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ItemNumber - 1

PUC DOCKET NO. _____

PETITION OF NEIMANN FARM	§	BEFORE THE
PARTNERS, LP TO AMEND	§	
POLONIA WATER SUPPLY	§	
CORPORATION'S CERTIFICATE	§	PUBLIC UTILITY COMMISSION
OF CONVENIENCE AND NECESSITY	§	
IN CALDWELL COUNTY BY	§	
EXPEDITED RELEASE	§	OF TEXAS

PETITION FOR STREAMLINED EXPEDITED RELEASE

TO THE PUBLIC UTILITY COMMISSION OF TEXAS:

COMES NOW, Neimann Farm Partners, LP, a Texas limited partnership (“Petitioner”), and files this petition (“Petition”) with the Public Utility Commission of Texas (“Commission”) for Streamlined Expedited Release from Polonia Water Supply Corporation’s (“Polonia”) Certificate of Convenience and Necessity (“CCN”) No. 10420 pursuant to Texas Water Code §13.2541 and 16 Texas Administrative Code (“TAC”) §24.245(h), and in support thereof would show as follows:

**I.
LEGAL AUTHORITY**

Petitioner files this Petition seeking the streamlined expedited release of property owned by Petitioner in Caldwell County, Texas, from retail water CCN No. 10420 held by Polonia. Pursuant to Texas Water Code §13.2541 and 16 TAC §24.245(h), the owner of a tract of land that is at least 25 acres and that is not receiving service may petition the Commission for a streamlined expedited release of the area from water and sewer CCNs and is entitled to release if the property is located in qualifying counties. Under Texas Water Code §13.2541(c), the Commission shall grant a petition received pursuant to Section 13.2541 no later than the 60th day after the date the landowner files the petition. The Commission’s rule at 16 TAC §24.245(h)(7) provides that the

petition shall be granted no later than the 60th calendar day after the petition is declared administratively complete.

As fully set out herein, Petitioner meets the legal criteria supporting the requested release.

II. DECERTIFICATION REQUEST

The property subject to the Petition is approximately 205 contiguous acres in Caldwell County and specifically described as follows (the “Property”):

205.795 acres, more or less, out of the Cornelius Crenshaw Survey, Abstract 68, in Caldwell County, Texas, and more particularly described in the Warranty Deed with Vendor’s Lien attached to this Petition.

The Property is one tract of land, and comprises the entirety of the property described in the Warranty Deed with Vendor’s Lien attached to this Petition, as Exhibit “D”.

The Property is owned by Petitioner. The Property is located within the boundary of water CCN No. 10420 held by Polonia. None of the Property receives water service from Polonia, or from any other retail public utility.

On the date this Petition was filed with the Commission, a true and correct copy of the Petition was mailed to Polonia by certified mail, return receipt requested, pursuant to 16 TAC §24.245(h)(3)(F). See, Exhibit G.

All of the criteria set forth in the Texas Water Code and Commission rules entitling Petitioner to a release of the Property from CCN No. 10420 have been met. More specifically, the Property:

- a. is owned by Petitioner;
- b. is more than 25 acres;
- c. is not receiving water service;
- d. is within retail water CCN No. 10420 held by Polonia; and

- e. is located in Caldwell County, which is a qualifying county under the criteria set forth in Texas Water Code §13.2541(b) and 16 TAC §24.245(h)(2).

III.
PETITIONER INFORMATION

Petitioner is Neimann Farm Partners, LP, a Texas limited partnership. Exhibit E contains the current entity details for the Petitioner from the Texas Secretary of State Business Organization website, including filing number, tax ID and formation date, and that information is current and correct. Petitioner is in good standing to do business in Texas.

IV.
EXHIBITS

In support of the Petition, Petitioner has attached the following documents:

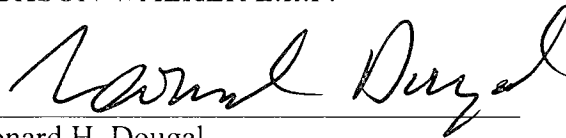
- Exhibit A - Affidavit of G. H. Kronenberg, III supporting the key facts in the Petition.
- Exhibit B - General location map identifying the tract of land in reference to the nearest county boundary, city, or town. 16 TAC §24.245(k)(1)(A).
- Exhibit C - Detailed map identifying the tract of land in reference to verifiable man-made and natural landmarks, such as roads, rivers, and railroads. 16 TAC §24.245(k)(1)(B).
- Exhibit D - Warranty Deed with Vendor's Lien, demonstrating ownership of the Property by Petitioner, with metes-and-bounds survey sealed by a licensed state land surveyor or registered professional land surveyor. 16 TAC §24.245(k)(1)(C).
- Exhibit E - Legal Name and entity details for Petitioner from the Texas Secretary of State Business Organization website.
- Exhibit F - Shape Files in the GIS format used by the Commission uploaded to the PUC Interchange.
- Exhibit G - Proof of Mailing confirming a copy of the Petition was sent to Polonia, the current CCN holder, via certified mail on the day of filing.

V.
CONCLUSION AND PRAYER

Petitioner is entitled to the streamlined expedited release of the Property described herein because the Petition meets all of the criteria in Texas Water Code §13.2541 and 16 TAC §24.245(h). Petitioner respectfully requests that the Commission grant this Petition, decertify the Property, and issue an order, or notice of approval, under the CCN No. 10420 held by Polonia Water Supply Corporation.

Respectfully submitted,

JACKSON WALKER L.L.P.



