



Control Number: 50480



Item Number: 28

Addendum StartPage: 0

**BILL OF SALE**

2021 APR 23 PM 1:18

**Date:** April 15<sup>TH</sup>, 2021

**Seller:** Crystal Clear Special Utility District, 2370 FM 1979, San Marcos, Hays County, 78666

**Buyer:** City of San Marcos, a Texas home rule municipality, 60 East Hopkins Street, San Marcos, Texas 78666

**Consideration:** Ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

**Transferred Property:** As described in Exhibit A, attached hereto and made a part hereof.

Seller, for the Consideration, sells, transfers, and delivers the Transferred Property to Buyer, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Buyer and Buyer's heirs, successors, and assigns forever. Seller binds Seller and Seller's heirs and successors to warrant and forever defend all and singular the Transferred Property to Buyer and Buyer's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Seller and Buyer agree that Buyer is taking the Transferred Property "AS IS" and that there are no representations, disclosures, or express or implied warranties. Buyer has not relied on any information other than Buyer's inspection of the Transferred Property.

This bill of sale relates only to the sale of personal property. Seller is not hereby conveying or relinquishing to Buyer any of Seller's rights, title or interest in any real property to which the Transferred Property may be affixed or in which the Transferred Property may be embedded, any such real property interests being concurrently conveyed by separate instrument as applicable.

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

**SELLER:**  
Crystal Clear Special Utility District

**BUYER:**  
City of San Marcos

**By:** [Signature]  
**Name:** Mike Taylor  
**Title:** General Manager

**By:** [Signature]  
**Name:** Bret Dumbreski  
**Title:** City Manager

**EXHIBIT A-1**

Personal Property to be Conveyed

1. All pipes, tanks, meters, structures, fixtures, meters, machinery, and above ground and underground appurtenances and equipment associated with, and in place as of the Effective Date within the easements being conveyed to the Buyer by that certain Assignment of Easements dated of even date herewith and recorded on ~~March~~ <sup>April</sup> 21, 2021 as Instrument No. 21020296, Official Public Records of Hays County, Texas.
2. All customer accounts as of the Closing Date for customers being served by Seller within the CCN area described in Exhibit A-2, together with all deposits on hand for such accounts. All revenues for water utility services and related charges accruing to, but not collected by Seller as of the Effective Date ("Accounts Receivable"), for services furnished to customers in said CCN service area prior to the Effective Date, shall remain the property of Seller and Buyer shall have no right title, interest or claim in or to the Accounts Receivable.



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

**GENERAL WARRANTY DEED**  
Willow Creek CCN Area Release

**Date:** April 15<sup>TH</sup>, 2021

**Grantor:** Crystal Clear Special Utility District, 2370 FM 1979, San Marcos, Hays County, 78666

**Grantee:** The City of San Marcos, Texas, a home rule municipality, 630 East Hopkins Street, San Marcos, Hays County, Texas 78666

**Consideration:** Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):** As described in Exhibit "A," attached hereto and made a part hereof.

**Reservations from and Exceptions to Conveyance and Warranty:** Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property.

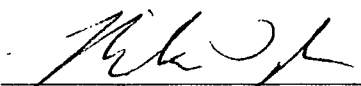
Grantor, for the Consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, TO HAVE AND TO HOLD it to Grantee and Grantee's heirs, successors or 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 whomever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance and Warranty.

Grantee assumes no liability for any taxes and assessments due and unpaid through the date of this deed by Grantee and Grantor agrees to indemnify, defend and hold harmless Grantee against and from any assessments, claims, demands, lawsuits or other losses incurred by Grantee arising from any such unpaid taxes and assessments.

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

EXECUTED to be effective as of the date first written above.

GRANTOR:

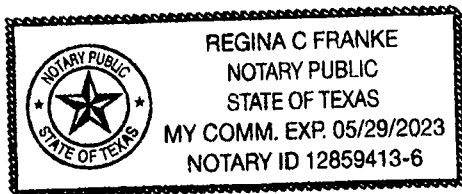
By:   
Mike Taylor, General Manager

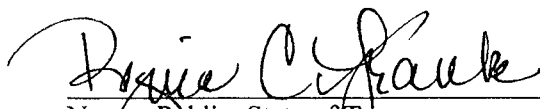
ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF HAYS §

This instrument was acknowledged before me on March 4, 2021 by Mike Taylor, General Manager of Crystal Clear Special Utility District, in such capacity, on behalf of said entity.



