



Filing Receipt

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DOCKET NO. _____

PETITION OF FIRMITAS	§	BEFORE THE
INVESTMENTS, LLC TO AMEND	§	
GUADALUPE-BLANCO RIVER	§	
AUTHORITY CCN NO. 20892 IN	§	PUBLIC UTILITY COMMISSION
COMAL COUNTY BY STREAMLINED	§	
EXPEDITED RELEASE	§	OF TEXAS

**FIRMITAS INVESTMENTS, LLC’S PETITION TO AMEND GUADALUPE-BLANCO
RIVER AUTHORITY’S CERTIFICATE OF CONVENIENCE AND NECESSITY NO.
20892 BY STREAMLINED EXPEDITED RELEASE**

COMES NOW, Firmitas Investments, LLC (“Petitioner”) and submits this Petition to Amend Guadalupe Blanco River Authority’s (“GBRA”) sewer Certificate of Convenience and Necessity (“CCN”) No. 20892 by streamlined expedited release (hereinafter, “Petition”), and in support thereof, would respectfully show the following:

I. PETITION

Pursuant to Tex. Water Code Ann. (“TWC”) § 13.2541 and Title 16 Tex. Admin. Code (“TAC”) § 24.245(h), an owner of a tract of land may petition the Public Utility Commission of Texas (“Commission”) for streamlined expedited release of all or a portion of the subject property from an existing CCN if:

- (1) the tract of land to be released is at least 25 acres;
- (2) the tract of land is not receiving water or sewer service;
- (3) at least part of the tract of land is located within the service area of the subject CCN; and,
- (4) at least some of the tract of land located within the subject CCN is also located in a qualifying county.¹

Based on these factors, Petitioner qualifies for a streamlined expedited release of approximately 100 acres of land from GBRA’s CCN No. 20892. As depicted on Exhibits A-1 and A-2 attached hereto, Petitioner owns 100.617 acres of contiguous land in fee simple in Comal County, which is a qualifying county in accordance with 16 TAC § 24.245(h)(2). This tract is located entirely within

¹ TWC § 13.2541(b) and 16 TAC § 24.245(h).

GBRA's CCN area as depicted on both general location and detailed maps attached hereto as Exhibits A-3, A-4, and A-5 and digital shapefiles ("SHP") filed contemporaneously with this Petition.² The subject property is not currently receiving sewer service. As further depicted on Exhibit B, Petitioner has notified GBRA of its Petition by certified mail on the same day that it was filed with the Commission. Finally, an affidavit attesting and affirming to the veracity of the information contained in this Petition is attached as Exhibit C.

II. CONCLUSION

WHEREFORE, PREMISES CONSIDERED, Petitioner Firmitas Investments, LLC respectfully prays that the Commission grant the Petition and release Petitioner's 100.617-acre tract from Guadalupe-Blanco River Authority's CCN No. 20892 in Comal County and to all other such relief to which it is entitled.

Respectfully submitted,

Randall B. Wilburn
State Bar No. 24033342
Helen S. Gilbert
State Bar No. 00786263
BARTON BENSON JONES PLLC
7000 N. MoPac Expwy, Suite 200
Austin, Texas 78731
Telephone: (210) 640-9174
Telecopier: (210) 600-9796



By: _____
Helen S. Gilbert

**ATTORNEYS FOR FIRMITAS
INVESTMENTS, LLC**

² 16 TAC § 24.245(k)(1).

CERTIFICATE OF SERVICE

I hereby certify that I have or will serve a true and correct copy of the foregoing document via hand delivery, facsimile, electronic mail, overnight mail, U.S. mail, or Certified Mail Return Receipt Requested on all parties on the 12th day of October 2021.

Helen S. Gilbert

Helen S. Gilbert

8+1
TM**WARRANTY DEED WITH VENDOR'S LIEN**

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 April 28, 2015

Grantors: JMA Kritzler Limited Partnership, a Texas limited partnership; and
 S & W Dupont, LLC, a Delaware limited liability company
 (collectively, "Grantors," and each, a "Grantor"), it being acknowledged
 that each Grantor owns an undivided 1/2 interest in and to the Property
 hereafter described.

Grantors' Mailing Address:

JMA Kritzler Limited Partnership
 5 Champions Lane
 San Antonio, Texas 78257
 Attn: Sue Kritzler

and

S & W Dupont, LLC
 4919 Red Brick Run
 Sanford, FL 32771
 Attn: Hannelore Kritzler

Grantee: Firmitas Investments, LLC, a Texas limited liability company

Grantee's Mailing Address: 2322 Fountain Way; San Antonio, Texas 78248

Consideration:

Ten dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and a note of even date herewith executed by Grantee and payable to the order of Douglas W. Miller (the "Lender") in the principal amount of Seven Million Eight Hundred Eight Thousand Five Hundred and no/100 Dollars (\$7,808,500.00) (the "Note"). The Note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to Harry W. Wolff, Jr., Trustee.

Property (including any improvements):

A 100.167 acre tract of land out of a 103.354 acres of land out of the Agapita Gaytan Survey No. 194 and also being a part of a tract of land described in Volume 68, Page 631, Deed Records of Comal County, Texas, and being partially in the City of Bulverde, Comal County; said 100.167 acre tract being more particularly described in **Exhibit "A"**, attached hereto and made a part of.

P.T.
 1373 Broadway, #105
 SA, TX 78209
 FILED BY
 PRESIDIO TITLE
 1-15-01Mpw
 →



Reservations from and Exceptions To Conveyance and Warranty:

Those matters set forth on Exhibit "B" attached hereto and incorporated herein by reference.

Each Grantor, for the Consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee such Grantor's undivided 1/2 interest in and to the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Each Grantor binds itself and its successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns, but only to the extent of such Grantor's undivided 1/2 interest in and to the Property, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained against the Property until the Note is fully paid according to its terms, at which time this deed will become absolute. The Lender, at the insistence and request of Grantee, having advanced funds that are being used to pay Grantors that portion of the purchase price of the Property as is evidenced by the Note, the vendor's lien, together with the superior title to the Property, are herein retained for the benefit of the Lender and are hereby transferred and assigned to the Lender, without warranty and without any recourse whatsoever upon or against Grantors.

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

GRANTORS:

