



Filing Receipt

Filing Date - 2023-06-08 02:55:16 PM

Control Number - 53243

Item Number - 40

DOCKET NO. 53243

APPLICATION OF MAUKA WATER	§	PUBLIC UTILITY COMMISSION
LP AND JAMES A. DYCHE DBA	§	
CREST WATER COMPANY FOR	§	OF TEXAS
SALE, TRANSFER, OR MERGER OF	§	
FACILITIES AND CERTIFICATE	§	
RIGHTS IN JOHNSON COUNTY	§	

CREST WATER COMPANY’S RESPONSE TO ORDER NO. 14

TO THE HONORABLE ADMINISTRATIVE LAW JUDGE:

COMES NOW, James A. Dyche d/b/a Crest Water Company (“Crest”) and files this Response to Order No. 14. On May 30, 2023, Administrative Law Judge (“ALJ”) Susan E. Goodson issued Order No. 14 asking applicants to file an affidavit that notice was mailed to each owner of 25 acres or more of land located within the boundary of an existing Certificate of Convenience and Necessity (“CCN”) by June 9, 2023. Therefore, Crest filed this response timely.

I. BACKGROUND

1. On February 18, 2022, applicants Crest Water Company and Mauka Water LP filed an application for sale, transfer, or merger of facilities and a CCN located in Johnson County. As noted on page 3 of the application, the application requested transfer of the entire CCN from Mauka Water LP to Crest Water Company, and the application did not request any additional area be added to Crest Water Company’s CCN.¹ Page 31 of the Asset Purchase Agreement filed with the application stated that the CCN area consisted of the individual lots in the Hills of Springwood Phase One Subdivision and the Hills of Springwood Phase Two Subdivision.² No other area was included in the CCN area of Mauka, and Crest did not request any additional area.

¹ Application at 3 (Feb. 18, 2022).

² Application at 36 (Feb. 18, 2022) (filed confidentially).

2. On June 2, 2022, the ALJ issued Order No. 4 finding the application administratively complete.
3. On July 6, 2022, Crest provided notice of the proposed transaction to all current customers, neighboring utilities, and affected parties.
4. On July 18, 2022, Crest filed an Affidavit of Notice to Current Customers, Neighboring Utilities, and Affected Persons.
5. On November 3, 2022, the ALJ issued Order No. 8 admitting evidence.
6. On November 7, 2022, the ALJ issued Order No. 9 authorizing the sale and transfer to proceed.
7. On February 8, 2023, Applicants filed closing documents reflecting the consummation of Crest's acquisition of Mauka's facilities and certificated service area. The parties exchanged all funds and properties as set out in the closing documents.
8. Commission Staff filed its recommendation on the sufficiency of the closing documents on March 8, 2023.
9. On March 10, 2023, the ALJ issued Order No. 13 finding the closing documents sufficient and requiring the Parties to jointly file a Proposed Notice of Approval by May 1, 2023.
10. On March 31, 2023, Mauka Water filed its consent to the transfer and map.
11. On April 10, 2023, Crest filed its consent to the map, tariff, and certificate.
12. On May 1, 2023, Commission Staff and Crest filed a Joint Motion to Admit Evidence and Proposed Notice of Approval.
13. On May 30, 2023, the ALJ issued Order No. 14.

II. LAW CONTROLLING TWC § 13.301 TRANSFERS

14. Section 13.301 of the Texas Water Code (“TWC”) is entitled “Report of Sale, Merger, Etc.; Investigation; Disallowance of Transaction.”
15. The statute creates a 120-day notice period prior to the effective date of the sale for the buyer and seller to report or notify the Commission of the pending transfer of the CCN and related facilities.³
16. Before the expiration of the 120-day notice period, the Commission must notify the parties whether the Commission will hold a public hearing to determine if the transaction will serve the public interest.
17. TWC § 13.246(a-1) and 16 TAC § 24.235(b)(2) requirements for notice of landowners for a CCN amendment do not apply to an STM application that does not seek additional area. Those provisions specifically state that those notice provisions apply only to applications for a new CCN or an amended CCN, but not to existing CCNs without a request for additional area.

