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PETITION OF 2021 FII WALNUT	§	BEFORE THE
SPRINGS, LLC TO AMEND SPRINGS	§	
HILL WATER SUPPLY	§	
CORPORATION'S CCN NO. 10666 IN	§	PUBLIC UTILITY COMMISSION
GUADALUPE COUNTY BY	§	
STREAMLINED EXPEDITED	§	OF TEXAS
RELEASE		

**2021 FII WALNUT SPRINGS, LLC'S PETITION TO AMEND SPRINGS HILL WATER
SUPPLY CORPORATION'S CERTIFICATE OF CONVENIENCE AND NECESSITY
NO. 10666 BY STREAMLINED EXPEDITED RELEASE**

COMES NOW, 2021 FII Walnut Springs, LLC ("Petitioner") and submits this Petition to Amend Springs Hill Water Supply Corporation ("Springs Hill") water Certificate of Convenience and Necessity ("CCN") No. 10666 by streamlined expedited release (hereinafter, "Petition"), and in support thereof, would respectfully show the following:

I. PETITION

Pursuant to Tex. Water Code Ann. ("TWC") § 13.2541 and Title 16 Tex. Admin. Code ("TAC") § 24.245(h), an owner of a tract of land may petition the Public Utility Commission of Texas ("Commission") for streamlined expedited release of all or a portion of the subject property from an existing CCN if:

- (1) the tract of land to be released is at least 25 acres;
- (2) the tract of land is not receiving water or sewer service;
- (3) at least part of the tract of land is located within the service area of the subject CCN; and,
- (4) at least some of the tract of land located within the subject CCN is also located in a qualifying county.¹

Based on these factors, Petitioner qualifies for a streamlined expedited release of approximately 200.81 acres of land from Springs Hill's CCN No. 10666. As depicted on Exhibit A attached hereto, Petitioner owns 200.81 acres of contiguous land in fee simple in Guadalupe County, which is a qualifying county in accordance with 16 TAC § 24.245(h)(2). This tract is located entirely

¹ TWC § 13.2541(b) and 16 TAC § 24.245(h).

within Springs Hill's CCN area as depicted on both general location and detailed maps attached hereto as Exhibit B and digital shapefiles ("SHP") filed contemporaneously with this Petition.² The subject property is not currently receiving water service. As further depicted on Exhibit C, Petitioner has notified Springs Hills of its Petition by certified mail on the same day that it was filed with the Commission. Finally, an affidavit attesting and affirming to the veracity of the information contained in this Petition is attached as Exhibit D.

II. CONCLUSION

WHEREFORE, PREMISES CONSIDERED, Petitioner 2021 FII Walnut Springs, LLC respectfully prays that the Commission grant the Petition and release Petitioner's 200.81-acre tract from Springs Hill Water Supply Corporation's CCN No. 10666 in Guadalupe County, and to all other such relief to which it is entitled.

Respectfully submitted,

Randall B. Wilburn
State Bar No. 24033342
Helen S. Gilbert
State Bar No. 00786263
BARTON BENSON JONES PLLC
7000 N. MoPac Expwy, Suite 200
Austin, Texas 78731
Telephone: (210) 640-9174
Telecopier: (210) 600-9796



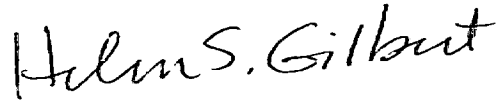
By: _____
Helen S. Gilbert

**ATTORNEYS FOR 2021 FII WALNUT
SPRINGS, LLC**

² 16 TAC § 24.245(k)(1).

CERTIFICATE OF SERVICE

I hereby certify that I have or will serve a true and correct copy of the foregoing document via hand delivery, facsimile, electronic mail, overnight mail, U.S. mail, or Certified Mail Return Receipt Requested on all parties on the 8th day of February 2022.



Helen S. Gilbert

EXHIBIT A

GUADALUPE COUNTY CLERK - DOCUMENT NUMBER 202199039415 PAGE: 1 OF 11

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

SPECIAL WARRANTY DEED

THE STATE OF TEXAS

§

COUNTY OF GUADALUPE

§

KNOW ALL PERSONS BY THESE PRESENTS:

That DAVID W. REILEY and MARY LOVETT REILEY, each a natural person (collectively, "**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to the undersigned paid by 2021 FII WALNUT SPRINGS, LLC, a Texas limited liability company ("**Grantee**"), whose address is 11 Lynn Batts Lane, Suite 100, San Antonio, Texas 78218 the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, AND CONVEYED, and by these presents does GRANT, BARGAIN, SELL, AND CONVEY unto Grantee, the tract of land located in Guadalupe County, Texas, described in Exhibit A attached hereto and made a part hereof (the "**Land**"); together with all buildings and improvements thereon; all rights, privileges, easements, and appurtenances pertaining to the Land; all of Grantor's right, title, and interest in and to any alleys, strips, or gores adjoining the Land and all of Grantor's rights of ingress and egress to the Land, including, without limitation, any easements, rights-of-way, rights, or other interests in, on, under, or to any land, highway, street, road, right-of-way, or avenue, open or proposed, in, on, under, across, in front of, abutting, or adjoining the Land; and all of Grantor's right, title, and interest in and to any awards made, or to be made in lieu thereof, and in and to any unpaid awards for damage to the Land by reason of a change of grade thereof; all development rights, utility capacity, governmental approvals, licenses, and permits (including all water, sewer, and drainage capacity currently held by Grantor, if any, for the Land on the date hereof), to the extent they relate to the ownership, use, leasing, maintenance, service, or operation of the Land; all of Grantor's right, title, and interest in and to any oil, gas, and other minerals in, under, and that may be produced from the Land, regardless of whether or not the minerals are considered part of the surface estate or part of the mineral estate; all of Grantor's right, title, and interest in and to all site plans, surveys, environmental studies, soil studies, substrata studies, architectural drawings, plans and specifications, engineering plans and studies, floor plans, landscape plans, and other plans or studies of any kind that relate to the Land or the Improvements (the Land, together with the foregoing interests being referred to herein as the "**Property**").