JMA KRITZLER LIMITED PARTNERSHIP, a
Texas limited partnership

By: WD Kritzler, LLC, a Texas limited liability
company, its General Partner

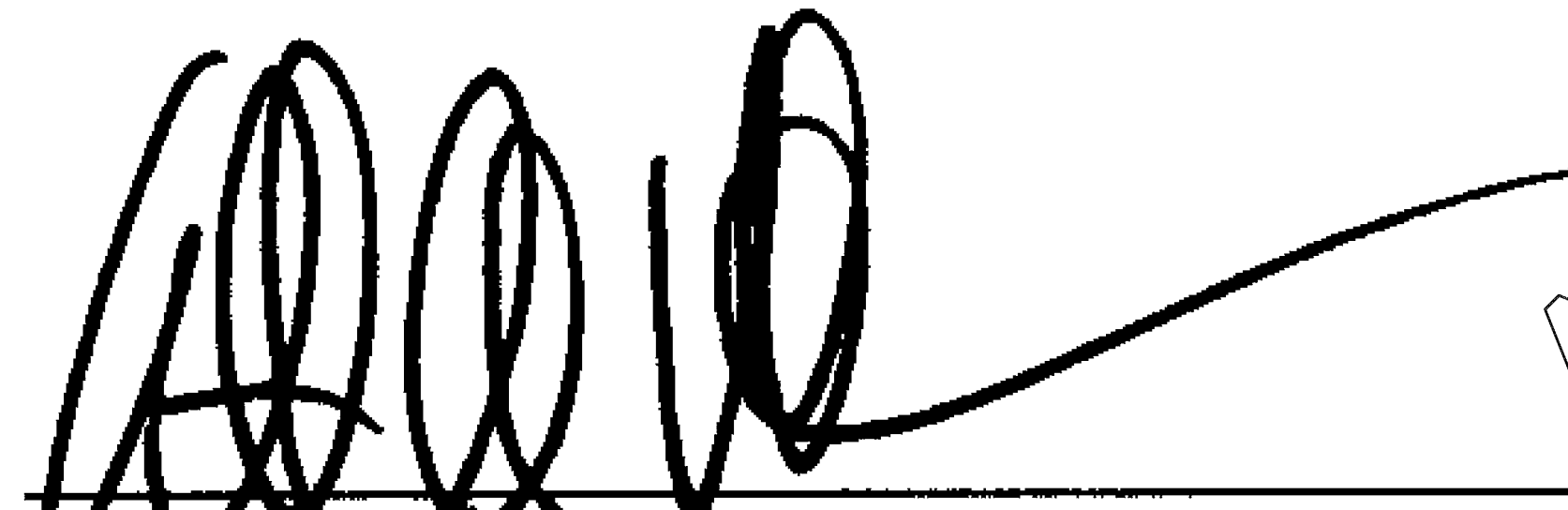
By: *Hankrit*
Name: Juan Lorenzo Kritzler Ring
Title: Authorized Agent

S & W DUPONT, LLC, a Delaware limited
liability company

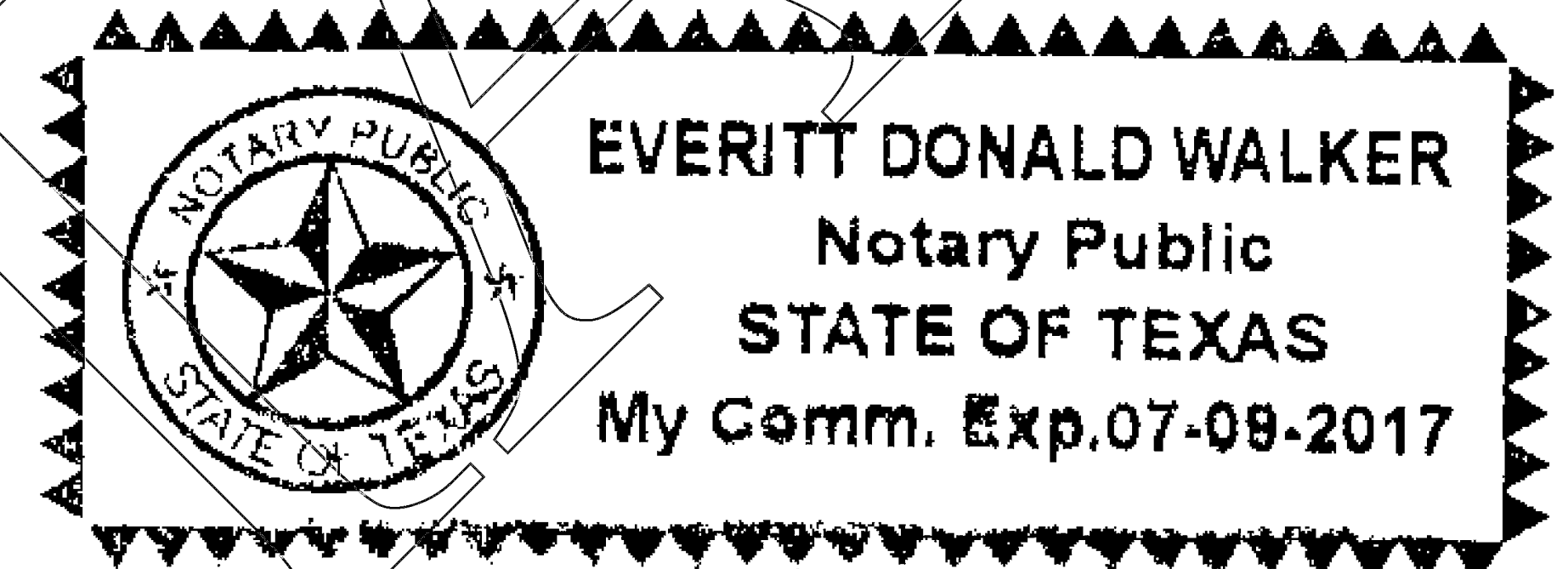
By: *Hannelore Kritzler*
Name: Hannelore Kritzler
Title: *Managing Member And*
Sole Member

STATE OF TEXAS §
 §
 COUNTY OF BEXAR §

This instrument was acknowledged before me on the 28th day of April, 2015 by Juan Lorenzo Kritzler Ring, Authorized Agent for WD Kritzler, LLC, a Texas limited liability company, the General Partner of JMA Kritzler Limited Partnership, a Texas limited partnership, on behalf of said entities.

