



Filing Receipt

Received - 2022-09-15 03:02:43 PM
Control Number - 53613
ItemNumber - 9

PUC DOCKET NO. 53613

PETITION OF DENTON SECURITY INVESTMENT, INC. AND TO AMEND § BOLIVAR WATER SUPPLY CORPORATION'S CERTIFICATE OF CONVENIENCE AND NECESSITY IN DENTON COUNTY COUNTY BY STREAMLINED EXPEDITED RELEASE	§ § § § §	BEFORE THE PUBLIC UTILITY COMMISSION OF TEXAS
---	----------------------------------	--

**FIRST AMENDED PETITION
OF DENTON SECURITY INVESTMENT, INC.
AND**

**J MIKE RILEY RANCH PROPERTIES LLC
TO AMEND BOLIVAR WSC'S WATER CERTIFICATE OF CONVENIENCE AND
NECESSITY NO. 11257 IN DENTON COUNTY BY STREAMLINED EXPEDITED
RELEASE**

TO THE HONORABLE PUBLIC UTILITY COMMISSION OF TEXAS:

COMES NOW, Denton Security Investment, Inc. ("Denton Security") and J Mike Riley Ranch Properties LLC ("Riley Ranch") (Denton Security and Riley Ranch are jointly referred to herein as "Petitioner"), and files with the Public Utility Commission ("Commission") this First Amended Petition to Amend Bolivar Water Supply Corporation's ("Bolivar" or "Bolivar WSC") Water Certificate of Convenience and Necessity ("CCN") No. 11257 in Denton County by Streamlined Expedited Release ("Petition") pursuant to Texas Water Code ("TWC") §13.2541 and 16 TAC §24.245(h). In support, Petitioner would respectfully show the following:

I. PETITION

1. TWC §13.2541 and 16 TAC §24.245(h), in specific circumstances, provide the owner of a tract of land the right to petition the Commission for the release all or a portion of its property from a certificated holder's CCN. This has come to be known as a streamlined, expedited release. The statute and the rule require the Commission to release the property from a CCN under the following conditions:

- a) The tract of land requested to be released is 25 acres or greater;
 - b) The tract of land requested to be released is not receiving the type of service that the CCN holder is authorized to provide;
 - c) At least part of the tract of land seeking release is within the service area of the subject CCN; and
 - d) At least part of the tract of land seeking is located in a “qualifying” County as defined by TWC §13.2541(b).
2. Based on the factors set out above, Petitioner qualifies for the streamlined expedited release.
- a. Property 1 is an approximately 434.213 acre tract of land owned by Riley Ranch. Of that approximately 434.213 acres, Petitioner seeks to have approximately 34.543 acres of land removed from Bolivar WSC’s Water CCN No. 11257.
 - b. Immediately contiguous to Property 1 is Property 2. Property 2 is an approximately 500.263 acre tract of land owned by Denton Security. Of that approximately 500.263 acres, Petitioner seeks to have approximately 438.826 acre of land removed from Bolivar WSC’s Water CCN No. 11257.
 - c. A total of approximately 473.369 acres from CCN No. 11257 is sought to be removed by this Petition.
3. Here, Denton Security and Riley Ranch own approximately 934.476 contiguous acres of land in Denton County Texas (“tract”). A certified copy of the recorded deed showing Property 1’s ownership and also a description of the tract in metes and bounds, is attached as Exhibit A-1. A certified copy of the recorded deed showing Property 2’s ownership and also a description of the tract in metes and bounds, is attached as Exhibit A-2.
4. The contiguous tracts are entirely within the boundaries of Bolivar’s Water CCN. We are attaching large and small-scale maps showing Property 1, Property 2, and the portions to

be removed from the CCN as Exhibit B. The maps further evidence that the tract is within Water CCN No. 11257.

5. Digital data, in the form of shape files, which depict the property to be removed and shows that the property is within Bolivar WSC's Water CCN No. 11257 in Denton County Texas is being submitted electronically concurrently with this First Amended Petition.
6. There is no retail water service from Bolivar WSC to Property 1 of Property 2.
7. Both Property 1 and Property 2 are entirely within Denton County, which is included in the Commission's streamlined expedited release "Approved Counties" list and meets the requirements of both TWC §13.2541 and 16 TAC §24.245(h). *See* Exhibit A-1, A-2, B and C.
8. Bolivar WSC has been notified of this action by certified mail, return receipt requested. Exhibit C is a copy of the receipt showing that Petitioner mailed a copy of the Original Petition to Bolivar WSC.
9. Exhibit D-1 contains affidavit from J Mike Riley, authorized representative of J Mike Riley Ranch Properties LLC, owner of Property 1, which verifies and affirms the information contained in this Petition.
10. Exhibit D-2 contains affidavit from Dr. Bediola A. Badie, authorized representative of Denton Security Investment, Inc., owner of Property 2, which verifies and affirms the information contained in this Petition.

II. CONCLUSION AND PRAYER

Petitioner requests the following: (a) the Petition be deemed properly filed with the Commission; (b) the Petition be granted in all respects pursuant to TWC §13.2541 and 16 TAC §24.245(h); (c) the Commission enter an order releasing approximately 473.369 acres from Bolivar WSC's Water CCN No. 11257 in Denton County Texas; and (d) all other orders, acts,

procedures and relief be granted as necessary and proper to the release of approximately 473.369 acres from CCN No. 11257.

Respectfully submitted,

/s/ David Tuckfield

ANDY BARRETT & ASSOCIATES, PLLC

Andrew N. Barrett
State Bar No. 01808900
PO Box 12603
Austin, Texas 75225
512-217-4956

THE LAW OFFICE OF DAVID J. TUCKFIELD, PLLC

David J. Tuckfield
12400 Highway 71 West
Suite 350-150
Austin, TX 78738
(512) 576-2481
(512) 366-9949 Facsimile
david@allawgp.com

ATTORNEYS FOR PETITIONER
DENTON SECURITY INVESTMENT, INC.

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the above and foregoing First Amended Petition was served on Bolivar Water Supply Corporation on this the 15th day of September 2022, by Certified Mail Return Receipt Requested:

Bolivar Water Supply Corporation
PO Box 1789
Sanger, TX 76266

/s/ David Tuckfield
David J. Tuckfield

EXHIBIT A-1

Denton County
Cynthia Mitchell
County Clerk
Denton, TX 76202



70 2014 00130792

Instrument Number: 2014-130792

As

Recorded On: December 29, 2014

Warranty Deed

Parties: RILEY MDT HOLDINGS

To

Billable Pages: 10

Number of Pages: 10

Comment:

(Parties listed above are for Clerks reference only)

**** THIS IS NOT A BILL ****

Warranty Deed	62.00
Total Recording:	62.00

***** DO NOT REMOVE. 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: 2014-130792

Receipt Number: 1237719

Recorded Date/Time: December 29, 2014 03:21:52P

Record and Return To:

TITLE RESOURCES

WILL CALL

DENTON TX 76202

User / Station: S Parr - Cash Station 3



THE STATE OF TEXAS }
COUNTY OF DENTON }

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 Denton County, Texas.

Cynthia Mitchell

County Clerk
Denton County, Texas

#62

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 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: December 23, 2014

Grantor(s): Riley MDT Holdings, LP, a Texas limited partnership

Grantor's Address:
(including county) 2057 Underwood Road, Denton,
Denton County, Texas 76207

Grantee(s): J Mike Riley Ranch Properties LLC,
a Texas limited liability company

Grantee's Address:
(including county) 12260 Rector Rd., Sanger,
Denton County, Texas 76266

Consideration: TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby fully acknowledged.

Property (including any improvements together with all and singular the rights and appurtenances related thereto):

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE W.G. HUDSON SURVEY, ABSTRACT NUMBER 562, THE W. CRAWFORD SURVEY, ABSTRACT NUMBER 280, AND THE S. WILLIAMS SURVEY, ABSTRACT NUMBER 1281, DENTON COUNTY, TEXAS, AND BEING A PART OF A CALLED 449.772 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO RILEY MDT HOLDINGS AS RECORDED IN DOCUMENT NUMBER 2013-26980 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

together with all improvements thereon, if any, and all rights, privileges, tenements, hereditaments, rights of way, easements, appendages and appurtenances, in anyway appertaining thereto, and all right, title, and interest of Grantor in and to any streets, ways, alleys, stripes or gores of land adjoining the above described property or any part thereof (hereinafter referred to as the "Property").

This conveyance, however, is made subject to the following matters, if applicable:

Reservations from and Exceptions to Conveyance and Warranty:

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, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, 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.

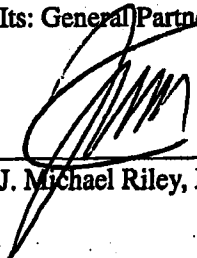
Seller makes no warranty, expressed or implied, as to the conditions or state of repair of the property, or any portion thereof, or any visible or hidden defects in material, workmanship or capacity of the property, or any portion thereof, and there are no implied warranties of merchantability or fitness for a particular purpose as the property or any portion thereof, and that the delivery of the property is "AS IS" and "WITH ALL FAULTS" and that seller has disclaimed any implied warranties with respect to the property.

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

Executed this 23 day of December, 2014.

GRANTOR(S)

Riley MDT Holdings, LP,
a Texas limited partnership
By: MDT Management, L.L.C.,
a Texas limited liability company
Its: General Partner



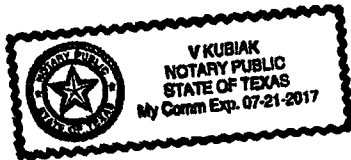
J. Michael Riley, Managing Member

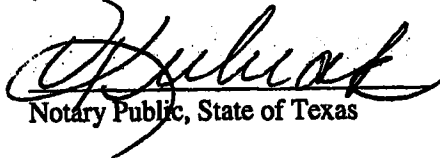
STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared J. Michael Riley, Managing Member of MDT Management, L.L.C., a Texas limited liability company, General Partner of Riley MDT Holdings, LP, a Texas limited partnership, known to me (or proved to me on the oath of _____ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 23 day of December, 2014.