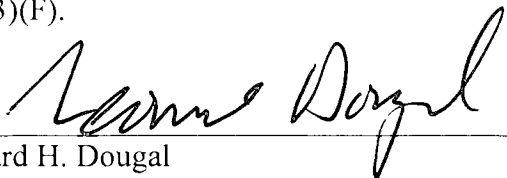
Leonard H. Dougal
State Bar No. 06031400
Alicia French
State Bar No. 24074958
100 Congress Avenue, Suite 1100
Austin, Texas 78701
Telephone: (512) 236-2000
Facsimile: (512) 391-2112
Email: ldougal@jw.com

ATTORNEYS FOR NEIMANN FARM
PARTNERS, LP

CERTIFICATE OF SERVICE

I hereby certify by my signature below, that on the th25 day of August, 2021, a true and correct copy of the foregoing Petition for Streamlined Expedited Release was:

- (i) electronically filed with the Commission pursuant to 16 TAC §22.74; and
- (ii) sent via postage prepaid Certified Mail to provide Notice of the Petition to representatives of the Holder of CCN No. 10420 pursuant to Texas Water Code §13.2541 and 16 TAC §24.245(h)(3)(F).



Leonard H. Dougal

EXHIBIT A

PUC DOCKET NO. _____

PETITION OF NEIMANN FARM	§	BEFORE THE
PARTNERS, LP TO AMEND	§	
POLONIA WATER SUPPLY	§	
CORPORATION'S CERTIFICATE	§	PUBLIC UTILITY COMMISSION
OF CONVENIENCE AND NECESSITY	§	
IN CALDWELL COUNTY BY	§	
EXPEDITED RELEASE	§	OF TEXAS

AFFIDAVIT OF G. H. KRONENBERG, III

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, on this day personally appeared G. H. KRONENBERG, III, known to me, who being by me first duly sworn, deposed and stated on his oath as follows:

1. “My name is G. H. KRONENBERG, III. I am over the age of 18 years of age, and am fully competent and authorized to make this Affidavit. I have personal knowledge of the facts stated in this affidavit and they are true and correct.


2. I am a Manager with Neimann Farm Partners, LP.

3. Neimann Farm Partners, LP is the owner of an approximate 205 acre property located in Caldwell County (the “Property”), which is described in the Warranty Deed with Vendor’s Lien, a true and correct copy of which is included with the Petition to which this Affidavit is attached. The Property is located within Polonia Water Supply Corporation’s (“Polonia”) Certificate of Convenience and Necessity (“CCN”) No. 10420, but the Property is not receiving service from Polonia.

4. Based upon my knowledge of the Property, and after investigation and due inquiry, the Property is not receiving water service from Polonia and has never received water service from Polonia. There are no active Polonia water meters on the Property, and the current property owner, Neimann Farm Partners, LP, has not been billed for water service by Polonia.

5. On behalf of Neimann Farm Partners, LP, I request that the Public Utility Commission of Texas release the Property from the retail water CCN of Polonia Water Supply Corporation.”

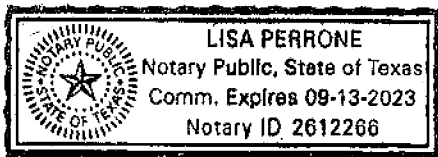
Further, Affiant Sayeth Not.

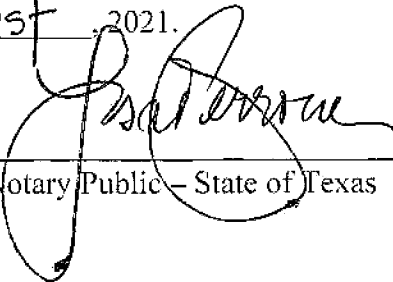


G. H. KRONENBERG, III

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

BEFORE ME, a notary public, on this day personally appeared G. H. KRONENBERG, III, introduced to me and acknowledged with proper identification to be the person whose name is subscribed to the foregoing instrument and being by me first duly sworn and given under my hand and seal of office this 25th day of August, 2021.