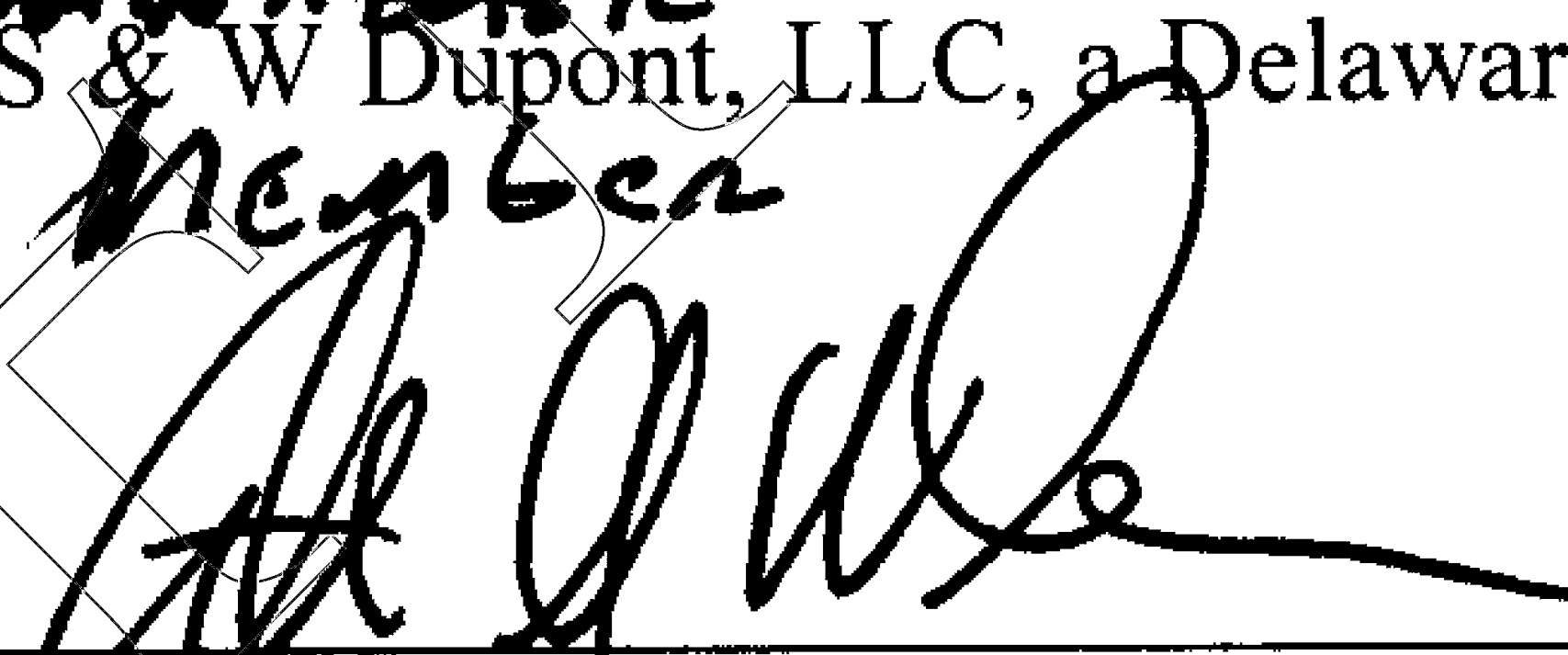


 Notary Public for the State of Texas

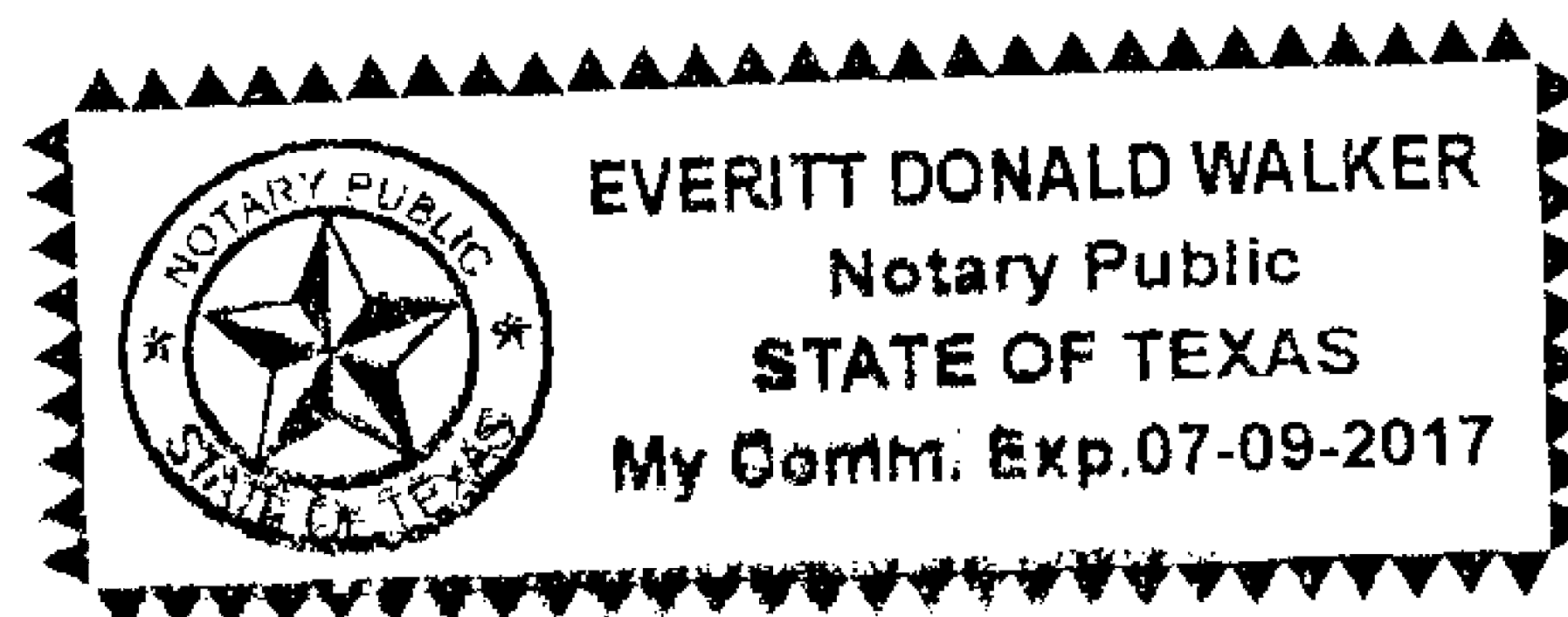


STATE OF TEXAS §
 §
 COUNTY OF BEXAR §

This instrument was acknowledged before me on the 28th day of April, 2015 by Hannelore Kritzler, ~~Managing Member and sole~~ ^{Member} of S & W Dupont, LLC, a Delaware limited liability company, on behalf of said entity.



 Notary Public for the State of Texas



AFTER RECORDING, RETURN TO:

Presidio Title, LLC
 7373 Broadway, #105
 San Antonio, TX 78209
 Attn: Danita Anderson

EXHIBIT "A"

Property Description

(see attached metes and bounds description
for 100.167 acre tract in Comal County, Texas)

UNOFFICIAL

ADDED TO EFFECT SCANNING

PER COMAL COUNTY CLERK

Exhibit "A"



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES FOR

A 100.167 acre, or 4,363,270 square feet more or less, tract of land being the remainder of that called 103.354 acre tract described in quitclaim deed to the JMA Kritzler Limited Partnership recorded in Document 2009-060-05146 of the Comal County Official Public Records, out of the Agapita Gaytan Survey No. 194, Abstract 174 of Comal County Texas. Said 100.167 acre tract containing approximately 39.9 acres within the City of Bulverde and all in Comal County, Texas, and being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

BEGINNING: At a found Texas Department of Transportation Type II monument on a north line of that 0.606 acre Parcel 4 Partial Donation deed recorded as Document 9706020268 of the Official Public Records of Comal County, Texas, said 0.606 acres being a dedication to the right-of-way of Farm to Market 1863, and at the southeast corner of that 3.244 acre Parcel 5 Partial Donation deed recorded as Document 9706025508 of the Official Public Records of Comal County, Texas, said 3.244 acres being out of said 103.354 acre tract and further being also out of that called 107.680 acre tract conveyed by deed from George M. Williams, Jr., trustee to Wolf Dieter Kritzler and Hannelore Kritzler, dated December 29, 1986 and recorded in Volume 549. Pages 875-878 of the Deed Records of Comal County, Texas, and said 3.244 acres being a dedication to the right-of-way of U.S. 281, and the southwest corner of the herein described tract at North 13,818,291.84, East 2,148,133.42 of said coordinate system;

THENCE: Departing said north line of said 0.606 acre Parcel 4 and the north right-of-way line of F.M. 1863, and with the east line of said 3.244 acre Parcel 5 and the east right-of-way line of U.S. 281 the following bearings and distances:

N 02°19'01" W, a distance of 64.52 feet to a found Texas Department of Transportation Type II monument;

N 34°10'37" E, a distance of 581.54 feet to a found Texas Department of Transportation Type II monument;

N 19°06'25" E, a distance of 901.93 feet to a found Texas Department of Transportation Type II monument;

N 04°13'23" E, a distance of 410.03 feet to a found Texas Department of Transportation Type II monument at the north corner of said 3.244 acre Parcel 5 on the east line of that 12.527 acre tract addition to right-of-way recorded in Volume 166, Page 215 of the Deed Records of Comal County, Texas;

