



Filing Receipt

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PUC DOCKET NO. _____

PETITION BY MONTGOMERY	§	
COUNTY LAND INVESTMENTS, INC.	§	PUBLIC UTILITY COMMISSION
FOR EXPEDITED RELEASE FROM	§	
WATER CCN NO. 12892	§	
HELD BY T&W WATER SERVICE	§	OF TEXAS
COMPANY		

**PETITION BY MONTGOMERY COUNTY LAND INVESTMENTS, INC. FOR
EXPEDITED RELEASE PURSUANT TO TEXAS WATER CODE SECTION 13.2541**

TO THE PUBLIC UTILITY COMMISSION OF TEXAS:

COMES NOW, the Montgomery County Land Investments, Inc. (Petitioners), and files this Petition with the Public Utility Commission of Texas (PUC) for expedited release from T&W Water Service Company (T&W) water certificate of convenience and necessity (CCN) No. 12892 pursuant to Texas Water Code § 13.2541 and 16 Texas Administrative Code (TAC) § 24.245 and, in support thereof, would respectfully show the following:

I. APPLICABLE REGULATIONS

Section 13.2541 of the Texas Water Code provides that the owner of a tract or tracts of land that are at least 25 acres and is not receiving water or sewer service may petition for expedited release of the area from a CCN. Tex. Water Code Ann. § 13.2541(b). For land that is located within a county with a population of at least one million, or a county adjacent to a county with a population of at least one million, the owner of the qualifying tract “is entitled to that release.” *Id.* The rule adopted by the PUC pursuant to Section 13.2541 provides the same, and it recognizes that Montgomery County is a county in which owners of at least 25 acres are entitled to expedited release. *See* 16 TAC § 24.245. Under Section 13.2541(c), the PUC “shall grant the petition not later than the 60th day after the date the landowner files the petition.”

II. REQUEST FOR EXPEDITED RELEASE

Montgomery County Land Investments, Inc. owns two contiguous tracts of land that total approximately 154.819 acres of land in Montgomery County, Texas (the Property). The Property is located within the boundaries of T&W's CCN No. 12892.

The Property does not receive water service from any provider. An affidavit in support of this Petition is attached hereto as **Exhibit A**. Maps showing the location of the Property, along with the digital data, are attached hereto as **Exhibit B**. The deeds showing ownership of the Property are attached hereto as **Exhibit C**. A copy of this Petition has been mailed to T&W via certified mail.

III. CONCLUSION AND PRAYER

Texas Water Code Section 13.2541 entitles landowners to expedited release of the Property described herein. The Property is greater than 25 acres, is not receiving water or sewer service, and is entirely within Montgomery County. Under Section 13.2541(c), the PUC should grant this Petition no later than the 60th day after the date of filing. Petitioner respectfully requests that the PUC grant this Petition and issue an order under the authority of Section 13.2541 releasing the Property from water CCN No. 12892.

Respectfully submitted,

Emily W. Rogers
State Bar No. 24002863
erogers@bickerstaff.com

Kimberly G. Kelley
State Bar No. 24086651
kkelley@bickerstaff.com

Bickerstaff Heath Delgado Acosta LLP
3711 S. MoPac Expressway
Building One, Suite 300
Austin, TX 78746
Telephone: (512) 472-8021
Facsimile: (512) 320-5638

BY: Emily W. Rogers
Emily W. Rogers
Attorney for Montgomery County Land
Investments, Inc.

CERTIFICATE OF SERVICE

I hereby certify by my signature below that on the 11th day of May, 2022, a true and correct copy of the above and foregoing document was forwarded via hand delivery, facsimile, U.S. mail or electronic mail to all parties of record and a true and correct copy of the above and foregoing document has been mailed by certified mail to T&W Water Service Company, P.O. Box 2927, Conroe, Texas, 77305.

Emily W. Rogers
Emily W. Rogers

Exhibit A

PUC DOCKET NO. _____

PETITION BY MONTGOMERY §
COUNTY LAND INVESTMENTS, INC. § PUBLIC UTILITY COMMISSION
FOR EXPEDITED RELEASE FROM §
WATER CCN NO. 12892 §
HELD BY T&W WATER SERVICE § OF TEXAS
COMPANY

**AFFIDAVIT IN SUPPORT OF PETITION BY MONTGOMERY COUNTY LAND
INVESTMENTS, INC. FOR EXPEDITED RELEASE PURSUANT TO TEXAS
WATER CODE SECTION 13.2541**

STATE OF TEXAS §
§
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned notary, personally appeared Daniel K. Signorelli, the affiant, a person who is known to me. After administering an oath, the affiant testified that:

1. “My name is Daniel K. Signorelli. I am over the age of eighteen years, of sound mind, and am capable of making this affidavit. The facts stated in the affidavit are within my personal knowledge and are true and correct.
2. I am the President of the Montgomery County Land Investments, Inc., a Texas corporation, the Petitioner in the above-captioned matter.
3. Montgomery County Land Investments, Inc. owns two contiguous tracts of land that total approximately 154.819 acres of land located in Montgomery County, Texas (Property). **Exhibit C** attached to the Petition is a true and correct copy of each deed – one consisting of approximately 130.682 acres and the other consisting of approximately 24.1366 acres – demonstrating ownership of the approximately 154.819-acre contiguous tracts.
4. This Property is located within the boundaries of water Certificate of Convenience and Necessity No. 12892 issued to T&W Water Service Company. **Exhibit B** attached to the Petition is a true and correct copy of a map identifying the Property, its location, and the area of the CCN.
5. The Property in question is not receiving water service from T&W Water Service Company or any other water service provider. Petitioner has not requested water service from T&W Water Service Company or paid any fees or charges to initiate or maintain water, and there are no billing records or other documents indicating an existing account for the Property. Petitioner has not entered into written

agreement with T&W Water Service Company whereby T&W Water Service Company has made a contractual committed to provide service to the Property, or to construct facilities to serve the Property. There are no T&W Water Service Company facilities located on the Property

6. I request that the Public Utility Commission on Texas release this Property from water CCN No. 12892.”

FURTHER AFFIANT SAYETH NOT.