Notary Public, State of Texas

After recording return to:
J Mike Riley Ranch Properties LLC
12260 Rector Rd.
Sanger, Texas 76266

Prepared in the Office of:
Minor & Jester, P.C.
P.O. Box 280
Denton, Texas 76202

434.213 ACRES
RECTOR ROAD

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE W.G. HUDSON SURVEY, ABSTRACT NUMBER 562, THE W. CRAWFORD SURVEY, ABSTRACT NUMBER 280, AND THE S. WILLIAMS SURVEY, ABSTRACT NUMBER 1281, DENTON COUNTY, TEXAS, AND BEING A PART OF A CALLED 449.772 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO RILEY MDT HOLDINGS AS RECORDED IN DOCUMENT NUMBER 2013-26980 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AT A WOOD FENCE CORNER POST FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID 449.772 ACRE TRACT, COMMON TO A RE-ENTRANT CORNER IN THE WEST LINE OF A CALLED 500.236 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DENTON SECURITY INVESTMENT, INC., AS RECORDED IN COUNTY CLERK'S FILE NUMBER 98-75811, SAID REAL PROPERTY RECORDS, AND AT THE APPARENT NORTHEAST CORNER OF SAID CRAWFORD SURVEY;

THENCE SOUTH 00 DEGREES 31 MINUTES 03 SECONDS WEST WITH A WEST LINE OF SAID 500.236 ACRE TRACT, AND ALONG A FENCE, A DISTANCE OF 2647.98 FEET TO A WOOD FENCE CORNER POST FOUND FOR THE SOUTHWEST CORNER OF SAID 500.236 ACRE TRACT, AND IN THE NORTH LINE OF A CALLED 55.91 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DECR PROPERTY, LLC, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 11-23593, SAID REAL PROPERTY RECORDS, AND AT THE APPARENT SOUTHEAST CORNER OF SAID CRAWFORD SURVEY;

THENCE SOUTH 89 DEGREES 06 MINUTES 33 SECONDS WEST WITH THE NORTH LINE OF SAID 55.91 ACRE TRACT, ALONG A FENCE, AND A SOUTH LINE OF SAID CRAWFORD SURVEY, A DISTANCE OF 1143.51 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 55.91 ACRE TRACT, COMMON TO THE NORTHEAST CORNER OF A CALLED 57.74 ACRE TRACT OF LAND DESCRIBED IN THE DEED RECORDED IN COUNTY CLERK'S FILE NUMBER 99-110358, SAID REAL PROPERTY RECORDS;

THENCE NORTH 89 DEGREES 43 MINUTES 47 SECONDS WEST WITH THE NORTH LINE OF SAID 57.74 ACRE TRACT, AND ALONG SAID RECTOR ROAD, AND CONTINUING WITH SAID SOUTH LINE OF SAID CRAWFORD SURVEY, A DISTANCE OF 1507.66 FEET TO CAPPED IRON ROD SET FOR CORNER ON THE SOUTHWEST SIDE OF A BEND IN SAID RECTOR ROAD AT THE NORTHWEST CORNER OF SAID 57.74 ACRE TRACT, AND IN THE EAST LINE OF A TRACT OF LAND CONVEYED IN THE DEED TO JANE LOWREY FULTON REVOCABLE TRUST, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 12-91285, SAID REAL

PROPERTY RECORDS, AND DESCRIBED AS 335.92 ACRES IN COUNTY CLERK'S FILE NUMBER 00-064185, SAID REAL PROPERTY RECORDS;

THENCE NORTH 00 DEGREES 24 MINUTES 12 SECONDS WEST WITH THE EAST LINE OF SAID REVOCABLE TRUST, AND IN RECTOR ROAD A PART OF THE WAY, A DISTANCE OF 659.71 FEET TO A 60-D NAIL SET FOR CORNER IN SAID RECTOR ROAD AT THE NORTHEAST CORNER OF SAID REVOCABLE TRUST;

THENCE SOUTH 89 DEGREES 23 MINUTES 50 SECONDS WEST WITH THE NORTH LINE OF SAID REVOCABLE TRUST A PART OF THE WAY, AND ALONG SAID RECTOR ROAD, A DISTANCE OF 3281.53 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE SOUTHEAST CORNER A CALLED 15.559 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO LAUREN RILEY AS RECORDED IN DOCUMENT NUMBER 2014-120066 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 01 DEGREE 42 MINUTES 24 SECONDS WEST A DISTANCE OF 997.70 FEET TO A WOOD FENCE CORNER POST FOR CORNER AT THE NORTHEAST CORNER OF SAID 15.559 ACRE TRACT;

THENCE NORTH 89 DEGREES 29 MINUTES 00 SECONDS WEST A DISTANCE OF 706.01 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE NORTHWEST CORNER OF SAID 15.559 ACRE TRACT IN THE EAST RIGHT-OF-WAY LINE OF THE A.T. & S.F. RAILROAD ;

THENCE NORTH 03 DEGREES 28 MINUTES 36 SECONDS WEST WITH SAID RIGHT-OF-WAY LINE A DISTANCE OF 2958.24 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE SOUTHWEST CORNER OF A CALLED 9.57 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO GREEN TREE FARM, L.C., AS RECORDED IN COUNTY CLERK'S FILE NUMBER 01-02354, SAID REAL PROPERTY RECORDS;

THENCE NORTH 88 DEGREES 37 MINUTES 29 SECONDS EAST WITH THE SOUTH LINE OF SAID 9.57 ACRE TRACT, A DISTANCE OF 799.28 FEET TO A METAL FENCE CORNER POST FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID 9.57 ACRE TRACT, COMMON TO THE SOUTHERN-MOST SOUTHWEST CORNER OF A CALLED 34.5 ACRE TRACT OF LAND DESCRIBED AS FIRST TRACT IN THE DEED TO GREEN TREE FARM, L.C., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN COUNTY CLERK'S FILE NO. 94-15271, SAID REAL PROPERTY RECORDS;

THENCE SOUTH 49 DEGREES 14 MINUTES 13 SECONDS EAST WITH A SOUTH LINE OF SAID FIRST TRACT A PART OF THE WAY, AND ALONG OR NEAR A FENCE, A DISTANCE OF 1606.75 FEET TO A TREE FOR FENCE CORNER FOUND AT A CORNER IN THE SOUTH LINE OF A CALLED 140.5 ACRE TRACT OF LAND DESCRIBED AS SECOND TRACT IN SAID COUNTY CLERK'S FILE NO. 94-15271;

THENCE WITH THE OCCUPIED SOUTH LINE OF SAID SECOND TRACT, AND
ALONG OR NEAR A FENCE, THE FOLLOWING TWENTY-FIVE (25) COURSES AND
DISTANCES:

- 1) NORTH 31 DEGREES 01 MINUTES 15 SECONDS EAST A DISTANCE OF
143.77 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN
ANGLE POINT IN A FENCE;
- 2) NORTH 16 DEGREES 39 MINUTES 33 SECONDS EAST A DISTANCE OF
64.40 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE
POINT IN A FENCE;
- 3) NORTH 73 DEGREES 23 MINUTES 53 SECONDS EAST A DISTANCE OF
29.15 FEET TO A HACKBERRY TREE FENCE POST FOUND FOR CORNER AT AN
ANGLE POINT IN A FENCE;
- 4) NORTH 27 DEGREES 56 MINUTES 45 SECONDS EAST A DISTANCE OF
37.62 FEET TO A METAL FENCE CORNER POST FOUND FOR CORNER;
- 5) NORTH 04 DEGREES 32 MINUTES 51 SECONDS EAST A DISTANCE OF
11.76 FEET TO A TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT
IN A FENCE;
- 6) NORTH 71 DEGREES 29 MINUTES 18 SECONDS EAST A DISTANCE OF
44.33 FEET TO A METAL FENCE CORNER POST FOUND FOR CORNER;
- 7) SOUTH 61 DEGREES 59 MINUTES 10 SECONDS EAST A DISTANCE OF
355.98 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER
- 8) SOUTH 49 DEGREES 09 MINUTES 44 SECONDS EAST A DISTANCE OF
152.18 FEET TO A TREE FENCE POST FOUND FOR CORNER AT AN ANGLE
POINT IN A FENCE;
- 9) SOUTH 75 DEGREES 13 MINUTES 34 SECONDS EAST A DISTANCE OF
112.87 FEET TO A TREE FENCE POST FOUND FOR CORNER AT AN ANGLE
POINT IN A FENCE;
- 10) NORTH 78 DEGREES 01 MINUTES 48 SECONDS EAST A DISTANCE OF
39.62 FEET TO A TREE CORNER POST FOUND FOR CORNER AT AN ANGLE
POINT IN A FENCE;
- 11) SOUTH 78 DEGREES 44 MINUTES 51 SECONDS EAST A DISTANCE OF
134.17 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN
ANGLE POINT IN A FENCE;

12) SOUTH 64 DEGREES 06 MINUTES 15 SECONDS EAST A DISTANCE OF 48.37 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

13) SOUTH 54 DEGREES 19 MINUTES 41 SECONDS EAST A DISTANCE OF 79.92 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

14) SOUTH 34 DEGREES 48 MINUTES 30 SECONDS EAST A DISTANCE OF 101.78 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

15) SOUTH 28 DEGREES 18 MINUTES 30 SECONDS EAST A DISTANCE OF 138.98 FEET TO A STUMP FOUND FOR CORNER IN AN ANGLE POINT IN A FENCE;

16) SOUTH 33 DEGREES 03 MINUTES 09 SECONDS EAST A DISTANCE OF 98.82 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

17) SOUTH 51 DEGREES 36 MINUTES 10 SECONDS EAST A DISTANCE OF 118.31 FEET TO A STUMP FOUND FOR CORNER IN AN ANGLE POINT IN A FENCE;

18) SOUTH 33 DEGREES 17 MINUTES 35 SECONDS EAST A DISTANCE OF 74.38 FEET TO A STUMP FOUND FOR CORNER IN AN ANGLE POINT IN A FENCE;

19) SOUTH 50 DEGREES 09 MINUTES 05 SECONDS EAST A DISTANCE OF 72.87 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

20) SOUTH 79 DEGREES 33 MINUTES 12 SECONDS EAST A DISTANCE OF 20.49 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

21) SOUTH 69 DEGREES 36 MINUTES 51 SECONDS EAST A DISTANCE OF 121.47 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

22) SOUTH 61 DEGREES 15 MINUTES 44 SECONDS EAST A DISTANCE OF 80.82 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

23) SOUTH 54 DEGREES 39 MINUTES 02 SECONDS EAST A DISTANCE OF 69.68 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

24) SOUTH 43 DEGREES 42 MINUTES 50 SECONDS EAST A DISTANCE OF 201.12 FEET TO A HACKBERRY TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;

25) SOUTH 88 DEGREES 44 MINUTES 35 SECONDS EAST A DISTANCE OF 415.24 FEET TO A FENCE CORNER POST FOUND FOR CORNER;

THENCE SOUTH 89 DEGREES 42 MINUTES 45 SECONDS EAST ALONG OR NEAR A FENCE, AND WITH A NORTH LINE OF SAID CRAWFORD SURVEY, A DISTANCE OF 2678.39 FEET TO THE PLACE OF BEGINNING AND ENCLOSING 434.213 ACRES OF LAND MORE OR LESS.