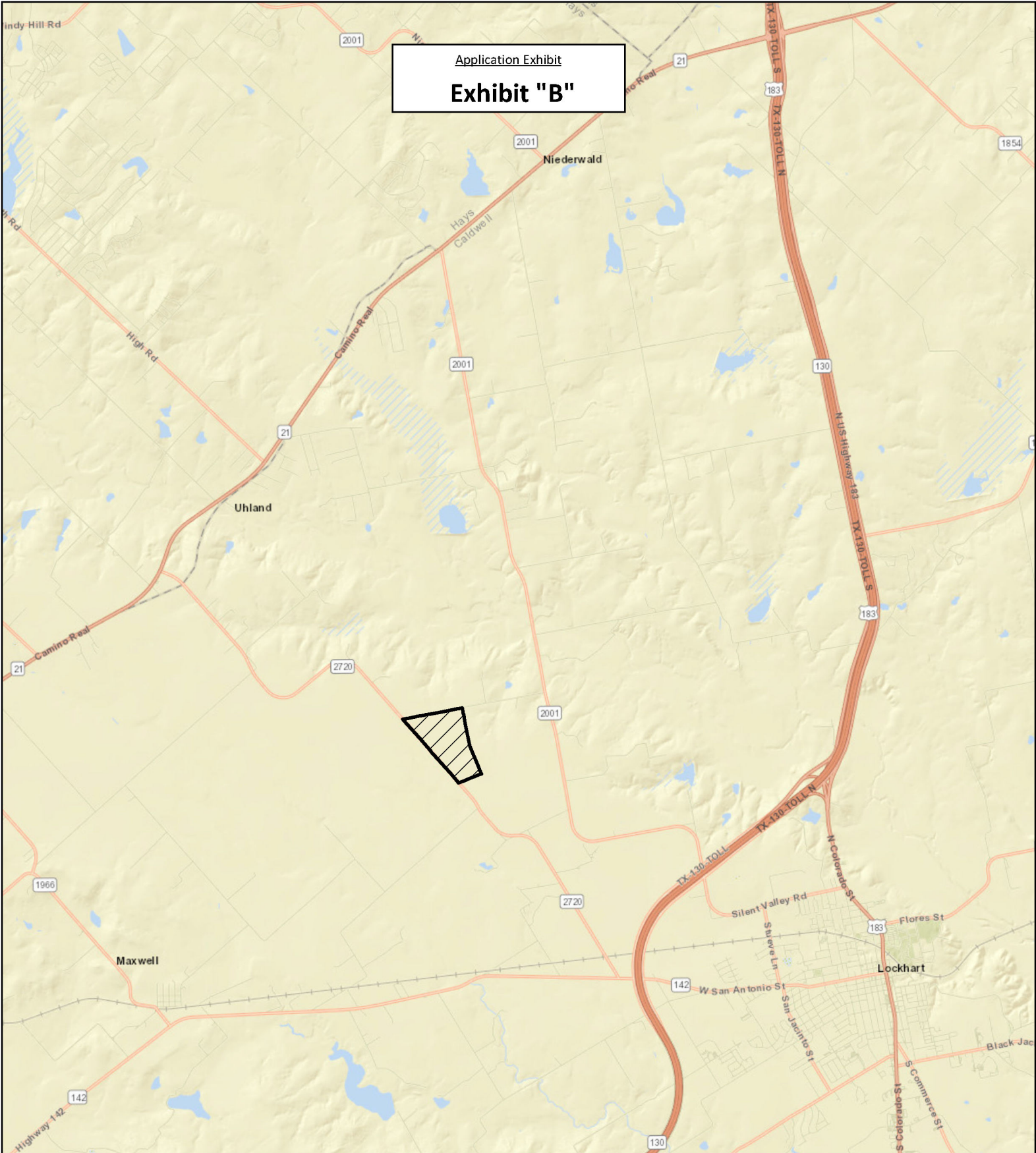




Notary Public – State of Texas

EXHIBIT B

Application Exhibit
Exhibit "B"



Tract of Land for Streamlined Expedited Release From Polonia WSC CCN No. 10420 (Water Only)



MAP SCALE - 1" = 7,000'



August 12, 2021

Requested Area for Transfer is northwest of the City of Lockhart, TX along FM 2720 and north of Bobwhite Rd. (CR 232)

Caldwell County, TX

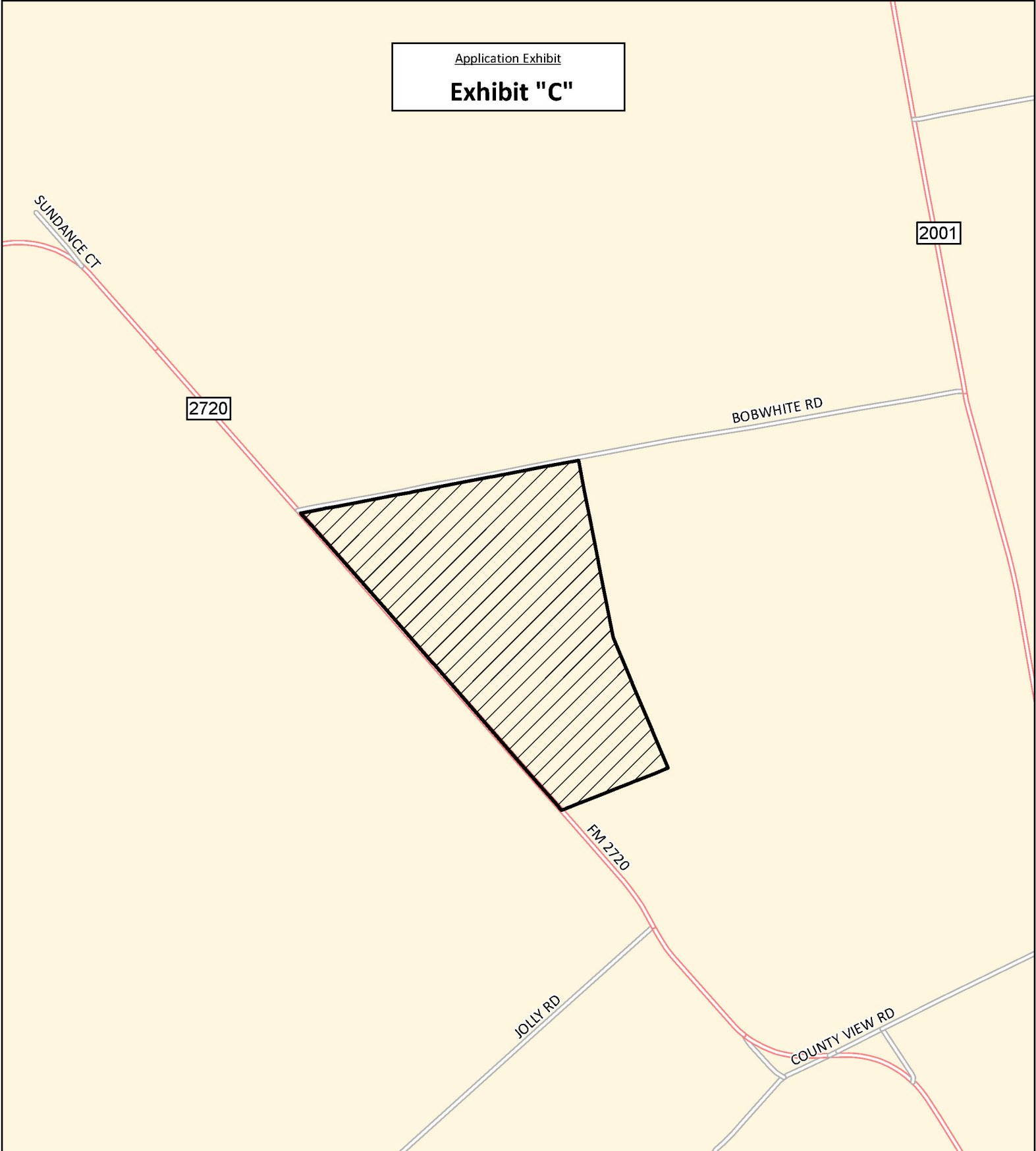
MAP LEGEND:



Tract of land for streamlined expedited release from Polonia WSC CCN No. 10420

EXHIBIT C

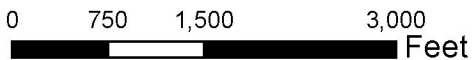
Application Exhibit
Exhibit "C"



**Tract of Land for Streamlined Expedited
Release From Polonia WSC CCN No. 10420
(Water Only)**



MAP SCALE: 1" = 1,500'



August 12, 2021

Requested Area for Transfer is northwest
of the City of Lockhart, TX along FM 2720
and north of Bobwhite Rd. (CR 232)

Caldwell County, TX

MAP LEGEND:



Tract of land for streamlined
expedited release from
Polonia WSC CCN No. 10420

EXHIBIT D



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.

