in Volume 716, Page 721 of the Official Public Records of Bee County, Texas, continuing along the Southeast boundary of said Lot 1, along the Northwest boundary of said Lot 10, along the Northwest boundary of said 0.294 of an acre tract and along the Northwest boundary of Lot 11 of said Block 5, at 202.87 feet to a 5/8 inch iron rod set for the Southwest corner of this tract, said point being the Southwest corner of said Lot 1, the Northwest corner of said Lot 11 and in the East boundary of Michelson Street (a County Road);

Thence N 00° 47' W along the West boundary of said Lot 1 and along the East boundary of said Michelson Street, at 137.91 feet a 5/8 inch iron rod set for the Northwest corner of this tract, said point being the Northwest corner of said Lot 1 and at the point of intersection of the East boundary of said Michelson Street with the Southwest boundary of said Rudeloff Street;

Thence N 62° 56' E along the Northwest boundary of said Lot 1, along the Northwest boundary of said Lot 2 and along the Southeast boundary of said Rudeloff Street, at 141.80 feet the place of beginning and containing 0.49 of an acre of land.

Surveyed on the ground March 30, 2006.



Thomas M. Dolenz
Thos. M. Dolenz
Registered Professional Land Surveyor
No. 2028

EXHIBIT "A-1"

SECTION FILE: 17-0000000000

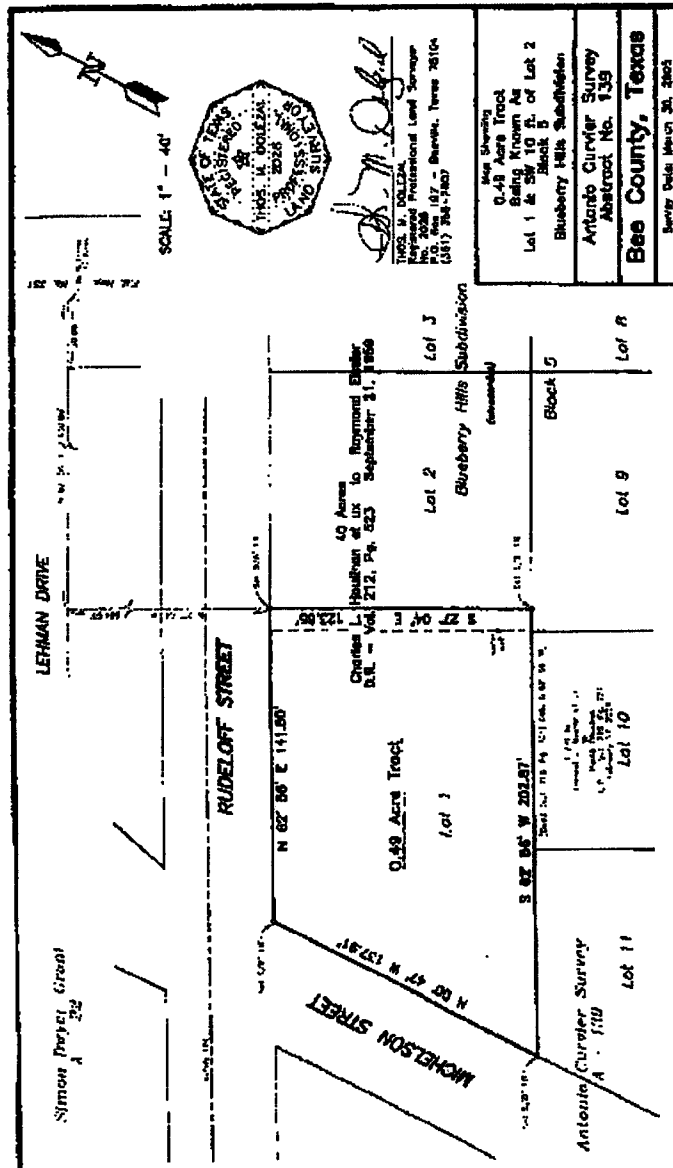


Exhibit A - Page -2-

DM#243355-v5: 698171
 Special Warranty Deed-Blueberry Hills Water Works L.L.C. to
 City of Beeville, Texas

EXHIBIT "A-2"

State of Texas §
County of Bee §

Lot 5 - Block 14 - Blueberry Hills Subd.
0.28 Ac. Tract

Being a tract of land containing 0.28 of an acre, being known as Lot 5 of Block 14 of Blueberry Hills Subdivision (an unrecorded Subdivision), out of that 60.55 acre tract described in a conveyance by Norman Maurice Whisenant to Raymond Elsieley et ux by deed dated September 30, 1998, recorded in Volume 213, Page 73 of the Deed Records of Bee County, Texas and also being out of the K. W. I. Co. Survey, Abstract No. 380, Bee County, Texas.

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

Beginning at a 5/8 inch iron rod found for the West corner of this tract, said point being the West corner of said Lot 5, the North corner of Lot 4 of said Subdivision and in the Southwest boundary of said Saltzman Street (a county road), whence a point being in the Southwest boundary of said 60.55 acre tract bears S 62° 56' W 401.56 feet and from said point the South corner of said 60.55 acre tract bears S 27° 22' E 318.40 feet, said South corner of said 60.55 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 21.0 feet;

Thence N 62° 56' E, along the Northwest boundary of said Lot 5 and along the Southwest boundary of said Saltzman Street, at 100.00 feet a 5/8 inch iron rod 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 Tract, described in a conveyance by Rose Lee Elsieley to Daniel Lopez and Abel Gamali by deed dated July 30, 1998, recorded in Volume 290, Page 760 of the Official Public Records of Bee County, Texas;

Thence S 27° 04' E (First Tract Deed Call: 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 Tract, at 120.00 feet a 5/8 inch iron rod found for the East corner of this tract, said point being the East corner of said Lot 6, the South corner of said Lot 6, the South corner of said First Tract, in the Northwest boundary of Lot 9 of said Block 14 and in the Northwest boundary of that Tract One described in a conveyance by Joe D. Moran to A & D Wheel Alignment et al by deed dated December 31, 1986, recorded in Volume 431, Page 174 of said Deed Records;

Thence S 62° 56' W along the Southwest boundary of said Lot 5, along the Northwest boundary of Lot 8 and along the Northwest boundary of said Tract One, at 100.00 feet a 5/8 inch iron rod found for the South corner of this tract, said point being the South corner of said Lot 5, the West corner of said Lot 8, the North corner of Lot 10 of said Block 14, the East corner of said Lot 4 and the West corner of said Tract One;

Thence N 27° 04' W along the Southwest boundary of said Lot 5 and along the Northwest boundary of said Lot 4, at 120.00 feet the place of beginning and containing 0.28 of an acre of land.

Surveyed on the ground March 30, 2005.




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

ALSTW 85-697, 1 753 2 04287205

Exhibit A - Page -3-

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

EXHIBIT "A-2"

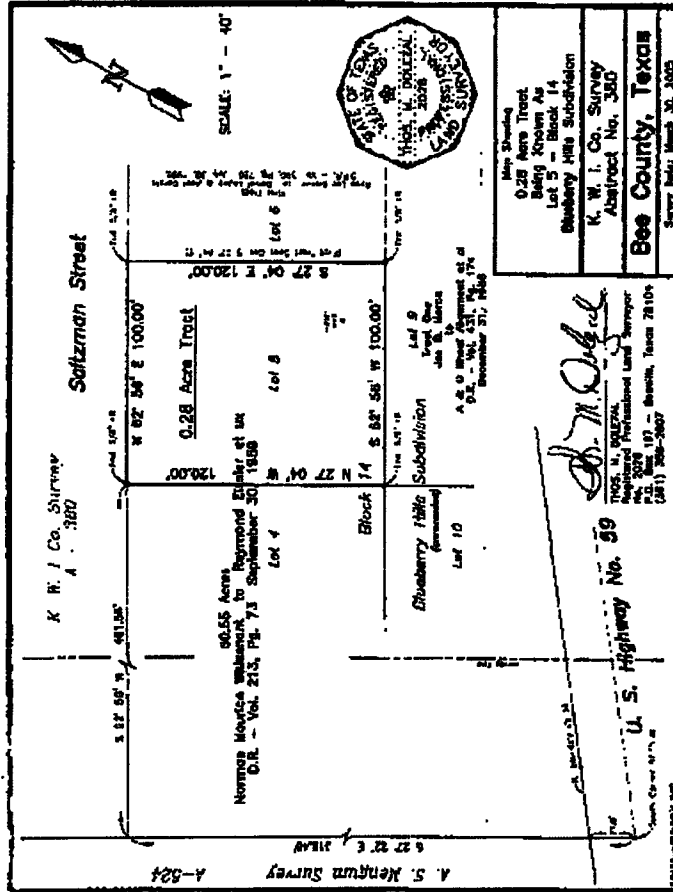


Exhibit A - Page 4

DM0243355-v5: 6981/1
Special Warranty Deed-Blueberry Hills Water Works LLC to
City of Boeville, Texas