LESS AND ACCEPT THE FOLLOWING DESCRIBED TRACT

1.000 ACRE

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE W. CRAWFORD SURVEY, ABSTRACT NUMBER 280, DENTON COUNTY, TEXAS, AND BEING A PART OF A CALLED 449.772 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO RILEY MDT HOLDINGS, L.P., AS RECORDED IN DOCUMENT NUMBER 2013-26980, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN AT A CAPPED IRON ROD SET FOR CORNER FROM WHICH A 60-D NAIL SET IN A REENTRANT CORNER ON THE SOUTH LINE OF SAID 449.772 ACRE TRACT AND IN A CURVE IN RECTOR ROAD, AN ASPHALT SURFACE UNDER APPARENT PUBLIC USE, BEARS SOUTH 18 DEGREES 07 MINUTES 52 SECONDS EAST A DISTANCE OF 285.13 FEET AND FROM WHICH A CAPPED IRON ROD FOUND IN THE SOUTHWEST CORNER OF SAID 449.772 ACRE TRACT BEARS SOUTH 85 DEGREES 21 MINUTES 09 SECONDS WEST A DISTANCE OF 3854.56 FEET;

THENCE NORTH, A DISTANCE OF 208.71 FEET TO A CAPPED IRON ROD SET FOR CORNER;

THENCE EAST, A DISTANCE OF 208.71 FEET TO A CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH, A DISTANCE OF 208.71 FEET TO A CAPPED IRON ROD SET FOR CORNER;

THENCE WEST, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING AND
ENCLOSING 1.000 ACRES OF LAND MORE OR LESS.

434.213 ACRES
RECTOR ROAD

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE W.G. HUDSON SURVEY, ABSTRACT NUMBER 562, THE W. CRAWFORD SURVEY, ABSTRACT NUMBER 280, AND THE S. WILLIAMS SURVEY, ABSTRACT NUMBER 1281, DENTON COUNTY, TEXAS, AND BEING A PART OF A CALLED 449.772 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO RILEY MDT HOLDINGS AS RECORDED IN DOCUMENT NUMBER 2013-26980 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AT A WOOD FENCE CORNER POST FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID 449.772 ACRE TRACT, COMMON TO A RE-ENTRANT CORNER IN THE WEST LINE OF A CALLED 500.236 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DENTON SECURITY INVESTMENT, INC., AS RECORDED IN COUNTY CLERK'S FILE NUMBER 98-75811, SAID REAL PROPERTY RECORDS, AND AT THE APPARENT NORTHEAST CORNER OF SAID CRAWFORD SURVEY;

THENCE SOUTH 00 DEGREES 31 MINUTES 03 SECONDS WEST WITH A WEST LINE OF SAID 500.236 ACRE TRACT, AND ALONG A FENCE, A DISTANCE OF 2847.98 FEET TO A WOOD FENCE CORNER POST FOUND FOR THE SOUTHWEST CORNER OF SAID 500.236 ACRE TRACT, AND IN THE NORTH LINE OF A CALLED 55.91 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DECK PROPERTY, LLC, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 11-23883, SAID REAL PROPERTY RECORDS, AND AT THE APPARENT SOUTHEAST CORNER OF SAID CRAWFORD SURVEY;

THENCE SOUTH 00 DEGREES 06 MINUTES 33 SECONDS WEST WITH THE NORTH LINE OF SAID 55.91 ACRE TRACT, ALONG A FENCE, AND A SOUTH LINE OF SAID CRAWFORD SURVEY, A DISTANCE OF 1143.51 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 55.91 ACRE TRACT, COMMON TO THE NORTHEAST CORNER OF A CALLED 57.74 ACRE TRACT OF LAND DESCRIBED IN THE DEED RECORDED IN COUNTY CLERK'S FILE NUMBER 98-110356, SAID REAL PROPERTY RECORDS;

THENCE NORTH 89 DEGREES 43 MINUTES 47 SECONDS WEST WITH THE NORTH LINE OF SAID 57.74 ACRE TRACT, AND ALONG SAID RECTOR ROAD, AND CONTINUING WITH SAID SOUTH LINE OF SAID CRAWFORD SURVEY, A DISTANCE OF 1507.66 FEET TO CAPPED IRON ROD SET FOR CORNER ON THE SOUTHWEST SIDE OF A BEND IN SAID RECTOR ROAD AT THE NORTHWEST CORNER OF SAID 57.74 ACRE TRACT, AND IN THE EAST LINE OF A TRACT OF LAND CONVEYED IN THE DEED TO JANE LOWREY FULTON REVOCABLE TRUST, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 12-91285, SAID REAL PROPERTY RECORDS, AND DESCRIBED AS 335.92 ACRES IN COUNTY CLERK'S FILE NUMBER 00-064185, SAID REAL PROPERTY RECORDS;

THENCE NORTH 00 DEGREES 24 MINUTES 12 SECONDS WEST WITH THE EAST LINE OF SAID REVOCABLE TRUST, AND IN RECTOR ROAD A PART OF THE WAY, A DISTANCE OF 699.71 FEET TO A 60-D NAIL SET FOR CORNER IN SAID RECTOR ROAD AT THE NORTHEAST CORNER OF SAID REVOCABLE TRUST;

THENCE SOUTH 89 DEGREES 23 MINUTES 50 SECONDS WEST WITH THE NORTH LINE OF SAID REVOCABLE TRUST A PART OF THE WAY, AND ALONG SAID RECTOR ROAD, A DISTANCE OF 3281.53 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE SOUTHEAST CORNER A CALLED 15.559 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO LAUREN RILEY AS RECORDED IN DOCUMENT NUMBER 2014-120066 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 01 DEGREE 42 MINUTES 24 SECONDS WEST A DISTANCE OF 997.70 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID 15.559 ACRE TRACT;

THENCE NORTH 89 DEGREES 29 MINUTES 00 SECONDS WEST A DISTANCE OF 706.01 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE NORTHWEST CORNER OF SAID 15.559 ACRE TRACT IN THE EAST RIGHT-OF-WAY LINE OF THE A.T. & S.F. RAILROAD;

THENCE NORTH 03 DEGREES 28 MINUTES 36 SECONDS WEST WITH SAID RIGHT-OF-WAY LINE A DISTANCE OF 2958.24 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE SOUTHWEST CORNER OF A CALLED 9.57 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO GREEN TREE FARM, L.C., AS RECORDED IN COUNTY CLERK'S FILE NUMBER 01-02354, SAID REAL PROPERTY RECORDS;

THENCE NORTH 88 DEGREES 37 MINUTES 29 SECONDS EAST WITH THE SOUTH LINE OF SAID 9.57 ACRE TRACT, A DISTANCE OF 799.28 FEET TO A METAL FENCE CORNER POST FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID 9.57 ACRE TRACT, COMMON TO THE SOUTHERNMOST SOUTHWEST CORNER OF A CALLED 34.5 ACRES TRACT OF LAND DESCRIBED AS FIRST TRACT IN THE DEED TO GREEN TREE FARM, L.C., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN COUNTY CLERK'S FILE NO. 94-15271, SAID REAL PROPERTY RECORDS;

THENCE SOUTH 49 DEGREES 14 MINUTES 13 SECONDS EAST WITH A SOUTH LINE OF SAID FIRST TRACT A PART OF THE WAY, AND ALONG OR NEAR A FENCE, A DISTANCE OF 1608.75 FEET TO A TREE FOR FENCE CORNER FOUND AT A CORNER IN THE SOUTH LINE OF A CALLED 140.5 ACRE TRACT OF LAND DESCRIBED AS SECOND TRACT IN SAID COUNTY CLERK'S FILE NO. 94-15271;

THENCE WITH THE OCCUPIED SOUTH LINE OF SAID SECOND TRACT, AND ALONG OR NEAR A FENCE, THE FOLLOWING TWENTY-FIVE (25) COURSES AND DISTANCES:

- 1) NORTH 31 DEGREES 01 MINUTES 15 SECONDS EAST A DISTANCE OF 143.77 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;
- 2) NORTH 16 DEGREES 39 MINUTES 33 SECONDS EAST A DISTANCE OF 64.40 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;
- 3) NORTH 73 DEGREES 23 MINUTES 53 SECONDS EAST A DISTANCE OF 29.15 FEET TO A HACKBERRY TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;
- 4) NORTH 27 DEGREES 56 MINUTES 45 SECONDS EAST A DISTANCE OF 37.62 FEET TO A METAL FENCE CORNER POST FOUND FOR CORNER;
- 5) NORTH 04 DEGREES 32 MINUTES 51 SECONDS EAST A DISTANCE OF 11.78 FEET TO A TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;
- 6) NORTH 71 DEGREES 29 MINUTES 18 SECONDS EAST A DISTANCE OF 44.33 FEET TO A METAL FENCE CORNER POST FOUND FOR CORNER;
- 7) SOUTH 61 DEGREES 59 MINUTES 10 SECONDS EAST A DISTANCE OF 355.98 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER;
- 8) SOUTH 49 DEGREES 09 MINUTES 44 SECONDS EAST A DISTANCE OF 152.18 FEET TO A TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;
- 9) SOUTH 75 DEGREES 13 MINUTES 34 SECONDS EAST A DISTANCE OF 112.87 FEET TO A TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;
- 10) NORTH 78 DEGREES 01 MINUTES 48 SECONDS EAST A DISTANCE OF 39.62 FEET TO A TREE CORNER POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;
- 11) SOUTH 78 DEGREES 44 MINUTES 51 SECONDS EAST A DISTANCE OF 134.17 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;
- 12) SOUTH 64 DEGREES 06 MINUTES 15 SECONDS EAST A DISTANCE OF 48.37 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;
- 13) SOUTH 54 DEGREES 19 MINUTES 41 SECONDS EAST A DISTANCE OF 79.92 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;
- 14) SOUTH 34 DEGREES 48 MINUTES 30 SECONDS EAST A DISTANCE OF 101.78 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;
- 15) SOUTH 28 DEGREES 18 MINUTES 30 SECONDS EAST A DISTANCE OF 138.98 FEET TO A STUMP FOUND FOR CORNER IN AN ANGLE POINT IN A FENCE;
- 16) SOUTH 33 DEGREES 03 MINUTES 09 SECONDS EAST A DISTANCE OF 98.82 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;
- 17) SOUTH 51 DEGREES 36 MINUTES 10 SECONDS EAST A DISTANCE OF 118.31 FEET TO A STUMP FOUND FOR CORNER IN AN ANGLE POINT IN A FENCE;
- 18) SOUTH 33 DEGREES 17 MINUTES 35 SECONDS EAST A DISTANCE OF 74.38 FEET TO A STUMP FOUND FOR CORNER IN AN ANGLE POINT IN A FENCE;
- 19) SOUTH 50 DEGREES 09 MINUTES 05 SECONDS EAST A DISTANCE OF 72.87 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;
- 20) SOUTH 79 DEGREES 33 MINUTES 12 SECONDS EAST A DISTANCE OF 20.49 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;
- 21) SOUTH 69 DEGREES 36 MINUTES 51 SECONDS EAST A DISTANCE OF 121.47 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;
- 22) SOUTH 61 DEGREES 15 MINUTES 44 SECONDS EAST A DISTANCE OF 80.82 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;
- 23) SOUTH 54 DEGREES 39 MINUTES 02 SECONDS EAST A DISTANCE OF 89.68 FEET TO AN ELM TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;
- 24) SOUTH 43 DEGREES 42 MINUTES 50 SECONDS EAST A DISTANCE OF 201.12 FEET TO A HACKBERRY TREE FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN A FENCE;
- 25) SOUTH 88 DEGREES 44 MINUTES 35 SECONDS EAST A DISTANCE OF 415.24 FEET TO A FENCE CORNER POST FOUND FOR CORNER;

THENCE SOUTH 89 DEGREES 42 MINUTES 45 SECONDS EAST ALONG OR NEAR A FENCE, AND WITH A NORTH LINE OF SAID CRAWFORD SURVEY, A DISTANCE OF 2678.39 FEET TO THE PLACE OF BEGINNING AND ENCLOSING 434.213 ACRES OF LAND MORE OR LESS.