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF CALDWELL §

That WE, FLOYD FRED NIEMANN, JULIE ANN HOFF, PAMELA GAYLE NIEMANN, formerly known as PAMELA GAYLE BLASCHKE, and RICHARD LLOYD NIEMANN, hereinafter referred to as "GRANTOR", whether one or more, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to GRANTOR in hand paid by NEIMANN FARM PARTNERS, LP, a Texas limited partnership, whose address is 3571 Far West Blvd., Suite 103, Austin, Texas 78731, hereinafter referred to as "GRANTEE", the receipt of which is hereby acknowledged, and the further consideration of the sum of TWO MILLION TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$2,250,000.00) to GRANTOR cash in hand paid by CAPITAL FARM CREDIT, ACA, as agent/nominee, hereinafter referred to as "MORTGAGEE", the said MORTGAGEE having advanced such sum of money toward the purchase price of the property hereinafter described and hereby conveyed at the special instance and request of the said GRANTEE, as evidenced by that certain Note of even date herewith, made, executed and delivered by the said GRANTEE, payable to the order of MORTGAGEE, in the principal sum of \$2,250,000.00, and payable as provided in said Note; and which Note contains the usual acceleration and protective clauses in the event of default, more particularly described therein, to

CORRIDOR TITLE N-2521-A

which reference is here made, and which Note recites that it is secured by the vendor's lien retained on and against the premises hereby conveyed, and that it is additionally secured by a deed of trust lien of even date therewith executed by the GRANTEE herein to JEFFREY C. NORTE, Trustee, covering the hereinafter described property, to all of which reference is here made; have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said GRANTEE all of the following described property, to-wit:

205.795 acres, more or less, out of the Cornelius Crenshaw Survey, Abstract 68, in Caldwell County, Texas, and being more particularly described by metes and bounds on EXHIBIT "A" attached hereto

GRANTEE, by accepting delivery of this Warranty Deed, confirms that GRANTEE has been afforded full opportunity and complete access to inspect the property to determine its condition, appearance, repair and operation, and GRANTEE has done so. The property is sold, conveyed and delivered by GRANTOR to GRANTEE, and accepted by GRANTEE, AS IS, in its current condition, repair, operation and appearance, and without any warranties by GRANTOR, express or implied, with respect to condition, defects, habitability or fitness for any specific purpose. GRANTEE, by accepting delivery of this Warranty Deed, agrees that GRANTEE is not relying on any statement, covenant, representation or warranty which is not expressly contained herein.

This conveyance is expressly made subject to the reservation by GRANTOR of all of the oil, gas and minerals in and under and that may be produced, saved and sold from the above described land, and the reservation of a five (5) acre "Surface Site", together with an "Ingress and Egress Easement" between the Surface Site and a public road, and the waiver of the right to use the surface, except for the five (5) acre Surface Site, all as set forth on EXHIBIT "B" attached hereto.

This conveyance is also expressly made and accepted subject to those certain matters set forth on EXHIBIT "E" attached hereto and made a part hereof for all purposes, to the extent that same are in effect and apply to the Property (the "Permitted Exceptions").

TO HAVE AND TO HOLD the above-described property and premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said GRANTEE, GRANTEE'S successors and assigns, forever; and GRANTOR does hereby bind GRANTOR, GRANTOR'S heirs, executors, administrators and assigns, to WARRANT and FOREVER DEFEND all and singular the above described property and premises unto the said GRANTEE, GRANTEE'S successors and assigns, against the claim or claims of every person whomsoever lawfully claiming or to claim the same, or any part thereof, except as to the Permitted Exceptions.

But it is expressly agreed and stipulated that the vendor's lien and superior title is retained against the above described property and premises until the above described Note, together with all interest and charges thereon, has been paid in full according to its face and tenor, effect and reading, when this Deed shall become absolute; and for and in consideration of the sum of \$2,250,000.00 cash to GRANTOR in hand paid by MORTGAGEE, GRANTOR does hereby BARGAIN, GRANT, SELL and CONVEY unto MORTGAGEE the superior title to the above described and hereby conveyed premises, which GRANTOR has and owns by virtue of being the vendor in this deed, together with the vendor's lien, giving and granting unto MORTGAGEE, or other holder of said Note, the sole and exclusive right to release said lien.

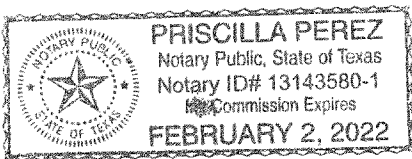
DATED on this 15th day of July, 2021.

Floyd Fred Niemann
Floyd Fred Niemann

THE STATE OF TEXAS §

COUNTY OF Refugio §

This instrument was acknowledged before me on the 15th day of July, 2021, by FLOYD FRED NIEMANN.



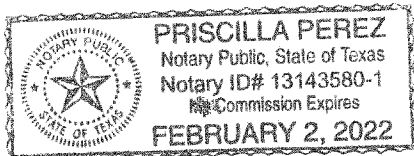
[Signature]
Notary Public in and for the State of Texas

Julie Ann Hoff
Julie Ann Hoff

THE STATE OF TEXAS §

COUNTY OF Refugio §

This instrument was acknowledged before me on the 15th day of July, 2021, by JULIE ANN HOFF.



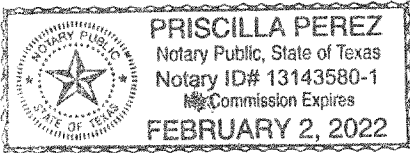
[Signature]
Notary Public in and for the State of Texas

Pamela Gayle Niemann
Pamela Gayle Niemann

THE STATE OF TEXAS §

COUNTY OF Refugio §

This instrument was acknowledged before me on the 15th day of July,
2021, by PAMELA GAYLE NIEMANN.



