



Control Number: 51355



Item Number: 23

Addendum StartPage: 0

June 17, 2021

Public Utility Commission
Attention: Central Records
1701 N. Congress Avenue, Suite 8-100
Austin, Texas 78711

VIA e filing

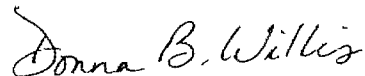
RE: Docket No. 51355; Petition of LDG001, LLC to Amend Mountain Peak SUD's
CCN No. 10908 in Johnson County

Dear Central Records:

As directed by the PUC Order entered in the above-referenced docket issued on January 29, 2021, I enclose evidence of the recording of the Affidavit of Boundary Description of Amended Service Area for Mountain Peak Special Utility District with a certified copy of the final Map and CCN Certificate in the Johnson County Real Property Records.

Please let me know if you have any questions about this filing.

Sincerely,



Donna Brown Willis
Paralegal

Enclosure

cc: Robert Dakota Parish, PUC Legal Division (Via email)
David Tuckfield (Via email)
Andy Barrett (Via email)
Leonard Dougal, Jackson Walker (Via email)

29298242v.1

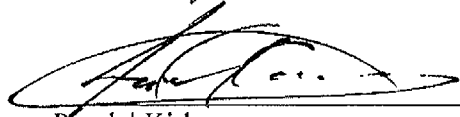
AFFIDAVIT OF BOUNDARY DESCRIPTION OF AMENDED WATER SERVICE
AREA FOR MOUNTAIN PEAK SPECIAL UTILITY DISTRICT
PUC DOCKET NO. 51355

STATE OF TEXAS §
COUNTY OF JOHNSON §

“I, Randel Kirk, being duly sworn, file this form as the General Manager of Mountain Peak Special Utility District; that in such capacity, I am qualified and authorized to file and verify such form, and that all such statements made and matters set forth herein are true and correct, to the best of my knowledge and belief.

I am personally familiar with the boundary description of the service areas set out in the approved Certificate of Convenience and Necessity (“CCN”) and map for *water service* which have been *removed from* CCN No. 10908, which amended area was approved by the Public Utility Commission of Texas (“PUC”) on January 29, 2021, and is described in the metes and bounds description and survey map attached as Exhibit A.

A certified copy of the PUC revised CCN map segment, showing the removed CCN area, and the CCN Certificate is additionally attached to this affidavit in Exhibit B.”



Randel Kirk
General Manager

Subscribed and sworn to before me by Randel Kirk, in my capacity as General Manager of Mountain Peak Special Utility District, on this 15 day of June, 2021, to certify which witness my hand and seal of office.

Tami Baxter
Notary Public in and for the State of Texas.

Tammi Baxter
Print or Type Name of Notary Public
Commission expires November 6, 2023

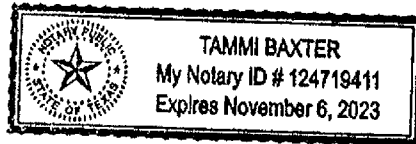


Exhibit A

FIELD NOTES
GRIFFIN TRACT 2

BEING a 47.86 acre tract of land situated in the Jackson Smith Survey, Abstract No. 758, Johnson County, Texas, being all of that certain called 47.5 acre tract of land described in deed to LDG001, LLC, and recorded in Document No. 2018-24505 of the Deed Records of Johnson County, Texas, said 47.86 acre tract to be more particularly described by meets and bounds as follows;

COMMENCING at a 1/2" Iron rod found for corner at the Northwest corner of said Jackson Smith Survey, same being the Southwest corner of the B.B.B. & C.R.R. Co. Survey, Abstract No. 93 and being at the intersection of County Road No. 213 (60' right-of-way) with County Road No. 110 (60' right-of-way);

THENCE North 59 Degrees 28 Minutes 21 Seconds East, with the North line of said Jackson Smith Survey and the South line of said B.B.B. & C.R.R. Co. Survey and with County Road No. 110, a distance of 2,656.62 feet to a point for corner in the southerly line of said County Road 110, same being the Northwest corner of said 47-1/2 acre tract, the Northeast corner of that certain called 50 acre tract described in deed to Judith Louise Brown and recorded in Volume 3119, Page 27 of said Deed Records, the Southeast corner of that certain called 156 acre tract described in deed to Patrick M. Griffin and recorded in Volume 3130, Page 714 of said Deed Records and the Southwest corner of that certain called 184.887 acre tract described in deed to Bill C. Roten and recorded in Volume 1248, Page 472 of said Deed Records and being the **POINT OF BEGINNING**;

THENCE North 59 Degrees 28 Minutes 21 Seconds East, with the North line of said 47-1/2 acre tract and with said County Road 110 a distance of 843.25 feet to a point for corner at the Northeast corner of said 47-1/2 acre tract, the Northwest corner of that certain called 70.74 acres tract of land described in deed to Duane Schifano and recorded in Instrument No. 201200024756 of said Deed Records and also being in the South line of said 184.887 acre tract;