Grantor hereby assigns and transfers to Grantee all claims and causes of action arising from or related to any injury, damage or loss in value to the Property or other injury to the Property that may have occurred or originated prior to the date of this instrument, including any and all injuries to the Land. Grantor makes no representations or warranties of any nature to Grantee as to the existence or viability of any such claims or causes of action.

The Property is granted, sold and conveyed by Grantor, and accepted by Grantee, subject and subordinate to the provisions of this Special Warranty Deed ("**Deed**"), including, without limitation, those matters set forth in Exhibit B which is attached hereto and incorporated herein for all purposes (collectively, the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and its successors and assigns forever, subject to the Permitted Exceptions; and Grantor does hereby bind itself and its successors and assigns to WARRANT

FILED BY PRESIDIO TITLE

2021-09-11

EXHIBIT A

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AND FOREVER DEFEND all and singular the Property unto Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise, subject to the Permitted Exceptions.

Grantee, by its acceptance hereof, hereby assumes and agrees to pay any and all standby fees, taxes, and assessments by any taxing authority for the calendar year 2021 and subsequent years. Grantee hereby assumes and agrees to pay any and all subsequent taxes and assessments due to a change in the usage or ownership of the Property, including, without limitation, so-called "rollback taxes," whether by reason of this conveyance or hereafter.

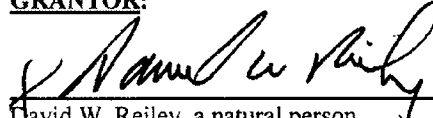
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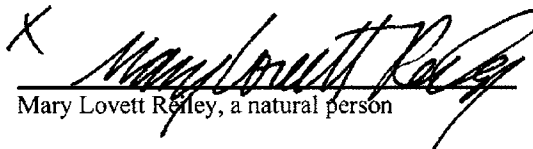
EXHIBIT A

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IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor on the date set forth below, to be effective as of the 15th day of November, 2021.

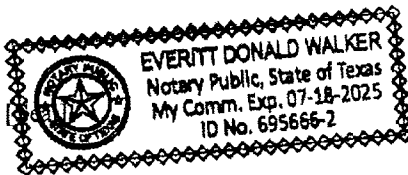
GRANTOR:

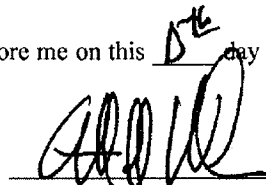

David W. Reiley, a natural person

X 
Mary Lovett Reiley, a natural person

THE STATE OF TEXAS §
§
COUNTY OF GUADALUPE §

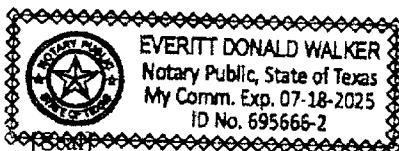
This instrument was acknowledged before me on this 15th day of Nov, 2021, by David W. Reiley.




NOTARY PUBLIC in and for the
State of _____

THE STATE OF TEXAS §
§
COUNTY OF GUADALUPE §

This instrument was acknowledged before me on this 15th day of Nov, 2021, by Mary Lovett Reiley.



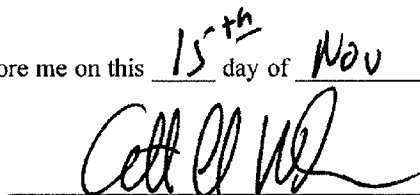

NOTARY PUBLIC in and for the
State of _____

Exhibit A – Description of the Property
Exhibit B – Permitted Exceptions

EXHIBIT A

EXHIBIT A

to Special Warranty Deed

Description of the Property

Tract One – 104.60 acres

A **104.60 acre** tract of land, located in the Antonio Maria Esnaurizar Survey, Abstract 20, Guadalupe County, Texas, being a portion of a called 300.3 acre tract of land as described in Volume 15, Page 23 of the Deed Records of Guadalupe County, Texas, and a portion of a called 115 acre tract of land as described in Volume 19, Page 462 of the Deed Records of Guadalupe County, Texas. Said **104.60 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" in the east right-of-way line of C.R. 105, a.k.a. Huber Road, the east line of a called 1.18 acre tract of land as described in Volume 253, Page 72 of the Deed Records of Guadalupe County, Texas and for the northwest corner of the tract described herein, from which a found $\frac{1}{2}$ " iron rod with an orange plastic cap in the east right-of-way line of Huber Road, in the east line of said 1.18 acre tract and for the southwest corner of a called 12.504 acre tract of land as described in Document No. 2017005570 of the Official Public Records of Guadalupe County, Texas bears, N $00^{\circ} 31' 00''$ W, a distance of 1006.34 feet;

THENCE: Departing said right-of-way line, into said 115 acre tract and said 300.3 acre tract, the following twenty-one (21) courses:

1. S $47^{\circ} 47' 12''$ E, a distance of **180.65 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for point for a corner,
2. N $89^{\circ} 43' 25''$ E, a distance of **71.22 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a point of curvature,
3. With a curve to the left having a radius of **955.00 feet**, an arc length of **218.81 feet**, a delta angle of **$013^{\circ} 07' 39''$** and a chord bears, N $83^{\circ} 09' 36''$ E, a distance of **218.33 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a point of tangency,
4. N $76^{\circ} 35' 47''$ E, a distance of **64.76 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a point of curvature,
5. With a non-tangent curve to the left having a radius of **25.00 feet**, an arc length of **10.29 feet**, a delta angle of **$023^{\circ} 34' 41''$** and a chord bears, N $01^{\circ} 36' 53''$ W, a distance of **10.22 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a point of non-tangency,
6. N $76^{\circ} 35' 50''$ E, a distance of **50.00 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a point of curvature,
7. With a non-tangent curve to the left having a radius of **25.00 feet**, an arc length of **39.30 feet**, a delta angle of **$090^{\circ} 04' 14''$** and a chord bears, S $58^{\circ} 26' 21''$ E, a distance of **35.38 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a point of reverse curvature,
8. With a curve to the right having a radius of **1030.00 feet**, an arc length of **309.55 feet**, a delta angle of **$017^{\circ} 13' 10''$** and a chord bears, N $85^{\circ} 08' 07''$ E, a distance of **308.39 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a point of non-tangency,
9. S $86^{\circ} 15' 18''$ E, a distance of **235.61 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a point of curvature,
10. With a non-tangent curve to the right having a radius of **1030.00 feet**, an arc length of **82.74 feet**, a delta angle of **$04^{\circ} 36' 09''$** and a chord bears, S $83^{\circ} 57' 13''$ E, a distance of **82.72 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a point of non-tangency,
11. N $00^{\circ} 02' 03''$ W, a distance of **126.61 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a corner,
12. S $86^{\circ} 31' 31''$ E, a distance of **1279.89 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for an angle,

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3. **S 89° 55' 58" E**, a distance of **251.69 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for point of curvature,
14. With a non-tangent curve to the right having a radius of **530.00 feet**, an arc length of **440.17 feet**, a delta angle of **047° 35' 04"** and a chord bears, **S 64° 17' 40" E**, a distance of **427.63 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a point of tangency,
15. **S 40° 30' 08" E**, a distance of **152.34 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for the most easterly corner of the tract described herein,
16. **S 48° 56' 46" W**, a distance of **60.00 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for an angle,
17. **S 49° 29' 52" W**, a distance of **358.63 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a point of curvature,
18. With a curve to the left having a radius of **1060.00 feet**, an arc length of **205.89 feet**, a delta angle of **011° 07' 44"** and a chord bears, **S 43° 56' 01" W**, a distance of **205.56 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a point of tangency,
19. **S 38° 22' 09" W**, a distance of **1455.22 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a point of curvature,
20. With a curve to the right having a radius of **940.00 feet**, an arc length of **614.88 feet**, a delta angle of **037° 28' 43"** and a chord bears, **S 57° 06' 30" W**, a distance of **603.97 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a point of non-tangency, and
21. **S 00° 40' 09" E**, a distance of **8.64 feet** to a found ½" iron rod with a yellow plastic cap stamped "Sherwood Surveying" at the northeast corner of a called 2.523 acre tract of land as conveyed to the City of Seguin of record in Instrument No. 202199032863 of the Official Public Records of Guadalupe County, Texas, and for a southeasterly corner of the tract described herein;

THENCE: With the northerly lines of said 2.523 acre tract, the following seven (7) courses:

1. **S 88° 35' 23" W**, a distance of **717.29 feet** to a found ½" iron rod with a yellow plastic cap stamped "Sherwood Surveying" for a point of curvature,
2. With a curve to the right having a radius of **9940.00 feet**, an arc length of **145.84 feet**, a delta angle of **000° 50' 26"** and a chord bears, **S 89° 00' 35" W**, a distance of **145.84 feet** to a found ½" iron rod with a yellow plastic cap stamped "Sherwood Surveying" for a point of tangency,
3. **S 89° 25' 49" W**, a distance of **155.02 feet** to a found ½" iron rod with a yellow plastic cap stamped "Sherwood Surveying" for corner,
4. **N 00° 34' 11" W**, a distance of **31.45 feet** to a found ½" iron rod with a yellow plastic cap stamped "Sherwood Surveying" for corner,
5. **S 89° 25' 49" W**, a distance of **123.67 feet** to a found ½" iron rod with a yellow plastic cap stamped "Sherwood Surveying" for corner,
6. **S 00° 34' 10" E**, a distance of **41.45 feet** to a found ½" iron rod with a yellow plastic cap stamped "Sherwood Surveying" for corner, and
7. **S 89° 25' 49" W**, a distance of **179.25 feet** to a found ½" iron rod with a yellow plastic cap stamped "Sherwood Surveying" in the east right-of-way line of Huber Road, the east line of said 1.18 acre tract, for the northwest corner of said 2.523 acre tract and for the most westerly southwest corner of the tract described herein;

THENCE: With the easterly right-of-way line of Huber Road and the east line of said 1.18 acre tract, the following two (2) courses:

1. **N 00° 08' 55" W**, a distance of **1502.40 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for an angle, and
2. **N 00° 26' 16" W**, a distance of **128.10 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" plastic cap for a westerly corner and a point of curvature of the tract described herein.