Daniel K. Signorelli, President
Montgomery County Land Investments, Inc.

SWORN AND SUBSCRIBED TO BEFORE ME by 2nd on
May, 2022.


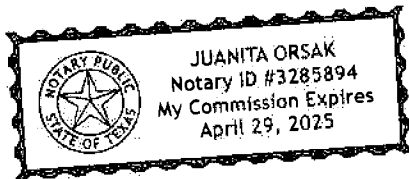
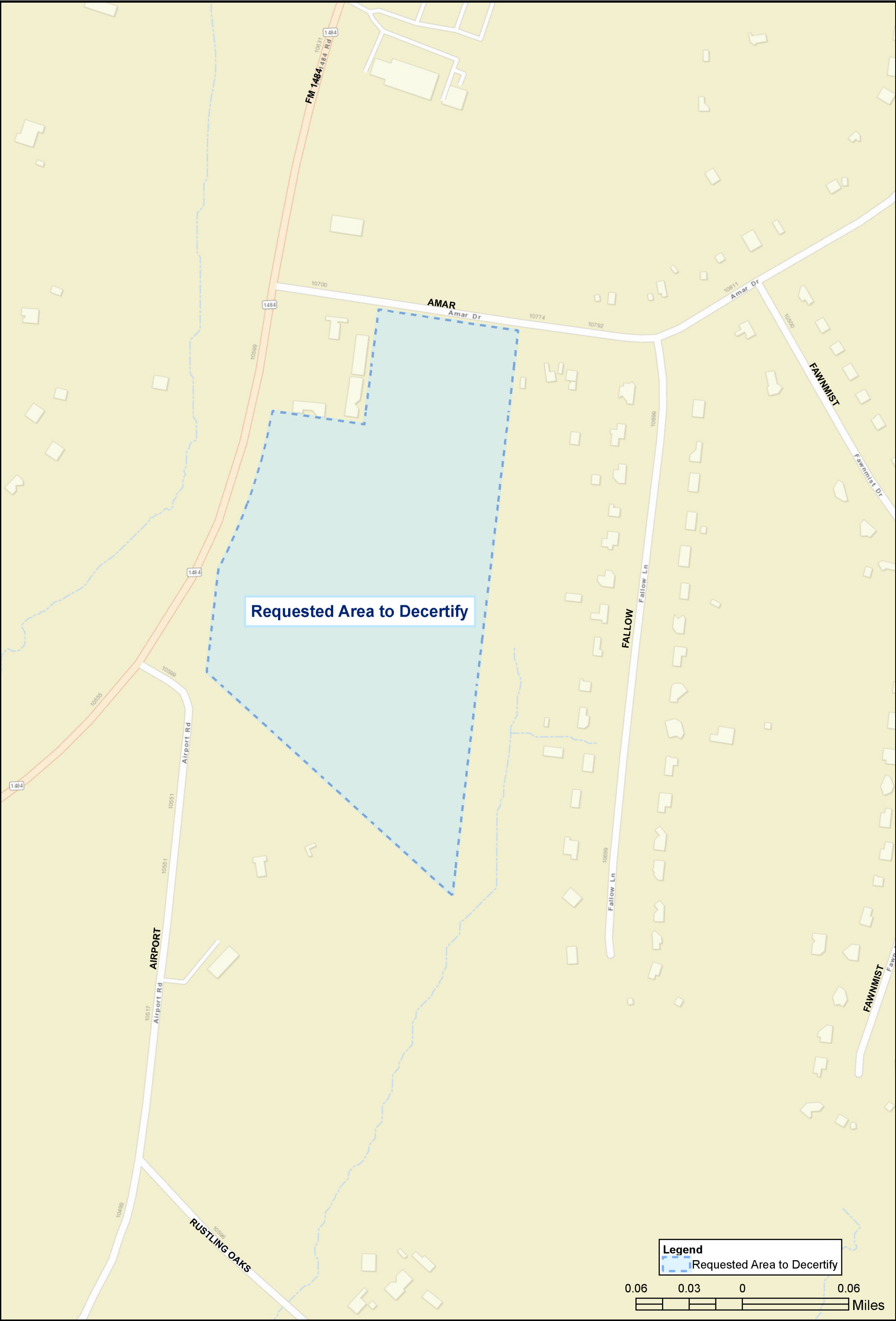

Notary Public State of Texas

Exhibit B

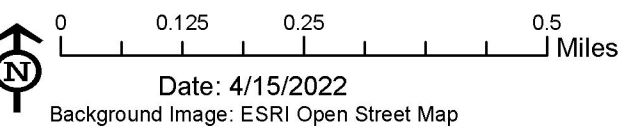


Date: 4/8/2022
Background Image: ESRI Open Street Map

Montgomery County Land Investments, Inc.
Request to Decertify Parcel from
T&W Water Service Company Water CCN No. 12892
DETAIL MAP

© 2022 Bickerstaff Heath Delgado Acosta LLP
Data Source: Parcel requested for decertification
obtained from Signorelli Company,
1401 Woodlands Parkway, The Woodlands, TX 77380
Water CCN Service areas obtained from the PUC.