EXHIBIT "A-3"

State of Texas §
County of Bee §

Lot 7 - Block 18 - Blueberry Hills Subd.
0.23 Ac. Tract

Being a tract of land containing 0.23 of an acre being known as Lot 7, Block 18 of Blueberry Hills Subdivision (an unrecorded Subdivision), out of that 17.86 acre tract of that 40 acre tract described in a conveyance by Martin Uribe et al to Raymond Essler by deed dated December 21, 1980, recorded in Volume 217, Page 227 of the Deed Records of Bee County, Texas and was being out of the Simon Dwyer Grant, Abstract No. 22, Bee County, Texas.

Said 0.23 of an acre tract being more particularly described by metes and bounds, to-wit:

Beginning at a point for the East corner of this tract, said point being the East corner of said Lot 7, the South corner of Lot 6 of said Block 18, in the Northwest boundary of Lehman Drive (a County Road) and in the Southwest boundary of said 17.86 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 Lehman Drive and a Southwest boundary of F. M. Highway No. 361 bears N 02° 56' E 670.00 feet.

Thence S 82° 56' W along the Southeast boundary of said Lot 7 and said 17.86 acre tract and along the Northwest boundary of said Lehman Drive, at 84.00 feet a 5/8 inch iron rod set for the South corner of this tract;

Thence N 27° 04' W along the Southwest boundary of said Lot 7, at 120.00 feet a 5/8 inch iron rod set for the West corner of this tract, said point being the South corner of Lot 25 of said Block 18;

Thence N 82° 56' E along the Northwest boundary of said Lot 7 and along the Southeast boundary of said Lot 25, at 84.00 feet a 5/8 inch iron rod set for the North corner of this tract, said point being the North corner of said Lot 7, the East corner of said Lot 25, the South corner of Lot 24 of said Block 18 and the West corner of said Lot 8;

Thence S 27° 04' E along the Northeast boundary of said Lot 7 and along the Southwest boundary of said Lot 6, at 120.00 feet the place of beginning and containing 0.23 of an acre of land.

Surveyed on the ground April 20, 2005. The bearings shown herein are based on the Northeast boundary of said 17.86 acre tract by Deed Call as being S 27° 04' E.





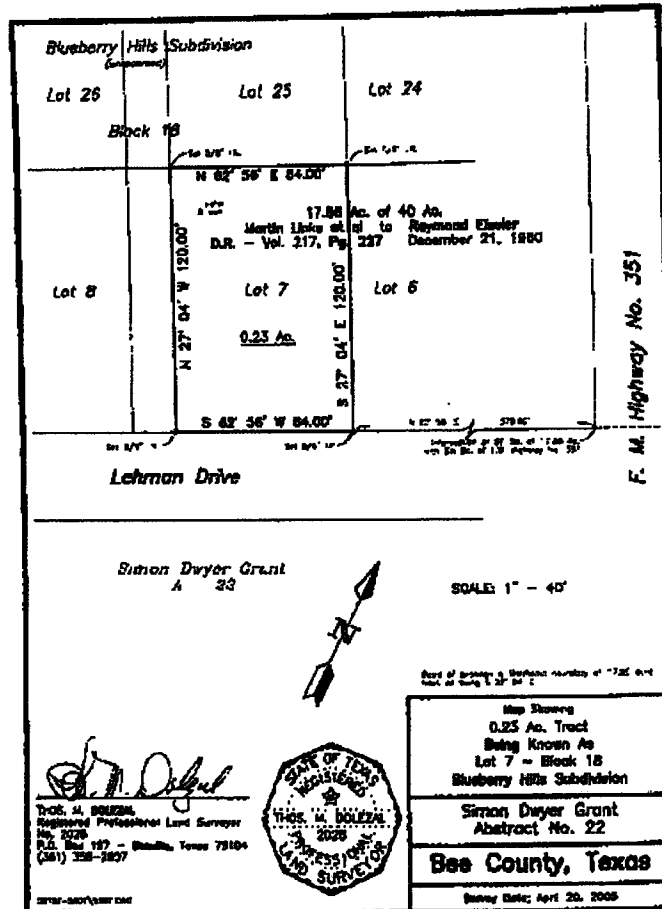
Thos. M. Delgado
Registered Professional Land Surveyor
No. 21028

ALSTW 81-411, 1 7/02 2 04/21/2006

Exhibit A - Page -5-

DMW243355-v5; 6981/1
Special Warranty Deed-Blueberry Hills Water Works LLC to
City of Beeville, Texas

EXHIBIT "A-3"



AC27818487_1 781214282828

Exhibit A - Page -6-

DM0243355-v5: 6981/1
Special Warranty Deed-Blueberry Hills Water Works I.L.C. to
City of Beeville, Texas

EXHIBIT "A-4"

State of Texas § Lot 35 - Block 29 - Blueberry Hills Subd.
County of Bexar § 0.48 Ac. Tract

Being a tract of land containing .048 of an acre being known as Lot 35, Block 29 of the Blueberry Hills Subdivision (an unrecorded Subdivision), out of that 50.29 acre tract described in a conveyance by Charles L. Houlahan et ux to Raymond Elsler by deed dated September 28, 1989, recorded in Volume 464, Page 62 of the Deed Records of Bexar County, Texas and also being out of the K. W. I Company Survey, Abstract No. 380, Bexar County, Texas.

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

Beginning at a 1/2 inch iron rod found for the South corner of this tract, said point being the South corner of said Lot 35, the East corner of Lot 5 of said Block 29, the East corner of that 20.804 sq. ft. tract described in a conveyance by James C. Gibson et ux to Rosa Lee Elsler by deed dated February 1, 1994, recorded in Volume 513, Page 187 of said Deed Records, in the Southeast boundary of said Block 29, in the Southeast boundary of said 50.29 acre tract and in a Northwest boundary of Yahr Drive (a County Road), whence the South corner of said 50.29 acre tract bears S 62° 52' W 190.25 feet;

Thence N 28° 08' W along the Southwest boundary of said Lot 35, along the Northeast boundary of said Lot 5 and along the Northeast boundary of said 20.804 sq. ft. tract, at 130.00 feet a point occupied by a fence corner post for the West corner of this tract, said point being the West corner of said Lot 35, the North corner of said Lot 5, the North corner of said 20.804 sq. ft. tract, the East corner of Lot 6 of said Block 29 and the South corner of Lot 34 of said Block 29;

Thence N 62° 52' E along the Northwest boundary of said Lot 35 and along the Southwest boundary of said Lot 34, at 0.58 feet pass a 1/2 inch iron rod found, at 180.25 feet in all a 1/2 inch iron rod found for the North corner of this tract, said point being the North corner of said Lot 35, the East corner of said Lot 34, in the Northeast boundary of said Block 29 and in the Southwest boundary of Vahr Street (a County Road);

Thence S 26° 08' E along the northeast boundary of said Lot 35, along the Northeast boundary of said Block 29 and along the Southwest boundary of said Vahr Street, at 130.00 feet a 1/2 inch iron rod found for the East corner of this tract, said point being the East corner of said Lot 35, the East corner of said Block 29, in the Southwest boundary of said 50.29 acre tract and at the point of intersection the Southwest boundary of said Vahr Street with the Northeast boundary of said Yahr Drive;

Thence S 62° 52' W (Deed Call: S 52° 52' W) along the Southeast boundary of said Lot 35, along the Southwest boundary of said Block 29, along the Southeast boundary of said 50.29 acre tract and along the Northwest boundary of said Yahr Drive, at 180.25 feet the place of beginning and containing 0.48 of an acre of land.