III. DISCUSSION

A. COMMISSION ORDER IN DOCKET NO. 51646 DID NOT CREATE NEW NOTICE REQUIREMENT FOR STM APPLICATIONS

In Docket No. 51646, Aqua Water Supply Corporation (“Aqua WSC”) filed an application to take over the 681-acre CCN area of the Waters of Vista Ranch Water Supply Corporation (“Vista Ranch WSC”).⁴ The proposed transaction would require the Commission to add uncertificated area to Aqua WSC.⁵ As part of that request for new CCN area, Aqua stated the following:

Aqua WSC has multiple reasons to add territory in Fayette County near the Waters

³ TWC §13.301(a).

⁴ *Application of Waters of Vista Ranch Water Supply Corporation and Aqua Water Supply Corporation for Sale, Transfer, or Merger of Facilities and Certificate Rights in Fayette County*, Docket No. 51646 (Dec. 21, 2020).

⁵ *Id.* at 3.

of Vista Ranch WSC (“WOVR WSC”) that is not currently within a retail water CCN service area to Aqua WSC’s retail water CCN service area.⁶

In fact, the 681-acre area to be transferred from Vista Ranch WSC was insignificant when compared to the large, 16,642-acre uncertificated area that Aqua WSC proposed adding via an amendment to its CCN area.⁷

In her memo, Commissioner Jackson rightfully pointed out that because Aqua WSC was proposing an amendment to its CCN to add additional area beyond the transfer of the 681 acres of Vista Ranch WSC, then Aqua WSC must comply with the notice requirements set out in TWC § 13.246(a-1) due to its proposal to amend its CCN.⁸ Commissioner Jackson’s notice issue was unrelated to the transfer of the 681 acres from Vista Ranch WSC. In its Order Remanding Proceeding to Docket Management, the Commission agreed with Commissioner Jackson.⁹

In her memo, Commissioner Jackson did not ask the Commission to adopt an *ad hoc* rule by adding a new notice requirement for simple STM applications. Instead, she was solely requiring a utility to comply with the notice requirements for a CCN amendment, because that utility was requesting the addition of thousands of acres to its CCN. For this reason alone, the ALJ should issue the Notice of Approval as the parties submitted previously.

B. THIS TRANSFER IS ALREADY COMPLETE

As previously noted, the parties have already exchange money and property. The sale and transfer are complete. Moreover, the Commission’s 120-day deadline to request a hearing in this matter expired nearly a year ago on June 18, 2022. There is nothing remaining for the Commission to do on this application except send the signed tariff to Crest Water. For this reason, the ALJ

⁶ *Id.* at 39 (“Attachment ‘B’”).

⁷ *Id.* at 167, 169 (Maps to Amend Aqua WSC’s CCN Area).

⁸ *Application of Waters of Vista Ranch Water Supply Corporation and Aqua Water Supply Corporation for Sale, Transfer, or Merger of Facilities and Certificate Rights in Fayette County*, Docket No. 51646, Commissioner Jackson Memorandum at 2 (May 10, 2023).

⁹ *Application of Waters of Vista Ranch Water Supply Corporation and Aqua Water Supply Corporation for Sale, Transfer, or Merger of Facilities and Certificate Rights in Fayette County*, Docket No. 51646, Order Remanding Proceeding to Docket Management at 2-3 (May 11, 2023).

should issue the Notice of Approval as the parties submitted previously.

C. NO NOTICE REQUIRED

As previously noted, the transferred service area consisted of Lots 13-39, Block 1; Lots 1-3, Block 2; Lots 1-49, Block 3; Lots 26-50, Block 4; and Lots 13-20, Block 9 as shown in the Final Plat of Hills of Springwood Phase I Subdivision and Lots 1-12, Block 1; Lots 1-25, Block 4; Lots 1-50, Block 5; Lots 1-50 Block 6; Lots 1-13, Block 7; Lots 1-13, Block 8; and Lots 1-2, Block 9 of the Final Plat of Hills of Springwood Phase Two Subdivision in Johnson County, Texas.¹⁰ The two subdivisions consist of 289 lots of approximately 1 acre each according to the final plats obtained from Johnson County Public Records, attached hereto as Exhibit A. No 25-acre or larger tracts exist within the two subdivisions. On the contrary, most of the Hills of Springwood customers live in mobile homes. Therefore, even if notice was necessary for a simple STM application without an amendment to add additional property, no landowners exist that would need notice.