LESS AND ACCEPT THE FOLLOWING DESCRIBED TRACT

1.000 ACRE

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE W. CRAWFORD SURVEY, ABSTRACT NUMBER 280, DENTON COUNTY, TEXAS, AND BEING A PART OF A CALLED 449.772 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO RILEY MDT HOLDINGS, L.P., AS RECORDED IN DOCUMENT NUMBER 2013-26980, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN AT A CAPPED IRON ROD SET FOR CORNER FROM WHICH A 60-D NAIL SET IN A RE-ENTRANT CORNER ON THE SOUTH LINE OF SAID 449.772 ACRE TRACT AND IN A CURVE IN RECTOR ROAD, AN ASPHALT SURFACE UNDER APPARENT PUBLIC USE, BEARS SOUTH 19 DEGREES 07 MINUTES 52 SECONDS EAST A DISTANCE OF 285.13 FEET AND FROM WHICH A CAPPED IRON ROD FOUND IN THE SOUTHWEST CORNER OF SAID 449.772 ACRE TRACT BEARS SOUTH 18 DEGREES 21 MINUTES 09 SECONDS WEST A DISTANCE OF 3854.58 FEET;

THENCE NORTH, A DISTANCE OF 208.71 FEET TO A CAPPED IRON ROD SET FOR CORNER;

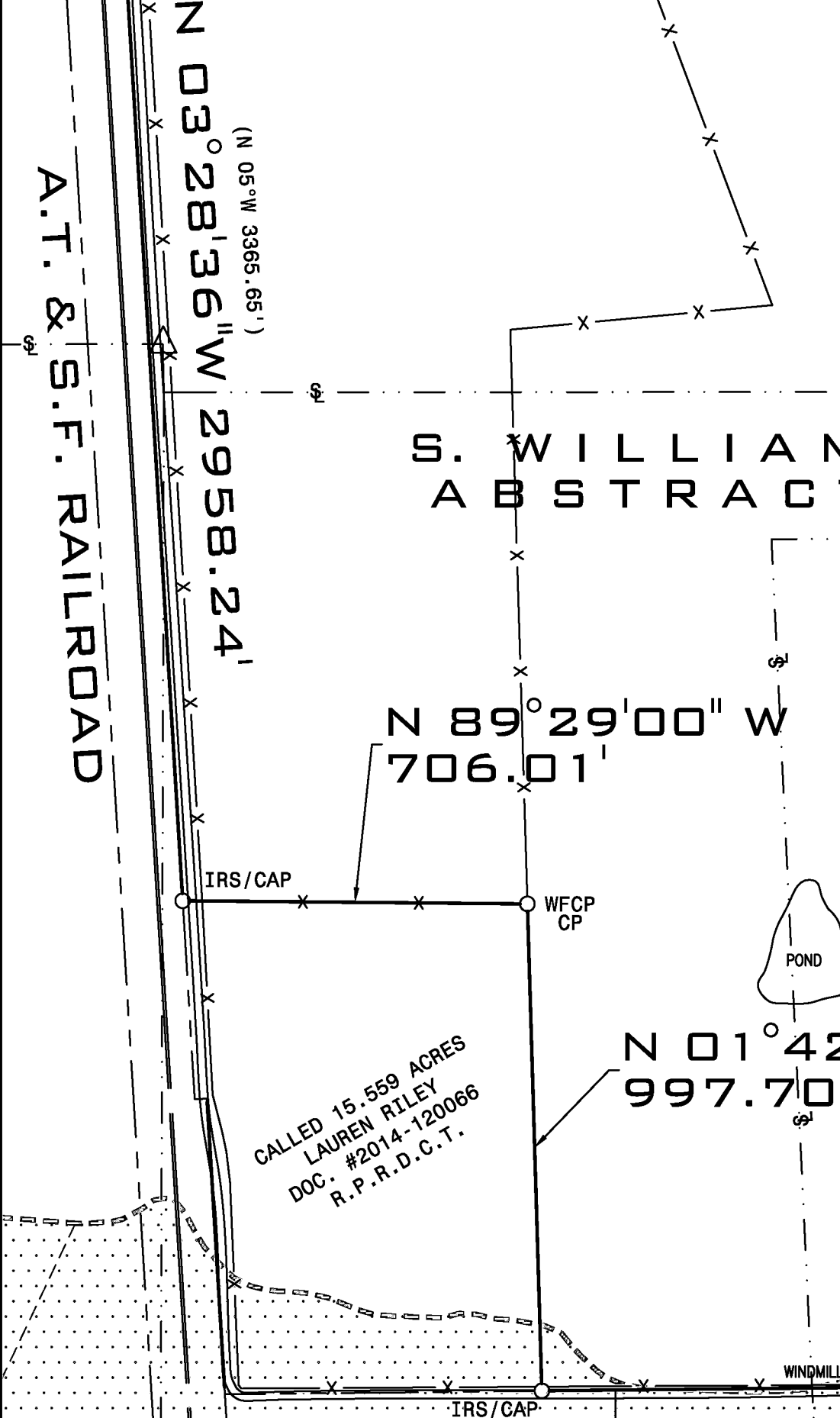
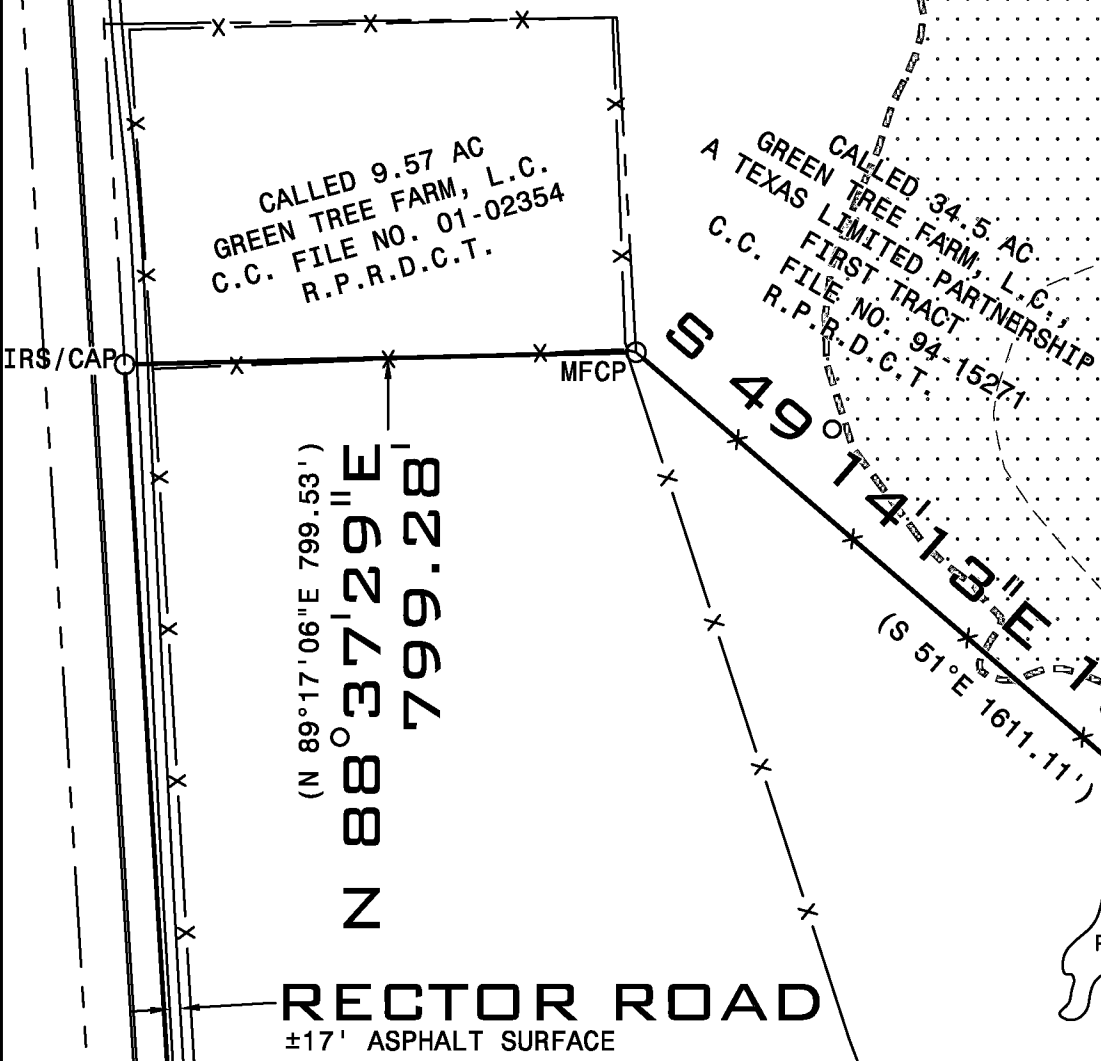
THENCE EAST, A DISTANCE OF 208.71 FEET TO A CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH, A DISTANCE OF 208.71 FEET TO A CAPPED IRON ROD SET FOR CORNER;

THENCE WEST, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING AND ENCLOSING 1.000 ACRES OF LAND MORE OR LESS.

LAND TITLE SURVEY

DATE: 12-23-2014
DRAWN BY: T.A.R.
CHECKED BY: D.M.C.