Surveyed on the ground April 1, 2006




Thos. M. Dolezal
Registered Professional Land Surveyor
No. 2026

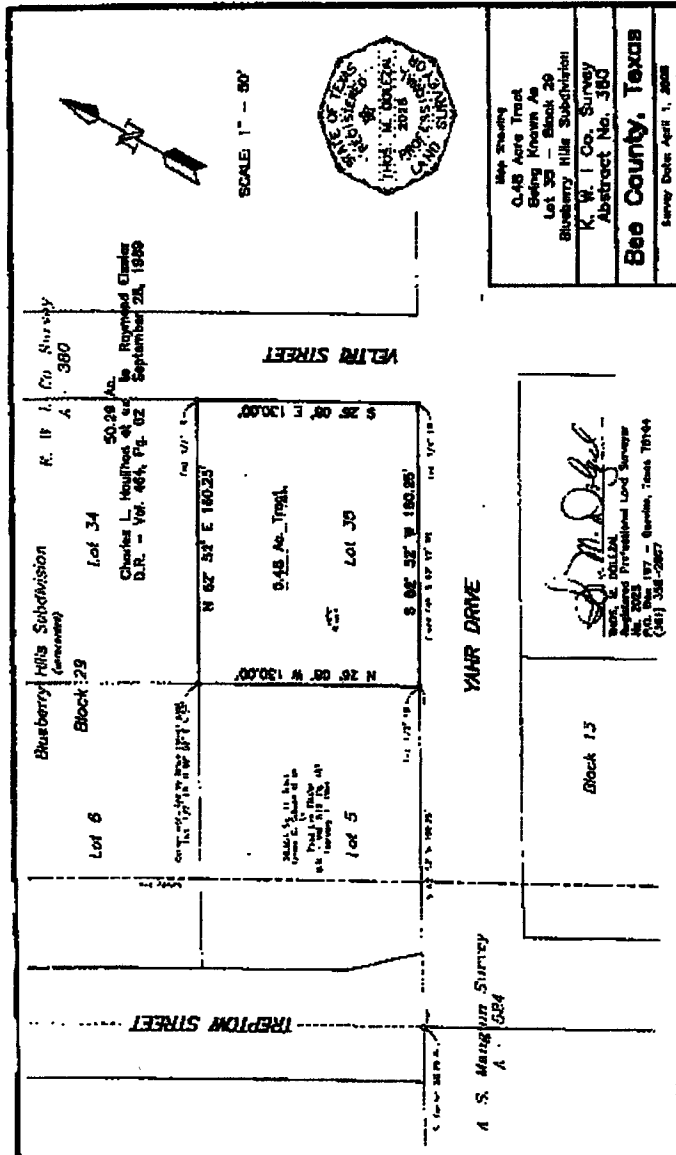
ALBERTSONS 4 1972 10429229

Exhibit A - Page -7-

DMH243355-v5: 6981/1
Special Warranty Deed-Blueberry Hills Water Works LLC to
City of Beeville, Texas

EXHIBIT "A-1"

WARRANTY DEED FROM MURPHY



Map Showing
0.45 Acre Tract
Being Known As
Lot 35 - Block 29
Blueberry Hills Subdivision
K. W. I Co. Survey
Abstract No. 380
Bee County, Texas
Survey Date April 1, 2008

[Signature]
W. E. DOLAN
Professional Land Surveyor
No. 2003
Exp. Date 12/31/2007
(409) 338-2877

Exhibit A - Page -8-

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

Ex 11

EXHIBIT "B"

State of Texas §
County of Bee §

EASEMENTS

Block 29 -- Blueberry Hills Subdivision
Water Line Easement

Being an easement 10 feet in width out of Block 29 (sometimes referred to as Block 28 and Block 29) of Blueberry Hills Subdivision (an unrecorded Subdivision), out of that 80.29 acre tract described in a conveyance by Charles L. Houston et ux to Raymond Elster et ux by deed dated September 26, 1988, recorded in Volume 484, Page 62 of the Deed Records of Bee County, Texas and also being out of the Simon Dwyer Grant, Abstract No. 22 and out of the K. W. I Company Survey, Abstract No. 380, Bee County, Texas.

Said easement being more particularly described by angles and bounds, to-wit:

Beginning at a point for a South corner of this easement, said point being in the Southeast boundary of said Block 28, in the Northwest boundary of Yahr Drive (a County Road) and in the Southeast boundary of said 80.29 acre tract, whence a point being the East corner of said Block 29 and at the point of intersection of the Northwest boundary of said Yahr Drive with the Southeast boundary of Yahr Street (a County Road) bears N 62° 52' E 157.10 feet and from said beginning point a point being the South corner of said 80.29 acre tract bears S 62° 52' W (Deed Call: S 62° 52' W) 103.40 feet;

Thence N 20° 44' W crossing a portion of said Block 29, at 1350.00 feet a point for the West corner of this easement;

Thence N 62° 52' E crossing a portion of said Block 29, at 10.00 feet a point for the North corner of this easement;

Thence S 20° 44' E crossing a portion of said Block 28, at 1350.00 feet a point for the East corner of this easement, said point being in the Southeast boundary of said Block 29, in the Southeast boundary of said 80.29 acre tract and in the Northwest boundary of said Yahr Drive;

Thence S 62° 52' W along the Southeast boundary of said Block 28, along the Southeast boundary of said 80.29 acre tract and along the Northwest boundary of said Yahr Drive, at 10.00 feet the place of beginning.

Compiled in the office from a partial 'on the ground' survey and available data April 18, 2006.



Travis M. Dolenz
Travis M. Dolenz
Registered Professional Land Surveyor
No. 2026

Exhibit B - Page -1-

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

Part B: Blueberry Hills Subdivision Water Line Easements for Blocks 2, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 23, 24, 25, 26, & 27.

State of Texas	§	Blueberry Hills Water Line Easement
County of Bee	§	(Main System)

Being an easement 10 feet in width out of Blocks 2, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 23, 24, 25, 26 and 27 of Blueberry Hills Subdivision (an unregistered Subdivision), out of that 40 acre tract described in a conveyance by Charles L. Houlahan et ux to Raymond Elster by deed dated September 21, 1958, recorded in Volume 212, Page 523 of the Deed Records of Bee County, Texas, out of that 80.55 acre tract described in a conveyance by Norman Maurice Whiteman to Raymond Elster et ux by deed dated September 30, 1958, recorded in Volume 213, Page 73 of said Deed Records, out of that 40 acre tract described in a conveyance by Martin Linka et al to Raymond Elster by deed dated August 30, 1960, recorded in Volume 216, Page 144 of said Deed Records, out of that 17.86 acres out of that 40 acre tract described in a conveyance by Martin Linka et al to Raymond Elster by deed dated December 21, 1960, recorded in Volume 217, Page 227 of said Deed Records, out of that 10 acre tract described in a conveyance by Augusta Harborth et al to Raymond Elster et ux by deed dated April 20, 1961, recorded in Volume 218, Page 278 of said Deed Records, out of that 80.25 acre tract described in a conveyance by Charles L. Houlahan et ux to Raymond Elster et ux by deed dated September 28, 1958, recorded in Volume 484, Page 62 of said Deed Records, out of a portion of Lehigh Drive (a County Road), out of a portion of F. M. Highway No. 351, out of a portion of Cox Street (a County Road), out of a portion of Moguelia Street (a County Road), out of a portion of Rasteloff Street (a County Road), out of a portion of Houlahan Street (a County Road), out of a portion of Yahr Drive (a County Road), out of a portion of Saltzman Street (a County Road), out of a portion of Veldt Street (a County Road), out of a portion of Sanderval Drive (a County Road), out of a portion of Pense Street (a County Road), out of a portion of Michelson Street (a County Road), also being out of the Simon Deyer Grant, Abstract No. 22, out of the Anterior Curvier Survey, Abstract No. 136, out of the K. W. I. Co. Survey, Abstract No. 380 and out of the A. S. Mangum Survey, Abstract No. 524, Bee County, Texas.