IV. CONCLUSION

The Parties respectfully request that the items listed above and Exhibit A be admitted into the record of this proceeding as evidence and that the previously filed Proposed Notice of Approval be adopted.

¹⁰ Application at 36 (Feb. 18, 2022) (filed confidentially).

Respectfully submitted,

**ATTORNEY FOR CREST WATER
COMPANY**

Randall B. Wilburn
State Bar No. 24033342
Helen S. Gilbert
State Bar No. 00786263
BARTON BENSON JONES PLLC
2000 Broadway
San Antonio, Texas 78215
Telephone: (210) 610-5335
Telecopier: (210) 600-9796
rwilburn@bartonbensonsjones.com

By:



Randall B. Wilburn

DOCKET NO. 53243

CERTIFICATE OF SERVICE

I hereby certify that on this 8th day of June 2023, a true and correct copy of the foregoing document was served on all parties of record via electronic mail in accordance with the Order Suspending Rules issued in Project No. 50664.



Randall B. Wilburn

DEDICATION

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS, the undersigned, SILEX II, INC., owner of the following described property situated in the J. LANE, ABSTRACT NUMBER 913, and the J.W. HARRIS SURVEY, ABSTRACT NUMBER 1072, and being a portion of that certain tract of land conveyed to Silex II, Inc. according to the deed recorded in Volume _____, Page _____, Deed Records of Johnson County, Texas and being more particularly described as follows;

COMMENCING at a 5/8" iron rod set at the southwest corner of said Silex II tract, and also being in the center of County Road 507; Thence, North 29 degrees 49 minutes 30 seconds West, along the easterly line of Mansfield South Addition according to the plat recorded in Volume 4, Page 149, Plat Records of Johnson County, Texas, 324.41 feet to the POINT OF BEGINNING;

THENCE, North 29 degrees 49 minutes 30 seconds West, continuing along the easterly line of said Mansfield South Addition, 1241.84 feet to a 5/8" iron rod set for corner;

THENCE, North 60 degrees 11 minutes 13 seconds East, 359.55 feet to a 5/8" iron rod set for corner;

THENCE, North 29 degrees 48 minutes 47 seconds West, 46.02 feet to a 5/8" iron rod set for corner;

THENCE, North 60 degrees 11 minutes 13 seconds East, 4053.25 feet to a 5/8" iron rod set for corner;

THENCE, North 29 degrees 48 minutes 47 seconds West, 34.30 feet to a 5/8" iron rod set for corner;

THENCE, North 60 degrees 11 minutes 13 seconds East, 354.07 feet to a 5/8" iron rod set for corner;

THENCE, South 29 degrees 56 minutes 30 seconds East, 929.32 feet to a 5/8" iron rod set for corner;

THENCE, South 21 degrees 30 minutes 28 seconds East, 347.50 feet to a 5/8" iron rod set for corner;

THENCE, South 60 degrees 02 minutes 37 seconds West, 3548.47 feet to a 5/8" iron rod set for corner;

THENCE, South 29 degrees 48 minutes 47 seconds East, at 324.74 feet passing a 5/8" iron rod set in the apparent northerly right-of-way line of said County Road 507 and continuing in all a distance of 354.74 feet to a point for corner;

THENCE, South 59 degrees 42 minutes 29 seconds West, along the centerline of said County Road 507 and the north line of the J.W. Harris Survey, 80.00 feet to a point for corner;

THENCE, North 29 degrees 48 minutes 47 seconds West, at 30.00 feet passing a 5/8" iron rod set for corner in the apparent northerly right-of-way line of said County Road 507 and continuing in all a distance of 353.45 feet to a 5/8" iron rod set for corner;

THENCE, South 59 degrees 42 minutes 29 seconds West, 750.78 feet to a 5/8" iron rod set for corner;

THENCE, South 29 degrees 48 minutes 47 seconds East, 224.89 feet to a 5/8" iron rod set for corner and being the beginning of a curve to the left with a radius of 1940.00 and a chord bearing of S.30°03'09"E., 16.22 feet;