Course	Bearing	Distance	Course	Bearing	Distance
L1	N 31°01'15" E	143.77'	L13	S 54°19'41" E	79.92'
L2	N 16°39'33" E	64.40'	L14	S 34°48'30" E	101.78'
L3	N 73°23'53" E	29.15'	L15	S 28°18'30" E	158.98'
L4	N 27°56'45" E	37.62'	L16	S 33°03'09" E	98.82'
L5	N 04°32'51" E	11.78'	L17	S 51°38'10" E	118.31'
L6	N 71°29'18" E	44.33'	L18	S 33°17'35" E	74.38'
L7	S 61°59'10" E	355.98'	L19	S 50°09'05" E	72.87'
L8	S 49°09'44" E	152.18'	L20	S 78°33'12" E	20.49'
L9	S 75°13'34" E	112.87'	L21	S 69°36'51" E	121.47'
L10	N 78°01'48" E	39.62'	L22	S 61°15'44" E	80.82'
L11	S 78°44'51" E	134.17'	L23	S 54°39'02" E	89.68'
L12	S 64°06'15" E	48.37'	L24	S 43°42'50" E	201.12'
			L25	S 18°07'52" E	285.13'

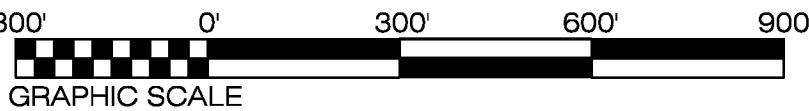
NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE WORK.

CERTIFY TO:

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED FROM AN ACCURATE ON-THE-GROUND SURVEY OF THE PREMISES DEPICTED HEREON AND DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED HERETO, CONDUCTED UNDER MY DIRECTION AND SUPERVISION ON 02-18-2013 AND THAT THE FINDINGS AND RESULTS OF SAID SURVEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

J.E. Thompson
J.E. THOMPSON II R.P.L.S. No 4857

ERRORS: THE CLIENT OR CLIENT'S REPRESENTATIVES WILL HAVE 45 DAYS FROM THE DATE THE SURVEY WAS ISSUED TO CHANGE ANY MISSPELLINGS OR ANY ERRORS ON THE SURVEY REPORT, AFTER THIS TIME HAS EXPIRED ALL PARTIES INVOLVED MUST ACCEPT THE SURVEY AS ISSUED.



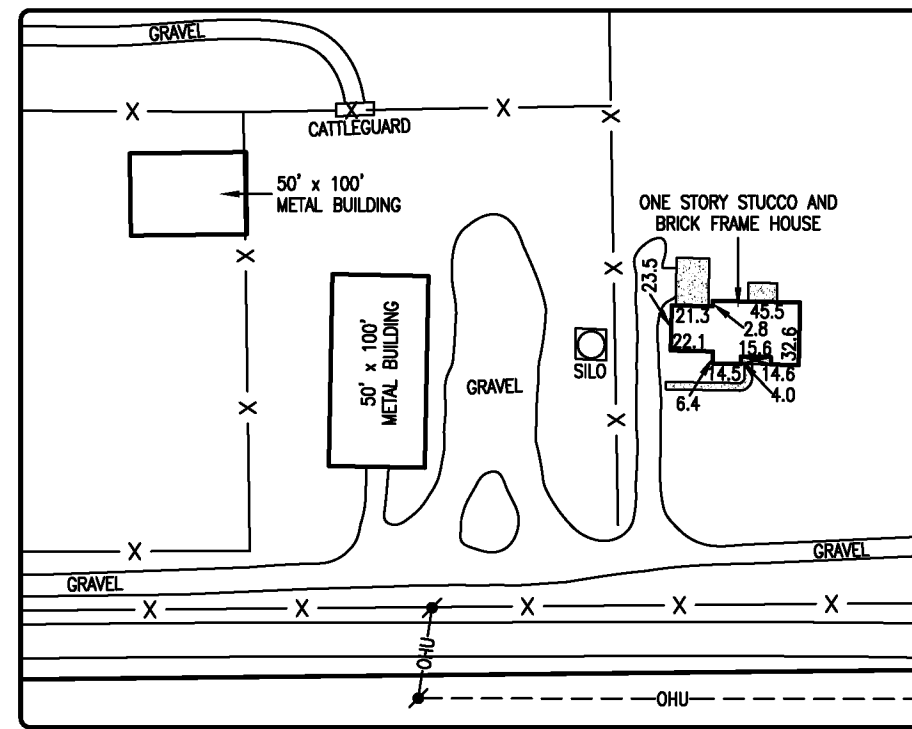
NOTE: BEARING BASIS DERIVED FROM GPS OBSERVATIONS. TEXAS NORTH CENTRAL NAD 83.

NOTE: APPROXIMATE LOCATION OF SURVEY LINES SHOWN PER PRIOR DEED REFERENCE AND/OR OTHER THIRD PARTY SOURCES.

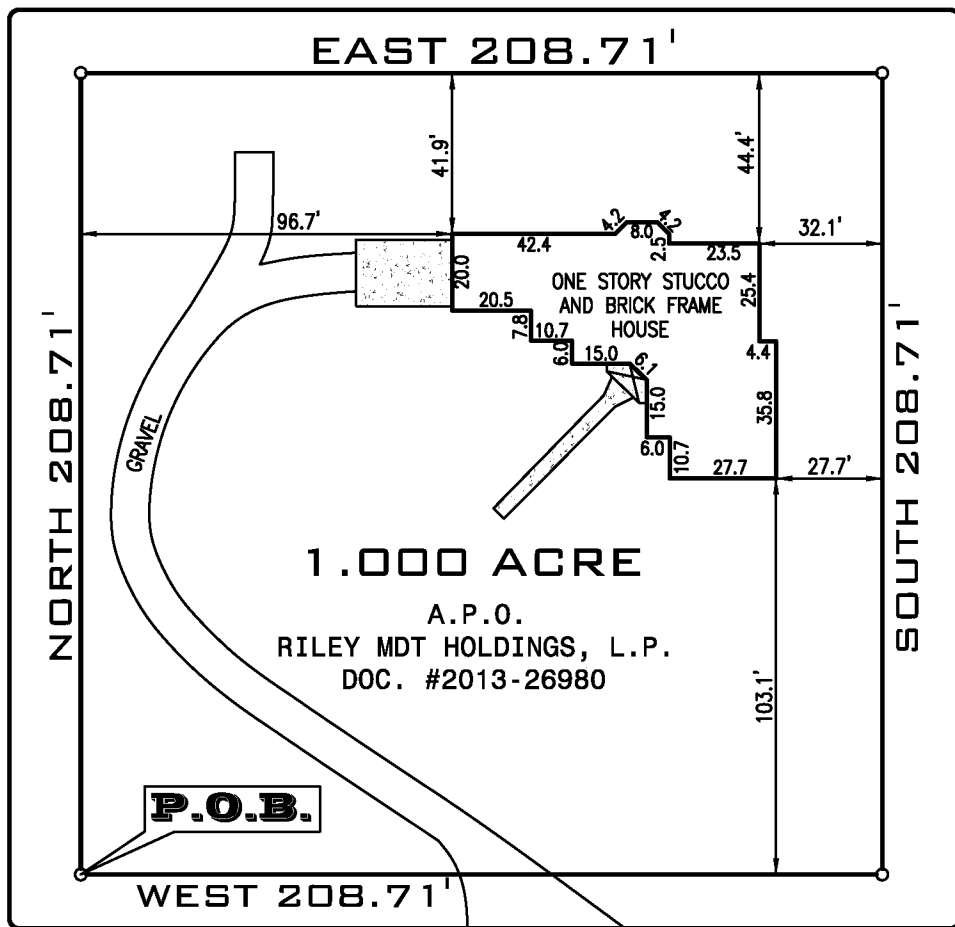
SCALE 1" = 300'

LEGEND

- MONUMENT LABELS
 - UTILITY POLE (PP)
 - UTILITY RISER/TRANSFORMER (UR)
 - FIRE HYDRANT (FH)
 - WATER VALVE (WV)
 - GAS METER (GM)
 - SURVEY CORNER
 - FINISHED FLOOR ELEVATION
 - METAL FCP
 - WOOD FCP
 - PLAT OR DEED CALL
 - POINT OF BEGINNING
- POINT OF COMMENCEMENT
 - RIGHT-OF-WAY
 - COMMUNICATION EASEMENT
 - DRAINAGE EASEMENT
 - ELECTRIC EASEMENT
 - UTILITY EASEMENT
 - WATERLINE EASEMENT
 - PUBLIC UTILITY EASEMENT
 - BURIED CABLE MARKER
 - BURIED PIPELINE MARKER
 - OVERHEAD UTILITY
- BOUNDARY LINES
 - DEED LOT
 - FENCE LINES
 - SURVEY LINES



DETAIL 1 (SCALE 1" = 100')



DETAIL 2 (SCALE 1" = 50')



D. GODDARD SURVEY
ABSTRACT NO. 462
FLOODWAY
SCALED FROM
FEMA FIRM

CONVEYED TO
JANE LOWREY FULTON
REVOCABLE TRUST
C.C. FILE NO. 12-91285
R.P.R.D.C.T.
(DESCRIBED AS 835.92 AC
IN C.C. FILE NO. 00-064185)

FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS, COMMUNITY NUMBER 480774, EFFECTIVE DATE 04-18-2011 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN:

"ZONE A" DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS UNDETERMINED"

"ZONE AE" DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED"

"FLOODWAY" DEFINED AS "AREAS THAT MUST BE KEPT FREE FROM ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS"

"NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"

AS SHOWN IN PANEL 0210 OF SAID MAP, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

All American
Surveying
PHONE: 940-665-9105
FAX: 940-665-9106
114-B W. MAIN STREET
GAINESVILLE, TX 76240
JOB# 130069-08 OVERLAY

EXHIBIT A-2

This deed is being recorded to add the legal description and for no other reason.
444-00754

075811

9801784DE

WARRANTY DEED

068217

4159 00741

Date: July 27, 1998

Grantor: Gary H. Kirchoff, Trustee of The Denton Security Investment,
Inc. Replacement Property Irrevocable Trust

Grantor's Mailing Address: 1112 Dallas Drive #402
(including county) Denton, Denton County, Texas 76205

Grantee: Denton Security Investment, Inc.

Grantee's Mailing Address: 706 Azalia
(including county) Lewisville, Denton County, Texas 75067

Consideration:

For and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00)
and other good and valuable consideration, the receipt and adequacy of
which are hereby acknowledged.

Property (including any improvements):

Being a tract or parcel of land situated in the F. JAMIE SURVEY, ABSTRACT
NO. 664, THE J. CHESSON SURVEY, ABSTRACT NO. 259, AND THE W. GILLESPIE
SURVEY, ABSTRACT NO. 1465, Denton County, Texas and being more
particularly described on the Exhibit "A" attached hereto and made a part
hereof for all purposes.

