



Filing Receipt

Received - 2021-10-20 09:46:17 AM
Control Number - 52733
ItemNumber - 1

PUC DOCKET NO. _____

PETITION OF TROY BRADSHAW	§	BEFORE THE PUBLIC UTILITY
TO AMEND PARKER WATER SUPPLY	§	
CORPORATION'S CERTIFICATE OF	§	
CONVENIENCE AND NECESSITY	§	
IN JOHNSON AND HILL COUNTIES BY	§	COMMISSION OF TEXAS
EXPEDITED RELEASE	§	

PETITION FOR STREAMLINED EXPEDITED RELEASE

COMES NOW Troy Bradshaw ("Petitioner") and files this Petition to Amend Parker Water Supply Corporation's Certificate of Convenience and Necessity in Johnson and Hill counties by Expedited Release Pursuant to Texas Water Code §13.2541 and 16 Tex. Admin. Code § 24.245(h) ("Petition") to be released from the water certificate of convenience and necessity ("CCN") area of Parker Water Supply Corporation, CCN No. 10911 ("Parker") in Johnson and Hill counties. The Petitioner shows as follows:

PETITION

1. Mr. Troy Bradshaw owns the subject property. His declaration, provided pursuant to Texas Civil Practice and Remedies Code § 132.001, demonstrating his consent for this action by the Petitioner is attached hereto and incorporated herein for all purposes as Exhibit 1. The subject property ("Subject Property") is the property described in the deed contained in Exhibit 2.¹

2. The Subject Property is one tract of land.

3. As evidenced in the declaration of Mr. Bradshaw in Exhibit 1, the Subject Property is:

- a. at least 25 acres in size;
- b. located in Johnson and Hill counties; and
- c. not receiving water or sewer service from Parker.

¹ The deed is contained in Exhibit 2 to Exhibit A.

4. Johnson County is an Approved County for streamlined expedited release.
5. Contemporaneous with the submission of the Petition, a copy of the Petition was mailed to Parker Water Supply Corporation, 7001 CR1200, Cleburne, Texas 76031 via United States Postal Service First Class mail. Evidence of the mailing is attached hereto and incorporated herein for all purposes as Exhibit 3.
6. The required mapping documents are contained in Exhibit 4, attached hereto and incorporated herein for all purposes.
7. A metes and bounds description of the Subject Property may be found on the deed attached in Exhibit 2.
8. The undersigned has been engaged by Petitioner to represent him before the Public Utility Commission of Texas in this proceeding. All correspondence should be directed to the undersigned.

Respectfully submitted,

Russell Rodriguez Hyde Bullock LLP
1633 Williams Drive, Building 2, Suite 200
Georgetown, Texas 78628
(512) 930-1317
(866) 929-1641 (Fax)

/s/ Arturo D. Rodriguez, Jr.
ARTURO D. RODRIGUEZ, JR.
State Bar No. 00791551

ATTORNEY FOR TROY BRADSHAW

PETITION OF TROY BRADSHAW §
TO AMEND PARKER WATER SUPPLY §
CORPORATION'S CERTIFICATE OF §
CONVENIENCE AND NECESSITY §
IN JOHNSON AND HILL COUNTIES BY §
EXPEDITED RELEASE §

BEFORE THE PUBLIC UTILITY

COMMISSION OF TEXAS

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

DECLARATION OF TROY BRADSHAW

Pursuant to Texas Civil Practices and Remedies Code Section 132.001, TROY BRADSHAW, hereby subscribes to the following declarations under penalty of perjury:

1. My name is Troy Bradshaw, my date of birth is 04-12-1962, and my address is PO Box 466, Jarrell, Texas 76537. I declare under the penalty of perjury that all information in this document is true and correct.
2. On or about May 13, 2021, I purchased an approximately 200.98-acre parcel of property. The deed to said property is contained as **Exhibit No. 2** to the above-referenced Petition. The property conveyed in Exhibit No. 2 to me is hereinafter referred to as the "Subject Property."
3. I own the entirety of the Subject Property and can make all decisions regarding the Subject Property.
4. The Subject Property is composed of a singular tract of land.
5. The Subject Property totals at least 25 acres.
6. The Subject Property is located in Johnson County and Hill County, Texas.
7. The Subject Property is within the water certificate of convenience and necessity of Parker Water Supply Corporation, No. 10911 ("CCN No. 10911").
8. The Subject Property is not receiving water or sewer service from Parker Water Supply Corporation.
9. I am able to make all decisions regarding the Petition.
10. Contemporaneous with the submission of the petition for expedited release, a copy of the petition was mailed to Parker Water Supply Corporation, 7001 CR1200, Cleburne, Texas 76031.



11. I declare under the penalty of perjury that the foregoing is true and correct.

SIGNED in Williamson County, Texas on Oct. 20, 2021

Troy Bradshaw
TROY BRADSHAW

**Johnson County
Becky Ivey
Johnson County
Clerk**

Instrument Number: 17546

eRecording - Real Property

Warranty Deed

Recorded On: May 17, 2021 08:18 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* 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: 17546
Receipt Number: 20210515000005
Recorded Date/Time: May 17, 2021 08:18 AM
User: Linda B
Station: ccl30

Record and Return To:

Corporation Service Company



**STATE OF TEXAS
COUNTY OF JOHNSON**

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 Johnson County, Texas.