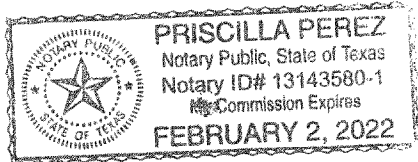
[Signature]
Notary Public in and for the State of Texas

Richard Lloyd Niemann
Richard Lloyd Niemann

THE STATE OF TEXAS §

COUNTY OF Refugio §

This instrument was acknowledged before me on the 15th day of July,
2021, by RICHARD LLOYD NIEMANN.



[Signature]
Notary Public in and for the State of Texas

Exhibit A

A 205.795 ACRES (8,964,418 SQUARE FEET), TRACT OF LAND, LYING WITHIN THE CORNELIUS CRENSHAW SURVEY, ABSTRACT 68, CALDWELL COUNTY, TEXAS, AND BEING ALL OF A CALLED 205.69 ACRE TRACT, CONVEYED TO FLOYD FRED NIEMANN ET AL IN DOCUMENT NO. 113184, DEED RECORDS OF CALDWELL COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHWESTERN CORNER OF SAID 205.69 ACRE TRACT, BEING THE NORTHWESTERN CORNER OF A CALLED 88.903 ACRE TRACT, CONVEYED TO RONALD GREGG HOHERTZ ET AL IN DOCUMENT NO. 126772, DEED RECORDS OF CALDWELL COUNTY, TEXAS, AND ALSO BEING ON THE EASTERN RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 2720/FM 2720 (RIGHT-OF-WAY VARIES), FOR THE SOUTHWESTERN CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WESTERN LINE OF SAID 205.69 ACRE TRACT ALSO BEING THE EASTERN RIGHT-OF-WAY LINE OF FM 2720, N41°18'18" W, A DISTANCE OF 4688.12 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWESTERN CORNER OF SAID 205.69 ACRE TRACT AND BEING ON THE SOUTHERN RIGHT-OF-WAY LINE OF BOB WHITE ROAD/COUNTY ROAD 232, (RIGHT-OF-WAY VARIES), FOR THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHERN LINE OF SAID 205.69 ACRE TRACT ALSO BEING THE SOUTHERN RIGHT-OF-WAY LINE OF BOB WHITE ROAD, N79°12'50"E, A DISTANCE OF 3350.87 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEASTERN CORNER OF SAID 205.69 ACRE TRACT ALSO BEING THE NORTHWESTERN CORNER OF A CALLED 60.88 ACRE TRACT (SECOND TRACT), CONVEYED TO HIRAM M. BROWN IN VOLUME 447, PAGE 502, DEED RECORDS OF CALDWELL COUNTY, TEXAS, FOR THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EASTERN LINE OF SAID 205.69 ACRE TRACT ALSO BEING THE WESTERN LINE OF SAID 60.88 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S11°04'03"E, A DISTANCE OF 2141.12 FEET TO A 1/2" IRON ROD FOUND;
2. S22°37'26"E, A DISTANCE OF 490.61 FEET TO AN IRON ROD WITH "ATWELL LLC" CAP SET, FOR THE SOUTHWESTERN CORNER OF SAID 60.88 ACRE TRACT AND ALSO BEING THE NORTHWESTERN CORNER OF A CALLED 258.35 ACRE TRACT, CONVEYED TO H.A. GUETTLER AND WIFE, ELLA GUETTLER IN VOLUME 401, PAGE 552, DEED RECORDS OF CALDWELL COUNTY, TEXAS;

THENCE, WITH THE EASTERN LINE OF SAID 205.69 ACRE TRACT ALSO BEING THE WESTERN LINE OF SAID 258.35 ACRE TRACT, S22°53'26"E, A DISTANCE OF 1191.91 FEET TO AN IRON ROD WITH "ATWELL LLC" CAP SET, FOR THE SOUTHEASTERN CORNER OF SAID 205.69 ACRE TRACT AND ALSO BEING THE NORTHEASTERN CORNER OF SAID 88.903 ACRE TRACT, FOR THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHERN LINE OF SAID 205.69 ACRE TRACT ALSO BEING THE NORTHERN LINE OF SAID 88.903 ACRE TRACT, S68°29'48"W, A DISTANCE OF 1354.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 205.795 ACRES OR 8,964,418 SQUARE FEET, MORE OR LESS.

EXHIBIT B

Reservation of Oil, Gas and Other Minerals: Subject to the Surface Waiver (as defined below), Grantor hereby reserves one hundred percent (100%) of all oil, gas and other minerals owned by Grantor, in and under and that may be produced from the Property (the "Oil, Gas and Other Minerals").

Except for one five (5) acre surface site shown on Exhibit D attached hereto (the "Surface Site"), together with a 50' wide ingress and egress easement ("Ingress and Egress Easement") between the Surface Site and a public road, also shown on Exhibit D, Grantor permanently and irrevocably waives, releases and relinquishes (such waiver, release and relinquishment being herein called the "Surface Waiver") unto Grantee, as a part of this conveyance, all of Grantor's right to ingress, egress, and use of the surface of the Property and any portion of the Property within the zone which is within five hundred feet (500') of the surface of the Property or to such greater depth as is necessary to avoid surface subsidence (the "Surface"), including without limitation for exploring, drilling for, mining, producing or any other purpose related to the Oil, Gas and Other Minerals, which Surface Waiver includes, without limitation, waiving, releasing and relinquishing the right of ingress and egress in, over, under and across the Surface of the Property except solely for the Surface Site and Ingress and Egress Easement for such purposes, and waiving, releasing and relinquishing such Surface from operations and all other uses and purposes related to or in connection with mining, quarrying, exploring, drilling, testing, treating, processing, refining, producing, storing, transporting, completing, operating and/or developing of any of the Oil, Gas and Other Minerals or the erection of surface structures incident to such activities or the use of surface materials in connection therewith. Notwithstanding any other provision hereof, it is expressly provided that, in the event a well capable of producing Oil, Gas and/or liquefied hydrocarbons is completed on the Surface Site herein reserved, Grantor shall have the right to a Pipeline Easement, in the form attached hereto as Exhibit "C", within the Ingress and Egress Easement to such Surface Site, together with a temporary construction easement adjacent thereto, to the extent space therefor is reasonably available at time of construction.