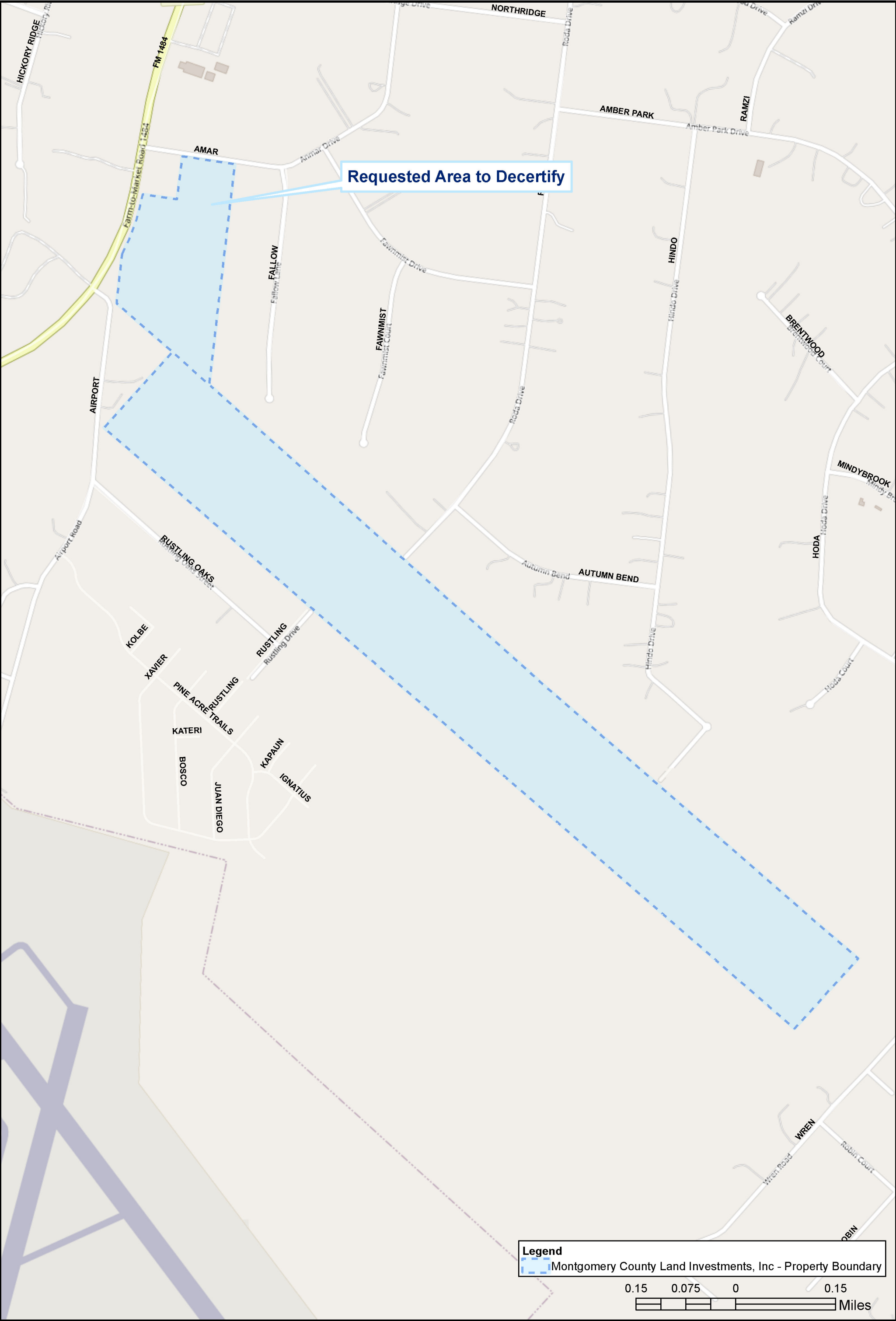




Montgomery County Land Investments, Inc.
Request to Decertify Parcel from
T&W Water Service Company Water CCN No. 12892
GENERAL LOCATION MAP

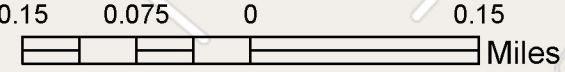
© 2022 Bickerstaff Heath Delgado Acosta LLP
Data Source: Parcel requested for decertification
obtained from Signorelli Company,
1401 Woodlands Parkway, The Woodlands, TX 77380.
Water CCN Service areas obtained from the PUC.





Legend

Montgomery County Land Investments, Inc - Property Boundary



Date: 4/25/2022
Background Image: ESRI Street Map

Montgomery County Land Investments, Inc.
Request to Decertify Parcel from T&W Water
Service Company Water CCN No. 12892 Property Boundary
DETAIL MAP

© 2022 Bickerstaff Heath Delgado Acosta LLP
Data Source: Parcel requested for decertification
obtained from Signorelli Company,
1401 Woodlands Parkway, The Woodlands, TX 77380.
Water CCN Service areas obtained from the PUC.



Exhibit C

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF MONTGOMERY §

THAT FROST REAL ESTATE LTD, a Texas limited partnership ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by MONTGOMERY COUNTY LAND INVESTMENTS INC., a Texas corporation (the "Grantee"), whose mailing address is 1401 Woodlands Parkway, The Woodlands, Texas 77380, the receipt and sufficiency of which consideration is hereby acknowledged and confessed, subject to all of the matters set forth or referred to herein, have **SOLD, TRANSFERRED, AND CONVEYED**, and by these presents does **SELL, TRANSFER, AND CONVEY** unto Grantee the property described on Exhibit "A" attached hereto, together with all improvements thereon (collectively, the "Property").

Reservations from and Exceptions to Conveyance and Warranty:

- (1) All matters of record, but only to the extent that they are still in effect and affect the Property;
- (2) Oil, gas and minerals owned by Grantor are specifically excluded from this conveyance (the "Mineral Reservation"); and
- (2) Taxes for the year 2022, not yet due and payable, taxes for prior years, taxes for subsequent years, and subsequent assessments for prior years due to change in and usage or ownership, the payment of all of which Grantee assumes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging unto Grantee, its successors and assigns, forever; and, subject to all of the matters set forth or referred to herein, Grantor does hereby bind itself, its successors and assigns to **WARRANT and FOREVER DEFEND** all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor from and after the date Grantor acquired title to the Property, but not otherwise.