Said easement being more particularly described by metes and boundary, to-wit:

Beginning at a point for a Westerly interior corner of this easement, said point being in the Northwest boundary of said Block 14 and in the Southeast boundary of said Saltzman Street, whence a point being the West corner of said Block 14, at the point of intersection of the Southwest boundary of Treston Street (a County Road) with the Southeast boundary of said Saltzman Street and also in the Southwest boundary of said 80.55 acre tract bears S 82° 50' W 194.00 feet and from said point a point being the point of intersection the Southwest boundary of said 80.55 acre tract with a Northwest boundary of U. S. Highway No. 58 bears S 27° 22' E 297.40 feet;

Thence N 25° 42' W crossing a portion said Saltzman Street, at 60.00 feet pass a point in the Northwest boundary of said Saltzman Street and in the Southwest boundary of said Block 13 (whence a point being the East corner of said Block 13 and the intersection of the Northwest boundary of said Saltzman Street with the Southwest boundary of said Veldt Street bears N 62° 56' E 167.17 feet), continuing crossing a portion of said Block 13, at 1045.00 feet in all a point for the West exterior corner of this easement;

Thence N 62° 18' E crossing a portion of said Block 13, at 10.00 feet a point for an exterior corner of this easement;

Thence S 26° 42' E crossing a portion of said Block 13, at 140.44 feet a point for an interior corner of this easement;

Thence N 63° 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 Veldt Street, at 191.77 feet pass a point in the Northwest boundary of said Veldt

Exhibit B - Page -2-

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

Water Line Easement
Page 2

Street and in the Southwest boundary of said Block 12, continuing crossing a portion of said Block 12, at 331.82 feet in all a point for an interior corner of this easement;

Thence N 28° 55' W crossing a portion of said Block 12, at 619.55 feet a point for an exterior corner of this easement, said point being in the Northwest boundary of said Block 12 and in the Southeast boundary of said Yahr Drive, whence a point being the West corner of said Block 12 and at the intersection of the Northeast boundary of said Velti Street with the Southeast boundary of said Yahr Drive bears S 82° 52' W 141.40 feet;

Thence N 52° 52' E along the Northwest boundary of said Block 12 and along the Southeast boundary of said Yahr Drive, at 10.00 feet a point for an exterior corner of this easement;

Thence S 28° 55' E crossing a portion of said Block 12, at 945.00 feet a point for an exterior corner of this easement;

Thence S 63° 05' W crossing a portion of said Block 12, at 10.00 feet a point for an exterior corner of this easement;

Thence N 28° 55' W crossing a portion of said Block 12, at 415.41 feet a point for an interior corner of this easement;

Thence S 63° 30' W crossing a portion of said Block 12, at 140.02 feet same point in the Southwest boundary of said Block 12 and in the Northeast boundary of said Velti Street, at 160.02 feet pass a point in the Southwest boundary of said Velti Street and in the Northeast boundary of said Block 13, continuing crossing a portion of said Block 13, at 331.86 feet in all a point for an interior corner of this easement;

Thence S 28° 42' E crossing a portion of said Block 13 at 717.22 feet a point for an interior corner of this easement;

Thence N 83° 41' E crossing a portion of said Block 13, at 146.43 feet a point for an angle in this boundary, said point being in the Northeast boundary of said Block 13 and in the Southwest boundary of said Velti Street;

Thence N 83° 20' 30" E crossing said Velti Street, at 60.00 feet a point for an angle in this boundary, said point being in the Northeast boundary of said Velti Street and in the Southwest boundary of said Block 12;

Thence N 63° 41' E crossing said Block 12, at 306.03 feet a point for an angle in this boundary, said point being in the Northeast boundary of said Block 12 and in the Southwest boundary of said Sandoval Drive;

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

Thence N 63° 42' E crossing a portion of said Block 11, at 166.00 feet a point for an exterior corner of this easement;

Thence S 28° 18' E crossing a portion of said Block 11, at 10.00 feet a point for an exterior corner of this easement;

Thence S 03° 42' W crossing a portion of said Block 11, at 154.87 feet a point for an angle in this boundary, said point being in the Southwest boundary of said Block 11 and in the Northeast boundary of said Sandoval Drive, whence a point being the

Exhibit B - Page -3-

DMA243355-v5: 6981/1
Special Warranty Deed-Blueberry Hills Water Works LLC to
City of Beeville, Texas

Water Line Easement
Page 3

South corner of said Block 11 and at the intersection of the Northeast boundary of said Sandoval Drive with the Northwest boundary of said Saltzman Street bears S 27° 04' E 100.00 feet;

Thence S 63° 57' 30" W crossing said Sandoval Drive, at 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 Northeast boundary of said Block 12;

Thence S 63° 41' W crossing said Block 12, at 300.03 feet a point for an angle in this boundary, said point being in the Southwest boundary of said Block 12 and in the Northeast boundary of said Velti Street, whence a point being the South corner of said Block 12 and at the point of intersection of the Northeast boundary of said Velti Street with the Northwest boundary of said Saltzman Street bears S 27° 04' E 105.00 feet;

Thence S 63° 23' 30" W crossing said Velti Street, at 50.00 feet a point for an angle in this boundary, said point being in the Southwest boundary of said Velti Street and in the Northeast boundary of said Block 13;

Thence S 63° 41' W crossing a portion of said Block 13, at 148.50 feet a point for an interior corner of this easement, whence a point being the East corner of said Block 13 and at the point of intersection of the Northwest boundary of said Saltzman Street with the Southwest boundary of said Velti Street bears S 27° 04' E 105.35 feet;

Thence S 28° 42' E crossing a portion of said Block 13, at 107.27 feet pass 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 Southwest 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 all a point for an interior corner of this easement;

Thence N 61° 47' E crossing a portion of said Block 14, at 258.57 feet a point for an angle in this boundary;

Thence N 57° 00' E crossing a portion of said Block 14, at 244.10 feet pass a point in the Northeast boundary of said Block 14 and in the Southwest boundary of said Sandoval Drive (whence a point being the North corner of said Block 14 and at the point of intersection of the Southwest boundary of said Sandoval Drive and the Southeast boundary of said Saltzman Street bears N 27° 04' W 80.78 feet), continuing crossing a portion of said Sandoval Drive, at 263.92 feet in all a point for an angle in this boundary;

Thence N 54° 42' E crossing a portion of said Sandoval Drive, at 37.70 feet pass a point in the Northeast boundary of said Sandoval Drive and in the Southwest boundary of said Block 15 (whence a point being the West corner of said Block 15 and at the point of intersection of the Northwest boundary of said Sandoval Drive and the Southeast boundary of said Saltzman Street bears N 27° 04' W 63.02 feet), continuing crossing said Block 15, at 617.46 feet pass a point in the Northwest boundary of said Block 15 and in the Southwest boundary of said Saltzman Street, continuing crossing a portion of said Saltzman Street, at 693.53 feet in all a point for an angle in this boundary;

Thence N 27° 48' E crossing a portion of said Saltzman Street, at 86.33 feet a point for an interior corner of this easement, said point being in the Northwest boundary of said Saltzman Street and in the Southwest boundary of said Block 10, whence a point being the East corner of said Block 10 and at the point of intersection of the

Exhibit B - Page 4

DM4243355-v5: 69817
Special Warranty Deed-Blueberry Hills Water Works LLC to
City of Beeville, Texas

Water Line Easement
Page 4

Northwest boundary of said Saltzmann Street with the Southwest boundary of said Press Street bears N 62° 56' E 19.54 feet;

Thence N 23° 17' W crossing a portion of said Block 10, at 75.36 feet an interior corner of this easement;

Thence N 26° 43' W crossing a portion of said Block 10, at 747.90 feet an interior corner of this easement;

Thence N 27° 04' W crossing a portion of said Block 10, at 532.78 feet a point for an exterior corner of this easement, said point being in the Northwest boundary of said Block 13 and in the Southeast boundary of said Yahr Drive, whence a point being the North corner of said Block 10 and at the point of intersection of the Southeast boundary of said Yahr Drive with the Southwest boundary of said Press Street bears N 65° 15' E 10.01 feet;

Thence N 26° 28' W crossing said Yahr Drive, at 68.15 feet a point for an angle in this boundary, said point being in the Northwest boundary of said Yahr Drive and in the Southeast boundary of said Block 27, whence a point being the East corner of said Block 27 and at the point of intersection of the Northwest boundary of said Yahr Drive with the West boundary of said Michelson Street bears N 62° 52' E 69.14 feet;

Thence N 20° 37' W crossing a portion of said Block 27, at 108.77 feet a point for an interior corner of this easement;

Thence S 62° 45' W crossing a portion of said Block 27, at 739.77 feet a point for an exterior corner of this easement, said point being in the Southwest boundary of said Block 27 and in the Northeast boundary of said Sandoval Drive;