THENCE: With the east line of said 12.527 acre tract and said U.S. 281 right-of-way the following bearings and distances:

N 10°00'43" E, a distance of 528.34 feet to a found Texas Department of Transportation Type II monument;

N 05°43'20" E, a distance of 200.54 feet to a found Texas Department of Transportation Type II monument;

N 10°00'43" E, a distance of 999.88 feet to a found Texas Department of Transportation Type II monument;

N 18°32'38" E, a distance of 101.11 feet to a found Texas Department of Transportation Type II monument;

N 10°00'43" E, a distance of 107.05 feet to a set ½" iron rod with cap marked "Pape-Dawson" for the northwest corner of said 103.254 acre tract and the southwest corner of that called 5.766 acre tract described in deed recorded in Document 201306028038 and from which a found Texas Department of Transportation Type II monument at an angle of said U.S. 281 bears N 10°00'43" E, a distance of 42.93 feet;

THENCE: S 80°03'07" E, departing said right-of-way with a north line of said 103.354 acre tract and the south line of said 5.766 acre tract a distance of 422.11 feet to a set ½" iron rod with cap marked "Pape-Dawson" at the southeast corner of said 5.766 acre tract, a northeast corner of said 103.354 acre tract;

THENCE: S 11°08'40" E, with said east line of said 103.354 acre tract a distance of 2265.97 feet to a found ½" iron rod at a corner of said 103.354 acre tract and a corner of a 43.741 acre tract described in deed recorded in Document 201306026038 of the Official Public Records of Comal County, Texas;

THENCE: With the line of said 103.354 acre tract and said 43.741 acre tract the following bearings and distances:

N 83°16'41" W, a distance of 143.62 feet to a found ½" iron rod;

S 14°43'09" W, a distance of 233.20 feet to a found ½" iron rod;

S 21°29'24" E, a distance of 1468.74 feet to a set ½" iron rod with cap marked "Pape-Dawson" on the north right-of-way line of the aforementioned F.M 1863. an 80-foot right-of-way at this point;

- THENCE: With said north right-of-way line of said F.M. 1863 along a non-tangent curve to the right, said curve having a radial bearing of N 19°45'09" W, a radius of 1392.39 feet, a central angle of 25°50'27", a chord bearing and distance of S 83°10'04" W, 622.67 feet, for an arc length of 627.98 feet to a found Texas Department of Transportation Type I monument at a point of tangency;
- N 83°54'42" W, a distance of 982.33 feet to a set ½" iron rod with cap marked "Pape-Dawson" at the east corner of the aforementioned 0.606 acre Parcel 4
- THENCE: N 75°55'45" W, with the north line of said 0.606 acre Parcel 4 and said F.M. 1863 right-of-way a distance of 444.05 feet to a found Texas Department of Transportation Type II monument;
- THENCE: N 82°02'51" W, with the north line of said 0.606 acre Parcel 4 and said F.M. 1863 right-of-way a distance of 151.54 feet to the POINT OF BEGINNING, and containing 100.167 acres, approximately 399 acres in the City of Bulverde and all in Comal County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9048-14 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: March 5, 2014.

JOB NO. 9048-14

DOC. ID. N:\Survey\14-14-9000-9048-14-Word\9048-14 Krietzler Field Notes.docx

TBPE Firm Registration #470

TBPLS Firm Registration #100288-00

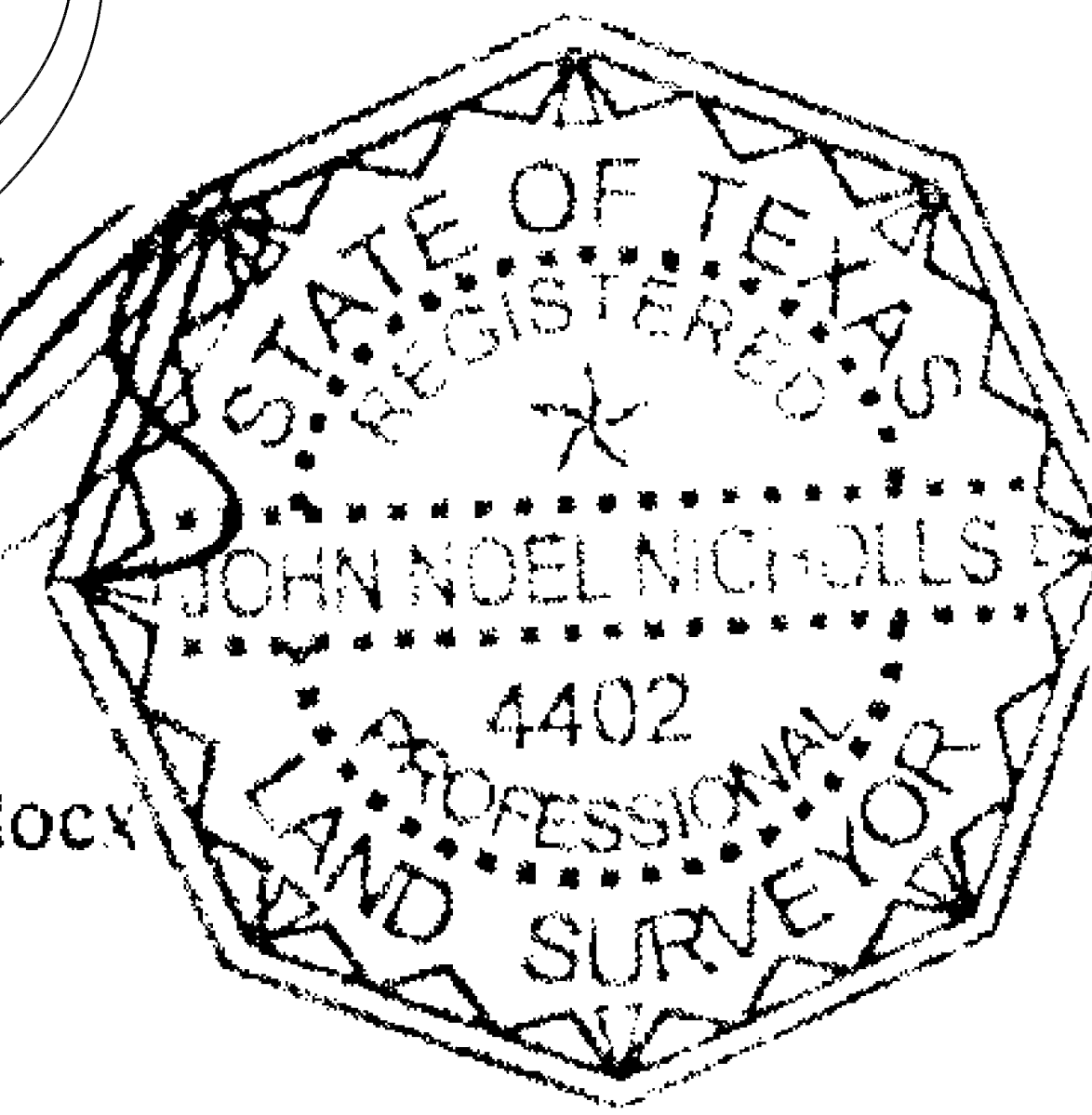


EXHIBIT "B"**Reservations from and Exceptions to Conveyance and Warranty**

1. Standby fees, taxes and assessments by any taxing authority for the year 2015 and subsequent years that are directly attributable to the Property.
2. Channel easements granted to the State of Texas by instrument recorded in Volume 166, Page 213, Deed Records of Comal County, Texas
3. Pipeline easement for Treated Water granted to Guadalupe-Blanco River Authority by instrument recorded under Document No. 200506004994, Official Public Records of Comal County, Texas.