"Oil, gas and minerals" for all purposes of this instrument is defined to include, oil, gas, sulphur and all other hydrocarbon substances, whether liquid, gaseous or solid, all fissionable minerals and materials, including, but not limited to, uranium, thorium, vanadium, molybdenum, rhenium and all coal, lignite, zinc, lead, iron, copper, gold and other minerals and ores, whether known or unknown and irrespective of the depth at which the same may be found.

Grantor herein, on behalf of itself, its successors and assigns, hereby forever releases, waives and relinquishes all rights to use the surface of the Property for seismic activities and for any and all other oil, gas or mineral exploration or production purposes including, without limitation, exploring, drilling for, developing, producing, storing, and processing the Mineral Reservation from the Property (the "Surface Waiver"). However, such Surface Waiver shall not be construed as a release, waiver or relinquishment by Grantor of its respective rights to explore, drill for, develop or produce the Mineral Reservation (and to have access to and control of underground mineral formations) without the use of any portion of the surface of the Property or from outside the Property, including, without limitation, directional wells drilled under or through or bottomed beneath the Property, provided that Grantor, its successors and assigns do not physically enter the surface of the Property or injure the subjacent support of the Property or any improvements now or hereafter erected thereon. The foregoing Surface Waiver shall constitute a perpetual covenant binding upon and running with the Property.

For the same consideration expressed above, in addition to the Property, Grantor grants and conveys, with no warranty of any kind, all interests of Grantor, if any, in: (i) strips or gores, if any, between the Property and abutting or immediately adjacent properties, whether owned or claimed by deed, limitations, or otherwise; (ii) any land under any highway, street, road, avenue, right-of-way, easement, lane or alley, open or proposed, in, on, across or immediately adjacent to the Property; (iii) any rights to submerged lands adjacent to the Property; and (iv) all other rights, benefits, or hereditaments, benefitting the Property not specifically excluded herein.

GRANTEE ACCEPTS THE PROPERTY WITHOUT REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED (EXCEPT FOR THE SPECIAL WARRANTY OF TITLE SET FORTH IN THIS DEED), AND OTHERWISE THE CONVEYANCE IS IN AN "AS IS", "WHERE IS", AND "WITH ALL FAULTS" CONDITION BASED SOLELY ON GRANTEE'S OWN INSPECTION.

Signature Page Follows

EXECUTED effective as of the 16th day of March, 2022.

GRANTOR:

FROST REAL ESTATE LTD, a Texas
limited partnership

By: FROST WI LLC, a Texas limited
liability company, its managing general
partner

By: [Signature]
Elizabeth Batten Frost, President

STATE OF TEXAS §
 §
COUNTY OF Harris §

BEFORE ME, the undersigned authority, on this 16 day of March, 2022, personally appeared Elizabeth B. Frost, as President of FROST WI LLC, a Texas limited liability company, general partner of FROST REAL ESTATE LTD, known to me to be the person whose name is subscribed to the foregoing instrument, and she acknowledged to me that she executed the same for the purposes and consideration therein expressed.

[Signature]
Notary Public, State of Texas
My Commission Expires: 12-10-2023

AFTER RECORDING RETURN TO:
1401 Woodlands Parkway
The Woodlands, TX 77380

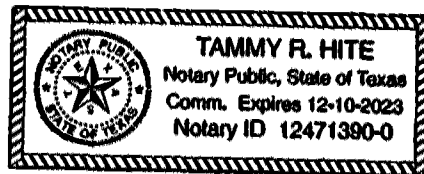


Exhibit "A"

Legal Description of Property



TEXAS PROFESSIONAL SURVEYING, LLC.

**3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00**

FIELD NOTE DESCRIPTION

130.682 ACRES

IN THE JOHN MONTGOMERY SURVEY, ABSTRACT NUMBER 349 MONTGOMERY COUNTY, TEXAS

BEING a 130.682 acre tract of land situated in the John Montgomery, Survey, Abstract Number 349, Montgomery County, Texas, being all that same called 130.9262 acre tract described in instrument to Frost Real Estate, LLC, recorded under Clerk's File Number 2019047433 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 130.682 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ¼ inch iron rod found in the apparent southwesterly line of the Johnathan C. Pitts Survey, Abstract Number 28, the southwesterly line of that certain called 25.000 acre tract described in instrument to Weldon W. Alders, recorded under Clerk's File Number 2000107354, O.P.R.M.C.T., for the apparent common northerly corner of said Montgomery Survey and the William Starrock Survey, Abstract Number 486, the apparent northerly corner of said 130.9262 acre tract and that certain called 5.70 acre tract described in instrument to Perrine Construction Services, LLC, recorded under Clerk's File Number 2015076285, O.P.R.M.C.T., being the northerly corner of the herein described 130.682 acre tract;

THENCE South 48°48'15" East, 7260.82 feet, with the southwesterly line of said 25.000 acre tract, Deer Run, Section 1 according to the map or plat thereof recorded in Cabinet R, Sheet 197 of the Map Records of Montgomery County, Texas (M.R.M.C.T.), Deer Run, Section 2 according to the map or plat thereof recorded in Cabinet R, Sheet 76, M.R.M.C.T., Texaba, Partial Replat Number 1 according to the map or plat thereof recorded in Cabinet Z, Sheet 278, M.R.M.C.T., Texaba according to the map or plat thereof recorded in Cabinet D, Sheet 17, M.R.M.C.T., Texaba, Section 2 according to the map or plat thereof recorded in Cabinet I, Sheet 57, M.R.M.C.T., that certain called 11.37 acre tract described in instrument to Billy Ruth Buckner Ready, recorded under Clerk's File Number 9601025 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), and those certain tracts described in instrument to Mission Factors, LLC, recorded under Clerk's File Number 2013121629, O.P.R.M.C.T., common to the northeasterly line of said 130.9262 acre tract, to a 4 inch by 4 inch concrete monument found for the apparent common northerly corner of said Montgomery Survey and the W.P. Outlaw Survey, Abstract Number 754, the common northerly corner of said 130.9262 acre tract and that certain tract described in instrument to Presswood Family Trust, recorded under Clerk's File Number 2014056759, being the easterly corner of the herein described 130.682 acre tract;