Becky Ivey
Johnson County Clerk
Johnson County, TX

EXHIBIT

2

exhibitstick.com

Becky Ivey

GF#1156939

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

DATE: May 13, 2021

GRANTOR: C & G REALTY E, LLC, A TEXAS LIMITED LIABILITY COMPANY

GRANTOR'S MAILING ADDRESS: _____

GRANTEE: TROY BRADSHAW

GRANTEE'S MAILING ADDRESS: P.O. Box 466, Jarrell, Texas 76537

CONSIDERATION: Ten and No/100 (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

PROPERTY:

See Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is given and accepted subject to any and all easements, restrictions, rights-of-way, covenants, conditions, reservations, municipal or other governmental zoning laws, regulations and ordinances, if any, affecting and enforceable against the herein described property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successor, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successor, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

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

C & G REALTY E, LLC, A TEXAS LIMITED
LIABILITY COMPANY

By: 

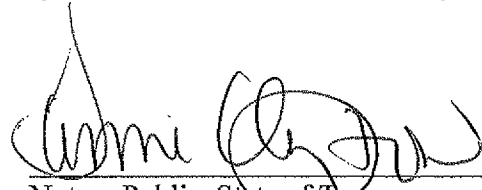
GARY B. HUMPHREYS, MEMBER

THE STATE OF TEXAS

COUNTY OF Johnson

^①
2021 This instrument was acknowledged before me on the 13th day of May,
2020 by Gary B. Humphreys, Member of C & G Realty E, LLC, a Texas limited liability company,
on behalf of said entity.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Troy Bradshaw
P.O. Box 466
Jarrell, Texas 76537

Exhibit "A"

BEING A 201.705 ACRE TRACT OF LAND, CONSISTING OF THREE TRACTS OF LAND IN THE MARY CAROTHERS SURVEY, ABSTRACT NO. 125, JOHNSON COUNTY, AND HILL COUNTY, TEXAS, BEING A PORTION OF THE FIRST TRACT, THE THIRD TRACT, AND THE FOURTH TRACT, CONVEYED TO THE THURSTON-MOORE FAMILY TRUST, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 1527, PAGE 647, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT AN IRON PIPE FOUND, AT THE NORTHEAST CORNER OF SAID THIRD TRACT, AT A NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JAMES CONN, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 1358, PAGE 166, O.P.R.J.C.T., IN THE SOUTH LINE OF HIGH VIEW MEADOWS, AN ADDITION TO JOHNSON COUNTY, RECORDED IN VOLUME 8, PAGE 657, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID THIRD TRACT, AND WITH SAID CONN TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S 29°57'40" E, A DISTANCE OF 1546.39 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";
2. S 60°02'20" W, A DISTANCE OF 598.98 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";
3. S 30°18'08" E, A DISTANCE OF 2043.19 FEET, TO AN IRON ROD FOUND, AT THE SOUTHEAST CORNER OF SAID FOURTH TRACT" SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO SAID JAMES CONN, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 1398, PAGE 628, OFFICIAL PUBLIC RECORDS, HILL COUNTY, TEXAS, (O.P.R.H.C.T.), IN E. HILL COUNTY ROAD 1413;

THENCE, WITH SAID HILL COUNTY ROAD 1413, S 59°11'52" W, A DISTANCE OF 2848.61 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE SOUTHWEST REMAINDER OF SAID FOURTH TRACT, AT THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO FRANK STEGIENT, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 1609, PAGE 127, O.P.R.H.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID FOURTH TRACT, AND WITH SAID STEGIENT TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N 02°11'52" E, A DISTANCE OF 2462.84 FEET, TO A CAPPED IRON ROD SET, STAMPED 'GSI SURVEYING';
2. S 60°02'20" W, A DISTANCE OF 1570.96 FEET, TO A CAPPED IRON ROD SET, STAMPED 'GSI SURVEYING', IN THE EAST LINE OF HWY 171, A 120' RIGHT-OF-WAY (R.O.W.);

THENCE, WITH THE EAST LINE OF SAID HWY 171, N 24°11'50" W, A DISTANCE OF 947.27 FEET, TO A POST FOUND, AT THE NORTHWEST REMAINDER CORNER OF SAID FIRST TRACT, AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO AVONDALE LAND COMPANY, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 3562, PAGE 546, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID FIRST TRACT, AND WITH SAID AVONDALE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N 60°04'39" E, A DISTANCE OF 2186.35 FEET, TO A POST FOUND;
2. N 28°47'05" W, A DISTANCE OF 605.50 FEET, TO A POST FOUND, AT THE NORTHEAST CORNER OF SAID AVONDALE TRACT, IN THE SOUTH LINE OF SAID HIGH VIEW MEADOWS;