FILED AND RECORDED

Instrument Number: *201506016123*

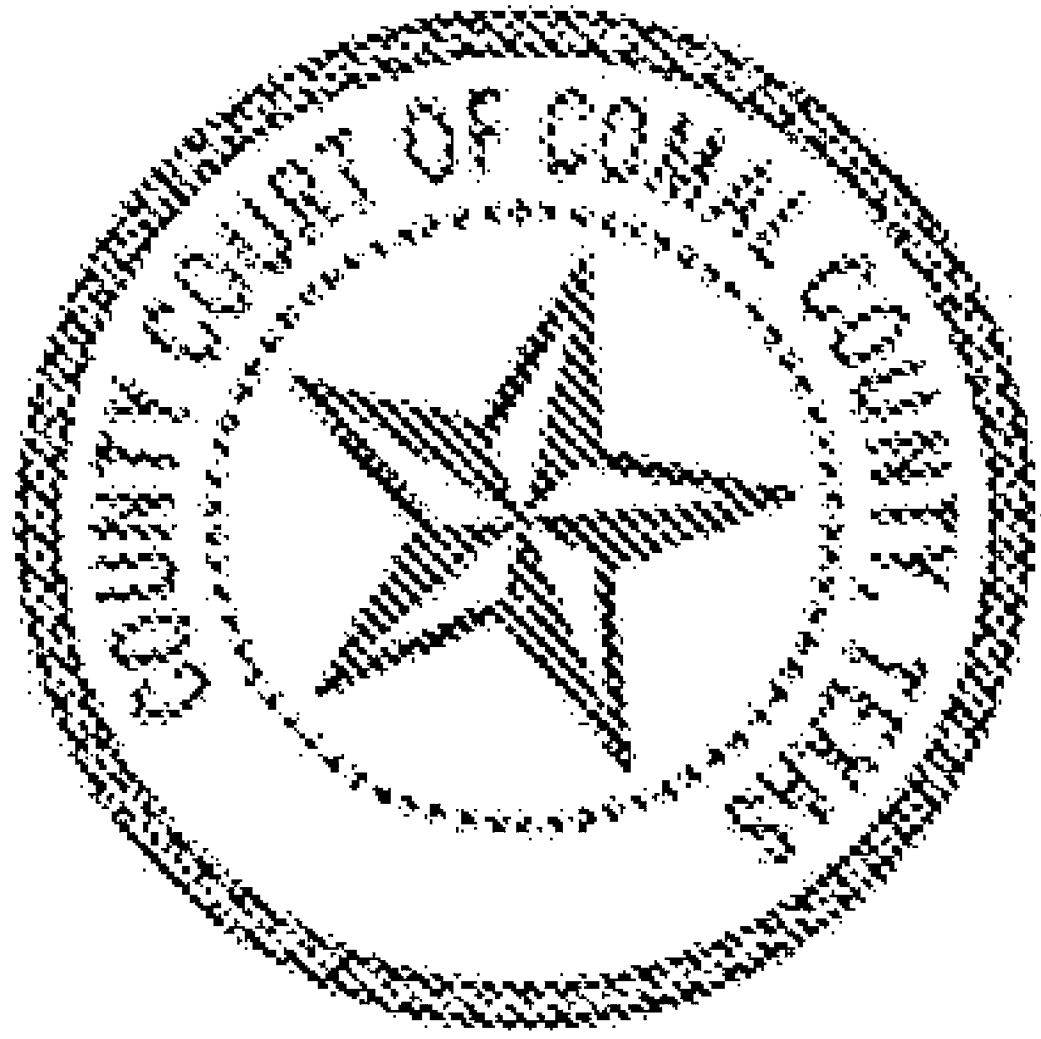
Recording Fee: 54.00

Number Of Pages: 9

Filing and Recording Date: 04/29/2015 12:28PM

Deputy: LAURA JENDRUSCH

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



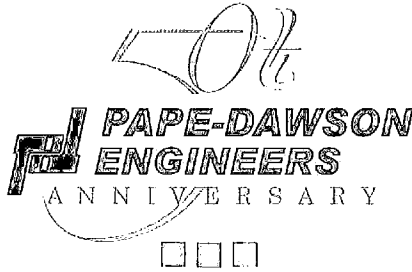
Bobbie Koepp

Bobbie Koepp, County Clerk
Comal County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*

EXHIBIT A-2



FIELD NOTES

FOR

A 100.167 acre, or 4,363,270 square feet more or less, tract of land being the remainder of that called 103.354 acre tract described in quitclaim deed to the JMA Kritzler Limited Partnership recorded in Document 2009-060-05146 of the Comal County Official Public Records, out of the Agapita Gaytan Survey No. 194, Abstract 174 of Comal County Texas. Said 100.167 acre tract containing 35.915 acres within the City of Bulverde and all in Comal County, Texas, and being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

BEGINNING: At a found Texas Department of Transportation Type II monument on a north line of that 0.606 acre Parcel 4 Partial Donation deed recorded as Document 9706020268 of the Official Public Records of Comal County, Texas, said 0.606 acres being a dedication to the right-of-way of Farm to Market 1863, and at the southeast corner of that 3.244 acre Parcel 5 Partial Donation deed recorded as Document 9706025508 of the Official Public Records of Comal County, Texas, said 3.244 acres being out of said 103.354 acre tract and further being also out of that called 107.680 acre tract conveyed by deed from George M. Williams, Jr., trustee to Wolf Dieter Kritzler and Hannelore Kritzler, dated December 29, 1986 and recorded in Volume 549, Pages 875-878 of the Deed Records of Comal County, Texas, and said 3.244 acres being a dedication to the right-of-way of U.S. 281, and the southwest corner of the herein described tract at North 13,818,291.84, East 2,148,133.42 of said coordinate system;

THENCE: Departing said north line of said 0.606 acre Parcel 4 and the north right-of-way line of F.M. 1863, and with the east line of said 3.244 acre Parcel 5 and the east right-of-way line of U.S. 281 the following bearings and distances:

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N 19°06'25" E, a distance of 901.93 feet to a found Texas Department of Transportation Type II monument;

N 04°13'23" E, a distance of 410.03 feet to a found Texas Department of Transportation Type II monument at the north corner of said 3.244 acre Parcel 5 on the east line of that 12.527 acre tract addition to right-of-way recorded in Volume 166, Page 215 of the Deed Records of Comal County, Texas;

EXHIBIT A-2

100.167 Acres
Kritzler Tract
Job No:9048-14

THENCE: With the east line of said 12.527 acre tract and said U.S. 281 right-of-way the following bearings and distances:

N 10°00'43" E, a distance of 528.34 feet to a found Texas Department of Transportation Type II monument;

N 05°43'20" E, a distance of 200.54 feet to a found Texas Department of Transportation Type II monument;

N 10°00'43" E, a distance of 999.88 feet to a found Texas Department of Transportation Type II monument;

N 18°32'38" E, a distance of 101.11 feet to a found Texas Department of Transportation Type II monument;

N 10°00'43" E, a distance of 107.05 feet to a set ½" iron rod with cap marked "Pape-Dawson" for the northwest corner of said 103.254 acre tract and the southwest corner of that called 5.766 acre tract described in deed recorded in Document 201306028038 and from which a found Texas Department of Transportation Type II monument at an angle of said U.S. 281 bears N 10°00'43" E, a distance of 42.93 feet;