Provided, however, such Surface Waiver shall not include, and Grantor shall have and hereby reserve for Grantor and Grantor's heirs, successors and assigns, the right to:

(1) conduct operations solely on the Surface Site in connection with the surveying, mining, quarrying, exploring, drilling, testing, treating, processing, refining, producing, storing, transporting, completing, operation and/or developing of any of the Oil, Gas and Other Minerals by operations which Grantors may conduct on the Surface Site herein reserved or use of the Ingress and Egress Easement herein reserved for ingress and egress to the Surface Site, or conduct on any adjoining or nearby property outside the boundaries of the Property, and/or by the use of directional wells or other operations drilling at surface locations outside the boundaries of the Property, provided that any such drilling or operations are done at a minimum of five hundred feet (500') below the surface of the Property or to such greater depth as is necessary to avoid surface subsidence, no drilling, operations, or any activities associated therewith is performed on the Property and in any event in such a manner as to not interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property or otherwise with Grantee's peaceful enjoyment of the Property;

(2) execute oil, gas and mineral leases covering the Property or any portions thereof, but subject to, and recognizing the Surface Waiver;

(3) execute and deliver pooling or unitizing leases and agreements, and amendments and supplements thereto, covering the Property or any part thereof, together with other property in the vicinity of the Property, for the purpose of surveying, mining, quarrying, exploring, drilling, testing, treating, processing, refining, producing, storing, transporting, completing, operating, and/or developing of any of the Oil, Gas and Other Minerals but subject to and recognizing the Surface Waiver; and

(4) execute and deliver oil, gas and mineral leases, and/or amendments thereto, permitting the lessee therein and its heirs, legal representatives, successors and assigns to pool or unitize the Property or any part thereof with other property in the vicinity of the Property; provided that such leases, amendments, supplements, pooling and unitization leases and agreements are subject to the above provisions relating to Surface Waiver.

With respect to the Ingress and Egress Easement, Grantor agrees (a) to maintain or cause such Ingress and Egress Easement to be maintained in good condition and to repair, in order to minimize dust, mud, noise and vibrations, and (b) to indemnify, defend and hold harmless Grantee, and Grantee's successors and assigns (collectively, the "Indemnified Parties"), against any and all claims, demands, injuries, damages, costs, expenses (including reasonable attorney's fees) or liability incurred by or asserted against any of the Indemnified Parties as a result of, in connection with, or in any way arising out of the Ingress and Egress Easement and its use.

EXHIBIT C

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.

PIPELINE EASEMENT

THE STATE OF TEXAS
COUNTY OF CALDWELL

§
§ KNOW ALL MEN BY THESE PRESENTS:
§

REDACTED

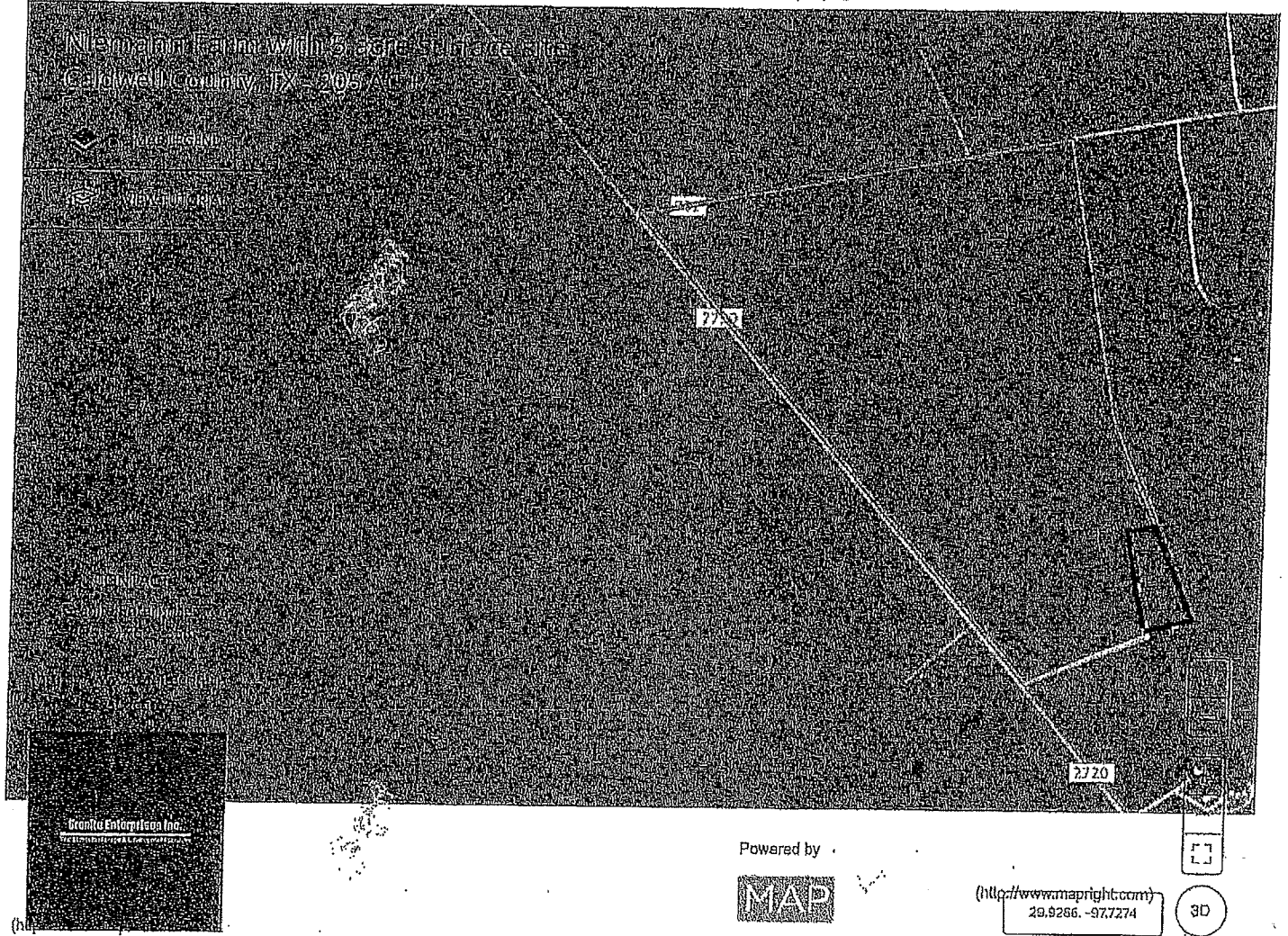
~~THAT NEIMANN FARM PARTNERS, LP, a Texas limited partnership, acting by and through Neimann Farm Partners GP, LLC, a Texas limited liability company, (hereinafter called "GRANTOR", whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY unto FLOYD NIEMANN, JULIE ANN HOFF, RICHARD LLOYD NIEMANN and PAMELA GAYLE NIEMANN, whose address is _____, its successors and assigns (hereinafter called "GRANTEE"), a non-exclusive right-of-way and easement, thirty-five feet (35') in width being seventeen and one-half feet (17.5') on both sides of the centerline description referenced below, for the purpose of laying, constructing, maintaining, protecting, operating, repairing, replacing and removing one (1) pipeline for the production and transportation of oil, gas and liquefied hydrocarbons over, through, upon, under and across the following described lands situated in the County of Caldwell, State of Texas, to-wit:~~