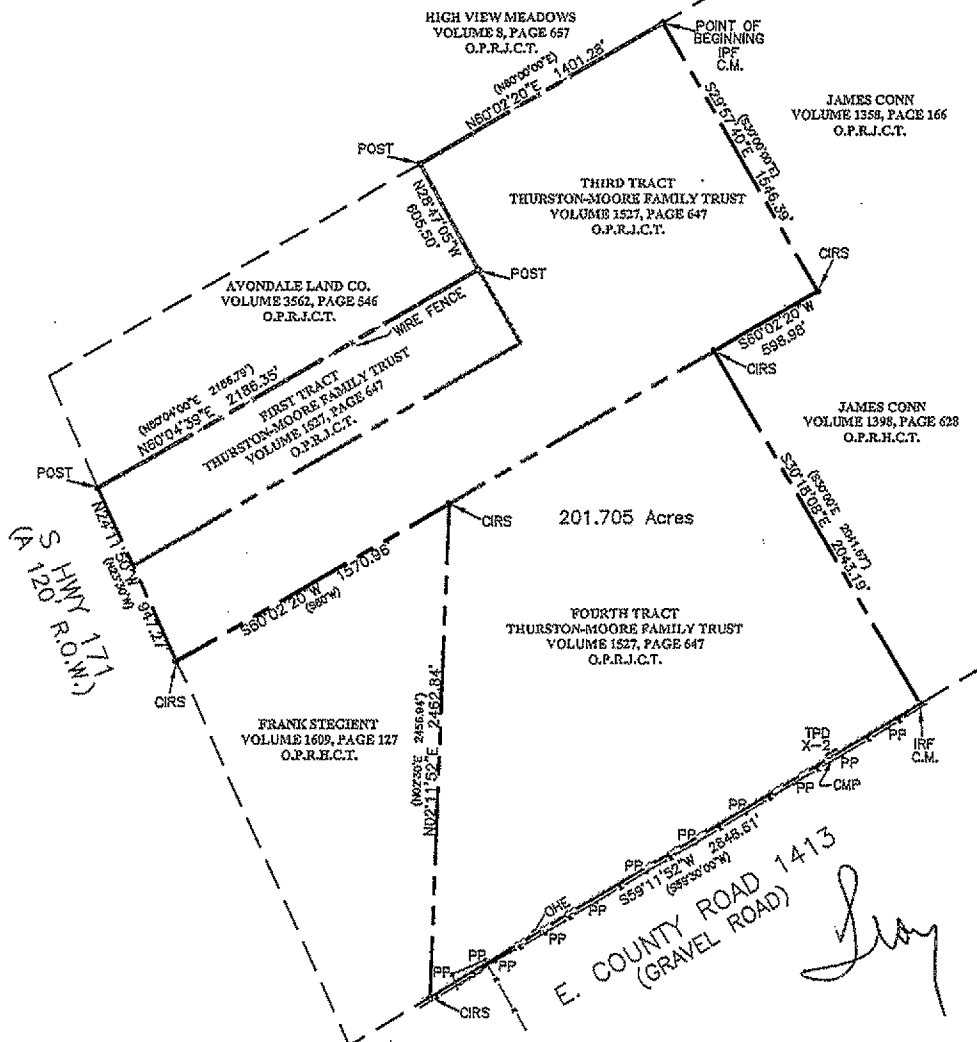
THENCE, WITH THE COMMON LINE BETWEEN SAID THIRD TRACT, AND WITH SAID HIGH VIEW MEADOWS, N 60°02'20" E, A DISTANCE OF 1401.28 FEET, TO THE POINT OF BEGINNING AND CONTAINING 201.705 ACRES OF LAND AS SURVEYED

PROPERTY ADDRESS:
TBD HWY 171
GRANDVIEW, TEXAS



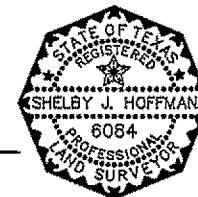
LEGEND

IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
CIRS	CAPPED IRON ROD SET STAMPED "GSI SURVEYING"
C.M.	CONTROLLING MONUMENT
OHE	OVERHEAD ELECTRIC
PP	POWER POLE
TPD	TELEPHONE PEDESTAL
CMP	CORRUGATED METAL PIPE



SURVEY EXHIBIT SHOWING
A 201.705 ACRE TRACT OF LAND, CONSISTING OF
THREE TRACTS OF LAND IN THE MARY CAROTHERS
SURVEY, ABSTRACT NO. 125, JOHNSON AND HILL
COUNTY, TEXAS, BEING A PORTION OF THE FIRST
TRACT, THE THIRD TRACT, AND THE FOURTH TRACT,
RECORDED IN VOLUME 1527, PAGE 647, OFFICIAL
PUBLIC RECORDS, JOHNSON COUNTY, TEXAS

SHEET 1 OF 2



SJ Hoffman 10/29/2016

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084

GEOMATIC SOLUTIONS, INC.