THENCE: S 80°03'07" E, departing said right-of-way with a north line of said 103.354 acre tract and the south line of said 5.766 acre tract a distance of 422.11 feet to a set ½" iron rod with cap marked "Pape-Dawson" at the southeast corner of said 5.766 acre tract, a northeast corner of said 103.354 acre tract;

THENCE: S 11°08'40" E, with said east line of said 103.354 acre tract a distance of 2265.97 feet to a found ½" iron rod at a corner of said 103.354 acre tract and a corner of a 43.741 acre tract described in deed recorded in Document 201306026038 of the Official Public Records of Comal County, Texas;

THENCE: With the line of said 103.354 acre tract and said 43.741 acre tract the following bearings and distances:

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S 14°43'09" W, a distance of 233.20 feet to a found ½" iron rod;

S 21°29'24" E, a distance of 1468.74 feet to a set ½" iron rod with cap marked "Pape-Dawson" on the north right-of-way line of the aforementioned F.M 1863, an 80-foot right-of-way at this point;

THENCE: With said north right-of-way line of said F.M. 1863 along a non-tangent curve to the right, said curve having a radial bearing of N 19°45'09" W, a radius of 1392.39 feet, a central angle of 25°50'27", a chord bearing and distance of S 83°10'04" W, 622.67 feet, for an arc length of 627.98 feet to a found Texas Department of Transportation Type I monument at a point of tangency;

EXHIBIT A-2

100.167 Acres
Kritzler Tract
Job No:9048-14

N 83°54'42" W, a distance of 982.33 feet to a set ½" iron rod with cap marked "Pape-Dawson" at the east corner of the aforementioned 0.606 acre Parcel 4

THENCE: N 75°55'45" W, with the north line of said 0.606 acre Parcel 4 and said F.M. 1863 right-of-way a distance of 444.05 feet to a found Texas Department of Transportation Type II monument;

THENCE: N 82°02'51" W, with the north line of said 0.606 acre Parcel 4 and said F.M. 1863 right-of-way a distance of 151.54 feet to the POINT OF BEGINNING, and containing 100.167 acres, 35.915 acres in the City of Bulverde and all in Comal County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9048-14 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: March 5, 2014, April 22, 2015

JOB NO. 9048-14

DOC. ID. N:\Survey14\14-9000\9048-14\Word\9048-14-Kritzler Field Notes.docx

TBPE Firm Registration #470

TBPLS Firm Registration #100288-00

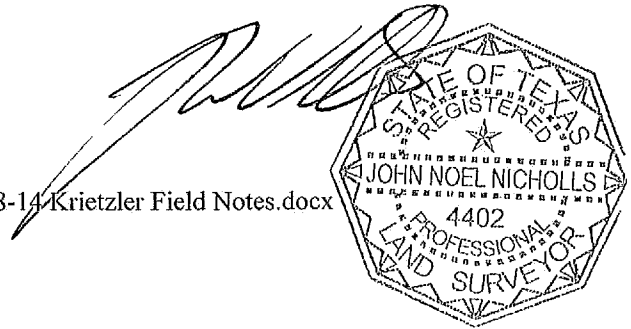
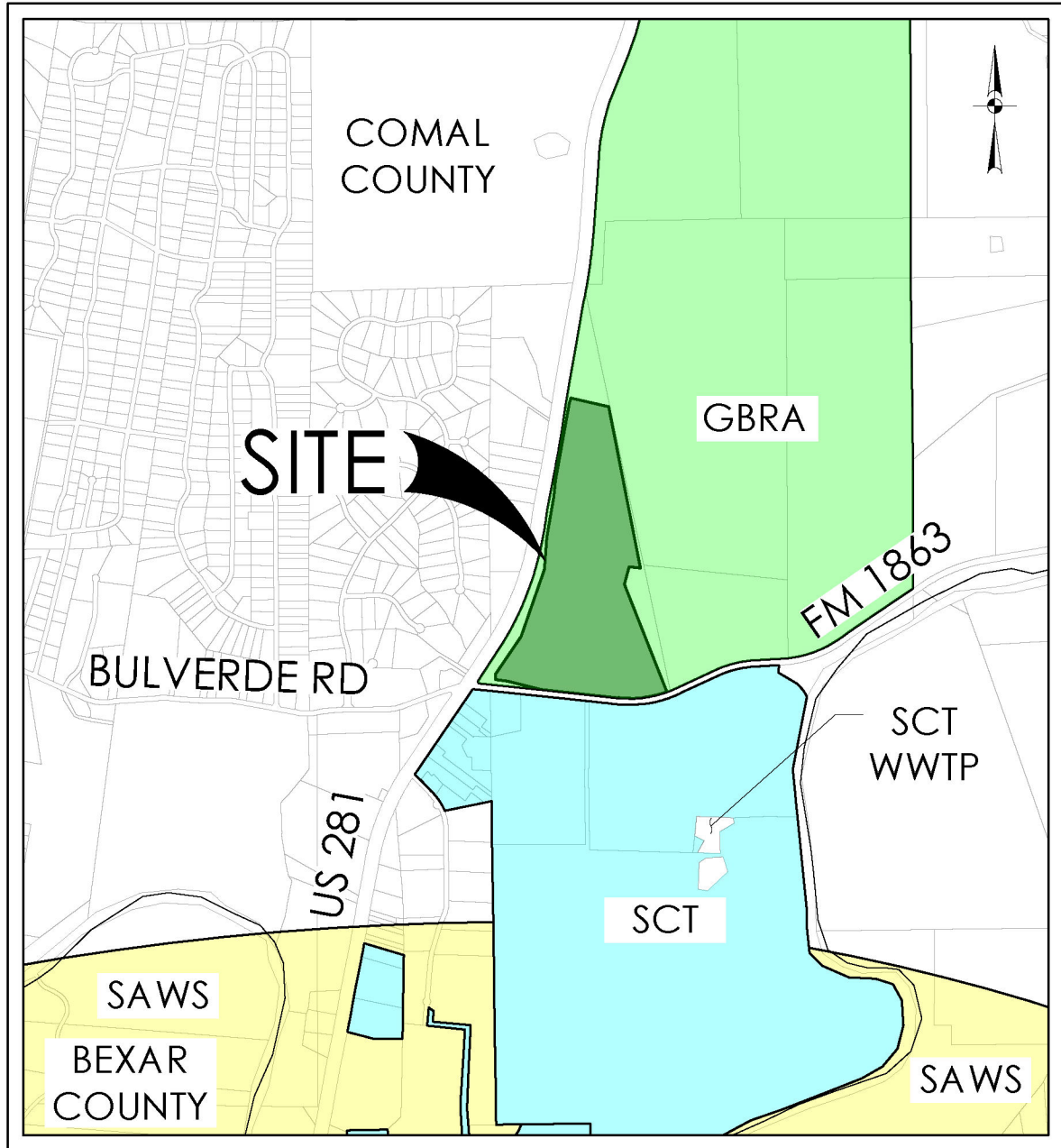




EXHIBIT A-3



NOT-TO-SCALE

Date: Jul 09, 2021, 5:06pm User ID: CLee
File: P:\B4\72\31\Design\Exhibits\210707-Sever Agreement Exhibit3.dwg