Thence N 28° 08' W along the Northeast boundary of said Sandoval Drive and along the Southwest boundary of said Block 27, at 122.13 feet pass a point being the West corner of said Block 27 and at the point of intersection of the Northeast boundary of said Sandoval Drive with the Southeast boundary of said Houlahan Street, crossing said Houlahan Street at 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 Sandoval Drive with the Northwest boundary of said Houlahan Street, continuing along the Northeast boundary of said Sandoval Drive and along the Southwest boundary of said Block 26, at 419.43 feet pass a point being the West corner of said Block 26 and at the point of intersection of the Northeast boundary of said Sandoval Drive with the Southeast boundary of said Rudeloff Street, crossing said Rudeloff Street, at 668.43 feet pass a point being the South corner of said Block 25 and at the point of intersection of the Northeast boundary of said Sandoval Drive with the Northwest boundary of said Rudeloff Street, continuing along the Northeast boundary of said Sandoval Drive and along the Southwest boundary of said Block 25, at 716.78 feet pass a point being the West corner of said Block 26 and at the point of intersection of the Northeast boundary of said Sandoval Drive with the Southeast boundary of said Noguiera Street, crossing said Noguiera Street, at 768.73 feet pass a point being the South corner of said Block 24 and at the point of intersection of the Northeast boundary of said Sandoval Drive with the Northwest boundary of said Noguiera Street, continuing along the Northeast boundary of said Sandoval Drive and the Southeast boundary of said Block 24, at 1014.03 feet pass a point being the West corner of said Block 24 and at the point of intersection of the Northeast boundary of said Sandoval Drive with the Southeast boundary of said Cox Street, crossing said Cox Street, at 1064.03 feet pass a point being the South corner of said Block 2 and at the point of intersection of the Northeast boundary of said Sandoval Drive with the Northwest boundary of said Cox Street, continuing along the Northeast boundary of said Sandoval Drive and along the

Exhibit B - Page -5-

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

Water Line Easement
Page 5

Southwest boundary of said Block 2, at 1154.03 feet in all, a point for a West exterior corner of this easement;

Thence N 62° 52' E crossing a portion of said Block 2, at 710.00 feet a point for an interior corner of this easement;

Thence N 28° 05' W crossing a portion of said Block 2, at 110.00 feet a point for an angle in this boundary, said point being in the Northwest boundary of said Block 2 and in the Southwest boundary of said Lehman Drive;

Thence N 25° 27' W crossing said Lehman Drive, at 80.13 feet a point for an angle in this boundary, said point being in the Northwest boundary of said Lehman Drive, in the Southwest boundary of said Block 18 and in the Southeast boundary of said 17.86 acre tract, whence a point being the South corner of said Block 18 and the South corner of said 17.86 acre tract bears S 62° 56' W 389.85 feet;

Thence N 26° 08' W crossing a portion of said Block 18, at 58.37 feet a point for an interior corner of this easement;

Thence S 63° 50' W crossing a portion of said Block 18, at 312.00 feet a point for an exterior corner of this easement;

Thence N 26° 10' W crossing a portion of said Block 18, at 10.00 feet a point for a West exterior corner of this easement;

Thence N 63° 50' E crossing a portion of said Block 18, at 316.54 feet a point for an angle in this boundary;

Thence N 64° 62' E crossing a portion of said Block 18, at 770.56 feet a point for an angle in this boundary;

Thence N 63° 56' E crossing a portion of said Block 18, at 636.28 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. Highway No. 351, whence a point being the East corner of said Block 18 and the point of intersection of the Northwest boundary of said Lehman Drive with a Southwest boundary of said F. M. Highway No. 351 bears S 27° 04' E 31.19 feet;

Thence N 60° 28' E crossing said F. M. Highway No. 351, at 180.18 feet a point for an angle 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 a Northeast boundary of said F. M. Highway No. 351 with the Northwest boundary of said 40 acre tract described in Volume 216, Page 144 bears N 27° 04' W 730.02 feet;

Thence N 64° 34' E crossing a portion of said 40 acre tract described in Volume 216, Page 144, at 27.66 feet a point for an exterior corner of this easement;

Thence S 51° 16' E crossing a portion of said 40 acre tract described in Volume 216, Page 144, at 140.28 feet a point for an interior corner of this easement;

Thence N 60° 11' E crossing a portion of said 40 acre tract described in Volume 216, Page 144, at 29.98 feet a point for an exterior corner of this easement;

Thence S 27° 03' E crossing a portion of said 40 acre tract described in Volume 216, Page 144, at 71.56 feet a point for an exterior corner of this easement;

Exhibit B - Page -6-

DMH243355-v5: 6981/1
Special Warranty Deed-Blueberry Hills Water Works LLC to
City of Beeville, Texas

Water Line Easement
Page 6

Thence S 11° 27' E crossing a portion of said 40 acre tract described in Volume 216, Page 144, at 101.09 feet a point for an exterior corner of this easement;

Thence S 62° 57' W crossing a portion of said 40 acre tract described in Volume 216, Page 144, at 17.75 feet a point for an interior corner of this easement;

Thence S 27° 34' E crossing a portion of said 40 acre tract described in Volume 216, Page 144, at 134.00 feet a point for an exterior corner of this easement;

Thence S 62° 26' W crossing a portion of said 40 acre tract described in Volume 216, Page 144, at 10.00 feet a point for an exterior corner of this easement;

Thence N 27° 34' W crossing a portion of said 40 acre tract described in Volume 216, Page 144, at 144.09 feet a point for an exterior corner of this easement;

Thence N 62° 57' E crossing a portion of said 40 acre tract described in Volume 216, Page 144, at 20.25 feet a point for an interior corner of this easement;

Thence N 11° 27' W crossing a portion of said 40 acre tract described in Volume 216, Page 144, at 92.13 feet a point for an interior corner of this easement;

Thence N 27° 03' W crossing a portion of said 40 acre tract described in Volume 216, Page 144, at 58.70 feet a point for an interior corner of this easement;

Thence S 60° 11' W crossing a portion of said 40 acre tract described in Volume 216, Page 144, at 26.30 feet a point for an exterior corner of this easement;

Thence N 51° 19' W crossing a portion of said 40 acre tract described in Volume 216, Page 144, at 140.84 feet a point for an interior corner of this easement;

Thence S 64° 34' W crossing a portion of said 40 acre tract described in Volume 216, Page 144, at 21.14 feet a point for an interior corner of this easement, said point being in a Northwest boundary of said Highway;

Thence S 66° 28' W crossing said F. M. Highway No. 351, at 103.19 feet 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 Northwest boundary of said Block 18, whereas a point being the East corner of said Block 18 and at the point of intersection of the Northwest boundary of said Lehman Drive with a Southwest boundary of said F. M. Highway No. 351 bears S 27° 04' E 21.19 feet;

Thence S 63° 55' W crossing a portion of said Block 18, at 636.53 feet a point for an angle in this boundary;

Thence S 64° 52' W crossing a portion of said Block 18, at 765.00 feet a point for an interior corner of this easement;

Thence S 26° 06' E crossing a portion of said Block 18, at 58.11 feet a point for an angle of this easement, said point being in the Southeast boundary of said Block 18 and in the Northwest boundary of said Lehman Drive;

Thence S 25° 27' E crossing said Lehman Drive, at 80.12 feet a point for an angle in this boundary, said point being in the Southeast boundary of said Lehman Drive and in the Northwest boundary of said Block 2, whereas a point being at the point being the point of intersection of the Northwest boundary of said 40 acre tract described in Volume 212, Page 523, the Southeast boundary of said Lehman Drive and

Exhibit B - Page -7-

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

Water Line Easement
Page 7

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

Thence S 28° 08' E crossing a portion of said Block 2, at 110.00 feet a point for an interior corner of this easement;

Thence N 62° 52' E crossing a portion of said Block 2, at 51.09 feet an angle point in this boundary;

Thence N 63° 10' E crossing a portion of said Block 2, at 940.00 feet a point for an exterior corner of this easement;

Thence S 28° 50' E crossing a portion of said Block 2, at 10.00 feet a point for the East corner of this easement;

Thence S 63° 10' W crossing a portion of said Block 2, at 940.26 feet a point for an angle in this boundary;