3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS
OFFICE: 817-487-8916
TBPLS FIRM NO. 10184400 SHELBY@GSISURVEY.COM

Scale: 1"=600'	Date: 11/1/17	DWG: 2017638-SURVEY-001
Drawn: OF	Checked: SJH	Job: 2017-638

SURVEYOR'S NOTES:

1. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (CORS 96).
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COPY OF A COMMITMENT FOR TITLE INSURANCE, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF# 17-09770-086, ISSUED OCTOBER 30, 2017, AND PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, GF#31831, ISSUED OCTOBER 30, 2017.
3. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS SURVEY EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
4. () DENOTES RECORD DATA.
5. THE EASEMENT RECORDED IN VOLUME 231, PAGE 18, O.P.R.J.C.T., MAY AFFECT THE SUBJECT TRACT, HOWEVER, THIS SURVEYOR CANNOT DETERMINE THE LOCATION THEREOF.
6. THE EASEMENT RECORDED IN VOLUME 288, PAGE 317, O.P.R.J.C.T., MAY AFFECT THE SUBJECT TRACT, HOWEVER, THIS SURVEYOR CANNOT DETERMINE THE LOCATION THEREOF.
7. THE EASEMENT RECORDED IN VOLUME 304, PAGE 205, O.P.R.J.C.T., MAY AFFECT THE SUBJECT TRACT, HOWEVER, THIS SURVEYOR CANNOT DETERMINE THE LOCATION THEREOF.
8. THE EASEMENT RECORDED IN VOLUME 323, PAGE 549, O.P.R.J.C.T., MAY AFFECT THE SUBJECT TRACT, HOWEVER, THIS SURVEYOR CANNOT DETERMINE THE LOCATION THEREOF.
9. THE EASEMENT RECORDED IN VOLUME 1987, PAGE 893, O.P.R.J.C.T., MAY AFFECT THE SUBJECT TRACT, HOWEVER, THIS SURVEYOR CANNOT DETERMINE THE LOCATION THEREOF.
10. THE EASEMENT RECORDED IN VOLUME 3762, PAGE 578, AND 955, O.P.R.J.C.T., MAY AFFECT THE SUBJECT TRACT, HOWEVER, THIS SURVEYOR CANNOT DETERMINE THE LOCATION THEREOF.
11. THE EASEMENT RECORDED IN VOLUME 186, PAGE 84, O.P.R.H.C.T., MAY AFFECT THE SUBJECT TRACT, HOWEVER, THIS SURVEYOR CANNOT DETERMINE THE LOCATION THEREOF.
12. THE EASEMENT RECORDED IN VOLUME 200, PAGE 477, O.P.R.H.C.T., MAY AFFECT THE SUBJECT TRACT, HOWEVER, THIS SURVEYOR CANNOT DETERMINE THE LOCATION THEREOF.
13. THE EASEMENT RECORDED IN VOLUME 283, PAGE 157, O.P.R.H.C.T., MAY AFFECT THE SUBJECT TRACT, HOWEVER, THIS SURVEYOR CANNOT DETERMINE THE LOCATION THEREOF.
14. THE EASEMENT RECORDED IN VOLUME 482, PAGE 303, O.P.R.H.C.T., MAY AFFECT THE SUBJECT TRACT, HOWEVER, THIS SURVEYOR CANNOT DETERMINE THE LOCATION THEREOF.
15. THE EASEMENT RECORDED IN VOLUME 500, PAGE 851, O.P.R.H.C.T., MAY AFFECT THE SUBJECT TRACT, HOWEVER, THIS SURVEYOR CANNOT DETERMINE THE LOCATION THEREOF.
16. THE EASEMENT RECORDED IN VOLUME 508, PAGE 334, O.P.R.H.C.T., MAY AFFECT THE SUBJECT TRACT, HOWEVER, THIS SURVEYOR CANNOT DETERMINE THE LOCATION THEREOF.
17. THE EASEMENT RECORDED IN VOLUME 465, PAGE(S) 74 AND 75, O.P.R.H.C.T., MAY AFFECT THE SUBJECT TRACT, HOWEVER, THIS SURVEYOR CANNOT DETERMINE THE LOCATION THEREOF.
18. THE EASEMENT RECORDED IN VOLUME 482, PAGE 297, O.P.R.H.C.T., MAY AFFECT THE SUBJECT TRACT, HOWEVER, THIS SURVEYOR CANNOT DETERMINE THE LOCATION THEREOF.
19. THE EASEMENT RECORDED IN VOLUME 503, PAGE 245, O.P.R.H.C.T., MAY AFFECT THE SUBJECT TRACT, HOWEVER, THIS SURVEYOR CANNOT DETERMINE THE LOCATION THEREOF.
20. THE EASEMENT RECORDED IN VOLUME 888, PAGE 490, O.P.R.H.C.T., MAY AFFECT THE SUBJECT TRACT, HOWEVER, THIS SURVEYOR CANNOT DETERMINE THE LOCATION THEREOF.

THIS SURVEY EXHIBIT WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON OCTOBER 13, 2017 AND SHOWS THE VISIBLE IMPROVEMENTS OBSERVED AT THE TIME OF THE SURVEY.