THENCE South 30 Degrees 31 Minutes 39 Seconds East, with the East line of said 47-1/2 acre tract and the West line of said 70.74 acre tract at a distance of 30.00 feet passing a 1/2" iron rod with plastic cap marked "SANDS" set for reference and continuing for a distance of 1,721.56 feet, passing a 1" iron found for corner at the southwest corner of said 70.74 acre tract, same being the Northwest corner of that certain called 15.004 acre tract of land described in deed to RES Land Holding and recorded in Volume 3507, Page 398 of said Deed Records and continuing at a distance of 2,088.49 feet passing a 1" iron bar found for corner at the Southwest corner of said 15.004 acre tract, same being the Northwest corner of that certain called 0.78 acre tract of land described in deed to Daniel II, Vesper, Sr. and recorded in Instrument No. 201000011279 of said Deed Records and continuing at a distance of 2443.17, feet passing a 1/2" iron rod with plastic cap marked "SANDS" set for reference and continuing a

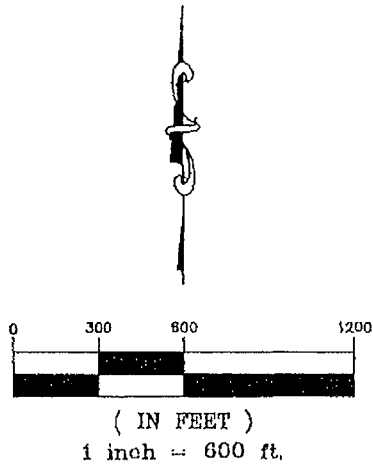
total distance of 2,472.17 feet to a point for corner at the Southeast corner of said 47.5 acre tract, the Southwest corner of said 0.78 acre tract, and being in County Road 109 (60' right-of-way) and also being in the North line of Southern Acres, Phase 1, an addition to Johnson County, Texas;

THENCE South 59 Degrees 28 Minutes 21 Seconds West, with the South line of said 47.5 acre tract and the North line of said Southern Acres a distance of 843.25 feet to a point for corner in said County Road 109 and being in the North line of that certain called Lot 2R-1, Block 1 of Harden Estates, an addition to Johnson County, Texas, according to the plat thereof recorded in Volume 10, Page 463 of said Deed Records, same being the Southeast corner of said above mentioned 50 acre tract;

THENCE North 30 Degrees 31 Minutes 39 Seconds West, with the West line of said 47-1/2 acre tract and the East line of said 50 acre tract, a distance of 2472.17 feet to the **POINT OF BEGINNING** and containing 47.86 acres of land, more or less.

"This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the political subdivision for which it was prepared".

EXHIBIT "A"



B.B.B. & C.R.R. Co. Survey,
Abstract No. 99

BILLY C. ROTEN
CALLED 184.887 ACRES
VOL. 1248, PG. 712
D.R.J.C.T.

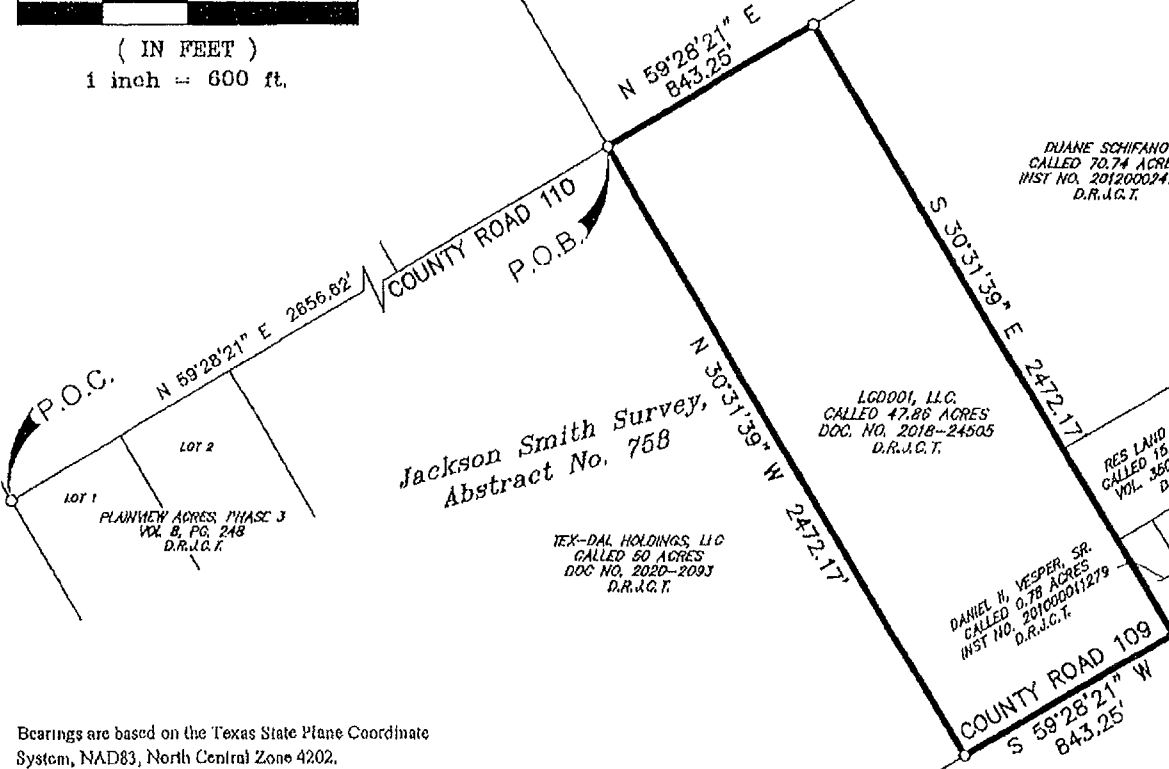
DUANE SCHIFANO
CALLED 70.74 ACRES
INST. NO. 201200024788
D.R.J.C.T.