Thence S 62° 52' W crossing a portion of said Block 2, at 760.85 feet a point for an interior corner of this easement;

Thence S 28° 08' E crossing a portion of said Block 2, at 120.00 feet pass a point being in the Southwest boundary of said Block 2 and in a Northwest boundary of said Cox Street, crossing said Cox Street, at 170.00 feet pass a point being in the Southwest boundary of said Cox Street and in the Northwest boundary of said Block 24, continuing crossing a portion of said Block 24, at 282.80 feet in at a point for an interior corner of this easement;

Thence N 62° 52' E crossing a portion of said Block 24, at 358.00 feet a point for an exterior corner of this easement;

Thence S 28° 08' E crossing a portion of said Block 24, at 10.00 feet a point for an exterior corner of this easement;

Thence S 62° 52' W crossing a portion of said Block 24, at 358.00 feet a point for an interior corner of this easement;

Thence S 28° 08' E crossing a portion of said Block 24, at 124.80 feet pass a point being in the Southwest boundary of said Block 24 and in the Northwest boundary of said Nogueira Street, crossing said Nogueira Street, at 174.80 feet pass a point being in the Southwest boundary of said Nogueira Street and in the Northwest boundary of said Block 25, continuing crossing a portion of said Block 25, at 299.50 feet in at a point for an interior corner of this easement;

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 28° 08' E crossing a portion of said Block 25, at 10.00 feet a point for an exterior corner of this easement;

Thence S 62° 52' W crossing a portion of said Block 25, at 354.00 feet a point for an interior corner of this easement;

Thence S 28° 08' E crossing a portion of said Block 25, at 112.80 feet pass a point being in the Southwest boundary of said Block 25 and in the Northwest boundary of said Rudloff Street, crossing said Rudloff Street, at 162.80 feet a point being in the Southwest boundary of said Rudloff Street and in the Northwest boundary of said

Exhibit B - Page -8-

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

Water Line Easement
Page 8

Block 26, continuing crossing a portion of said Block 26, at 286.7 feet in all a point for an interior corner of this easement;

Thence N 62° 52' E crossing a portion of said Block 26, at 357.00 feet a point for an exterior corner of this easement;

Thence S 26° 08' E crossing a portion of said Block 26, at 10.00 feet a point for an exterior corner of this easement;

Thence S 62° 52' W crossing a portion of said Block 26, at 357.00 feet a point for an interior corner of this easement;

Thence S 26° 08' E crossing a portion of said Block 26, at 114.20 feet pass a point being in the Southeast boundary of said Block 26 and in the Northwest boundary of said Houston Street, crossing said Houston Street, at 194.20 feet pass a point in the Southeast boundary of said Houston Street and in the Northwest boundary of said Block 27, continuing crossing a portion of said Block 27, at 276.30 feet in all a point for an interior corner of this easement;

Thence N 62° 45' E crossing a portion of said Block 27, at 776.80 feet a point for an angle in this boundary, said point being in the Northeast boundary of said Block 27 and in the Southwest boundary of Press Street;

Thence N 71° 34' E crossing said Press Street, at 50.58 feet a point for an angle in this boundary, said point being in the Northeast boundary of said Press Street and in the Southwest boundary of said Block 8;

Thence N 59° 34' E crossing a portion said Block 8, at 20.57 feet a point for an interior corner of this easement;

Thence N 24° 28' W crossing a portion of said Block 8, at 116.84 feet a point for an angle in this boundary, said point being in the Northwest boundary of said Block 8 and in the Southeast boundary of said Houston Street, whence a point being the North corner of said Block 8 and at the point of intersection of the Southwest boundary of said Houston Street with the West boundary of said Michelson Street bears N 62° 06' E 336.61 feet;

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

Thence N 24° 28' W crossing a portion of said Block 8, at 152.84 feet a point for an exterior corner of this easement;

Thence N 66° 25' E crossing a portion of said Block 8, at 419.38 feet a point for an angle in this boundary, said point being in the Northeast boundary of said Block 8 and in the West boundary of said Michelson Street, whence a point being the North corner of said Block 8 and at the point of intersection of the West boundary of said Michelson Street with the Southeast boundary of said Rudolph Street bears N 00° 47' W 126.34 feet;

Thence N 67° 35' E crossing said Michelson Street, at 53.88 feet a point for an angle in this boundary, said point being in the East boundary of said Michelson Street and in the Southwest boundary of said Block 8;

Thence N 62° 41' E crossing a portion of said Block 8, at 172.60 feet a point for an interior corner of this easement;

Exhibit B - Page -9-

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

Water Line Easement
Page 6

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 Southeast boundary of said Rudeloff Street (whence a point being the West corner of said Block 5 and at the point of intersection of the East boundary of said Michelson Street and the Southeast boundary of said Rudeloff Street bears S 62° 58' W 68.22 feet), crossing said Rudeloff Street, at 178.50 feet pass a point being in the Northwest boundary of said Rudeloff Street and in the Southeast boundary of said Block 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 bears S 62° 58' W 23.82 feet), continuing crossing said Block 4, at 199.78 feet pass a point in a Southwest boundary of said Block 4 and in the East boundary of said Michelson Street, crossing said Michelson Street, at 273.70 feet pass a point in the West boundary of said Michelson Street and in the Northwest boundary of said Block 7 (whence a point being the East corner of said Block 7 and at the point of intersection of the West boundary of said Michelson Street and the Northwest boundary of said Rudeloff Street bears S 62° 47' E 98.78 feet), continuing crossing a portion of said Block 7, at 312.86 feet to a point for an interior corner of this easement;

Thence S 63° 38' W crossing a portion of said Block 7, at 490.00 feet a point for an exterior corner of this easement;

Thence N 28° 22' W crossing a portion of said Block 7, at 10.00 feet a point for an exterior corner of this easement;

Thence N 63° 38' E crossing a portion of said Block 7, at 450.81 feet a point for an interior corner of this easement;

Thence N 27° 18' W crossing a portion of said Block 7, at 112.83 feet pass a point being in the Northwest boundary of said Block 7 and in the Southeast boundary of said Nogueira Street, crossing said Nogueira Street, at 182.83 feet to a point for an angle in this boundary, said point being in the Northwest boundary of said Nogueira Street and in the Southeast boundary of said Block 23, whence a point being the East corner of said Block 23 and at the point of intersection of the Southwest boundary of said Nogueira Street and the Southwest boundary of said Michelson Street bears N 62° 56' E 109.40 feet;

Thence N 27° 18' W crossing a portion of said Block 23, at 111.60 feet a point for an interior corner of this easement;

Thence S 82° 66' W crossing a portion of said Block 23, at 479.00 feet a point for an exterior corner of this easement;

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

Thence N 62° 66' E crossing a portion of said Block 23, at 488.96 feet a point for an exterior corner of this easement;

Thence S 27° 18' E crossing a portion of said Block 23, at 121.80 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 Nogueira Street, whence a point being the East corner of said Block 23 and at the point of intersection of the Northwest boundary of said Nogueira Street and the Southwest boundary of said Michelson Street bears N 62° 56' E 109.40 feet;

Thence S 27° 18' E crossing said Nogueira Street, at 80.00 feet pass a point in the Southeast boundary of said Nogueira Street and in the Northwest boundary of said

Exhibit B - Page -10-

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

Water Line Easement
Page 10

Block 7, continuing crossing said Block 7, at 162.95 feet in all a point for an interior corner of this easement;

Thence N 63° 38' E crossing a portion of said Block 7, at 35.90 feet a point for an exterior corner of this easement;

Thence S 48° 40' E crossing a portion of said Block 7, at 34.82 feet a point being in the Northeast boundary of said Block 7 and in the Southwest boundary of said Michelson Street, crossing said Michelson Street, at 114.57 feet pass a point being in the Northeast boundary of said Michelson Street and in a Southwest boundary of said Block 4, continuing crossing said Block 4, at 144.03 feet pass a point being in the Southeast boundary of said Block 4 and in the Northwest boundary of said Rudeloff Street, crossing said Rudeloff Street, at 197.80 feet pass a point being in the Southwest boundary of said Rudeloff Street and in the Northwest boundary of said Block 5, continuing crossing a portion of said Block 5, at 323.47 feet in all a point for an interior corner of this easement;

Thence N 62° 41' E crossing a portion of said Block 5, at 440.00 feet a point for an exterior corner of this easement;