PROPERTY DESCRIPTION

BEING A 201.705 ACRE TRACT OF LAND, CONSISTING OF THREE TRACTS OF LAND IN THE MARY CAROTHERS SURVEY, ABSTRACT NO. 125, JOHNSON COUNTY TEXAS, BEING A PORTION OF THE FIRST TRACT, THE THIRD TRACT, AND THE FOURTH TRACT, CONVEYED TO THE THURSTON-MOORE FAMILY TRUST, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 1527, PAGE 647, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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2. S 60°02'20" W, A DISTANCE OF 598.98 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";
3. S 30°18'08" E, A DISTANCE OF 2043.19 FEET, TO AN IRON ROD FOUND, AT THE SOUTHEAST CORNER OF SAID FOURTH TRACT, SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO SAID JAMES CONN, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 1398, PAGE 628, OFFICIAL PUBLIC RECORDS, HILL COUNTY, TEXAS, (O.P.R.H.C.T.), IN E.HILL COUNTY ROAD 1413;

THENCE, WITH SAID HILL COUNTY ROAD 1413, S 59°11'52" W, A DISTANCE OF 2848.61 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE SOUTHWEST REMAINDER OF SAID FOURTH TRACT, AT THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO FRANK STEGENT, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 1609, PAGE 127, O.P.R.H.C.T.;

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THENCE, WITH THE EAST LINE OF SAID HWY 171, N 24°11'50" W, A DISTANCE OF 947.27 FEET, TO A POST FOUND, AT THE NORTHWEST REMAINDER CORNER OF SAID FIRST TRACT, AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO AVONDALE LAND COMPANY, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 3562, PAGE 546, O.P.R.J.C.T.;

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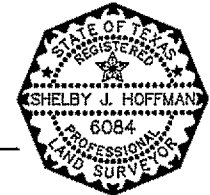
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PROPERTY ADDRESS:
TBD HWY 171
GRANDVIEW, TEXAS

SHEET 2 OF 2

SJH 10/29/2016

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084



SURVEY EXHIBIT SHOWING
A 201.705 ACRE TRACT OF LAND, CONSISTING OF THREE
TRACTS OF LAND IN THE MARY CAROTHERS SURVEY,
ABSTRACT NO. 125, JOHNSON AND HILL COUNTY, TEXAS,
BEING A PORTION OF THE FIRST TRACT, THE THIRD TRACT,
AND THE FOURTH TRACT, RECORDED IN VOLUME 1527, PAGE
647, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS

GEOMATIC SOLUTIONS, INC.

3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS
OFFICE: 817-487-8916
TBPLS FIRM NO. 10184400 SHELBY@GSI SURVEY.COM

Scale: 1"=600'	Date: 11/1/17	DWG: 2017638-SURVEY-001
Drawn: OF	Checked: SJH	Job: 2017-638

EXHIBIT "A"

LEGAL DESCRIPTION

File No.: 1156939

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THENCE, WITH SAID HILL COUNTY ROAD 1413, S 59°11'52" W, A DISTANCE OF 2848.61 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE SOUTHWEST REMAINDER OF SAID FOURTH TRACT, AT THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO FRANK STEGIENT, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 1609, PAGE 127, O.P.R.H.C.T.;

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2 S 60°02'20" W, A DISTANCE OF 1570.96 FEET, TO A CAPPED IRON ROD SET, STAMPED 'GSI SURVEYING', IN THE EAST LINE OF HWY 171, A 120' RIGHT-OF-WAY (R.O.W.);

THENCE, WITH THE EAST LINE OF SAID HWY 171, N 24°11'50" W, A DISTANCE OF 947.27 FEET, TO A POST FOUND, AT THE NORTHWEST REMAINDER CORNER OF SAID FIRST TRACT, AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO AVONDALE LAND COMPANY, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 3562, PAGE 546, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID FIRST TRACT, AND WITH SAID AVONDALE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

File No.: 1156939

Page 1 of 2

1. N 60°04'39" E, A DISTANCE OF 2186.35 FEET, TO A POST FOUND;
2. N 28°47'05" W, A DISTANCE OF 605.50 FEET, TO A POST FOUND, AT THE NORTHEAST CORNER OF SAID AVONDALE TRACT, IN THE SOUTH LINE OF SAID HIGH VIEW MEADOWS;

THENCE, WITH THE COMMON LINE BETWEEN SAID THIRD TRACT, AND WITH SAID HIGH VIEW MEADOWS, N 60°02'20" E, A DISTANCE OF 1401.28 FEET, TO THE POINT OF BEGINNING AND CONTAINING 201.705 ACRES OF LAND AS SURVEYED

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any Statement in the legal description of the area or quantity of land is not a representation of such area or quantity, but is for informational and/or identification purposes and does not override item 2 of Schedule B hereof.