JOB NO. 8472-31
DATE JULY 2021
DESIGNER CEL
CHECKED SW DRAWN JV
SHEET A-3

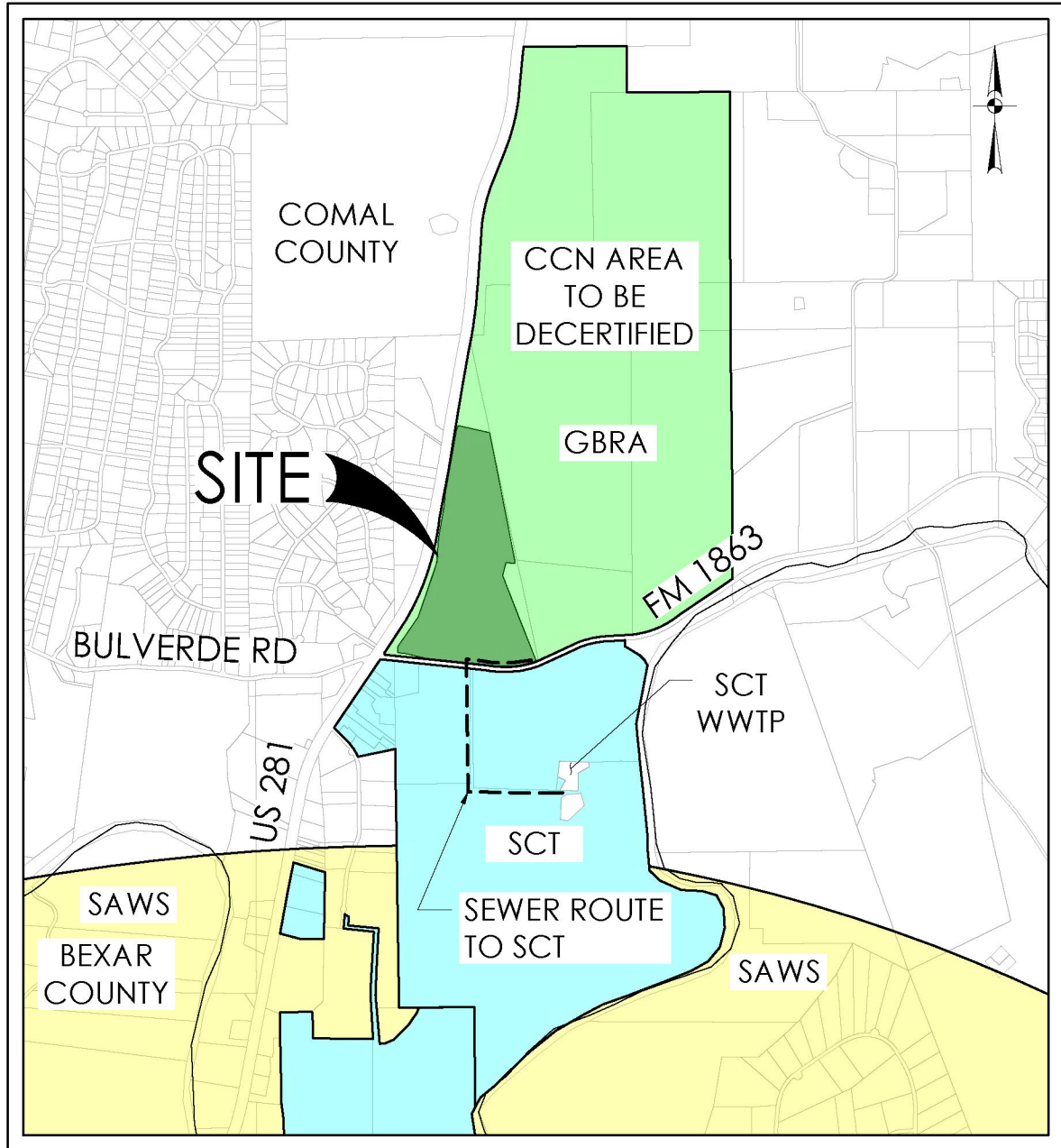
FIRMITAS RANCH
BULVERDE, TEXAS
LOCATION MAP

Pape-Dawson
ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

EXHIBIT A-4



NOT-TO-SCALE

JOB NO. 8472-31
DATE JULY 2021
DESIGNER CEL
CHECKED SW DRAWN JV
SHEET A-4

FIRMITAS RANCH
BULVERDE, TEXAS
LOCATION MAP

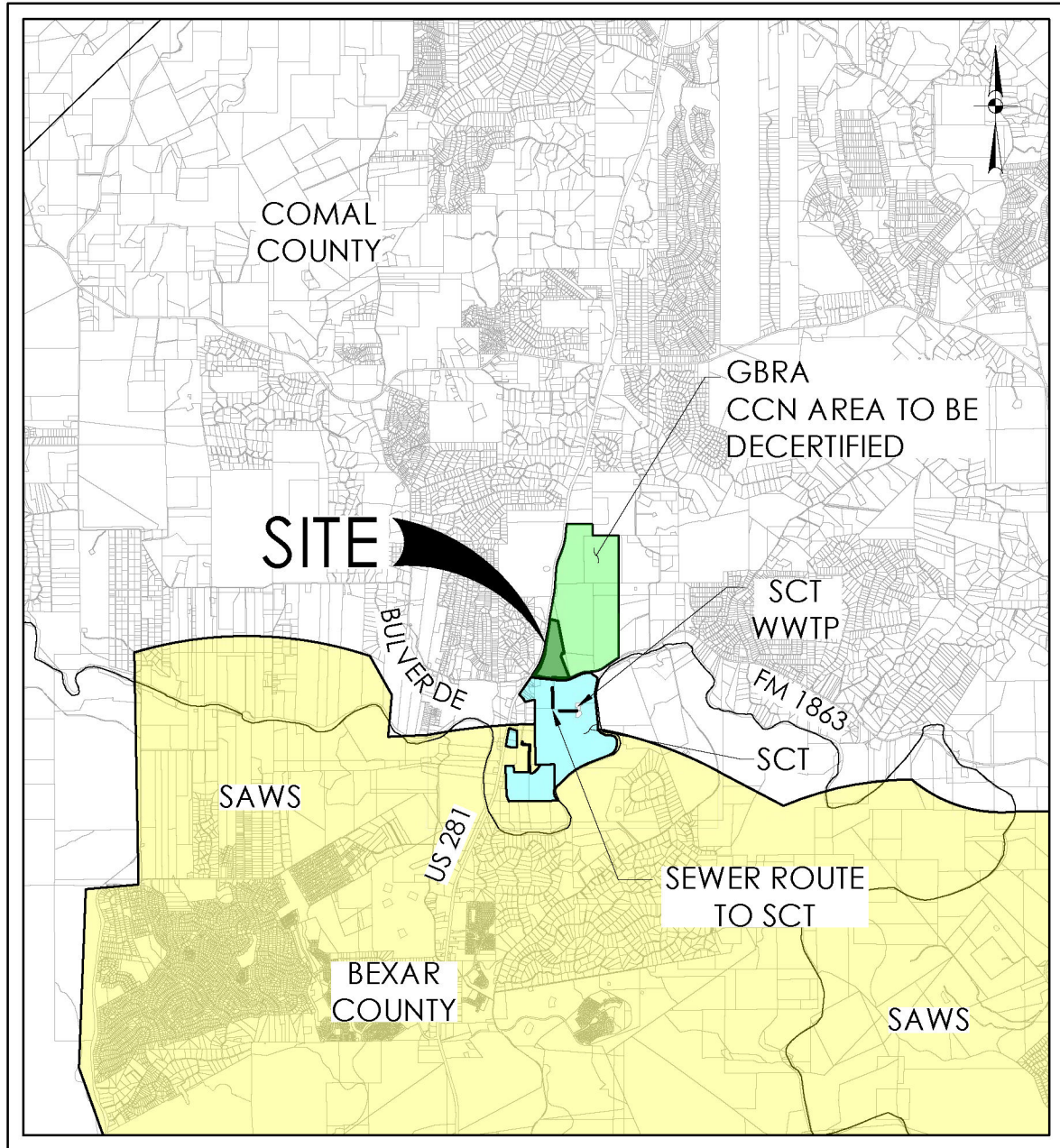
**PAPE-DAWSON
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