Thence S 27° 19' E crossing a portion of said Block 5, at 10.00 feet a point for an exterior corner of this easement;

Thence S 62° 41' W crossing a portion of said Block 5, at 628.33 feet a point being in the Westerly boundary of said Block 5 and in the East boundary of said Michelson Street, whence a point being the West corner of said Block 5 and at the point of intersection the East boundary of said Michelson Street and the Southeast boundary of said Rudeloff Street bears N 00° 47' W 142.39 feet;

Thence S 67° 50' W crossing said Michelson 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;

Thence S 65° 28' W crossing a portion of said Block 8, at 404.99 feet a point for an interior corner of this easement;

Thence S 24° 28' E crossing a portion of said Block 8, at 142.89 feet a point for an angle in this boundary, said point being in the Southeast boundary of said Block 8 and in the Northwest boundary of said Houlihan Street, whence a point being the East corner of said Block 8 and at the point of intersection of the Northwest boundary of said Houlihan Street and the West boundary of said Michelson Street bears N 62° 56' E 348.08 feet;

Thence S 25° 14' 30" E crossing said Houlihan Street, at 50.85 feet a point for an angle 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 North corner of said Block 9 and at the point of intersection of the Southwest boundary of said Houlihan Street and the West boundary of said Michelson Street bears N 62° 56' E 328.65 feet;

Thence S 24° 28' E crossing a portion of said Block 9, at 118.57 feet a point for an interior corner of this easement;

Thence N 62° 56' E crossing a portion of said Block 9, at 196.00 feet a point for an exterior corner of this easement;

Exhibit B - Page -11-

Water Line Easement
Page 11

Thence S 27° 04' E crossing a portion of said Block 9, at 10.00 feet a point for an exterior corner of this easement;

Thence S 62° 55' W crossing a portion of said Block 9, at 200.09 feet a point for an angle in this boundary;

Thence S 58° 34' W crossing a portion of said Block 9, 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 Northeast boundary of Press Street;

Thence 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 Block 27;

Thence S 62° 45' W crossing a portion of said Block 27, at 37.10 feet a point for an interior corner of this easement;

Thence S 23° 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 Yahr Drive and in the Southeast boundary of said 80.20 acre tract (whence a point being the South corner of said 63.29 acre tract bears S 62° 62' W (Dood Call: S 62° 52' W) 1806.65 feet), continuing crossing a portion of said Yahr Drive, at 106.42 feet in all a point for an angle in this boundary;

Thence S 26° 26' E crossing a portion of said Yahr Drive, at 65.71 feet a point for an interior corner of this easement, said point being the North corner of said Block 10 and at the point of intersection of the Southeast boundary of said Yahr Drive and the Southwest boundary of said Press Street;

Thence S 27° 04' W along the Northeast boundary of said Block 10 and along the Southwest boundary of said Press Street, at 632.42 feet a point for an exterior corner of this easement;

Thence S 26° 43' E crossing a portion of said Block 10, at 748.23 feet a point for an exterior corner of this easement;

Thence S 23° 17' E crossing a portion of said Block 10, at 75.00 feet a point for an exterior corner of this easement, said point being in the Southeast boundary of said Block 10 and in the Northwest boundary of said Salzman Street, whence a point being the East boundary of said Block 10 and at the point of intersection of the Northeast boundary of said Salzman Street and the Southwest boundary of said Press Street bears N 62° 55' E 9.52 feet;

Thence S 27° 46' W crossing said Salzman Street, at 104.28 feet a point for an exterior corner of this easement, said point being in the Southeast boundary of said Salzman Street and in the Northwest boundary of said Block 15;

Thence S 54° 42' W crossing said Block 15, at 650.32 feet pass a point being in the Southwest boundary of said Block 15 and in the Northeast boundary of said Sandoval Drive, at 686.77 feet in all a point for an exterior corner of this easement;

Thence S 57° 00' W crossing a portion of said Sandoval Drive, at 24.05 feet pass a point being the Southwest boundary of said Sandoval Drive and in the Northeast boundary of said Block 14, continuing crossing a portion of said Block 14, at 264.54 feet in all a point for an angle in this boundary;

Exhibit B - Page -12-

DM#243355-v5: 698171
Special Warranty Deed-Blueberry Hills Water Works LLC to
City of Beeville, Texas

Water Line Easement
Page 12

Thence S 81° 47' W crossing a portion of said Block 14, at 411.00 feet a point for the South corner of this easement;

Thence N 22° 15' W crossing a portion of said Block 14, at 10.00 feet a point for an exterior corner of this easement;

Thence N 61° 47' E crossing a portion of said Block 14, at 142.01 feet a point for an interior corner of this easement;

Thence N 20° 42' W crossing a portion of said Block 14, at 121.10 feet the place of beginning.

Compiled in the office from an actual 'on the ground' survey and available data April 24, 2005.



Thomas M. Coleman
Thomas M. Coleman
Registered Professional Land Surveyor
No. 2028

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: Jul 14, 2016 at 1:09P
Document Number: 192843
Amount: 118.00
Miranda Escobedo Davis
County Clerk
Be County
Be County

STATE OF TEXAS COUNTY OF BEC
I hereby certify that this instrument was
filed on the date and time stated herein by an
agent who is duly recorded in the volume and page
of the Official Public Records of Bee County,
Texas as shown herein by me.

Jul 14, 2016

Miranda Escobedo Davis
County Clerk Bee County, Texas

Miranda Escobedo Davis
Miranda Escobedo Davis

Exhibit B - Page -13-

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

**Bill of Sale For
Utility System Assets**

BCT#10212

Date: July 14, 2016

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

Seller'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
Beeville, 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-

- 35044 01 1023 198
2. The personal property, fixtures and permanent improvements comprising the Utility System described in Exhibit "A" attached hereto owned by Seller.
 3. 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.
 5. 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.
 6. 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.

Page -2-

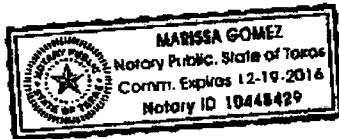
When the context requires, singular nouns and pronouns include the plural.

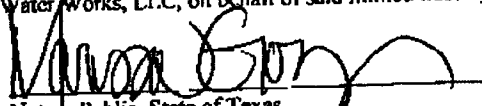
SELLER: Blueberry Hills Water Works, LLC, a Texas limited liability company By: <u></u> Linda E. Unger, Manager	BUYER: City of Beeville, Texas, a Texas Municipal Corporation <u></u> Albert Bridge, Jr., Interim City Manager
---	---

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK
ACKNOWLEDGMENT PAGE FOLLOWS

STATE OF TEXAS §
 §
COUNTY OF BEE §

This instrument was acknowledged before me on July 14, 2016, by
Lind E. Unger, Manager of Blueberry Hills Water Works, L.L.C, on behalf of said limited liability
company.

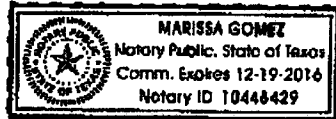


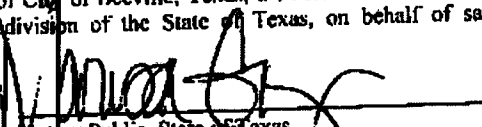

Notary Public, State of Texas

My commission expires: December 19, 2016

STATE OF TEXAS §
 §
COUNTY OF BEE §

This instrument was acknowledged before me on July 14, 2016, by
Albert Bridge, Jr., Interim City Manager of City of Beeville, Texas, a Texas Home Rule City,
Municipal Corporation and Political Subdivision of the State of Texas, on behalf of said
corporation.