  
Notary Public, State of Texas

**EXHIBIT A**

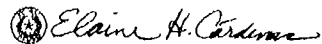
1. 0.08 Acres of land as described in Special Warranty Deed from Springtown Water Supply Corporation to Crystal Clear Water Supply Corporation, recorded in Volume 2733, Page 544, Official Public Records of Hays County, Texas
2. 0.057 and 0.12 acre tracts of land as described in Deed from John Skarovsky and wife, Ruby Alma Skarovsky to Crystal Clear Water Supply Corporation, recorded in Volume 203, Page 484, Deed Records of Hays County, Texas.
3. 0.58 acres of land as described in Warranty Deed from Handler Smith, *et. al*, to Crystal Clear Water Supply Corporation, recorded in Volume 342, Page 675, Deed records of Hays County, Texas.
4. Lot No. 67, Willow Creek Estates, Section II, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Book 2, Page 225, Plat Records of Hays County, Texas.

THE STATE OF TEXAS

COUNTY OF HAYS

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Records of Hays County, Texas.

**21020297 DEED**  
04/21/2021 01:27:46 PM Total Fees: \$34.00

 Elaine H. Cardenas

Elaine H. Cardenas, MBA, PhD, County Clerk  
Hays County, Texas



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

**ASSIGNMENT OF EASEMENTS**

Willow Creek CCN Area Release

**Date:** April 15TH, 2021

**Assignor:** Crystal Clear Special Utility District, 2370 FM 1979, San Marcos, Hays County, 78666

**Assignee:** City of San Marcos, a Texas home rule municipality, 630 East Hopkins Street, San Marcos, Hays County, Texas 78666

**Consideration:** Ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property:** All of those certain tracts or parcels of land, situated in the County of Hays, State of Texas, more particularly described in Exhibit "A" attached hereto and incorporated herein for any and all purposes.

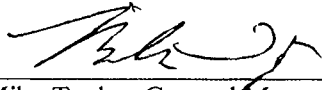
**Reservations from and exceptions to conveyance:** All the rights of the underlying fee owners, validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property.

**Conveyance:** Assignor, for the consideration recited herein and other good and valuable consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, assigns and conveys to Assignee the easement interests described herein, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Assignee and Assignee's successors, and assigns forever. Assignor binds Assignor and Assignor's successors to warrant and forever defend all and singular the Property to Assignee and Assignee's successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, as to the easements identified in Exhibit A-1, and without any warranty, express or implied, (including, without limitation, any warranty or covenant implied under the provisions of Section 5.023 of the Texas Property Code, as to the easements interests in Exhibit A-2.

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

[SIGNATURE ON NEXT PAGE]

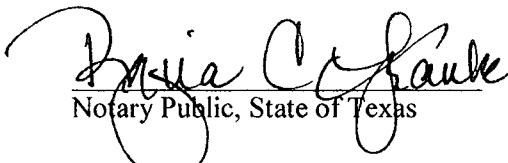
**Crystal Clear Special Utility District:**

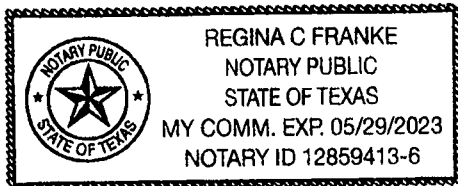
By:   
Mike Taylor, General Manager

**ACKNOWLEDGMENT**

STATE OF TEXAS       §  
                                  §  
COUNTY OF HAYS     §

This instrument was acknowledged before me on March 4, 2021 by Mike Taylor, General Manager of Crystal Clear Special Utility District, in such capacity, on behalf of said entity.

  
Notary Public, State of Texas



**EXHIBIT A-1**  
**Easement Interests by Instrument**

GRANTOR	GRANTEE	HAYS COUNTY VOL/PG	FILE DATE	CONVEYANCE	LEGAL/SURVEY	NOTES/LOCATION
Skarovsky, John, et ux	CCWSC	203/484	12/31/1964	(Min 20') Access and Pipeline Easement	J. Veramendi	re: Laurel Estates Subd. To include Philo, Reimer Ave. and Suttles Ave. (see Deed Plot)
Longcope, Edmund M.	CCWSC	259/88	5/25/1973	15' Utility Easement	283.218ac TJ Chambers, J.M. Veramendi and John Williams	re: from Well Site along McCarty Lane past McCarty Elevated (1416' +/-)
Longcope, Edmund M.	CCWSC	256/626	2/20/1973	15' Utility Easement	283.218ac TJ Chambers, J.M. Veramendi and John Williams	re: along McCarty Lane past McCarty Elevated to Hunter Road (1438' +/-)
McKinster, Michael Palmer	CCWSC	1515/23	3/24/1999	15' Utility Easement	10.016ac TJ Chambers Survey	re: adjusted original 15' easement (259/88) for road widening
CCSUD	Rocha, Joe, Jr., et ux	18027338	8/1/2018	Access Easement	0.100ac TJ Chambers	access across corner of owned tract
McCarty 40, Inc.	CCSUD	16031709	9/20/2016	Sanitary Control Easement	V4069 P0285, John Williams Survey	re: McCarty Wells
Hays County	CCSUD	16030937	9/13/2019	Sanitary Control Easement	McCarty Lane, CR 233	re: McCarty Wells
Rocha, Joe and Alice	CCSUD	19031449	9/6/19	Sanitary Control Easement	McCarty Lane	Re: McCarty Wells