THENCE South 42°06'05" West, 784.80 feet, with the apparent common line between said Montgomery Survey and said Outlaw Survey, the northwesterly line of said Presswood tract, that certain tract shown to be owned by Rebecca A. Barnes, per Montgomery County Appraisal District ID Number R38612, and that certain called 2.488 acre tract described in instrument to Juanita Gregory, recorded under Clerk's File Number 2017094453, O.P.R.M.C.T., common to the southeasterly line of said 130.9262 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" found for the common easterly corner of said 130.9262 acre tract and that certain called 103.683 acre tract described in instrument to Chimentil Family Limited Partnership, recorded under Clerk's File Number 9353709, R.P.R.M.C.T., being the southerly corner of the herein described 130.682 acre tract;

THENCE North 48°47'34" West, 7261.20 feet, with the northeasterly line of said 103.683 acre tract and Restling Oaks, an unrecorded subdivision, common to the southwesterly line of said 130.9262 acre tract, to a 1/4 inch iron rod with cap stamped "TPS 100834-00" found in the apparent common line between said Montgomery Survey and said Starrock Survey, the southeasterly line of said 5.70 acre tract, for the common westerly corner of said 130.9262 acre tract and said 103.683 acre tract, being the westerly corner of the herein described 130.682 acre tract;

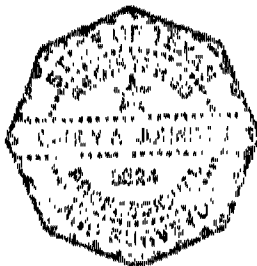
THENCE North 42°07'51" East, 783.36 feet, with the apparent common line between said Montgomery Survey and said Starrock Survey, the common line between said 130.9262 acre tract and said 5.70 acre tract, to the POINT OF BEGINNING;

CONTAINING a computed area of 130.682 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on October 4, 2021 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number S750-02.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203).

October 14, 2021
Date




Carey A. Johnson
R.P.L.S. No. 6524

E-FILED FOR RECORD

03/17/2022 08:07AM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

03/17/2022



County Clerk
Montgomery County, Texas

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.

SPECIAL WARRANTY DEED

Date: December 31, 2021

Grantor: WELDON W. ALDERS

Grantor's Mailing Address: 704 W. Highway 90
Dayton, Texas 77535

Grantee: MONTGOMERY COUNTY LAND INVESTMENTS, INC., a Texas corporation

Grantee's Mailing Address: 1401 Woodlands Parkway
The Woodlands, Texas 77380

Consideration:

Ten Dollars cash in hand paid, the receipt of which is hereby acknowledged and confessed.

Property (including any improvements):

A tract of land containing 25.000 acres out of Reserve "J" of the TEXABA SUBDIVISION, as shown on a plat recorded in Cabinet D, Sheet 17A, Map Records, Montgomery County, Texas, save and except a 0.8634 acre parcel of land located in the Jonathan C. Pitts Survey, Abstract 28, Montgomery County, Texas, all as more particularly described by metes and bounds on Exhibit A attached hereto and made a part hereof for all purposes.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to any and all validly, existing restrictions, reservations, conditions, covenants, easements and rights of way, if any, applicable to and enforceable against the above-described real property as now reflected by the records of the County Clerk of Montgomery County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property,

PLATINUM TITLE

GF 21-69249-44

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 heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

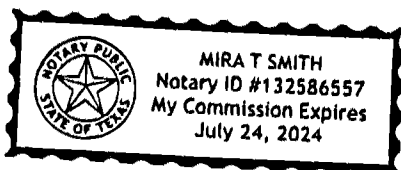


WELDON W. ALDERS

STATE OF TEXAS)

COUNTY OF MONTGOMERY)

This instrument was acknowledged before me on the 31st day of December, 2021, by Weldon W. Alders.





Notary Public, State of Texas

Grantee mailing address:
1401 Woodlands Parkway
The Woodlands, TX 77380

EXHIBIT A

4. Legal description of land:

A tract of land containing 25.000 acres out of Reserve "J" of the TEXABA SUBDIVISION, as shown on a plat recorded in Cabinet D, Sheet 17A, Map Records, Montgomery County, Texas, located in the Jonathan Pitts Survey, Abstract 28, of said Montgomery County, 25.000 acres herein being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8" iron rod found at the Southwest corner of the said Reserve "J", the North corner of the Albert F. Vickery 5.72 acre tract described in Volume 422, Page 285, Official Public Records, Montgomery County, Texas, and being on the East right of way line of State Farm to Market Highway 1484 and being the **POINT OF BEGINNING** of the herein described tract;

THENCE North 06°21'49" East, along the East right of way line of said Farm to Market Highway 1484 and the West line of Reserve "J", a distance of 891.70 feet to a 5/8" iron rod found at the Southwest corner of the Michael W. Alders 3.00 acre tract described under Montgomery County Clerk's File No. 99013109, also being the most Westerly Northwest corner of the herein described tract;

THENCE South 81°38'11" East, along the South line of the said Alders tract, a distance of 371.87 feet to a 5/8" iron rod found for the Southeast corner of said Alders tract and an interior corner of the herein described tract;

THENCE North 08°21'49" East, along the East line of the said Alders tract, a distance of 345.80 feet to a 5/8" iron rod found for the Northeast corner of the said Alders tract and on the South right of way line of Amar Drive, also being the most Northerly Northwest corner of the herein described tract, on the North line of said Reserve "J";

THENCE South 81°38'11" East along the South right of way line of said Amar drive and the North line of said Reserve "J" a distance of 425.50 feet to a 5/8" iron rod set for the Northeast corner of the herein described tract;

THENCE South 06°21'49" West, severing said Reserve "J" a distance of 1777.76 feet to a 5/8" iron rod set on the South line of said Reserve "J" and the North line of the Hubert Vestal 130.93 acre tract described in Volume 952, Page 313, Official Public Records, Montgomery County, Texas, also being the southeast corner of the herein described tract;

THENCE North 48°32'52" West along the North line of said Vestal tract, the North line of said Vickery tract and the South line of said Reserve "J", a distance of 988.62 feet to the **POINT OF BEGINNING** and containing 25.000 acres of land.