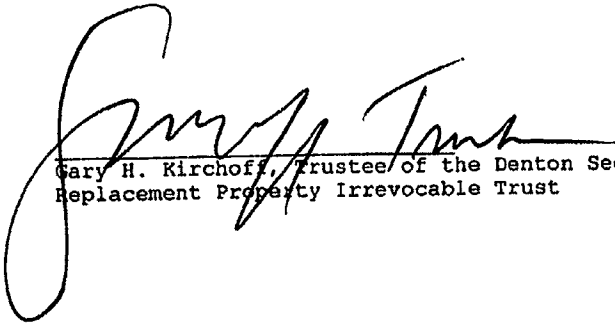
Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all easements,
reservations, conditions, covenants and restrictive covenants as the same
appear of record in the office of the County Clerk of the county in which
the property is situated, to the extent that the same apply to subject
property and remain in effect.

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, successors, or
assigns forever. Grantor binds Grantor and Grantor's heirs, executors,
administrators, and successors to warrant and forever defend all and
singular the property to Grantee and Grantee's heirs, executors,
administrators, successors, 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 conveyance and warranty.

4144 03755

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



Gary H. Kirchoff, Trustee of the Denton Security Investment, Inc.
Replacement Property Irrevocable Trust

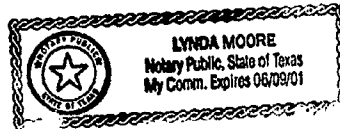
4159 00742

ACKNOWLEDGMENT

**THE STATE OF TEXAS
COUNTY OF DENTON**

THIS INSTRUMENT was acknowledged before me on the 27 day of July, 1998 by Gary H. Kirchoff, Trustee of The Denton Security Investment, Inc, Replacement Property Irrevocable Trust.


Notary Public, State of Texas



After Recording Please Return to:

Denton Security Investment, Inc.
706 Azalia
Lewisville, Texas 75067

4159 00743

ANY INSTRUMENT WHICH RESTRICTS THE SALE OF A TOTAL INTEREST
IN REAL PROPERTY OF THE STATE OF TEXAS, OR ANY PART THEREOF,
OR ANY INTEREST THEREIN, SHALL BE VOID AND INEFFECTIVE.
COUNTY OF DENTON
The date and time of recording of this instrument was recorded in the
Official Public Records of Denton County, Texas.

JUL 31 1998

L. Hodges
COUNTY CLERK
DENTON COUNTY, TEXAS



Filed for Record in:
DENTON COUNTY, TX
HONORABLE TIM HODGES/COUNTY
CLERK

On Jul 31 1998
At 3:46pm

Doc/Num : 98-R0068217
Doc/Type : WD
Recording : 7.00
Doc/Mgmt : 6.00
Receipt #: 27672
Deputy - BRANDIE

LEGAL:
BEING A 500.263 ACRE TRACT OF LAND SITUATED IN THE F. JAMIE SURVEY, ABSTRACT NO. 664, THE J. CHESSON SURVEY, ABSTRACT NO. 259, AND THE W. GILLESPIE SURVEY, ABSTRACT NO. 1465, DENTON COUNTY, TEXAS AND BEING THE REMAINDER PORTION OF A CALLED 518.48 ACRE TRACT OF LAND DESCRIBED IN DEED TO JAMES DEGAN AS RECORDED IN VOLUME 410, PAGE 530 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, SAID 500.263 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET IN McREYNOLDS ROAD (ALSO KNOWN AS SANGER PILOT POINT ROAD) AND BEING THE NORTHERNMOST NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JOE R. FALLS AS RECORDED IN VOLUME 591 PAGE 622 OF SAID DEED RECORDS;

THENCE SOUTH 89 DEGREES 14 MINUTES 01 SECONDS EAST, ALONG SAID McREYNOLDS ROAD, A DISTANCE OF 2037.88 FEET TO A IRON ROD SET FOR THE NORTHERNMOST CORNER OF A BOUNDARY LINE AGREEMENT BETWEEN JAMES DEGAN AND JOHN PORTER AND WIFE, MARGARET PORTER AS RECORDED IN VOLUME 1009, PAGE 662 OF SAID DEED RECORDS;

THENCE ALONG SAID BOUNDARY LINE AGREEMENT THE FOLLOWING CALLS:

SOUTH 00 DEGREES 44 MINUTES 55 SECONDS WEST, A DISTANCE OF 890.73 FEET TO A FENCE CORNER POST;

SOUTH 00 DEGREES 56 MINUTES 55 SECONDS WEST, A DISTANCE OF 725.69 FEET TO AN IRON ROD SET;

SOUTH 00 DEGREES 38 MINUTES 08 SECONDS WEST, A DISTANCE OF 725.65 FEET TO A FENCE POST;

SOUTH 00 DEGREES 06 MINUTES 36 SECONDS EAST, A DISTANCE OF 425.84 FEET TO AN IRON ROD SET;

SOUTH 00 DEGREES 21 MINUTES 32 SECONDS EAST, A DISTANCE OF 1023.71 FEET TO A FENCE CORNER POST;

SOUTH 00 DEGREES 32 MINUTES 38 SECONDS EAST, A DISTANCE OF 124.52 FEET TO A FENCE CORNER POST;

SOUTH 00 DEGREES 12 MINUTES 34 SECONDS EAST, A DISTANCE OF 583.74 FEET TO AN IRON ROD SET;

SOUTH 00 DEGREES 14 MINUTES 36 SECONDS EAST, A DISTANCE OF 1375.84 FEET TO AN IRON ROD SET;

SOUTH 00 DEGREES 24 MINUTES 53 SECONDS EAST, A DISTANCE OF 1607.00 FEET TO AN IRON ROD FOUND;

SOUTH 00 DEGREES 14 MINUTES 13 SECONDS EAST, A DISTANCE OF 851.30 FEET TO AN IRON ROD SET;

SOUTH 01 DEGREES 55 MINUTES 05 SECONDS EAST, A DISTANCE OF 303.24 FEET TO A NAIL FOUND FOR THE SOUTHERN MOST CORNER OF SAID BOUNDARY LINE AGREEMENT, SAME BEING IN NORTH LINE OF TRACT 1 AS DESCRIBED IN DEED RAINBOW VALLEY AGRICULTURAL COOPERATIVE AS RECORDED IN VOLUME 2771, PAGE 416 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 88 DEGREES 31 MINUTES 10 SECONDS WEST, ALONG THE NORTH LINE OF SAID RAINBOW VALLEY AGRICULTURAL COOPERATIVE TRACT, SAME BEING THE NORTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED TO TIM BEATY AS RECORDED UNDER COUNTY CLERKS FILE NUMBER 94-RO054018 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 89 DEGREES 32 MINUTES 32 SECONDS WEST, ALONG THE NORTH LINE OF SAID BEATY TRACT, A DISTANCE OF 835.47 FEET TO A FENCE CORNER POST FOR THE SOUTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED TO SYBIL W. TAYLOR, JUNE W. HINES AND JANE WOFFARD TRACT AS RECORDED IN VOLUME 2144, PAGE 779 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 00 DEGREES 01 MINUTES 02 SECONDS WEST, ALONG THE EAST LINE OF SAID TAYLOR TRACT, A DISTANCE OF 2649.19 FEET TO A FENCE CORNER POST FOR THE NORTHEAST CORNER OF SAID TAYLOR TRACT;

THENCE SOUTH 89 DEGREES 56 MINUTES 44 SECONDS WEST, ALONG THE NORTH LINE OF SAID TAYLOR TRACT, A DISTANCE OF 2632.72 FEET TO A FENCE CORNERPOST FOR THE SOUTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED TO GREEN TREE FARM, L.C. AS RECORDED UNDER COUNTY CLERK'S FILE NUMBER AS 94-R0015271 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 00 DEGREES 20 MINUTES 21 SECONDS EAST, ALONG THE EAST LINE OF SAID GREEN TREE FARM TRACT, A DISTANCE OF 2836.72 FEET TO A FENCE CORNER POST FOR THE NORTHEAST CORNER OF SAID GREEN TREE FARM TRACT, SAME BEING IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED AS IN DEED TO JOE R. FALLS AS RECORDED IN VOLUME 591 PAGE 54 OF SAID DEED RECORDS;

THENCE SOUTH 88 DEGREES 10 MINUTES 33 SECONDS EAST, ALONG THE SOUTH LINE OF SAID FALLS TRACT(VOLUME 591, PAGE54) A DISTANCE OF 1961.55 FEET TO A FENCE CORNER POST FOR THE SOUTHEAST CORNER OF SAID FALLS TRACT(VOLUME591, PAGE 54);

THENCE NORTH 01 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID FALLS TRACT, PASSING A 2 INCH IRON PIPE FOUND AT A DISTANCE OF 2460.97 FEET FOR THE EASTERN MOST NORTHEAST CORNER OF SAID FALLS TRACT (VOLUME 591, PAGE54) SAME BEING THE SOUTHEAST CORNER OF SAID FALLS TRACT(VOLUME 591, PAGE50) IN ALL TOTAL DISTANCE OF 3305.56 FEET TO THE POINT OF BEGGINING AND CONTAINING 500.263 ACRES OR 21,791,477 SQUARE FEET OF LAND MORE OR LESS AND BEING SUBJECT TO ANY AND ALL EASMENTS THAT MAY EFFECT.