ADDENDUM TO CLOSING DISCLOSURE

File No.: 1156939

Date: May 13, 2021

Legal:

BEING A 201.705 ACRE TRACT OF LAND, CONSISTING OF THREE TRACTS OF LAND IN THE MARY CAROTHERS SURVEY, ABSTRACT NO. 125, JOHNSON COUNTY, AND HILL COUNTY, TEXAS, BEING A PORTION OF THE FIRST TRACT, THE THIRD TRACT, AND THE FOURTH TRACT, CONVEYED TO THE THURSTON-MOORE FAMILY TRUST, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 1527, PAGE 647, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT AN IRON PIPE FOUND, AT THE NORTHEAST CORNER OF SAID THIRD TRACT, AT A NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JAMES CONN, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 1358, PAGE 166, O.P.R.J.C.T., IN THE SOUTH LINE OF HIGH VIEW MEADOWS, AN ADDITION TO JOHNSON COUNTY, RECORDED IN VOLUME 8, PAGE 657, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID THIRD TRACT, AND WITH SAID CONN TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1.S 29°57'40" E, A DISTANCE OF 1546.39 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";
2.S 60°02'20" W, A DISTANCE OF 598.98 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";
3.S 30°18'08" E, A DISTANCE OF 2043.19 FEET, TO AN IRON ROD FOUND, AT THE SOUTHEAST CORNER OF SAID FOURTH TRACT" SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO SAID JAMES CONN, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 1398, PAGE 628, OFFICIAL PUBLIC RECORDS, HILL COUNTY, TEXAS, (O.P.R.H.C.T.), IN E. HILL COUNTY ROAD 1413;

THENCE, WITH SAID HILL COUNTY ROAD 1413, S 59°11'52" W, A DISTANCE OF 2848.61 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE SOUTHWEST REMAINDER OF SAID FOURTH TRACT, AT THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO FRANK STEGIENT, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 1609, PAGE 127, O.P.R.H.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID FOURTH TRACT, AND WITH SAID STEGIENT TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1.N 02°11'52" E, A DISTANCE OF 2462.84 FEET, TO A CAPPED IRON ROD SET, STAMPED 'GSI SURVEYING';
2 S 60°02'20" W, A DISTANCE OF 1570.96 FEET, TO A CAPPED IRON ROD SET, STAMPED 'GSI SURVEYING', IN THE EAST LINE OF HWY 171, A 120' RIGHT-OF-WAY (R.O.W.);

THENCE, WITH THE EAST LINE OF SAID HWY 171, N 24°11'50" W, A DISTANCE OF 947.27 FEET, TO A POST FOUND, AT THE NORTHWEST REMAINDER CORNER OF SAID FIRST TRACT, AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO AVONDALE LAND COMPANY, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 3562, PAGE 546, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID FIRST TRACT, AND WITH SAID AVONDALE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

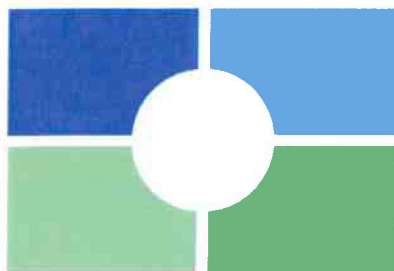
1. N 60°04'39" E, A DISTANCE OF 2186.35 FEET, TO A POST FOUND;
2. N 28°47'05" W, A DISTANCE OF 605.50 FEET, TO A POST FOUND, AT THE NORTHEAST CORNER OF SAID AVONDALE TRACT, IN THE SOUTH LINE OF SAID HIGH VIEW MEADOWS;

THENCE, WITH THE COMMON LINE BETWEEN SAID THIRD TRACT, AND WITH SAID HIGH VIEW MEADOWS, N 60°02'20" E, A DISTANCE OF 1401.28 FEET, TO THE POINT OF BEGINNING AND CONTAINING 201.705 ACRES OF LAND AS SURVEYED

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any Statement in the legal description of the area or quantity of land is not a representation of such area or quantity, but is for Informational and/or identification purposes and does not override item 2 of Schedule B hereof.

I have carefully reviewed the Closing Disclosure and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction.

The Company has deposited the earnest money that it has received in a demand deposit account that is federally insured to the maximum extent permitted by law. Demand deposit accounts are non-interest bearing pursuant to federal law, but offer immediately available funds for withdrawal after a check has cleared.



RUSSELL RODRIGUEZ HYDE BULLOCK

A TEXAS LIMITED LIABILITY PARTNERSHIP

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George E. Hyde
Bradford E. Bullock
Caroline A. Kelley

Senior Associates:

Jonathan W. Needle

Of Counsel:

Karrie H. Marling

October 20, 2021

**VIA CERTIFIED MAIL, RETURN RECEIPT
REQUESTED #7018 0680 0002 2556 9380**

Sherry Reeves, General Manager
Parker Water Supply Corporation
7001 CR 1200
Cleburne, Texas 76031

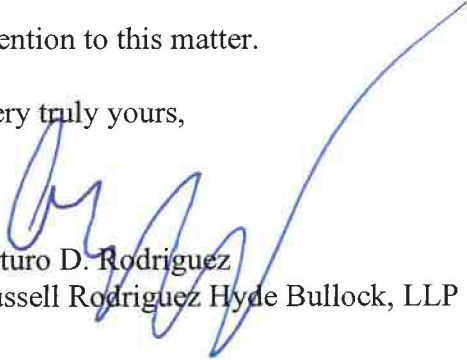
Re: *Petition of Troy Bradshaw to Amend Parker Water Supply Corporation's Certificate of Convenience and Necessity in Johnson and Hill Counties by Expedited Release; Before the Public Utility Commission of Texas.*

Dear Sir/Madam:

Please find enclosed the Petition of Troy Bradshaw to have a portion of land removed from Parker Water Supply Corporation's Water CCN No. 10911 by streamlined expedited release under Texas Water Code Sec. 13.2541 and Public Utility Commission of Texas Rules Sec. 24.245(h). The Petition was filed with the PUCT today.