The centerline described in EXHIBIT "A" attached hereto, which EXHIBIT is incorporated herein by reference and made a part hereof for all purposes (the "Easement").

EXHIBIT D

5/12/2021

Niemann Farm with 5 acre surface site | MapRight



<https://mapright.com/ranching/maps/b0c39cc5535cde2428b7b3dco48a86a5/share>

EXHIBIT E

Permitted Exceptions

1. Easement executed by G. Lloyd Blundell and Kate Blundell, to Texas Power & Light Company, dated August 11, 1936, recorded in Volume 173, Page 85, of the Deed Records of Caldwell County, Texas.
2. Easement executed by C.F. Richards and Kathaleene F. Richards, to Polonia Water Supply Corp., dated July 31, 1971, recorded in Volume 346, Page 15, and corrected in Volume 352, Page 549, of the Deed Records of Caldwell County, Texas.
3. Easement executed by Floyd Niemann, to LCRA Transmission Services Corporation, dated July 14, 2009, recorded in Volume 584, Page 774, of the Official Public Records of Caldwell County, Texas.
4. Subject property lies within the Plum Creek Conservation District.
5. Subject property lies within the Plum Creek Underground Water District.
6. No liability is assumed of the location of electric pedestals, within the boundary of subject property and being situated outside any designated easement, together with all easement rights appurtenant thereto, as shown on Survey dated June 10, 2021, prepared by Robert J. Gertson, Registered Professional Land Surveyor No. 6367.
7. No liability is assumed for loss, claim or damage arising by virtue of the following, as reflected on survey dated June 10, 2021, prepared by Robert J. Gertson, Registered Professional Land Surveyor No. 6367: sign encroachment and/or protrusion over the western and northwest corner of the subject property
8. If the sale of the Property from Grantor to Grantee or Grantee's use of the Property after closing results in the assessment of additional taxes, penalties or interest (Assessments) for periods prior to closing, the Assessments will be the obligation of Grantee. If Assessments are imposed because of Grantor's use or change in use of the Property prior to closing, the Assessments will be the obligation of Grantor.
9. Taxes for 2021 have been prorated based on 2020 taxes. If taxes for 2021 should vary from the amount prorated at closing, the parties shall adjust the prorations when tax statements for the current year are available. Grantee agrees to pay the taxes for 2021.
10. The oil, gas and minerals, Surface Site, Ingress and Egress Easement and right to a Pipeline Easement reserved in this deed on Exhibit B

After Recording Return To:
Corridor Title LLC
1611 W. Fifth Street Suite 160
Austin, TX 78703

FILED AND RECORDED

Instrument Number: 2021-005303 WARRANTY DEED

Filing and Recording Date: 07/20/2021 10:43:20 AM Pages: 28 Recording Fee: \$130.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Caldwell County, Texas.



Teresa Rodriguez

Teresa Rodriguez, County Clerk
Caldwell County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT REMOVE. THIS PAGE IS PART OF THE OFFICIAL PUBLIC RECORD.

EXHIBIT E

TEXAS SECRETARY of STATE
JOSE A. ESPARZA

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number: 804090690 **Entity Type:** Domestic Limited Partnership (LP)
Original Date of Filing: June 1, 2021 **Entity Status:** In existence
Formation Date: N/A
Tax ID: 32079488188 **FEIN:**
Duration: Perpetual

Name: Neimann Farm Partners, LP
Address: 3571 Far West Blvd., Ste103
 Austin, TX 78731 USA

<u>REGISTERED AGENT</u>	<u>FILING HISTORY</u>	<u>NAMES</u>	<u>MANAGEMENT</u>	<u>ASSUMED NAMES</u>	<u>ASSOCIATED ENTITIES</u>
Name	Address	Inactive Date			
Brooks Willig	3571 Far West Blvd., Ste103 Austin, TX 78731 USA				

Instructions:


- To place an order for additional information about a filing press the 'Order' button.

TEXAS SECRETARY of STATE
JOSE A. ESPARZA

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View Image	Document Number	Filing Type	Filing Date	Effective Date	Eff. Cond	Page Count	
	1055447730004	Certificate of Formation	June 1, 2021	June 1, 2021	No	2	

[Order](#)

[Return to Search](#)

Instructions:

- ☛ To place an order for additional information about a filing press the 'Order' button.