SAVE AND EXCEPT

BEING a 0.8634 acre (37,608 square feet) parcel of land located in the Jonathan C. Pitts Survey, Abstract No. 28, Montgomery County, Texas, and being out of a called 25.000 acre tract as described in the deed to Weldon W. Alders recorded under Montgomery County Clerk's File (M.C.C.F.) No. 2000-107354 dated December 8, 2000 being out of Reserve "J" Block 3 of Texaba Subdivision recorded under Cabinet "D", Sheet 17 of the Montgomery County Map Records (M.C.M.R.), said 0.8634 acre parcel being more particularly described by metes and bounds as follows:

COMMENCING for reference at the southwesterly corner of the said 25.000 acre tract and being in the existing easterly right-of-way line of F.M. 1484 (based on a width of 80 feet as recorded under Vol. 183, pg. 285 of the Montgomery County Deed Records dated December 17, 1935) from which a 1/2-inch iron rod was found South 48° 25' East, 3.2 feet; thence as follows:

NORTH 06° 22' 00" East, along the existing easterly right-of-way line of F.M. 1484, a distance of 361.56 feet to a 5/8-inch iron rod with TxDOT aluminum cap set at the intersection of the existing easterly right-of-way line of F.M. 1484 and the curving proposed easterly right-of-way line of F.M. 1484 (based on a width of 160 feet) and marking the **POINT OF BEGINNING** of the herein described parcel having coordinates of X=3,847,784.56 Y=10,134,744.33; All bearings are based on the Texas State Plane Coordinate System, NAD 83 (1993 ADJ.) Central Zone. All coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.00003;

1) **THENCE**, North 06° 22' 00" East, continuing along the existing easterly right-of-way line of F.M. 1484, a distance of 527.69 feet to the westerly common of the aforementioned 25.000 acre tract and a called 3.000 acre tract as

described in the deed to Michael W. Alders recorded under M.C.C.F. No. 99013109 dated February 8, 1999 said 3.000 acre tract being out of the aforementioned Reserve "J", from which a found 5/8- inch iron rod laid over bears North $81^{\circ} 25'$ West, 0.2 feet;

2) THENCE, South $81^{\circ} 43' 59''$ East, along the common boundary line of the 25.000 acre tract and the 3.000 acre tract, a distance of 117.89 feet a 5/8-inch iron rod with TxDOT aluminum cap set in the aforementioned proposed easterly right-of-way line of F.M. 1484 (based on a width of 160 feet);

3) THENCE, with the proposed easterly right-of-way line of F.M. 1484, along the arc of a curve to the right, passing at 11.44 feet a 5/8-inch iron rod with TxDOT aluminum cap set 80.00 feet right of baseline station 250+00 and continuing along the arc for a total length of 538.51, with a central angle of $15^{\circ} 30' 45''$, a radius of 1,989.00 feet and a chord bearing and distance of South $19^{\circ} 02' 42''$ West, 536.87 feet to the POINT OF BEGINNING and containing 0.8634 acres (37,608 square feet) of land.

NOTE: The company is prohibited from insuring the area or the quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes, and does not override Item 2 of Schedule "B" hereof.

E-FILED FOR RECORD

01/04/2022 04:38PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

01/04/2022



County Clerk
Montgomery County, Texas

The following files are not convertible:

MontgomeryCo_LandInvest_Decertify_TWWSC_PropertyBoundary_TSMS.cpg

MontgomeryCo_LandInvest_Decertify_TWWSC_PropertyBoundary_TSMS.dbf

MontgomeryCo_LandInvest_Decertify_TWWSC_PropertyBoundary_TSMS.prj

MontgomeryCo_LandInvest_Decertify_TWWSC_PropertyBoundary_TSMS.sbn

MontgomeryCo_LandInvest_Decertify_TWWSC_PropertyBoundary_TSMS.sbx

MontgomeryCo_LandInvest_Decertify_TWWSC_PropertyBoundary_TSMS.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.

The following files are not convertible:

MontgomeryCo_LandInvest_Decertify_TWWSC_PropertyBoundary_TSMS.shp.xml
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The following files are not convertible:

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MontgomeryCo_LandInvest_Decertify_TWWSC_RequestedArea_TSMS.cpg