**EXHIBIT A-2**  
**Easement Interests by Plat**

**1. Laurel Estates Subdivision**

05/13/1966 Vol. 1, Pg. 24 PLAT Records, Hays County, TX

John Skarovsky

Subdivision of that land in J. M. Veramendi Survey (no acreage/deed provided).

PER PLAT:

- (1) No assigned water utility – but reference to Well Site and Standpipe/Plant Site.
- (2) Called 30' Easement and 50' Easement related to water appurtenances (LOTS 5, 6 and 7).
- (3) Re-subdivision of LOTS in 1985-1986 states "Domestic water supplied by Crystal Clear Water Company".

**2. Laurel Estates Restrictions**

06/13/1966 Vol. 212, Pg. 0228 OPR, Hays County, TX

John Skarovsky, et ux to The Public

Listed conveyances to CCWSC: 0.057 acre Plant Site, 0.12 acre Well Site, Access and Pipeline Easements out of that tract described in Vol. 153, Pg. 0221 (southwestern half of 97.5 acres +/- being the remainder of 105.5 acres L&E 8.0 acres).

PER RESTRICTIONS: along with Pipeline and Access Easements previously conveyed, there is a 10 feet wide (10') utility easement over the rear of LOTS 1 through 47 (not depicted on the actual PLAT).

**3. Laurel Estates UNIT 2 Subdivision**

05/20/1968 Vol. 1, Pg. 62 PLAT Records, Hays County, TX

John Skarovsky and his wife Ruby Skarovsky

Subdivision of that land in J. M. Veramendi Survey (no acreage/deed provided).

PER PLAT:

- (1) No assigned water utility – but reference to Easements.
- (2) Re-subdivision of LOT in 1991 states "Domestic water supplied by Crystal Clear Water Company", and notes a 5' Public Utility Easement perpendicular to Philo St. between LOTS 52 and 52 A.

**4. Laurel Estates UNIT 2 Restrictions**

05/20/1968 Vol. 224, Pg. 0074 OPR, Hays County, TX

John Skarovsky, et ux to The Public

Subdivision of northeastern half of 97.5 acres +/- being the remainder of 105.5 acres L&E 8.0 acres.

PER RESTRICTIONS: a 10 feet wide (10') utility easement over the rear of LOTS 48 through 92 (not depicted on the actual PLAT).

**5. Willow Creek Estates Subdivision**

02/26/1973 Vol. 1, Pg. 203 PLAT Records, Hays County, TX

S & S Land & Cattle Company (Handler Smith, et al)

Subdivision of 56.64 acres (part of 87.35 acres in Volume 255, Pg. 558)

PER PLAT:

## PUC Docket No. 50480

- (1) No assigned water utility.
- (2) 10' Public Utility Easement depicted along the back of all lots (20' through LOTs 11 through 16).
- (3) Re-subdivision of multiple LOTS in 1983 depict setback lines and reference septic/sewer, but no reference to water line easements.

### **6. Willow Creek Estates Section 2 Subdivision**

08/14/1978 Vol. 2, Pg. 33 PLAT Records, Hays County, TX

S & S Land & Cattle Company (Handler Smith, et al)

Subdivision of 51.67 acres (30.71 acres out of 87.35 acres in Volume 255, Pg. 558, and 20.96 acres out of 100.13 acres in File # 120147)

PER PLAT:

- (1) No assigned water utility.
- (2) 10' Public Utility Easement depicted throughout (intermittent 20').
- (3) Re-subdivision of "PARK" LOT in 1983 (Vol. 2, Pg. 371, PLAT Records) states public water will be provided by Crystal Clear Water Supply Corporation.

### **7. Turkey Hollow Subdivision**

01/28/1980 Vol. 2, Pg. 135-136 PLAT Records, Hays County, TX

Edmund M. Longcope, et al

Subdivision of 59.96 acres (out of 368.436 acres in Volume 249, Pg. 950)

PER PLAT:

- (1) No assigned water utility – only reference to septic.
- (2) Called 13' WTR. LINE ESMNT along frontage of LOTs 11 and 12 parallel and adjacent to McCarty Lane.
- (3) 35' Set back plotted along the frontage of all lots parallel and adjacent to roadways (Philo St. and Longcope Loop).
- (4) Re-subdivision of multiple LOTS in 1983 depict setback lines and reference septic/sewer, but no reference to water line easements.