THENCE: Departing said right-of-way line, and into said 115 acre tract and said 300.3 acre tract, the following fourteen (14) courses:

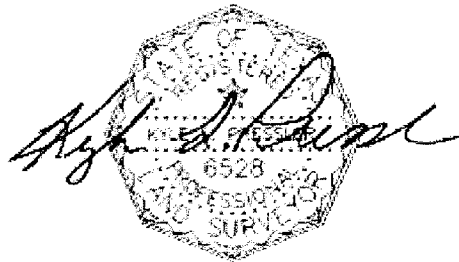
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1. With a non-tangent curve to the left having a radius of **965.00 feet**, an arc length of **559.81 feet**, a delta angle of **033° 14' 16"** and a chord bears, **S 17° 03' 24" E**, a distance of **551.99 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a point of non-tangency,
2. **S 76° 03' 53" E**, a distance of **200.47 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a corner,
3. **N 51° 33' 03" E**, a distance of **155.16 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for an angle,
4. **N 41° 25' 15" E**, a distance of **374.18 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for an angle,
5. **N 41° 22' 52" E**, a distance of **225.30 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for an angle,
6. **N 29° 54' 52" E**, a distance of **83.74 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for an angle,
7. **N 17° 48' 08" E**, a distance of **167.06 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for an angle,
8. **N 02° 52' 31" E**, a distance of **294.66 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a corner,
9. **N 86° 15' 18" W**, a distance of **117.77 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a point of curvature,
10. With a non-tangent curve to the left having a radius of **955.27 feet**, an arc length of **313.93 feet**, a delta angle of **018° 49' 45"** and a chord bears, **S 84° 33' 04" W**, a distance of **312.52 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a point of non-tangency,
11. **S 76° 44' 46" W**, a distance of **118.80 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a point of curvature,
12. With a non-tangent curve to the right having a radius of **1045.00 feet**, an arc length of **239.43 feet**, a delta angle of **013° 07' 39"** and a chord bears, **S 83° 09' 36" W**, a distance of **238.90 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a point of tangency,
13. **S 89° 43' 25" W**, a distance of **87.22 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for an angle, and
14. **S 44° 39' 42" W**, a distance of **164.63 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" in the east right-of-way line of Huber Road, the east line of said 1.18 acre tract and for a westerly corner of the tract described herein;

THENCE: **N 00° 26' 16" W**, with the east right-of-way line of Huber Road and the east line of said 1.18 acre tract, a distance of **328.56 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" to the **POINT OF BEGINNING** and containing **104.60 acres** of land situated in Guadalupe County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document. Field work performed in May 2021.



Job # 21-40-47 - 104.60 ac

Date: November 12, 2021

[Continued on following page]

EXHIBIT A

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Tract 2 - 0.19 acres

A **0.19 of one acre** tract of land, located in the Antonio Maria Esnaurizar Survey, Abstract 20, being a portion of a called 115 acre tract of land as described in Volume 19, Page 462 of the Deed Records of Guadalupe County, Texas. Said **0.19 of one acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" in the west line of a called 106.19 acre tract of land as described in Document No. 202199029468 of the Official Public Records of Guadalupe County, Texas, in the east line of said 115 acre tract and for the northeast corner of the tract described herein, from which a found 1" iron pipe for the northeast corner of said 115 acre tract bears, N 00° 25' 47" W, a distance of 433.50 feet;

THENCE: S 00° 25' 47" E, with the common line between said 106.19 acre tract and said 115 acre tract, a distance of 69.03 feet to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for the southeast corner of the tract described herein;

THENCE: Into said 115 acre tract, the following three (3) courses:

1. S 89° 40' 08" W, a distance of 122.94 feet to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for the southwest corner of the tract described herein,
2. N 00° 19' 52" W, a distance of 67.85 feet to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for the northwest corner of the tract described herein, and
3. N 89° 07' 04" E, a distance of 122.83 feet to the **POINT OF BEGINNING** and containing **0.19 of one acre** of land situated in Guadalupe County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document. Field work performed in May 2021.



Job # 21-4047 - 0.19 ac

Date: November 12, 2021

[Continued on following page]

EXHIBIT A

Tract 3 – 96.02 acres

A **96.02 acre** tract of land, located in the Antonio Maria Esnaurizar Survey, Abstract 20, and the Humphreys Branch Survey Abstract No. 1876, Guadalupe County, Texas, being a portion of a called 300.3 acre tract of land as described in Volume 15, Page 23 of the Deed Records of Guadalupe County, Texas. Said **96.02 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod with orange cap in the east eight-of-way line of C.R. 105, a.k.a. Huber Road, at the southeast corner of a called 0.5 of one acre tract as described in Volume 253, Page 72 of the Deed Records of Guadalupe County, Texas, at the northwest corner of said 39.90 acre tract of land as described in Volume 609, Page 228 of the Deed Records of Guadalupe County, Texas, in the south line of said 300.3 acre tract and for the southwest corner of the tract described herein;

THENCE: N 01° 13' 47" W, with the east right-of-way line of Huber Road and the east line of said 0.5 of one acre, a distance of **2166.92 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for the northwest corner and a point of curvature of the tract described herein;

THENCE: Departing said right-of-way line and into said 300.3 acre tract, the following thirty (30) courses:

1. With a non-tangent curve to the left having a radius of **1060.00 feet**, an arc length of **721.82 feet**, a delta angle of **039° 00' 58"** and a chord bears, **N 57° 52' 38" E**, a distance of **707.95 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a point of non-tangency,
2. **S 34° 25' 33" E**, a distance of **335.42 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a corner,
3. **N 55° 34' 27" E**, a distance of **259.68 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a corner,
4. **N 21° 52' 05" W**, a distance of **207.82 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a corner,
5. **N 07° 50' 26" E**, a distance of **159.28 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for an angle,
6. **N 10° 47' 55" E**, a distance of **135.38 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a corner,
7. **N 51° 37' 51" W**, a distance of **73.25 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a corner,
8. **N 38° 22' 09" E**, a distance of **473.00 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for the most northerly corner of the tract described herein,
9. **S 51° 37' 51" E**, a distance of **175.44 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a corner,
10. **S 38° 20' 46" W**, a distance of **85.00 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a point of curvature,
11. With a non-tangent curve to the left having a radius of **645.00 feet**, an arc length of **303.74 feet**, a delta angle of **026° 58' 52"** and a chord bears, **S 24° 17' 21" W**, a distance of **300.94 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a point of tangency,
12. **S 10° 47' 55" W**, a distance of **139.37 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a point curvature,
13. With a curve to the left having a radius of **295.00 feet**, an arc length of **263.76 feet**, a delta angle of **051° 13' 41"** and a chord bears, **S 14° 48' 56" E**, a distance of **255.06 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a point of tangency,
14. **S 40° 25' 46" E**, a distance of **124.54 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for point for curvature,
15. With a curve to the right having a radius of **655.00 feet**, an arc length of **153.98 feet**, a delta angle of **013° 28' 10"** and a chord bears, **S 33° 41' 41" E**, a distance of **153.63 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a point of tangency,
16. **S 26° 57' 36" E**, a distance of **357.55 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for point for curvature,

EXHIBIT A

GUADALUPE COUNTY CLERK - DOCUMENT NUMBER 202199039415 PAGE: 9 OF 11

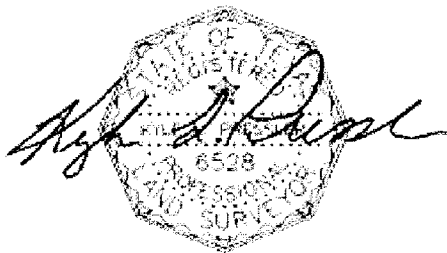
17. With a curve to the right having a radius of **355.00 feet**, an arc length of **167.04 feet**, a delta angle of **026° 57' 36"** and a chord bears, **S 13° 28' 48" E**, a distance of **165.51 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a point of tangency,
18. **S 00° 00' 00" E**, a distance of **263.43 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a corner,
19. **S 03° 56' 48" E**, a distance of **156.74 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for an angle,
20. **S 12° 16' 56" E**, a distance of **94.97 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for an angle,
21. **S 25° 04' 36" E**, a distance of **411.00 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for an angle,
22. **N 90° 00' 00" E**, a distance of **127.49 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a point of curvature,
23. With a non-tangent curve to the right having a radius of **225.00 feet**, an arc length of **53.31 feet**, a delta angle of **013° 34' 33"** and a chord bears, **S 06° 47' 17" E**, a distance of **53.19 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a point of tangency,
24. **S 00° 00' 00" E**, a distance of **100.94 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a point of curvature,
25. With a curve to the left having a radius of **525.00 feet**, an arc length of **180.00 feet**, a delta angle of **019° 38' 38"** and a chord bears, **S 09° 49' 19" E**, a distance of **179.12 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a point of tangency,
26. **S 19° 38' 38" E**, a distance of **227.45 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a point of curvature,
27. With a non-tangent curve to the left having a radius of **125.34 feet**, an arc length of **141.07 feet**, a delta angle of **064° 29' 14"** and a chord bears, **S 51° 55' 58" E**, a distance of **133.74 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a point of non-tangency,
28. **S 08° 03' 24" W**, a distance of **116.91 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for an angle,
29. **S 00° 00' 00" E**, a distance of **65.02 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" for a corner,
30. **S 00° 46' 40" E**, a distance of **56.75 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Surveying" in the south line of said 300.3 acre tract, the north line of said 39.90 acre tract and for the southeast corner of the tract described herein;

THENCE: S 89° 13' 20" W, with the north line of said 39.90 acre tract and the south lines of said 300.3 acre tract, a distance of **2065.42 feet** to the **POINT OF BEGINNING** and containing **96.02 acres** of land situated in Guadalupe County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document. Field work performed in May 2021.