MontgomeryCo_LandInvest_Decertify_TWWSC_RequestedArea_TSMS.dbf

MontgomeryCo_LandInvest_Decertify_TWWSC_RequestedArea_TSMS.prj

MontgomeryCo_LandInvest_Decertify_TWWSC_RequestedArea_TSMS.sbn

MontgomeryCo_LandInvest_Decertify_TWWSC_RequestedArea_TSMS.sbx

MontgomeryCo_LandInvest_Decertify_TWWSC_RequestedArea_TSMS.shp

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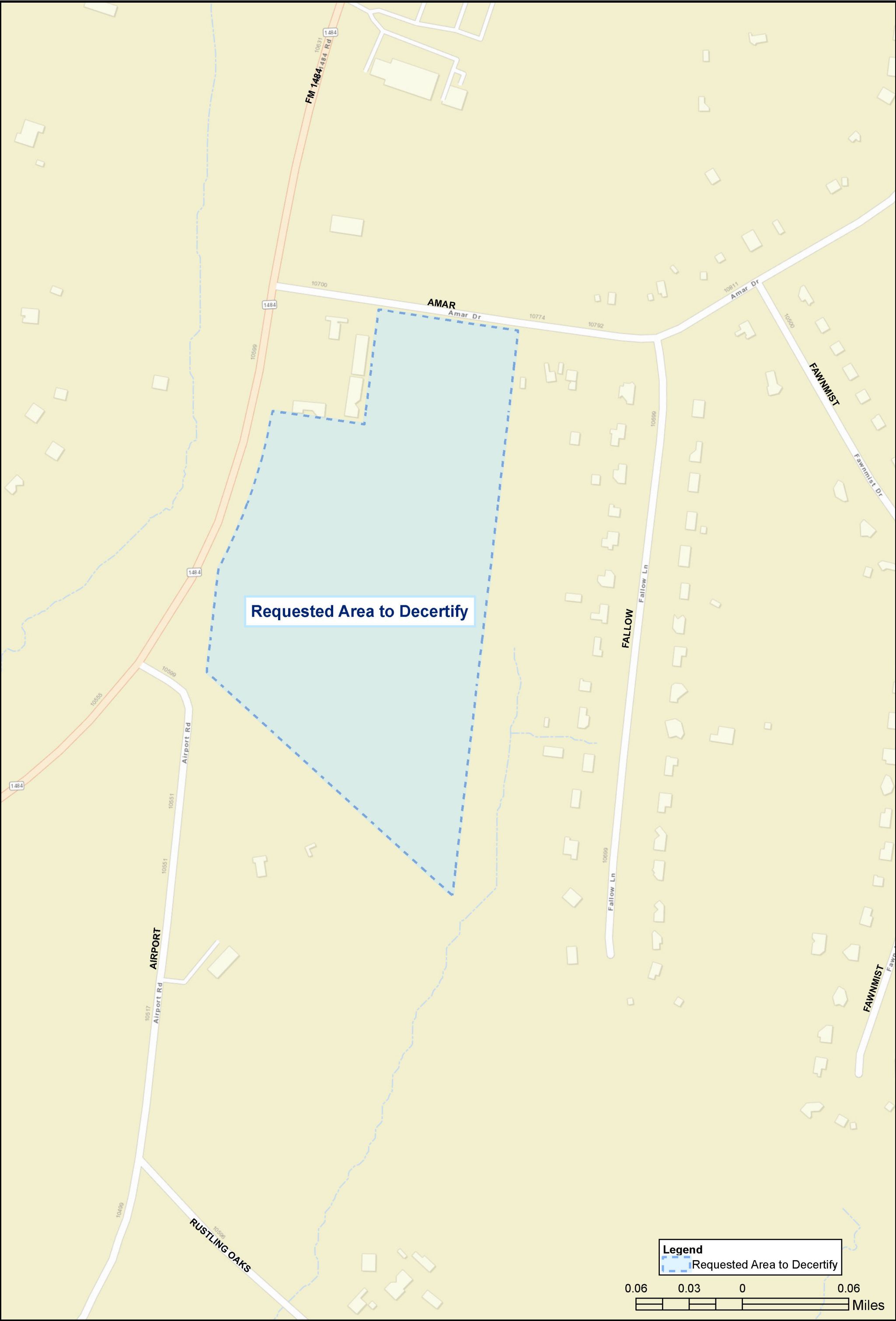
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MontgomeryCo_LandInvest_Decertify_TWWSA_RequestedArea_TSMS.shx

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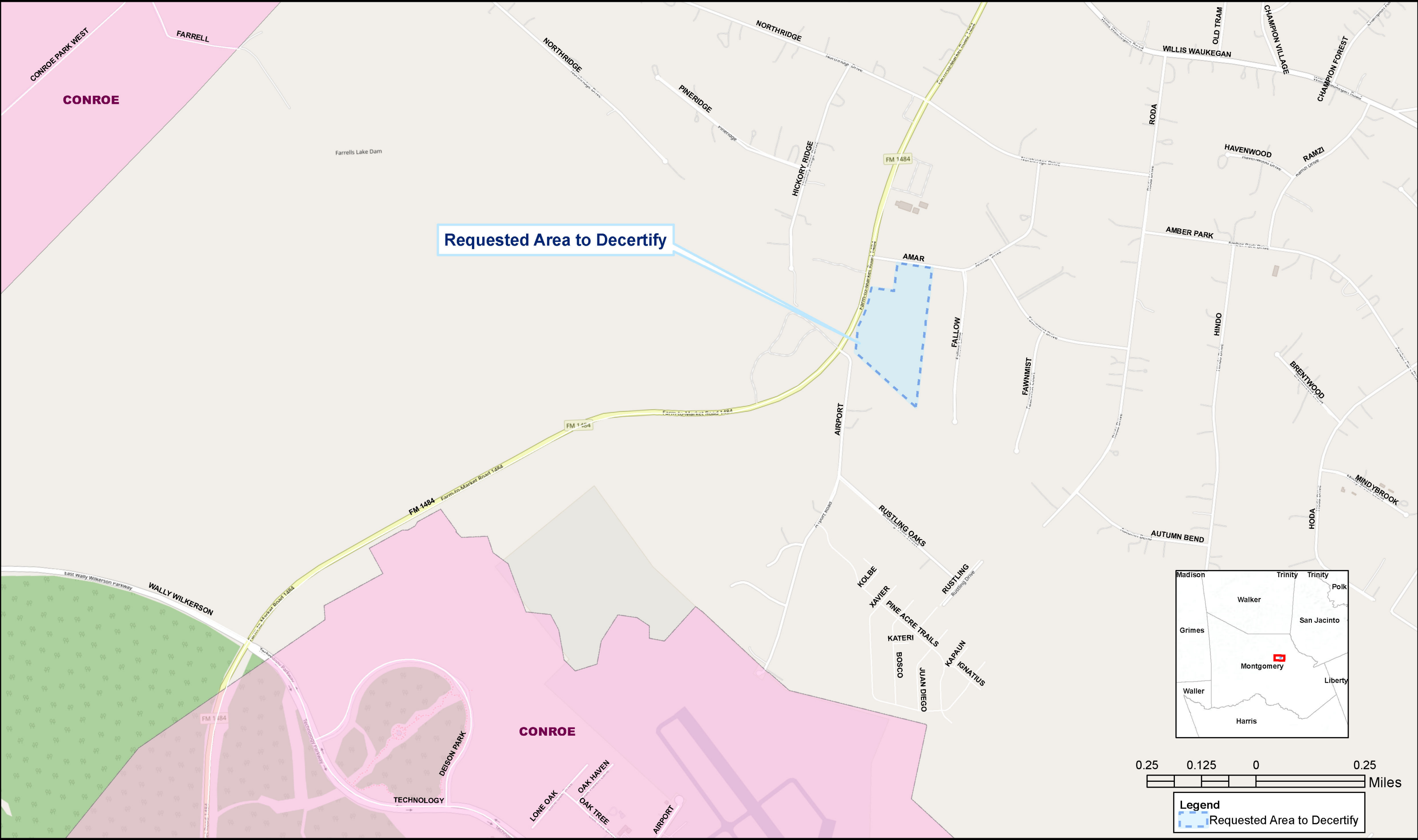