Thank you for your attention to this matter.

Very truly yours,


Arturo D. Rodriguez
Russell Rodriguez Hyde Bullock, LLP

Enclosure

EXHIBIT

3

exhibitsider.com

7018 0680 0002 2556 9380

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

CERTIFIED MAIL®



7018 0680 0002 2556 9380

7018 0680 0002 2556 9380

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

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

OFFICIAL USE

T. Bradshaw

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

\$

Sent to *Shawn Reaves, GM, Parker, NC*

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9017

See Reverse for Instructions

Postmark
Here

MAPPING

EXHIBIT

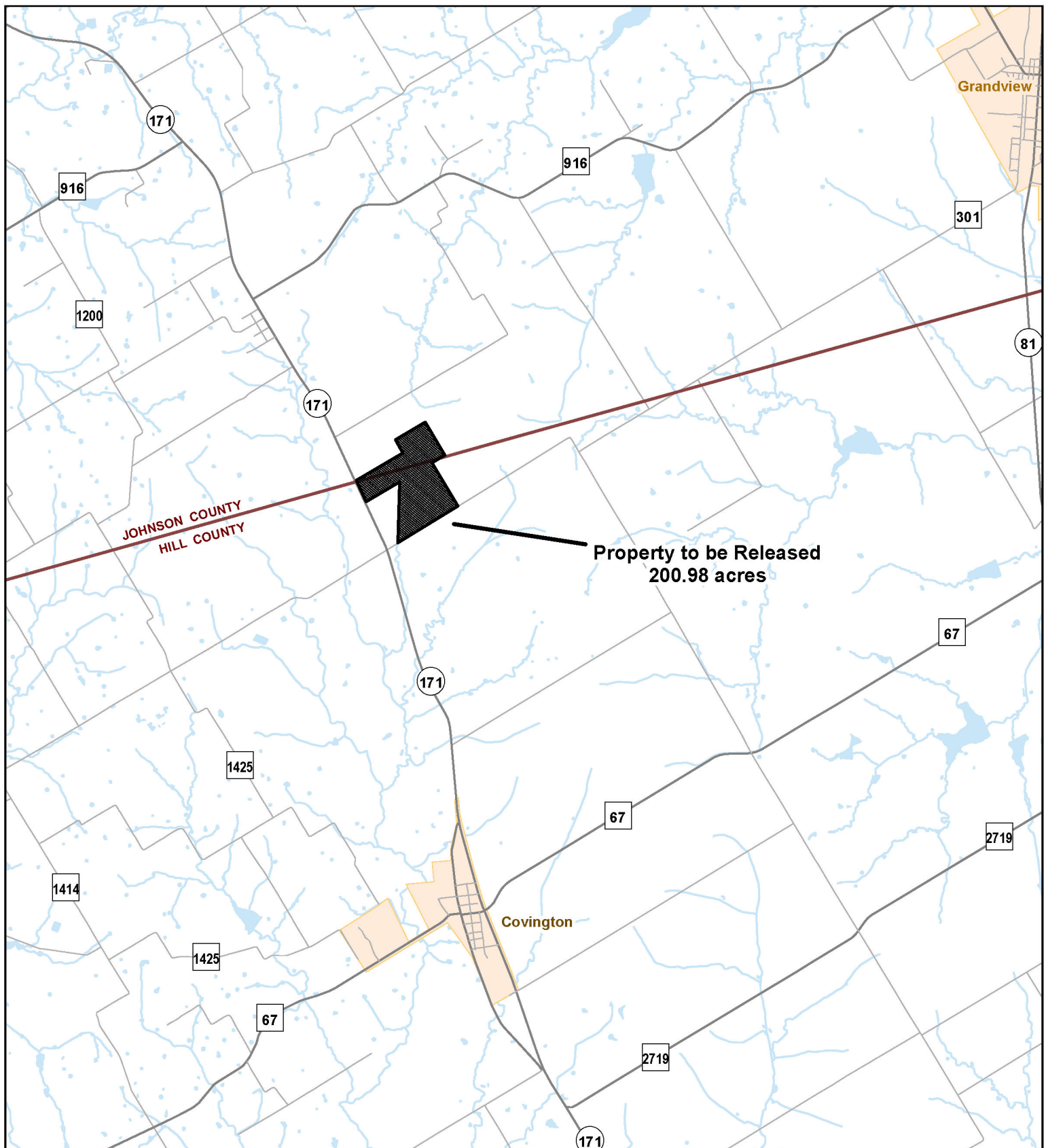
4

The following files are not convertible:

Survey_polygon.dbf
Survey_polygon.prj
Survey_polygon.shp
Survey_polygon.shx

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.