Job # 21-4047 - 96.02 ac

Date: November 12, 2021



SPECIAL WARRANTY DEED - EXHIBIT A

EXHIBIT A

GUADALUPE COUNTY CLERK - DOCUMENT NUMBER 202199039415 PAGE: 10 OF 11

EXHIBIT B

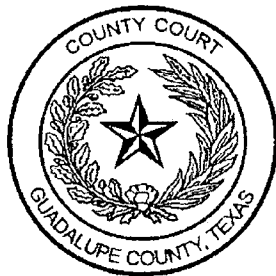
to Special Warranty Deed

Permitted Exceptions

1. Right-of-Way recorded October 19, 2000 in Volume 1550, Page 709, of the Official Public Records, Guadalupe County, Texas as shown on that certain survey dated May 11, 2021, prepared by Kyle L. Pressler, RPLS No. 6528.
2. Electric Line Easement recorded July 17, 2007 in Volume 2505, Page 605, of the Official Public Records, Guadalupe County, Texas as shown on that certain survey dated May 11, 2021, prepared by Kyle L. Pressler, RPLS No. 6528.
3. Right-of-Way recorded March 6, 2017 in County Clerk's File No. 2017005087 of the Official Public Records, Guadalupe County, Texas as shown on that certain survey dated May 11, 2021, prepared by Kyle L. Pressler, RPLS No. 6528.
4. Right-of-Way recorded March 6, 2017 in County Clerk's File No. 2017005088 of the Official Public Records, Guadalupe County, Texas as shown on that certain survey dated May 11, 2021, prepared by Kyle L. Pressler, RPLS No. 6528.
5. The terms, conditions, and stipulations in the Boundary Agreement by and between David Reiley, et al., and TK Financial Corp., recorded August 11, 1997 in Volume 1286, Page 1 of the Official Public Records of Guadalupe County, Texas as shown on that certain survey dated May 11, 2021, prepared by Kyle L. Pressler, RPLS No. 6528.
6. The terms, conditions, and stipulations in the Right-of-Way Agreement and Option by and between David Reiley, et al., and Rio Nogales Power Project, L.P., recorded October 5, 2000 in Volume 1547, Page 842 of the Official Public Records of Guadalupe County, Texas as shown on that certain survey dated May 11, 2021, prepared by Kyle L. Pressler, RPLS No. 6528.
7. The terms, conditions, and stipulations in the Agreement for Permanent Sanitary Sewer Easement and Temporary Secondary Easement by and between David and Mary L. Reiley, and the City of Seguin, Texas, recorded December 13, 2018 in County Clerk's File No. 20180028005 of the Official Public Records of Guadalupe County, Texas as shown on that certain survey dated May 11, 2021, prepared by Kyle L. Pressler, RPLS No. 6528.
8. The terms, conditions, and stipulations in the Agreement for Permanent Sanitary Sewer Easement and Temporary Secondary Easement by and between David and Mary L. Reiley, and the City of Seguin, Texas, recorded December 13, 2018 in County Clerk's File No. 20180028006 of the Official Public Records of Guadalupe County, Texas as shown on that certain survey dated May 11, 2021, prepared by Kyle L. Pressler, RPLS No. 6528.

EXHIBIT A

GUADALUPE COUNTY CLERK - DOCUMENT NUMBER 202199039415 PAGE: 11 OF 11



This page has been added by the Guadalupe County Clerk's office to comply with the statutory requirement that the recording information shall be placed at the foot of the record.

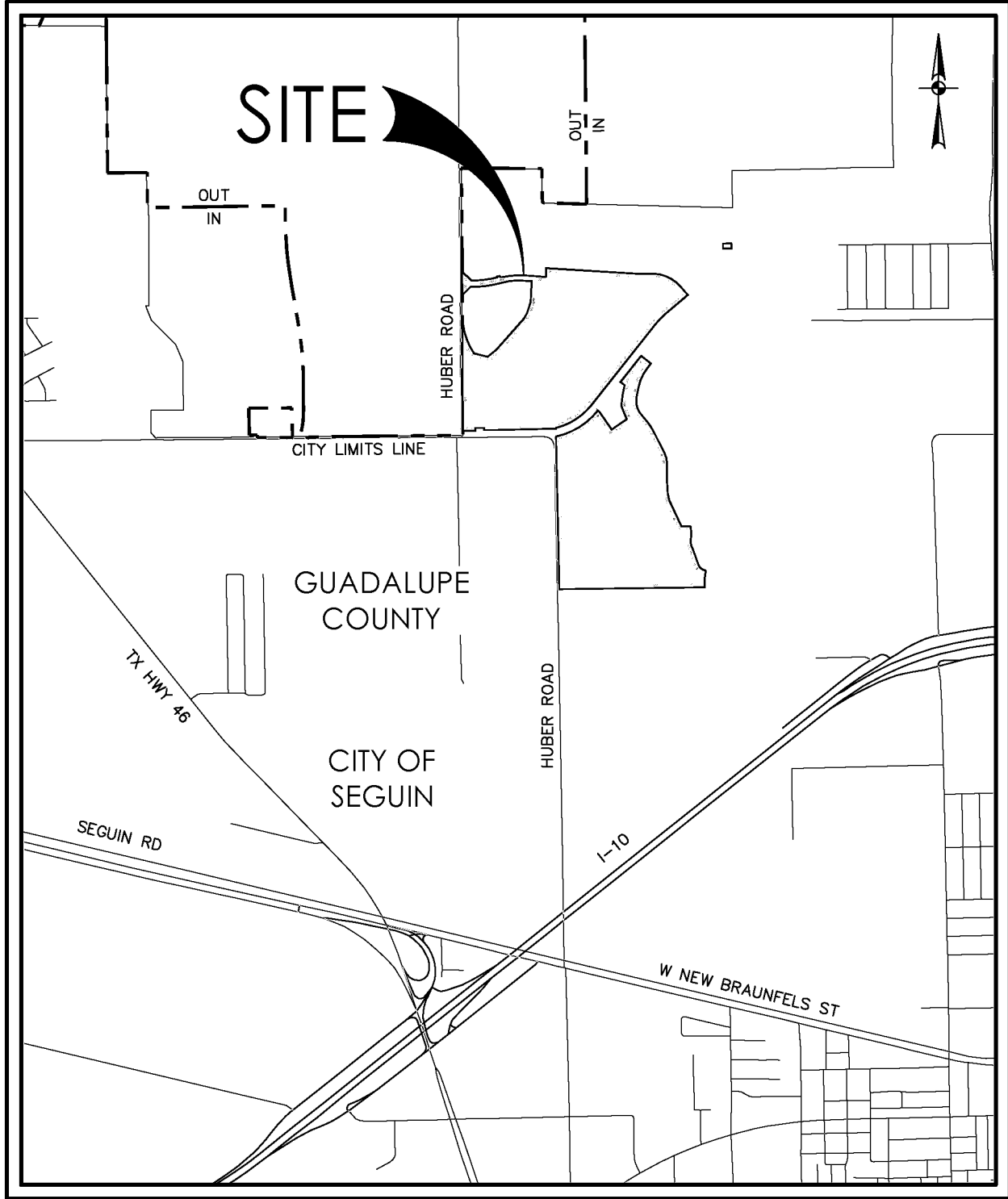
202199039415

I certify this instrument was ELECTRONICALLY FILED
and RECORDED in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
11/16/2021 10:53:35 AM PAGES: 11 LEAH
TERESA KIEL, COUNTY CLERK