Date: Jul 08, 2021, 9:01am User ID: J.Vazquez
File: P:\B4\72\31\Design\Exhibits\210707-Sever Agreement Exhibit4.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

EXHIBIT A-5



NOT-TO-SCALE

JOB NO. 8472-31
DATE JULY 2021
DESIGNER CEL
CHECKED SW DRAWN JV
SHEET A-5

FIRMITAS RANCH
BULVERDE, TEXAS
LOCATION MAP

Pape-Dawson
ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

Date: Jul 08, 2021, 9:09am User ID: JIacquez
File: P:\8472\31\Design\Exhibits\210707-Sever Agreement Exhibit5.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

EXHIBIT B



HELEN S. GILBERT, Member | Barton Benson Jones PLLC

O | 210.610.5335

hgilbert@bartonbensonjones.com

D | 210.640.9174

bartonbensonjones.com

C | 512.565.4995

7000 N. MoPac Expwy, Suite 200 | Austin, Texas 78731

F | 210.600.9796

745 E Mulberry Ave, Suite 550 | San Antonio, Texas 78212

October 12, 2021

Via: CMRR # 7021 1970 0000 7594 4703

Mr. Kevin Patterson, General Manager
Guadalupe-Blanco River Authority
933 East Court Street
Seguin, Texas 78155

**Re: Firmitas Investments, LLC's Petition for Streamlined Expedited
Release from GBRA's CCN No. 20892 in Comal County**

Dear Mr. Patterson:

Enclosed pursuant to Texas Water Code § 13.2541 and Title 16 Texas Administrative Code § 24.245(h), please find a copy of Firmitas Investments, LLC's Petition for streamlined expedited release from GBRA's sewer CCN No. 20892 in Caldwell County. This Petition was also filed with the Public Utility Commission of Texas today, October 12, 2021.

Please do not hesitate to call me at (512) 565-4995 if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Helen S. Gilbert". The signature is written in a cursive, flowing style.

Helen S. Gilbert

Enclosure

cc: Firmitas Investments, LLC

EXHIBIT B

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

CERTIFIED MAIL



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$ _____

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$ _____

☐ Return Receipt (electronic) \$ _____

☐ Certified Mail Restricted Delivery \$ _____

☐ Adult Signature Required \$ _____

☐ Adult Signature Restricted Delivery \$ _____

Postage
 \$ _____

Total Postage and Fees
 \$ _____

Postmark
Here

Sent to
 Mr. Kevin Patterson, GBRA GM
 Street and Apt. No. or P.O. Box No.
 933 East Court St.
 City, State, ZIP+4®
 Seguin, TX 78155

PS Form 3830, April 2015 PSN 7530-02-000-0047 See Reverse for Instructions


SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete Items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature</p> <p style="text-align: center;">X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <hr/> <p>D. Is delivery address different from Item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p style="font-size: 1.2em; margin-top: 10px;">Mr. Kevin Patterson, GM GBRA 933 East Court St. Seguin, TX 78155</p>  <p style="text-align: center;">9590 9402 4321 8190 5401 59</p>	<p>3. Service Type</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p><input type="checkbox"/> Adult Signature</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail®</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> </div> <div style="width: 35%;"> <p><input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Signature Confirmation Restricted Delivery</p> </div> </div>
<p>2. Article Number (Transfer from service label)</p> <p style="text-align: center; font-size: 1.2em;">7021 1970 0000 7594 4703</p>	<p><input type="checkbox"/> Restricted Delivery</p>

EXHIBIT C

AFFIDAVIT OF DOUGLAS MILLER

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, personally appeared Douglas Miller, who, being by my duly sworn, deposed as follows:

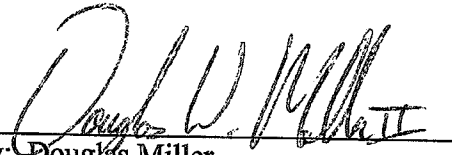
“My name is Douglas Miller, I am of sound mind, capable of making this affidavit, and I am personally familiar with the facts stated herein, which are true and correct.

1. I am the co-owner and managing member of Firmitas Investments, LLC which owns approximately 100.617 acres in Comal County, Texas. All of this property is located within the sewer Certificate of Convenience and Necessity No. 20892 held by Guadalupe-Blanco River Authority. This property is more properly described in Exhibits A-1 (deed) and A-2 (field notes and survey plat) and Exhibits A-3, A-4, and A-5 (maps) attached to the Petition of Firmitas Investments, LLC to Amend Guadalupe-Blanco River Authority's Certificate of Convenience and Necessity No. 20892 in Comal County by Streamlined Expedited Release pursuant to Texas Water Code § 13.2541 and Title 16 Texas Administrative Code § 24.245(h) (the “Petition”).
2. The real property does not have any sewer connections or meters located thereon and does not otherwise receive any sewer service from Guadalupe-Blanco River Authority.
3. Firmitas Investments, LLC has not requested any retail sewer service from Guadalupe-Blanco River Authority, has not paid any service reservation or standby fees, nor does it have any agreements with Guadalupe-Blanco River Authority to provide retail sewer service to the above-referenced property.
4. Exhibits A-3, A-4, and A-5 of the Petition contain large and small scale maps, which depicts the property and shows that the property is within Guadalupe-Blanco River Authority's CCN No. 20892 in Comal County, Texas.

EXHIBIT C

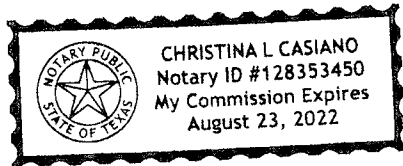
5. Exhibit B of the Petition is proof that a copy of the Petition was mailed to Guadalupe-Blanco River Authority via Certified Mail Return Receipt Requested on the same day that the Petition was submitted to the Commission.
6. This affidavit is in support of amending Guadalupe-Blanco River Authority's Certificate of Convenience and Necessity No. 20892 pursuant to Section 13.2541 of the Texas Water Code and Section 24.245(h) of the Commission's rules by streamlined expedited release.

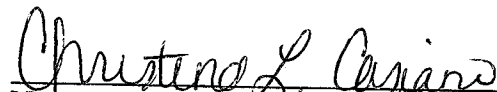
FUTHER AFFIANT SAYETH NOT


By: Douglas Miller

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

ACKNOWLEDGED, SUBSCRIBED, AND SWORN TO before me, the undersigned notary public, by Douglas Miller on this 24th day of September 2021, to certify which witness my hand and official seal.




Notary Public, State of Texas

The following files are not convertible:

9048-14.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.