



Filing Receipt

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Control Number - 52464

ItemNumber - 19

DOCKET NO. 52464

APPLICATION OF CREEKWOOD RANCHES WATER SUPPLY CORPORATION AND EAST MEDINA SPECIAL UTILITY DISTRICT FOR SALE, TRANSFER, OR MERGER OF FACILITIES AND CERTIFICATE RIGHTS IN MEDINA COUNTY	§ § § § §	PUBLIC UTILITY COMMISSION OF TEXAS
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**APPLICANTS' NOTICE OF COMPLETED TRANSACTION AND FILING OF
CLOSING DOCUMENTS**

Applicants, Creekwood Ranches Water Supply Corporation and East Medina County Special Utility District, submit the following in response to Order No. 7, Approving Sale and Transfer to Proceed, establishing a 30-day deadline after completion of the transfer for Applicants to file with the Commission proof that the transaction has been consummated and customer deposits, if any, have been addressed. The transaction contemplated by the Application was completed on March 7, 2022; therefore, this pleading is timely filed. In accordance with Order No. 7, Applicants file the following documents as evidence that the transaction has been made final. Creekwood Water Supply Corporation did not require or collect customer deposits, so no customer deposits were refunded or transferred. Creekwood Ranches required payment of a membership fee as a condition to service and the liability to refund these membership fees upon termination of service was transferred to East Medina County Special Utility District as part of the closing document. The closing document, captioned "DEED, BILL OF SALE .AND ASSIGNMENT," executed on behalf of Creekwood Ranches Water Supply Corporation on March 7, 2022 and recorded as Document No. 2022002609 in the Official Public Records, Medina County, Texas is attached. If there are any questions or issues regarding the attached information, please do not hesitate to contact Bruce Alexander, Superintendent, East Medina County Special Utility District, at 830.709.3879 or at baalexander@emcsud.dst.tx.us.

Respectfully submitted,

DAVIDSON TROILO REAM & GARZA, P.C.

601 NW Loop 410, Suite 100

San Antonio, Texas 78216

Telephone: (210) 349-6484

Facsimile: (210) 349-0041



By: _____

Patrick W. Lindner

State Bar No. 12367850

Email: plindner@dtrglaw.com

Attorneys for Petitioner

East Medina County Special Utility District

CERTIFICATE OF SERVICE

I certify that, unless otherwise ordered by the presiding officer, notice of the filing of this document was provided to all parties of record via electronic mail on March 22, 2022, in accordance with the Order Suspending Rules, issued in Project No. 50664.



Patrick W. Lindner



VG-27-2022-2022002609

Medina County
Gina Champion
Medina County Clerk

Instrument Number: 2022002609

Real Property Recordings

Recorded On: March 16, 2022 10:47 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

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

File Information:

Document Number: 2022002609
Receipt Number: 20220316000014
Recorded Date/Time: March 16, 2022 10:47 AM
User: Jaylen P
Station: cccash2

Record and Return To:

East Medina County Special Utility District
PO BOX 628
DEVINE TX 78016



STATE OF TEXAS

Medina County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Medina County, Texas

Gina Champion
Medina County Clerk
Medina County, TX

Gina Champion 3

DEED, BILL OF SALE AND ASSIGNMENT

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF MEDINA

§

§

That CREEKWOOD RANCHES WATER SUPPLY CORPORATION, a Texas non-profit water supply corporation ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) DOLLARS paid to Grantor by the EAST MEDINA COUNTY SPECIAL UTILITY DISTRICT, a Texas conservation and reclamation district, ("Grantee") and other good and valuable consideration, the receipt and sufficiency of all of which being hereby acknowledged and confessed by Grantor, including but not limited to Grantee's assumption of and agreement to pay, according to the terms, the Creekwood Ranches Water Supply Corporation note payable to Community National Bank (now called TXN Bank), Hondo Texas (the "2011 Note ") dated July 19, 2011, in the original principal amount of \$315,000, which 2011 Note is secured by, among other things, a Deed of Trust in favor of the Community National Bank, as filed as document no 2011004511, Official Public Records of Medina County, Texas (the "Deed of Trust), the 2001 Note being modified and extended by an agreement dated July 19, 2021 and filed as Document No. 2021008730, Official Records of Medina County, Texas, and as further consideration Grantee promises to keep and perform all the covenants and obligations of Grantor to provide retail water service within the territory included within Grantor's certificate of convenience and necessity no. 11897 and to indemnify, defend, and hold Grantor harmless from any loss, attorney's fees, expenses, or claims attributable to a breach or default of any provision of this assumption by Grantee, and subject only to the exceptions, encumbrances and liens hereinafter set forth and described and no other, has granted, bargained, sold, conveyed and assigned, and by these presents does grant, bargain, sell, convey and assign unto Grantee, its successors and assigns, all the assets, real and personal, owned by Seller, including but not limited to the following particular assets:

- A. The tract or parcel of land situated in Medina County, Texas, where the Grantor's existing well(s) are located, consisting of Lot 29, Block E, Creek Wood Ranches Subdivision, Unit 1, according to the vacating and re-subdivision plat of record in Volume 7, Page 339, Medina County Plat Records., together with all improvements located on such real property.
- B. The rights to groundwater conveyed by special warranty deed from Raymond L. Jagge and wife dated July 19, 2011, and filed as document no. 2011004510, Official Records of Medina County, Texas.
- C. The right to produce forty (40) acre-feet per annum of unrestricted groundwater pursuant to Edwards Aquifer Authority Initial Regular Permit No. P101-502(ME00535) recorded at volume 398, page 225, Deed Records, Medina County, Texas.