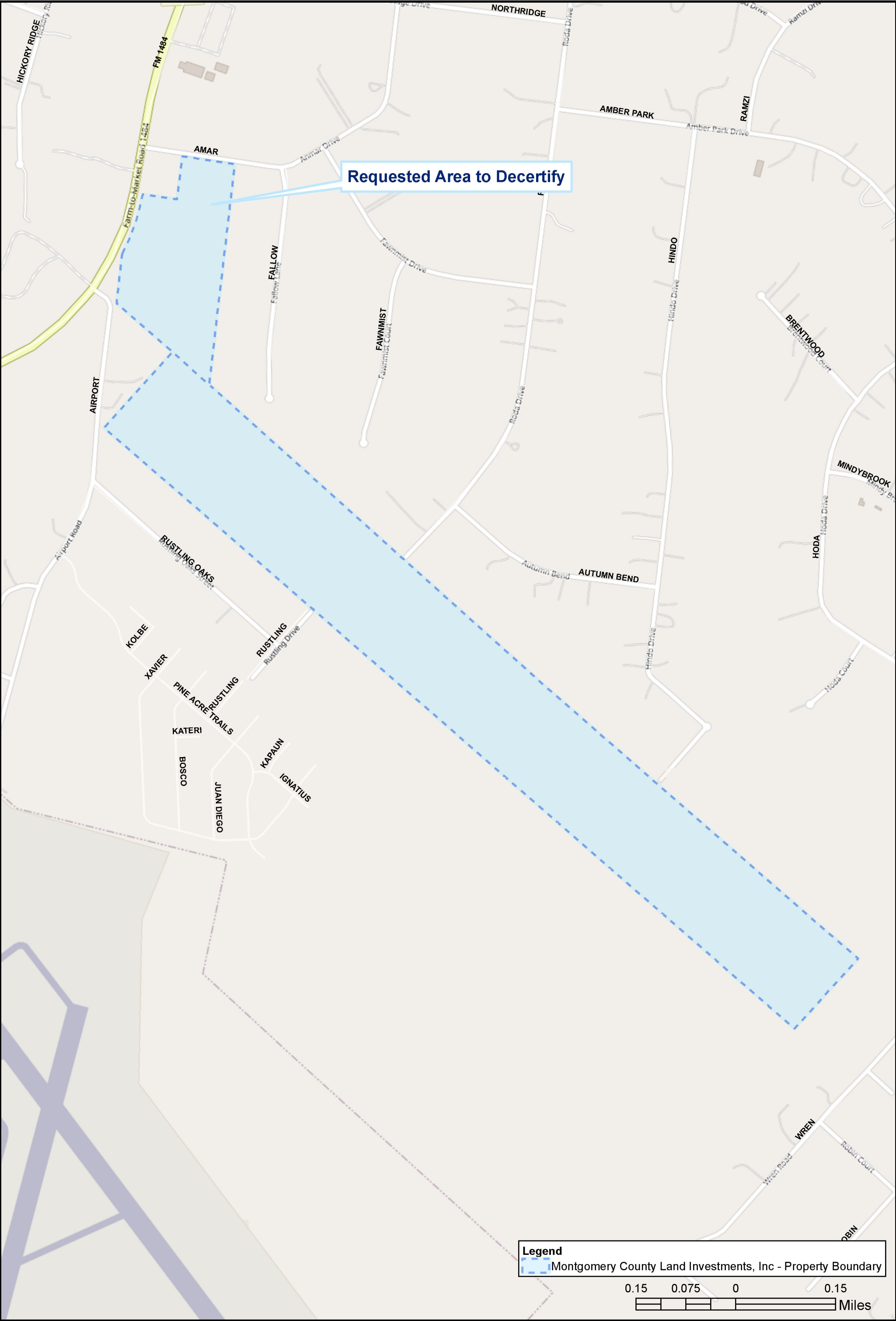
Date: 4/8/2022
Background Image: ESRI Open Street Map

Montgomery County Land Investments, Inc.
Request to Decertify Parcel from
T&W Water Service Company Water CCN No. 12892
DETAIL MAP

© 2022 Bickerstaff Heath Delgado Acosta LLP
Data Source: Parcel requested for decertification
obtained from Signorelli Company,
1401 Woodlands Parkway, The Woodlands, TX 77380
Water CCN Service areas obtained from the PUC.







Date: 4/25/2022
Background Image: ESRI Street Map

Montgomery County Land Investments, Inc.
Request to Decertify Parcel from T&W Water
Service Company Water CCN No. 12892 Property Boundary
DETAIL MAP

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Data Source: Parcel requested for decertification
obtained from Signorelli Company,
1401 Woodlands Parkway, The Woodlands, TX 77380.
Water CCN Service areas obtained from the PUC.