4159 00744

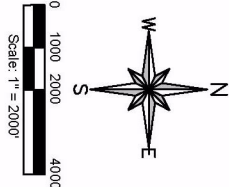
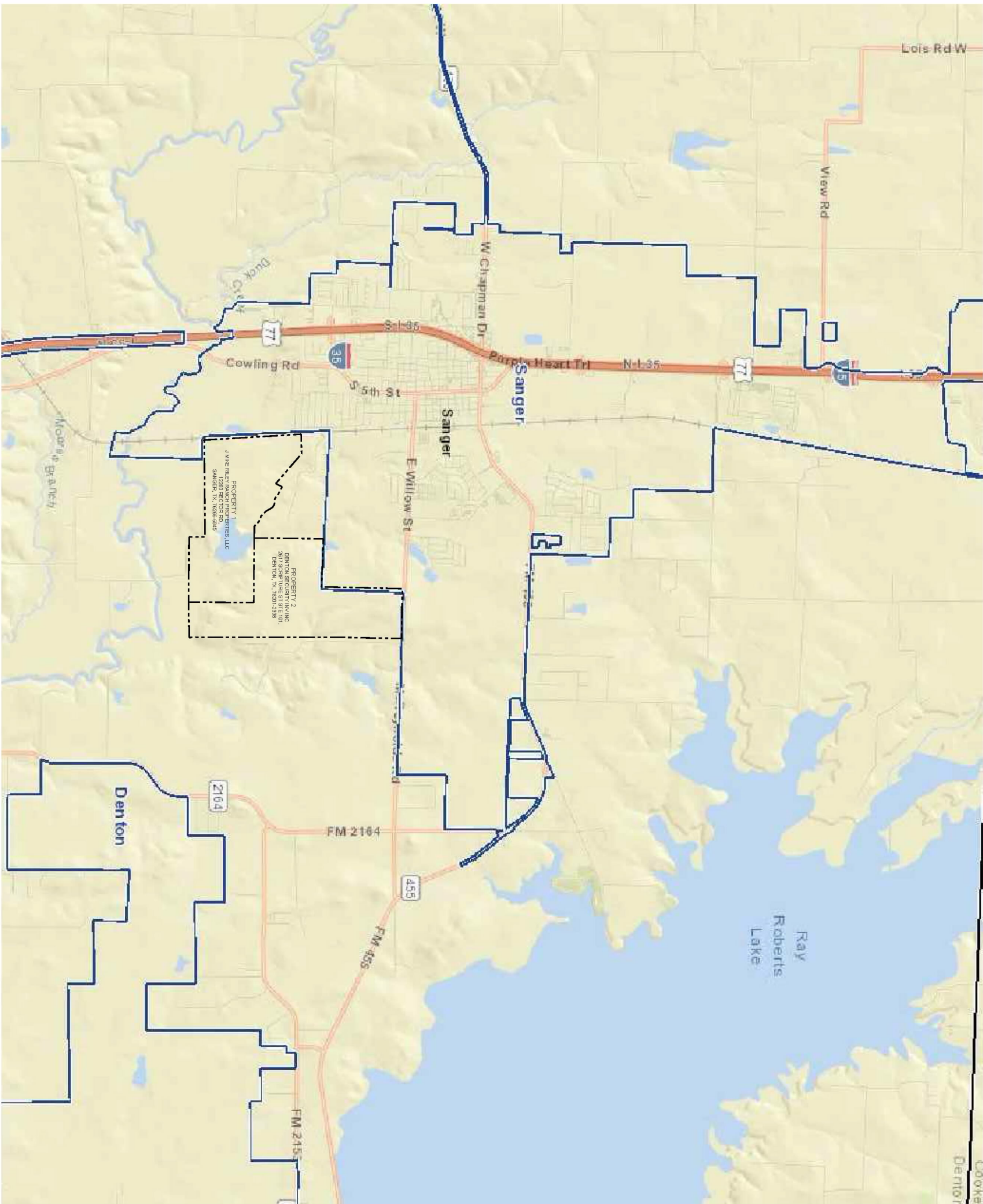
4159 00745

Filed for Record in:
DENTON COUNTY, TX
HONORABLE TIM HODGES/COUNTY
CLERK

On Aug 21 1998
At 12:39pm

Doc/Num : 98-R0075811
Doc/Type : WD
Recording: 11.00
Doc/Mgmt : 6.00
Receipt #: 30431
Deputy - Cheryl

EXHIBIT B

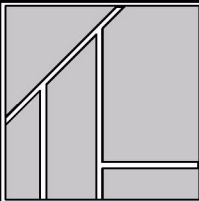


LEGEND
PROJECT BOUNDARY

VICINITY MAP

SINGLE FAMILY DEVELOPMENT

Sanger, Texas



CCM Engineering

2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: 972. 691.6633
Fax: 972.691.6628
TBPE FIRM #605

FOR PRELIMINARY REVIEW ONLY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JEFF D. CRANNELL, PE #50800 ON 6/30/22. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

REVISIONS

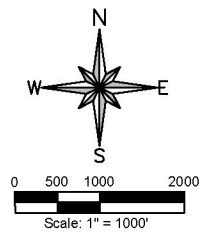
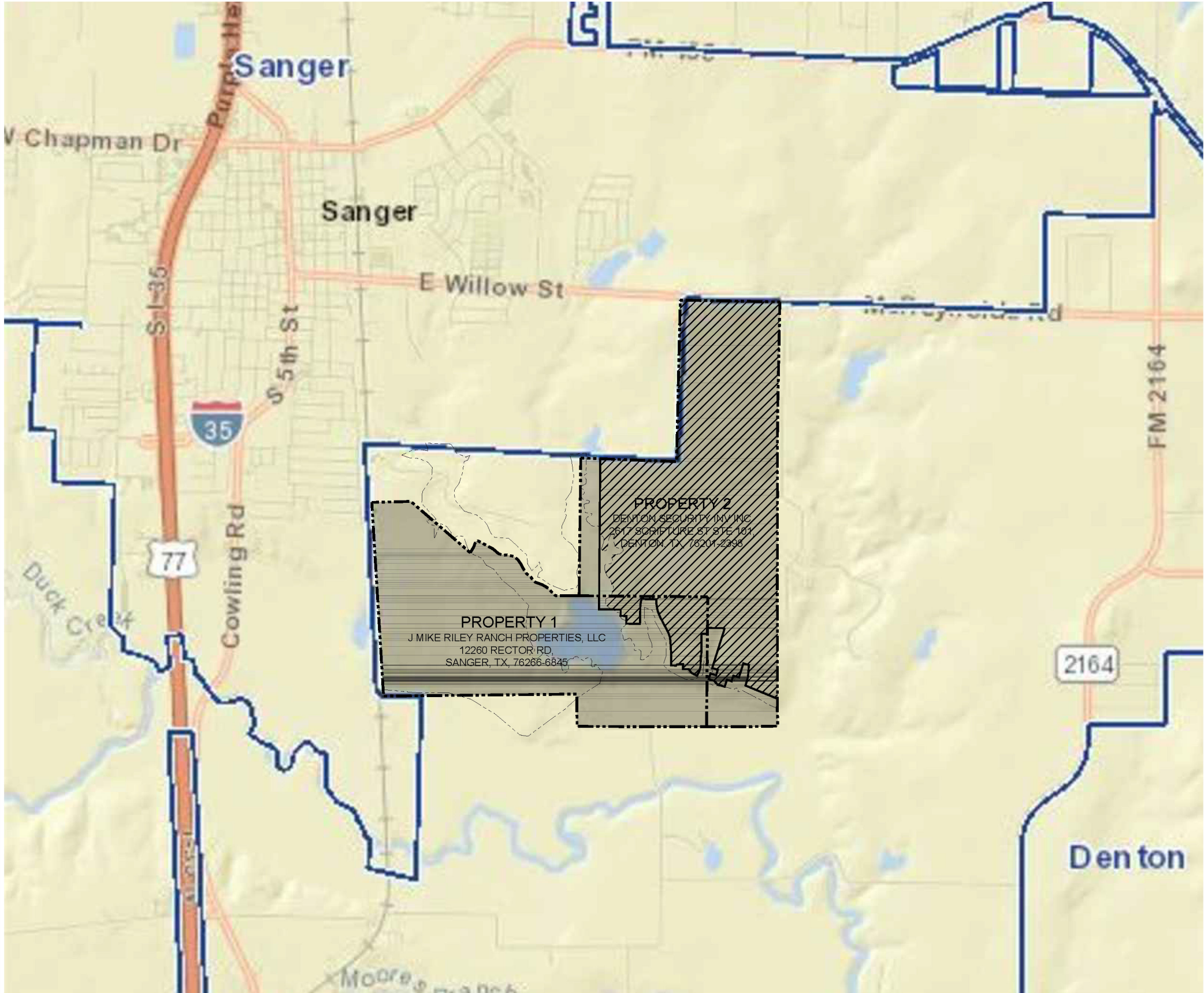
DESIGN: CCM Engineering



DRAWN: 6-30-2022

SCALE:

NOTES:

FILE:



- LEGEND
-  Tract of Land to Decertify from CCN No. 11257
 -  Overall property

Metes and Bounds Description

Being a 500.263 acre tract of land situated in the F. Jamie Survey, Abstract No. 654, the J Chesson Survey, Abstract No. 259 and the W. Gillespie Survey, Abstract No. 1465, Denton County Texas, and being the remainder portion of a called 518.48 acre tract of land as described in deed to James Degan as recorded in Volume 410, Page 530 of the Deed Records of Denton County, Texas said 500.263 acre tract being more particularly described as follows:

BEGINNING at an iron rod set in McReynolds Road (also known as Sanger Pilot Point Road) and being the northernmost northwest corner of the herein described tract, said iron rod also being the northwest corner of a tract of land as described in deed to Joe R. Falls as recorded in Volume 591, Page 50 of said Deed Records;

THENCE South 89 degrees 14 minutes 01 seconds East, along said McReynolds Road, a distance of 2037.88 feet to an iron rod set for the northernmost corner of a Boundary Line Agreement between James Degan and John Porter and wife, Margaret Porter as recorded in Volume 1009, Page 622 of said Deed Records;

THENCE along said Boundary Line Agreement the following calls:

South 00 degrees 44 minutes 44 seconds West, a distance of 890.73 feet to a fence corner post;

South 00 degrees 56 minutes 55 seconds West, a distance of 764.69 feet to an iron rod set;

South 00 degrees 38 minutes 08 seconds West, a distance of 725.65 feet to a fence corner post;

South 00 degrees 06 minutes 36 seconds East, a distance of 425.84 feet to an iron rod set;

South 00 degrees 21 minutes 32 seconds East, a distance of 1023.21 feet to a fence corner post;

South 00 degrees 32 minutes 38 seconds East, a distance of 124.52 feet to a fence corner post;

South 00 degrees 12 minutes 34 seconds East, a distance of 583.74 feet to an iron rod set;

South 00 degrees 14 minutes 36 seconds East, a distance of 1375.84 feet to an iron rod set;

South 00 degrees 24 minutes 53 seconds East, a distance of 1607.00 feet to an iron rod found;

South 00 degrees 14 minutes 13 seconds East, a distance of 851.30 feet to an iron rod set;

South 01 degrees 55 minutes 05 seconds East, a distance of 303.24 feet to a nail found for the southernmost corner of said Boundary Line Agreement, same being in the north line of Tract 1 as described in deed to Rainbow Valley Agricultural Cooperative as recorded in Volume 2771, Page 416 of the Real Property Records of Denton County, Texas;

THENCE South 88 degrees 31 minutes 10 seconds West, along the north line of said to Rainbow Valley Agricultural Cooperative tract, a distance of 613.31 feet to a fence corner post for the northwest corner of said Rainbow Valley Agricultural Cooperative tract, same being the northeast corner of a tract of land as described in deed to Jim Beatty as recorded under County Clerk's file number 94-R0054018 of the Real Property Records;