Teresa Kiel

EXHIBIT B



SCALE: 1"=2000'

JOB NO. 11684-04
DATE FEBRUARY 2022
DESIGNER CEL
CHECKED DRAWN_JV
SHEET

WALNUT SPRINGS
SEGUIN, TEXAS
LOCATION MAP EXHIBIT

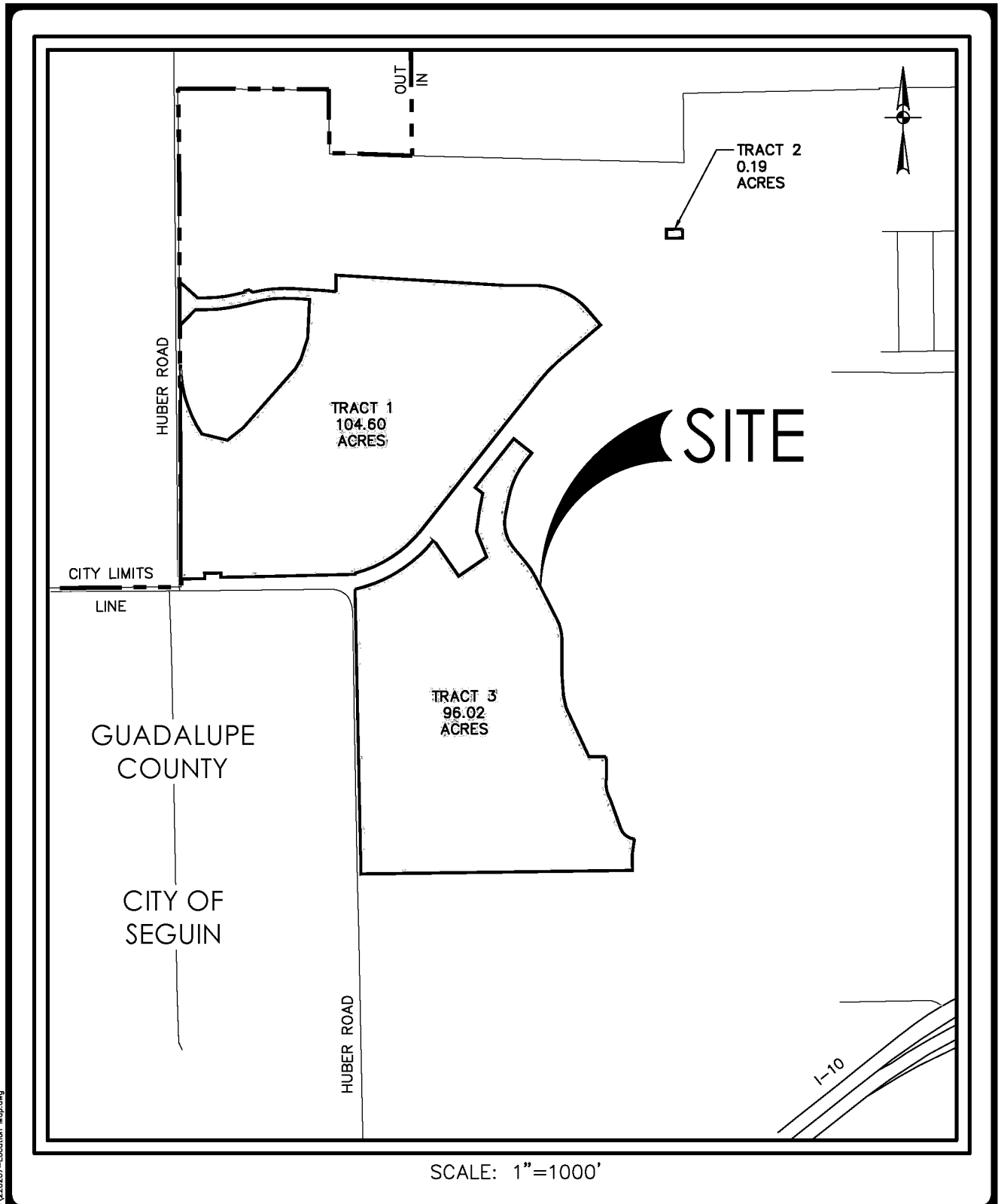
PAPE-DAWSON
ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPB FIRM REGISTRATION #470 | TBPB FIRM REGISTRATION #10028900

Date: Feb 08, 2022, 12:53pm User ID: JVoquez
File: P:\116\84\04\Design\Exhibits\220207-Location Map.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

EXHIBIT B



Date: Feb 08, 2022, 1:08pm User ID: Jvazquez
File: P:\116\94\04\Design\Exhibits\20207-Location Map.dwg

JOB NO. 11684-04
DATE FEBRUARY 2022
DESIGNER CEL
CHECKED DRAWN_JV
SHEET

WALNUT SPRINGS
SEGUIN, TEXAS
DETAILED MAP

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPB FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028900