- D. The right to produce fourteen and 265/1000 (14.265) acre-feet per annum of unrestricted groundwater pursuant to Edwards Aquifer Authority Initial Regular Permit No. 2001-ME00311 recorded as Document No. 2010001776, Official Public Records, Medina County, Texas.
- E. The equipment and facilities consisting of Grantor's water system, including but not limited to all wells, well-sites, raw water pumping equipment, raw water reservoirs, water treatment plants, storage tanks, pumps, pressure tanks and pumps, transmission and distribution mains, water in reservoirs, tanks and lines, meters and meter boxes, valves, hydrants, chlorinators and chemical feed equipment.
- F. Any and all easements, rights-of-way, leases, reservations, options, franchises, licenses and permits which are presently existing and are used or necessary in the proper and efficient maintenance and operation of the water facilities, including but not limited to a sanitary control easement dated May 28, 2015, document no. 2015006143, Official Records of Medina County.
- G. Any and all leases for real or personal property, subject to consent to assignment, if required in each lease, but there are none.
- E. Chemicals, parts inventories, tools, test equipment, laboratory equipment, keys and security codes, files and records, equipment warranties and service agreements, provided, however, this conveyance shall exclude office equipment, office supplies, office furniture, computers and peripheral equipment, computer software, disks, tapes and CDs, software licenses, telephones, such equipment being owned by the Creekwood Ranches Homeowners Association (a flash drive with data relating to Grantor's water system shall be delivered.
- F. Governmental permits held by Grantor necessary to operate the water system, specifically including but not limited to Grantor's certificate of convenience and necessity no. 11897 and public water system no. 1630029.
- G. Water system drawings and maps, all known correspondence with and report from any federal or state regulatory agencies, utility tariffs, lab reports, meter testing reports, and all customer-billing records.
- H. Grantor's rights under all contracts, bonds, insurance, and warranties.
- I. All of the accounts receivable due to Grantor as of the date of Closing.
- J. All funds on deposit in checking, savings or similar accounts, certificate of deposits, investments, and all funds in escrow or trustee accounts held for the benefit of Grantor, including but not limited to the checking and certificates of deposits in accounts at ~~TXN Bank~~ Community National Bank in Hondo, Texas and any other financial institutions with funds held for the benefit of Grantor.

All and singular the land, properties, rights, privileges, hereditaments, appurtenances, benefits, estates and interests above described and conveyed in and by these granting clauses being hereinafter collectively referred to as "Conveyed Properties."

This conveyance is expressly made subject to current taxes, restrictions, reservations, easements, royalty reservations and dedications of record. This conveyance is further made subject to the terms and conditions of the Deed of Trust, as described above.

TO HAVE AND TO HOLD the Conveyed Properties unto the said Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns to warrant and forever defend all and singular the said premises against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED to be effective the 7th day of March, 2022.

CREEKWOOD RANCHES WATER SUPPLY CORPORATION,
a Texas non-profit water supply corporation

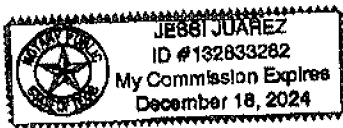
By: *Diana Wright*
Diana Wright,
President, Board of Directors

STATE OF TEXAS §

COUNTY OF MEDINA §

This instrument was acknowledged before me on the 7th day of March, 2022, by *Diana Wright*, President, Board of Directors, CREEKWOOD RANCHES WATER SUPPLY CORPORATION, on behalf of said corporation.

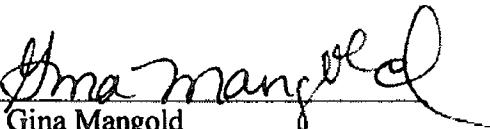
[SEAL]



Jebbi Juarez
Notary Public, State of Texas

ACCEPTED this 15th day of March, 2022.

**EAST MEDINA COUNTY SPECIAL UTILITY
DISTRICT, a Texas conservation and reclamation
district**

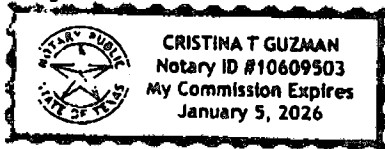
By: 
Gina Mangold
President, Board of Directors

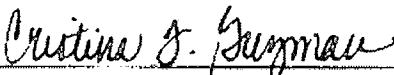
STATE OF TEXAS §

COUNTY OF MEDINA §

This instrument was acknowledged before me on the 15th day of March, 2022, by Gina Mangold, President, Board of Directors, EAST MEDINA COUNTY SPECIAL UTILITY DISTRICT, on behalf of said district.

[SEAL]




Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
East Medina County Special Utility District
P. O. Box 628
Devine, TX 78016