Form 207

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709

Filing Fee: \$750



**Certificate of Formation
Limited Partnership**

**Filed in the Office of the
Secretary of State of Texas
Filing #: 804090690 06/01/2021
Document #: 1055447730004
Image Generated Electronically
for Web Filing**

Article 1 - Entity Name and Type

The filing entity being formed is a limited partnership. The name of the entity is:

Neimann Farm Partners, LP

The name must contain the words "Limited Partnership," or "Limited," or the abbreviation "L.P.," "LP," or "Ltd." The name must not be the same as, deceptively similar to or similar to that of an existing corporate, limited liability company, or limited partnership name on file with the secretary of state. A preliminary check for "name availability" is recommended.

Article 2 - Principal Office

The address of the principal office in the United States where records of the partnership are to be kept or made available is set forth below:

3571 Far West Blvd., Ste103, Austin, TX, USA 78731

Article 3 – Registered Agent and Registered Office

A. The initial registered agent is an organization (cannot be limited partnership named above) by the name of:

OR

B. The initial registered agent is an individual resident of the state whose name is set forth below:

Name:

Brooks Willig

C. The business address of the registered agent and the registered office address is:

Street Address:

3571 Far West Blvd., Ste103 Austin TX 78731

Consent of Registered Agent

A. A copy of the consent of registered agent is attached.

OR

B. The consent of the registered agent is maintained by the entity.

Article 4 - General Partner Information

The name and address of each general partner are as follows:

General Partner 1: (Business Name) **Neimann Farm Partners GP, LLC**

Address: **3571 Far West Blvd., Ste103 Austin TX, USA 78731**

Supplemental Provisions / Information

[The attached addendum, if any, is incorporated herein by reference.]

Effectiveness of Filing

A. This document becomes effective when the document is filed by the secretary of state.

OR

B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Signature of General Partner 1: **Neimann Farm Partners GP, LLC by George H. Kronenberg, III, Manager**

FILING OFFICE COPY

TEXAS SECRETARY of STATE
JOSE A. ESPARZA

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 Austin, TX 78731 USA

<u>REGISTERED AGENT</u>	<u>FILING HISTORY</u>	<u>NAMES</u>	<u>MANAGEMENT</u>	<u>ASSUMED NAMES</u>	<u>ASSOCIATED ENTITIES</u>
		Name	Name Status	Name Type	Name Inactive Date Consent Filing #
		Neimann Farm Partners, LP	In use	Legal	

Instructions:

🔗 To place an order for additional information about a filing press the 'Order' button.

TEXAS SECRETARY of STATE
JOSE A. ESPARZA

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Last Update	Name	Title	Address		
June 1, 2021	Neimann Farm Partners GP, LLC	General Partner	3571 Far West Blvd., Ste103 Austin, TX 78731 USA		

Order

Return to Search

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				<table border="1"> <thead> <tr> <th>Assumed Name</th> <th>Date of Filing</th> <th>Expiration Date</th> <th>Inactive Date</th> <th>Name Status</th> <th>Counties</th> </tr> </thead> <tbody> <tr> <td colspan="6">No names exist for this filing.</td> </tr> </tbody> </table>	Assumed Name	Date of Filing	Expiration Date	Inactive Date	Name Status	Counties	No names exist for this filing.						
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Name	Entity Type	Document Description	Filing Date	Entity Filing Number	Jurisdiction	Capacity
There are no documents listed for this entity which match your inquiry.						

Instructions:

- To place an order for additional information about a filing press the 'Order' button.

EXHIBIT F

GIS Digital Mapping files submitted to the
PUC Interchange in Native format

EXHIBIT G

August 25, 2021

CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Mr. Paul Pittman, General Manager
Polonia Water Supply Corporation
P. O. Box 778
Lockhart, Texas 78644

RE: Petition by Neimann Farm Partners, LP to Amend Polonia Water Supply Corporation's Certificate of Convenience and Necessity in Caldwell County by Expedited Release (the "Petition")

Dear Mr. Pittman:

I have enclosed a copy of the Petition being filed today at the Public Utility Commission of Texas on behalf of the above-referenced Petitioner for a streamlined expedited release of property from the water Certificate of Convenience and Necessity held by Polonia Water Supply Corporation in Caldwell County, Texas. The Petition is filed pursuant to Texas Water Code §13.2541 and 16 Tex. Admin. Code §24.245(h).

Sincerely,



Leonard H. Dougal

ATTORNEY FOR PETITIONER

Enclosure – Petition

cc: Mr. Tony Corbett
McLean & Howard Law
901 S. Mopac Expressway, Suite 225
Austin, Texas 78746

Attorney for Polonia Water Supply Corporation

Mr. Ty Embry
Lloyd Gosselink
816 Congress Avenue, Suite 1900
Austin, Texas 78701

Attorney for Aqua Water Supply Corporation

The following files are not convertible:

PROPOSED_SER_206_Ac_Polonia_WSC_SPCS_4204.CPG

PROPOSED_SER_206_Ac_Polonia_WSC_SPCS_4204.dbf

PROPOSED_SER_206_Ac_Polonia_WSC_SPCS_4204.prj

PROPOSED_SER_206_Ac_Polonia_WSC_SPCS_4204.sbn

PROPOSED_SER_206_Ac_Polonia_WSC_SPCS_4204.sbx

PROPOSED_SER_206_Ac_Polonia_WSC_SPCS_4204.shp

Please see the ZIP file for this Filing on the PUC Interchange in order to access these files.

Contact centralrecords@puc.texas.gov if you have any questions.

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PROPOSED_SER_206_Ac_Polonia_WSC_TSMS.dbf

PROPOSED_SER_206_Ac_Polonia_WSC_TSMS.prj

PROPOSED_SER_206_Ac_Polonia_WSC_TSMS.sbn

PROPOSED_SER_206_Ac_Polonia_WSC_TSMS.sbx

PROPOSED_SER_206_Ac_Polonia_WSC_TSMS.shp

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