General Location

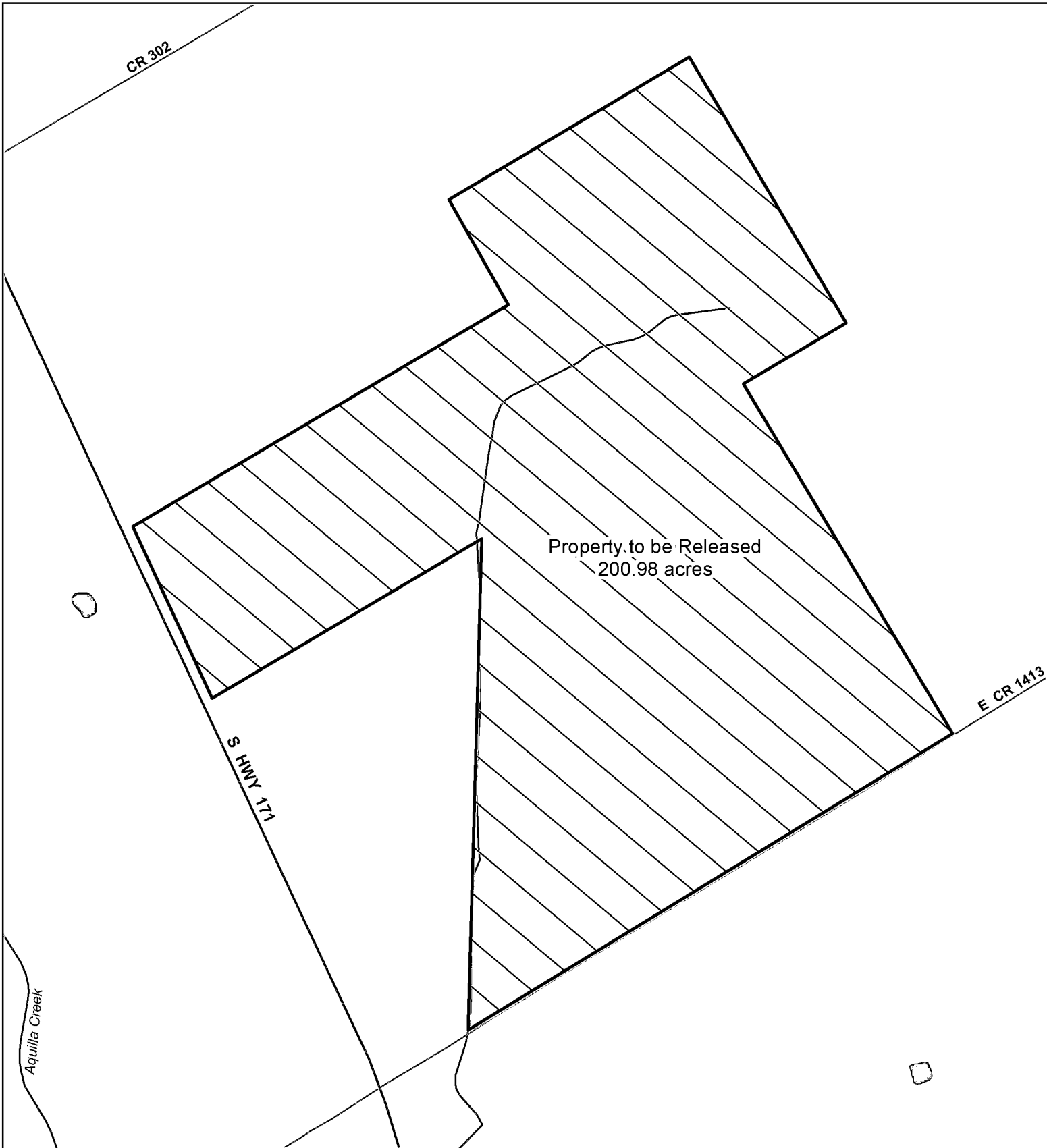
Petition by Troy Bradshaw for Expedited Release from Parker WSC, Water CCN No. 10911
Hill and Johnson Counties



0 0.5 1
Miles

 Property to be Released - 200.98 acres

Map by: S. Burt, ASBGI
Date: Oct 5, 2021
Base: TxDOT Roadways
Project: Troy Bradshaw General Location



Detail Map

Petition by Troy Bradshaw for Expedited Release from Parker WSC, Water CCN No. 10911
Hill and Johnson Counties



Property to be Released - 200.98 acres

0 325 650
Feet

Map by: S. Burt, ASBGI
Date: Oct. 5, 2021
Base: TxDOT Roadways
Project: Troy BradshawDetail Map



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Detail Map on Imagery

Petition by Troy Bradshaw for Expedited Release from Parker WSC, Water CCN No. 10911
Hill and Johnson Counties



0 325 650
Feet



Property to be Released - 200.98 acres

Map by: S. Burt, ASBGI
Date: Oct 5, 2021
Base: ESRI Imagery
Project: Troy Bradshaw Detail Map on Imagery