EXHIBIT C



HELEN S. GILBERT, Member | Barton Benson Jones PLLC

O | 210.610.5335

hgilbert@bartonbensonjones.com

D | 210.640.9174

bartonbensonjones.com

C | 512.565.4995

7000 N. MoPac Expwy, Suite 200 | Austin, Texas 78731

F | 210.600.9796

745 E Mulberry Ave, Suite 550 | San Antonio, Texas 78212

February 8, 2022

Via: CMRR # 7021 1970 0000 7594 4765

Mr. Daniel Pepin, General Manager
Springs Hill Water Supply Corporation
5510 S. St. Hwy 123-Bypass
Seguin, Tx. 78155

**Re: 2021 FII Walnut Springs, LLC's Petition for Streamlined Expedited
Release from Springs Hill WSC CCN No. 10666 in Guadalupe County**

Dear Mr. Pepin:

Enclosed pursuant to Texas Water Code § 13.2541 and Title 16 Texas Administrative Code § 24.245(h), please find a copy of 2021 FII Walnut Springs, LLC's Petition for streamlined expedited release from Springs Hill's water CCN No. 10666 in Guadalupe County. This Petition was also filed with the Public Utility Commission of Texas today, February 8, 2022.

Please do not hesitate to call me at (512) 565-4995 if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Helen S. Gilbert". The signature is written in a cursive, flowing style.

Helen S. Gilbert

Enclosure

cc: Buck Benson

EXHIBIT C

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature X</p> <p><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>Mr. Daniel Pepin Springs Hill WSC 5510 S. St. Hwy 123-Bypass Sequin, Tx. 78155</p>		<p>B. Received by (Printed Name)</p> <p>C. Date of Delivery</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7021 1970 0000 7594 4765</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery</p>		<p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>9590 9402 6502 0346 4580 49</p>		<p>Mail Restricted Delivery</p>	

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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

CERTIFIED MAIL®



7021 1970 0000 7594 4765
7021 1970 0000 7594 4765

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
<p>Certified Mail Fee</p> <p>\$</p> <p>Extra Services & Fees (check box, add fee as appropriate)</p> <p><input type="checkbox"/> Return Receipt (hardcopy) \$</p> <p><input type="checkbox"/> Return Receipt (electronic) \$</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery \$</p> <p><input type="checkbox"/> Adult Signature Required \$</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery \$</p>	<p>Postmark Here</p>
<p>Postage</p> <p>\$</p> <p>Total Postage and Fees</p> <p>\$</p>	
<p>Sent To <u>Daniel Pepin, Springs Hills WSC</u></p> <p>Street and Apt. No., or PO Box No. <u>5510 S. St. Hwy 123-Bypass</u></p> <p>City, State, ZIP+4® <u>Sequin, Tx. 78155</u></p>	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

EXHIBIT D

AFFIDAVIT OF SCOTT TEETER

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

BEFORE ME, the undersigned authority, personally appeared Scott Teeter, who, being by my duly sworn, deposed as follows:

“My name is Scott Teeter, 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 manager of 2021 FII Walnut Springs, LLC which owns approximately 200.81 acres in Guadalupe County, Texas. All of this property is located within the water Certificate of Convenience and Necessity No. 10666 held by Springs Hill Water Supply Corporation. This property is more properly described in Exhibit A (deed) and Exhibit B (maps) attached to the Petition of 2021 FII Walnut Springs, LLC to Amend Springs Hill Water Supply Corporation's Certificate of Convenience and Necessity No. 10666 in Guadalupe County by Streamlined Expedited Release pursuant to Texas Water Code § 13.2541 and Title 16 Texas Administrative Code § 24.245(h) (the "Petition").
2. The real property does not have any water connections or meters located thereon and does not otherwise receive any water service from Springs Hill Water Supply Corporation.
3. 2021 FII Walnut Springs, LLC has not paid any service reservation or standby fees, nor does it have any agreements with Springs Hill Water Supply Corporation to provide retail water service to the above-referenced property.
4. Exhibit B of the Petition contains large and small scale maps, which depicts the property and shows that the property is within Springs Hill Water Supply Corporation's CCN No. 10666 in Guadalupe County, Texas.

EXHIBIT D

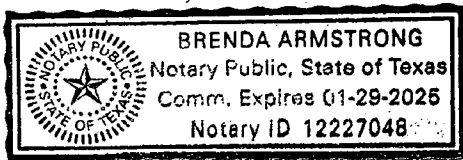
5. Exhibit C of the Petition is proof that a copy of the Petition was mailed to Springs Hill Water Supply Corporation via Certified Mail Return Receipt Requested on the same day that the Petition was submitted to the Commission.
6. This affidavit is in support of amending Spring Hill Water Supply Corporation's Certificate of Convenience and Necessity No. 10666 pursuant to Section 13.2541 of the Texas Water Code and Section 24.245(h) of the Commission's rules by streamlined expedited release.

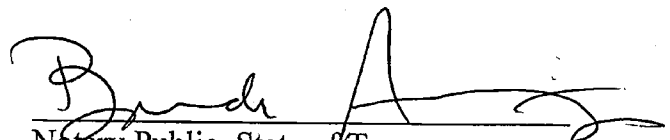
FUTHER AFFIANT SAYETH NOT


By: Scott Teeter

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

ACKNOWLEDGED, SUBSCRIBED, AND SWORN TO before me, the undersigned notary public, by Scott Teeter on this 28 day of January 2022, to certify which witness my hand and official seal.




Notary Public, State of Texas

The following files are not convertible:

Site.cpg
Site.dbf
Site.prj
Site.sbn
Site.sbx
Site.shp

Please see the ZIP file for this Filing on the PUC Interchange in order to access these files.

Contact centralrecords@puc.texas.gov if you have any questions.

The following files are not convertible:

Site.shp.xml

Please see the ZIP file for this Filing on the PUC Interchange in order to access these files.

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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.