LG0001, LLC.
CALLED 47.86 ACRES
DOC. NO. 2018-24505
D.R.J.C.T.

RES LAND HOLDING
CALLED 15.004 ACRES
VOL. 3607, PG. 398
D.R.J.C.T.

TEX-DAL HOLDINGS, LLC
CALLED 50 ACRES
DOC. NO. 2020-2093
D.R.J.C.T.

DANIEL W. VESPER, SR.
CALLED 0.78 ACRES
INST. NO. 201000011279
D.R.J.C.T.



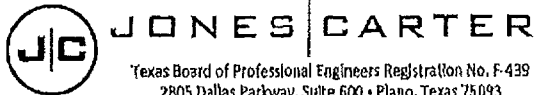
Bearings are based on the Texas State Plane Coordinate System, NAD83, North Central Zone 4202.

LEGEND:

POB	POINT OF BEGINNING
CM	CONTROL MONUMENT
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
ESMT	EASEMENT
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
O.R.J.C.T.	OFFICIAL RECORDS, JOHNSON COUNTY, TEXAS
O.P.R.J.C.T.	OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T.	PLAT RECORDS JOHNSON COUNTY, TEXAS

EXHIBIT GRIFFIN TRACT 2

BEING 47.86 ACRES
OUT OF THE
JACKSON SMITH SURVEY, ABSTRACT NO. 758
IN THE CITY OF VENUS
JOHNSON COUNTY, TEXAS



Texas Board of Professional Engineers Registration No. F-439
2805 Dallas Parkway, Suite 600 • Plano, Texas 75093
972.488.3880

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING
REGISTRATION NO. 100461-03

JOB #: 14728-0001 BAS/EM PAGE: 3 OF 3

Exhibit B

CERTIFIED TO BE A TRUE AND CORRECT
COPY OF THE ORIGINAL ON FILE WITH THE
PUBLIC UTILITY COMMISSION OF TEXAS
CENTRAL RECORDS DIVISION

Mountain Peak Special Utility District
Portion of Water CCN No. 10908
PUC Docket No. 51355
Petition by LFG001, LLC to Amend

BY: *Jelly Phillips*
DATE: 6/11/2021







Mountain Peak Special Utility District's CCN by Expedited Release in Johnson County

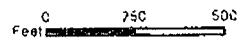
6/11/2021



Water CCN

-  10908 - Mountain Peak SUD
-  12983 - Monarch Utilities I LP

-  Area Released
-  Property Boundary



Public Utility Commission of Texas
1701 N. Congress Ave
Austin, TX 78701

Map by Komal Patel
Date created: November 9, 2020
Project Path: n:\minalmapping\
51355MountainPeakSUD.mxd



CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE WITH THE PUBLIC UTILITY COMMISSION OF TEXAS CENTRAL RECORDS DIVISION

BY: *Phillip Howard*

DATE: 6/11/2021



Public Utility Commission of Texas

By These Presents Be It Known To All That

Mountain Peak Special Utility District

having obtained certification to provide water utility service for the convenience and necessity of the public, and it having been determined by this Commission that the public convenience and necessity would in fact be advanced by the provision of such service, Mountain Peak Special Utility District is entitled to this

Certificate of Convenience and Necessity No. 10908

to provide continuous and adequate water utility service to that service area or those service areas in Ellis and Johnson Counties as by final Order or Orders duly entered by this Commission, which Order or Orders resulting from Docket No. 51355 are on file at the Commission offices in Austin, Texas; and are matters of official record available for public inspection; and be it known further that these presents do evidence the authority and the duty of the Mountain Peak Special Utility District to provide such utility service in accordance with the laws of this State and Rules of this Commission, subject only to any power and responsibility of this Commission to revoke or amend this Certificate in whole or in part upon a subsequent showing that the public convenience and necessity would be better served thereby.

Issued at Austin, Texas, this 11th day of January 2021

**Johnson County
Becky Ivey
Johnson County
Clerk**

Instrument Number: 21559

eRecording - Real Property

Affidavit

Recorded On: June 15, 2021 03:02 PM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$46.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 21559
Receipt Number: 20210615000209
Recorded Date/Time: June 15, 2021 03:02 PM
User: Leslie S
Station: ccl83

Record and Return To:

Simplifile
5072 North 300 West

PROVO UT



**STATE OF TEXAS
COUNTY OF JOHNSON**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Johnson County, Texas.

Becky Ivey
Johnson County Clerk
Johnson County, TX