THENCE South 89 degrees 32 minutes 32 seconds West, along the north line of said Beatty tract, a distance of 835.47 feet to a fence corner post for the southeast corner of a tract of land as described in deed to Sybil W. Taylor, June W. Hines and Jane Woffard tract as recorded in Volume 2144, Page 779 of said Real Property Records;

THENCE North 00 degrees 01 minutes 02 seconds West, along the east line of said Taylor tract, a distance of 2649.19 feet to a fence corner post for the northeast corner of said Taylor tract;

THENCE South 89 degrees 56 minutes 44 seconds West, along the north line of said Taylor tract a distance of 2632.72 feet to a fence corner post for the southeast corner of a tract of land as described in deed to Green Tree farm L.C. as recorded under County Clerk's file number 94-R0015271 of said Real Property Records;

THENCE North 00 degrees 20 minutes 21 seconds East, along the east line of said Green Tree Farm tract a distance of 2836.31 feet to a fence corner post for the northeast corner of said Green Tree farm tract, same being in the south line of a tract of land as described in deed to Joe R. Falls as recorded in Volume 591, Page 54 of said Deed Records;

THENCE South 88 degrees 10 minutes 33 seconds East, along the south line of said Falls tract (Volume 591, Page 54) a distance of 1961.55 feet to a fence corner post for the southeast corner of said Falls tract (Volume 591, Page 54);

THENCE NORTH 01 degrees 00 minutes 00 seconds East, along the east line of said Falls tract, passing a 2 inch iron pipe found at a distance of 2460.97 feet for the easternmost northeast corner of said Falls Tract (Volume 591, Page 50), in all a total distance of 3305.56 feet to the POINT OF BEGINNING and containing 500.263 acres or 21,791,477 square feet of land more or less and being subject to any and all easement that may affect.

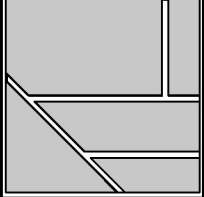
FOR PRELIMINARY
REVIEW ONLY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JEFF D. CHAMBERLAIN, COUNTY CLERK OF DENTON COUNTY, TEXAS. 8/25/22

IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

CCM Engineering

2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: 972.691.6633
Fax: 972.691.6628
TBPE FIRM #605



Tract of Land to Decertify
From CCN No. 11257

Sanger, Texas

LARGE SCALE CCN MAP

REVISIONS	
DESIGN:	CCM Engineering
DRAWN:	
DATE:	6-30-2022
SCALE:	
NOTES:	
FILE:	
Sheet 3 of 3	

EXHIBIT C



THE AL LAW GROUP

David J. Tuckfield
12400 W. Highway 71, Suite 350-150
Austin, Texas 78738

Partner
(512) 576-2481
Fax: (512) 366-9949

May 16, 2022

Via certified mail # 7021 1970 0001 9591 7489
rrr # 9590 9402 5691 9346 7416 38

Bolivar Water Supply Corporation
PO Box 1789
Sanger TX 76266

Re: Petition of Denton Security Investment, Inc. to have a portion of land removed from Bolivar Water Supply Corporation's Water CCN No. 11257 by Streamlined Expedited Release

Dear Sirs:

Please find enclosed the Petition of Denton Security Investment, Inc. to have a portion of land removed from Bolivar Water Supply Corporation's Water CCN No. 11257 by Streamlined Expedited Release under Texas Water Code § 13.2541 and 16 TAC § 24.245(h). This Petition was filed with the Public Utility Commission today, May 16, 2022.

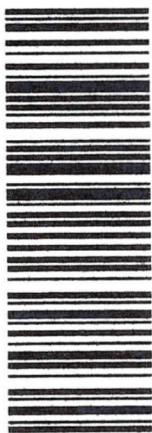
Should you have any questions or need additional information, please do not hesitate to contact me at (512) 576-2481 or david@allawgp.com.

Sincerely,

David Tuckfield
The AL Law Group, PLLC
12400 West Highway 71
Suite 350-150
Austin, TX 78738
(512) 576-2481
dtuckfield@allawgp.com

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

CERTIFIED MAIL



7021 1970 0001 9591 7489
7021 1970 0001 9591 7489

U.S. Postal ServiceTM
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

\$

Sent To

Bolivar Water Supply Corp.

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

PO Box 1789

City, State, ZIP+4[®]

Sanger, TX 76266

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Postmark
Here

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

Bolivar Water Supply Corp.
PO Box 1789
Sanger, TX 76266



9590 9402 5691 9346 7416 38

2. Article Number (Transfer from service label)

7021 1970 0001 9591 7489

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail[®]
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express[®]
☐ Registered MailTM
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature ConfirmationTM
☐ Signature Confirmation Restricted Delivery

all Restricted Delivery

EXHIBIT D-1

EXHIBIT D-1

AFFIDAVIT OF J MIKE RILEY

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

BEFORE ME, the undersigned authority, personally appeared J Mike Riley, who, being by me duly sworn, deposed as follows:

“My name is J Mike Riley, 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 Director of J Mike Riley Ranch Properties LLC and signing on behalf of J Mike Riley Ranch Properties LLC, owner of approximately 434.213 acres in Denton County Texas. The property is located entirely within the Water Certificate of Convenience and Necessity No. 11257 held by Bolivar Water Supply Corporation. This property is more properly described by the deed at Exhibit A-1 of the First Amended Petition of Denton Security Investment, Inc. and J Mike Riley Ranch Properties LLC to Amend Bolivar WSC’s Water Certificate of Convenience and Necessity No. 11257 in Denton County by Streamlined Expedited Release pursuant to Texas Water Code §13.2541 and 16 TAC §24.245(h) (Petition).
2. J Mike Riley Ranch Properties LLC has been an owner of this property for over 7 years and the real property does not have any water connections or meters located thereon.
3. J Mike Riley Ranch Properties LLC has not requested any retail water service from Bolivar Water Supply Corporation, has not paid any service reservation or standby fees, nor does it have any agreements with Bolivar Water Supply Corporation to provide

retail water service to the above-referenced real property.

4. The above-referenced real property does not receive any water service from Bolivar Water Supply Corporation.
5. Exhibit B to the Petition contains large- and small-scale maps which depict the property and shows that the property is within Bolivar Water Supply Corporation's CCN No. 11257 in Denton County Texas. Digital data showing the boundaries of the property to be released are being submitted concurrently with the Petition.
6. Exhibit C to the Petition is proof that a copy of the Original Petition was mailed to Bolivar Water Supply Corporation, Certified Mail Return Receipt Requested, on the same day that the Petition was submitted to the Commission.
7. This affidavit is in support of de-certifying Bolivar Water Supply Corporation's water Certificate of Convenience and Necessity No. 11257 pursuant to Section 13.2541, Texas Water Code and Rules of the Commission Section 24.245(h)."

FURTHER AFFIANT SAYETH NOT.

J Mike Riley Ranch Properties LLC
A TEXAS LIMITED LIABILITY COMPANY

By: _____

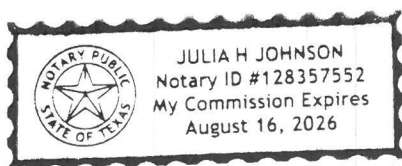
Name: J Mike Riley, Director

STATE OF TEXAS §

§

COUNTY OF DENTON §

ACKNOWLEDGED, SUBSCRIBED, AND SWORN TO before me, the undersigned notary public, by J Mike Riley, Director, J Mike Riley Ranch Properties LLC on behalf of J Mike Riley Ranch Properties LLC on this 15 day of September 2022, to certify which witness my hand and official seal.



Notary Public, State of Texas

EXHIBIT D-2

EXHIBIT D-2

AFFIDAVIT OF DR. BEDIOLA BADIE

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

BEFORE ME, the undersigned authority, personally appeared Dr. Bediola A. Badie, who, being by me duly sworn, deposed as follows:

“My name is Dr. Bediola A. Badie, 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 President of Denton Security Investment, Inc. and signing on behalf of Denton Security Investment, Inc., owner of approximately 500.263 acres in Denton County Texas. The property is located entirely within the Water Certificate of Convenience and Necessity No. 11257 held by Bolivar Water Supply Corporation. This property is more properly described by the deed at Exhibit A-2 of the First Amended Petition of Denton Security Investment, Inc. and J Mike Riley Ranch Properties LLC to Amend Bolivar WSC’s Water Certificate of Convenience and Necessity No. 11257 in Denton County by Streamlined Expedited Release pursuant to Texas Water Code §13.2541 and 16 TAC §24.245(h) (Petition).
2. Denton Security Investment, LLC has been an owner of this property for over 25 years and the real property does not have any water connections or meters located thereon.
3. Denton Security Investment, LLC has not requested any retail water service from Bolivar Water Supply Corporation, has not paid any service reservation or standby fees, nor does it have any agreements with Bolivar Water Supply Corporation to provide

retail water service to the above-referenced real property.

4. The above-referenced real property does not receive any water service from Bolivar Water Supply Corporation.
5. Exhibit B to the Petition contains large- and small-scale maps which depict the property and shows that the property is within Bolivar Water Supply Corporation's CCN No. 11257 in Denton County Texas. Digital data showing the boundaries of the property to be released are being submitted concurrently with the Petition.
6. Exhibit C to the Petition is proof that a copy of the Original Petition was mailed to Bolivar Water Supply Corporation, Certified Mail Return Receipt Requested, on the same day that the Petition was submitted to the Commission.
7. This affidavit is in support of de-certifying Bolivar Water Supply Corporation's water Certificate of Convenience and Necessity No. 11257 pursuant to Section 13.2541, Texas Water Code and Rules of the Commission Section 24.245(h)."

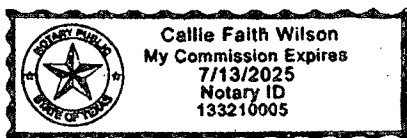
FURTHER AFFIANT SAYETH NOT.


Denton Security Investment, LLC
~~A TEXAS LIMITED LIABILITY COMPANY~~

By: 
Name: Dr. Bediola A. Badie, President

STATE OF TEXAS §
 §
COUNTY OF DENTON §

ACKNOWLEDGED, SUBSCRIBED, AND SWORN TO before me, the undersigned notary public, by Dr. Bediola A. Badie, President, Denton Security Investment, LLC on behalf of Denton Security Investment, LLC on this 10th day of September 2022, to certify which witness my hand and official seal.





Notary Public, State of Texas

The following files are not convertible:

22028EastDeedBoundary.shp
22028EastDeedBoundary.shx
22028WestDeedBoundary.shp
22028WestDeedBoundary.shx
Riley Ranch CCN.shp
Riley Ranch CCN.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.