Notary Public, State of Texas

My commission expires: December 19, 2016

AFTER RECORDING RETURN TO:

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

Page -4-

#243339-v6: 6/28/17
Blueberry Hills Water Works L.L.C to City of Beeville, Texas

Exhibit "A"

UTILITY SYSTEM PROPERTY, FIXTURE AND IMPROVEMENTS

Description

8 Ground Storage Tanks

12 Pressure tanks

7 Booster pumps

4 Wells

4 Chlorinators

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"

**#243329-06: 6981/1
Bladen Hills Water Works LLC to City of Beeville, Texas**

Property included in the conveyance is further described as follows:

Well	Quantity	Unit	Description
Bobby Wright	1966475	SF	Easements
	1	EA	Well, 150' deep, galled sand
	1	EA	Well Building and Yard Improvements
	1650	LF	S-1, 2" Water Line
	1400	LF	S-2, 2" Water Line
	1350	LF	S-3, 2" Water Line
	1550	LF	S-4, 2" Water Line
	800	LF	S-5, 2" Water Line
	810	LF	S-6, 2" Water Line
	380	LF	S-7, 2" Water Line
	3	EA	Valves, 2"
	27	EA	Service Connections
	2	EA	7500 Gal Storage Tank
	2	EA	1RM2 Jacuzzi 1HP Booster Pump
	2	EA	WX-302 Pressure Tank
	1	EA	WX-250 Pressure Tank
Houlihan	1	EA	Well, 150' deep, galled sand
	1	EA	Well Building and Yard Improvements
	1460	LF	S-8, 2" Water Line
	23	EA	Service Connections
	1	EA	10,000 Gal Cistern
	1	EA	7500 Gal Storage Tank
	1	EA	1500 Gal Storage Tank
	1	EA	1RM2 Jacuzzi 1HP Booster Pump
	1	EA	WX-302 Pressure Tank
	1	EA	WX-250 Pressure Tank
	1	EA	V-250 Pressure Tank
Kremer	1	EA	Well, 165' deep, galled sand
	1	EA	Well Building and Yard Improvements
	1915	LF	S-14, 2" Water Line
	310	LF	S-15, 2" Water Line
	2260	LF	S-16, 2" Water Line
	370	LF	S-17, 2" Water Line
	480	LF	S-18, 2" Water Line
	1	EA	Valve, 2"
	16	EA	Service Connections
	1	EA	5000 Gal Storage Tank
	1	EA	1RM2 Jacuzzi 1HP Booster Pump
	1	EA	7RP2 3/4 HP Booster Pump
	2	EA	WX-302 Pressure Tank
	1	EA	WX-250 Pressure Tank
Peiper	1	EA	Well, 165' deep, galled sand

Exhibit "A"

#243337-v6, 6/9/17
Husberry Hills Water Works LLC to City of Breville, Texas

1 EA	Well Building and Yard Improvements
1220 LF	S- 8, 2" Water Line
1150 LF	S- 10, 2" Water Line
1620 LF	S- 11, 2" Water Line
1290 LF	S- 12, 2" Water Line
1395 LF	S- 13, 2" Water Line
590 LF	S- 18, 2" Water Line
1 EA	Valve, 2"
39 EA	Service Connections
1 EA	10,000 Gal Storage Tank
1 EA	7500 Gal Storage Tank
2 EA	1RM2 Jacuzzi 1HP Booster Pump
2 EA	WX- 302 Pressure Tank
1 EA	V- 250 Pressure Tank

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: Jul 14, 2016 at 3:40PM
Document Number: 192844
Amount 50.00
Mirella Escamilla Davis
County Clerk
By
Tren Sawyer, Deputy
Bee County

STATE OF TEXAS COUNTY OF BEE
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the Official Public Records of Bee County,
Texas stamped hereon by me.

Jul 14, 2016

Mirella Escamilla Davis
County Clerk Bee County, Texas

By *Tren Sawyer* Deputy

Exhibit "A"

#243339-06; 6981/1
Blackberry Hills Water Works LLC to City of Bonville, Texas

DOCKET NO. 45705

APPLICATION OF BLUEBERRY
HILL WATER WORKS, LLC AND
CITY OF BEEVILLE FOR SALE,
TRANSFER, OR MERGER OF
FACILITIES AND CERTIFICATE
RIGHTS IN BEE COUNTY

§
§
§
§
§
§

PUBLIC UTILITY COMMISSION
OF TEXAS

AFFIDAVIT

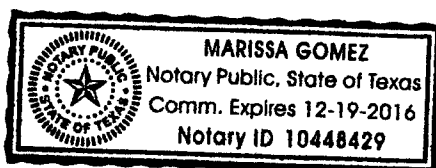
Before me the undersigned authority, personally appeared KRISTINE N. HORTON,
who, being by me duly sworn deposed as follows:

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 me on the 14 day of July, 2016




Notary Public, State of Texas

My Commission Expires:

MARISSA GOMEZ
Notary's Printed Name
12-19-2016

Utility Commission Infor

Name	Sty Add	Dep 1 Cng Date
1 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 Cisneros	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 Barcenaz & 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	336 Treptow	7/4/1776
Arnulfo Puga	302 Treptow	7/4/1776
Noe Rendon	283 Veltri	7/4/1776
Consuelo Pena	290 Treptow	7/4/1776
Benito Perez	155 Presa	7/4/1776
Abel Rodriguez	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
A&D Wheel Alignment	2512 HWY 59W	7/4/1776
Santos Ruiz	296 Sandoval	7/4/1776
Frank Ochoa	312 Treptow	7/4/1776
Valentin Garza	2453 Rudeloff	7/4/1776
Benita Campos	313 Veltri	7/4/1776
Efren Ibarra	314 N. Sandoval	7/4/1776
Anselmo Campos	2332 Cox	7/4/1776
Max Gonzales	267 Veltri	7/4/1776
Mike Hidalgo	215 Presa	7/4/1776

3/3/2016

12:18PM

Utility Commission Infor

Blueberry Hills Water Works, LLC

Page 2 of 2

Name	Srv 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
5 Elsa and Rubin Gonzales	2388 Yahr Dr.	9/30/2010 ✓
6 Carmina Cuellar	470 Treptow St.	3/4/2008 ✓
7 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	7/4/1776
Rosalinda Villerreal	2375 Houlihan	7/4/1776
Sergio Gomez	253 Presa	7/4/1776
Michelle Arredondo	323 Veltri	7/4/1776
Catrina Rodriguez	203 Presa St.	7/4/1776
Christina Rodriguez	197 Presa	7/4/1776
Jessie Keefer	205 Veltri St.	7/4/1776
Ramiro Gomez	2401 Lehman	7/4/1776
Dora Arroyas	2430 Lehman	7/4/1776
8 Juanita Reyes	2381 Houlihan	8/13/2010 —
Irene Delgado	2391 Houlihan ST.	7/4/1776
9 Vicenta Cortez	2355 Lehman	11/19/2012 ✓
Anamaria Canales	2457 Rudeloff St.	7/4/1776
10 Jessica Zuniga	2430 Rudeloff.	6/30/2013 ✓
11 Marina Tabera	2405 Nogueira	11/1/2013 ✓
12 Rachel Santana	2404 Rudeloff	2/3/2014 —
Mary Ann Paiz	2431 Rudeloff	7/4/1776
13 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
14 Erica Gonzales	2368 Cox St.	3/3/2015 ✓
15 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 ✓
17 Domingo Guerra	2454 Rudeloff	7/28/2015 ✓
18 Reva Zuniga	2429 Cox St.	9/2/2015 ✓
Rosemary Hartsfield	2364 Nogueira	7/4/1776
19 Armando Ramos	174 Veltri St.	1/20/2006 ✓
20 Joe Gonzales	2389 Nogueira	9/1/2006 ✓
21 Blueberry Hill Rental LLC	2433 HWY 59W.	12/30/2006 ✓
22 Pantry Conv. Stores	West: HWY 59W/FM 3	4/9/2007 ✓
23 Sarah Garza Meza	2363 Rudeloff	2/15/2010 —
24 Florina Arista Hernandez	462 Treptow	4/20/2010 ✓
25 Nancy Moron	2437 Nogueira	10/1/2011 —
26 Daniel Lopez	101 Sandoval	9/28/2012 ✓
27 Tomas Martinez	2403 Rudeloff St.	1/29/2013 ✓
28 Elsa Ibarra	2450 Saltzman	3/26/2014 —
29 Maria Puga	2316 Rudeloff St.	8/31/2014 —
30 Robert Serna	2319 Lehman	6/15/2015 —

$$1500 = 50 \times 30 \text{ cust.}$$



DAVIDSON
TROILO
REAM
GARZA

ATTORNEYS AT LAW

JOHN W. DAVIDSON ARTHUR TROILO CHEREE TULL KINZIE R. GAINES GRIFFIN RICHARD E. HETTINGER
PATRICK W. LINDNER RICHARD D. O'NEIL J. MARK GRAUN 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

Direct Dial (210) 442-2310
plindner@dtgrlaw.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

#244258

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)