### **8. Willow Creek Estates Section 3 Subdivision**

09/28/1981 Vol. 2, Pg. 225-226 PLAT Records, Hays County, TX

S & S Land & Cattle Company (Handler Smith, et al)

Subdivision of 75.59 acres (53.42 acres out of 100.13 acres in Volume 231, Pg. 399, and 22.17 acres in Vol. 356, Pg. 562)

PER PLAT:

- (1) Public water will be provided to each lot by Crystal Clear Water Supply Corporation.
- (2) 10' Public Utility Easement depicted on the back of LOTs adjacent to Section 2 (intermittent 20').

### **9. The Ridge at Willow Creek Subdivision**

03/12/1984 Vol. 3, Pg. 93-94 PLAT Records, Hays County, TX

S & S Land & Cattle Company (Handler Smith, et al)

Subdivision of 27.51 acres (part of 78.66 acres in Volume 426, Pg. 799)

PER PLAT:

- (1) Public water will be provided to each lot by Crystal Clear Water Supply Corporation.

# PUC Docket No. 50480

(2) No Public Utility Easements depicted.

## **10. Willow Creek Estates Section 4 Subdivision**

03/12/1984 Vol. 3, Pg. 95-96 PLAT Records, Hays County, TX

S & S Land & Cattle Company (Handler Smith, et al)

Subdivision of 51.15 acres (part of 78.66 acres in Volume 426, Pg. 799)

PER PLAT:

(1) Public water will be provided to each lot by Crystal Clear Water Supply Corporation.

(2) No Public Utility Easements depicted.

## **11. Willow Creek Estates Section 5 Subdivision**

09/10/1984 Vol. 3, Pg. 193 PLAT Records, Hays County, TX

S & S Land & Cattle Company (Handler Smith, et al)

Subdivision of 9.13 acres (no deed reference)

PER PLAT:

(1) Public water will be provided to each lot by Crystal Clear Water Supply Corporation.

(2) No Public Utility Easements depicted.

## **12. Willow Creek Estates Section 6 Subdivision**

03/10/1986 Vol. 4, Pg. 154-156 PLAT Records, Hays County, TX

S & S Land & Cattle Company (Handler Smith, et al)

Subdivision of 43.024 acres (Volume 576, Pg. 588)

PER PLAT:

(1) Public water will be provided to each lot by Crystal Clear Water Supply Corporation.

(2) 20' Public Utility Easement along the street frontage of each lot ("Notes", Pg. 156).

## **13. The Ridge at Willow Creek Section 2 Subdivision**

04/04/1994 Vol. 6, Pg. 183-184 PLAT Records, Hays County, TX

San Marcos Affordable Housing Inc.

Subdivision of 30.04 acres (Volume 1057, Pg. 548)

PER PLAT:

(1) Public water will be provided to each lot by Crystal Clear Water Supply Corporation.

(2) 20' Public Utility Easements adjacent to all street/row lines ("Notes", Pg. 183).

(3) 10' Public Utility Easements adjacent to all non-street lines ("Notes", Pg. 183).

(4) 20' Water Main Easement to City of San Marcos (Vol. 792, Pg. 467) depicted at Willow Arbor and Snyder Hill Drive.

## **14. Quarry Spring Section 1 Subdivision**

07/11/1994 Vol. 6, Pg. 297-298 PLAT Records, Hays County, TX

Edmund M. Longcope

Subdivision of 19.54 acres (out of 58.79 acres in Volume 249, Pg. 950)

PER PLAT:

(1) Public water will be provided to each lot by K & L Water Supply Company.

(2) Unless otherwise noted, 10' Public Utility Easements adjacent to all street lines ("Notes", Pg. 297).

*Subject to: 15' Easement 256/626, 15' Easement 259/88, 398/638, 404/353 and 424/688*

# PUC Docket No. 50480

## **15. Quarry Spring Section 2 Subdivision**

07/11/1994 Vol. 6, Pg. 299-300 PLAT Records, Hays County, TX

Edmund M. Longcope

Subdivision of 39.25 acres (out of 58.79 acres in Volume 249, Pg. 950)

PER PLAT:

(1) Public water will be provided to each lot by K & L Water Supply Company.

(2) Unless otherwise noted, 10' Public Utility Easements adjacent to all street lines ("Notes", Pg. 300).

THE STATE OF TEXAS

COUNTY OF HAYS

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Records of Hays County, Texas.

21020296 ASSIGNMENT  
04/21/2021 01:27:46 PM Total Fees: \$50.00

 Elaine H. Cardenas

Elaine H. Cárdenas, MBA, PhD, County Clerk  
Hays County, Texas