THENCE, along said curve to the left and passing through a central angle of 00 degrees 28 minutes 44 seconds an arc length of 16.22 feet to a 5/8" iron rod set for corner;

THENCE, South 30 degrees 17 minutes 31 seconds East, at 82.34 feet passing a 5/8" iron rod set in the apparent northerly right-of-way line of said County Road 507 and continuing in all a distance of 112.34 feet to a point for corner;

THENCE, South 59 degrees 42 minutes 29 seconds West, along the centerline of said County Road 507 and the north line of the J.W. Harris Survey, 80.00 feet to a point for corner;

THENCE, North 30 degrees 17 minutes 31 seconds West, at 30.00 feet passing a 5/8" iron rod set for corner in the apparent northerly right-of-way line of said County Road 507 and continuing in all a distance of 112.34 feet to a 5/8" iron rod set for corner and being the beginning of a curve to the right with a radius of 2000.00 feet and a chord bearing of N.50°03'09"W., 16.72 feet;

THENCE, along said curve to the right and passing through a central angle of 00 degrees 28 minutes 44 seconds an arc length of 16.72 feet to a 5/8" iron rod set for corner;

THENCE, South 29 degrees 48 minutes 47 seconds East, 195.35 feet to a 5/8" iron rod set for corner;

THENCE, South 59 degrees 42 minutes 29 seconds West, 299.30 feet to the POINT OF BEGINNING;

The herein described tract of land contains 137.248 acres of land.

DO, HEREBY, dedicate same to be known as LOTS 13-29, BLOCK 1; LOTS 1-5, BLOCK 2; LOTS 1-49, BLOCK 3; LOTS 26-50, BLOCK 4 and LOTS 13-20, BLOCK 9, HILLS OF SPRINGWOOD, PHASE ONE an addition to Johnson County, Texas and dedicate to the public the easements and rights-of-way as shown on the plat.

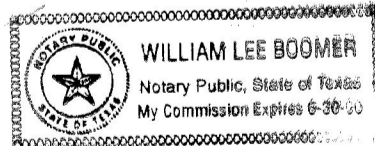
EXECUTED this 22 day of May, 1998

Scott Neely
Scott Neely, President
Silex II, Inc.

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Scott Neely, President, Silex II, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the considerations therein expressed, in the capacity therein stated.

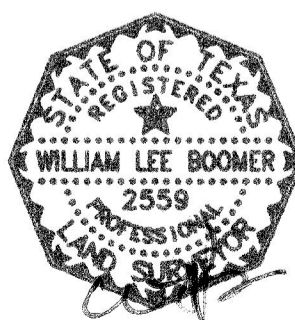
Notary Public in and for the
State of Texas
my commission expires 6-30-2000



I DO HEREBY CERTIFY THAT THIS
PLAT IS TRUE AND CORRECT AS
SURVEYED ON THE GROUND.

BY *William Lee Boomer*

DATE: 5-28-98



GENERAL NOTES:

1. TOTAL NUMBER OF LOTS - 114
2. ESTIMATED POPULATION - 400
3. MINIMUM LOT SIZE - 1,000 ACRES
4. PROPOSED LAND USE - RESIDENTIAL
5. STREET DEDICATION - 11,242.71 L.F.

NOTES:

1. DRAINAGE & UTILITY EASEMENTS WILL BE 15.0' INSIDE ALL ROAD FRONTAGE AND 10.0' UTILITY EASEMENTS ALONG ALL REAR AND SIDE LOT LINES, UNLESS NOTED OTHERWISE (SEE DETAIL)
3. ALL INTERIOR STREETS HAVE A MINIMUM 80.0' RIGHT-OF-WAY.
4. ALL CUL-DE-SACS HAVE A 80.0' RADIUS.
5. ALL BUILDING LINES ARE AS FOLLOWS:
35.0' FRONT BUILDING LINES ON PROPOSED ROADS;
40.0' ALONG EXISTING COUNTY ROADS;
40.0' AROUND CUL-DE-SACS
10.0' REAR AND SIDE YARDS
6. ALL LOT CORNERS, ANGLE POINTS, POINTS OF TANGENCY AND POINTS OF CURVATURE WERE PHYSICALLY SET, SAID POINTS WERE MARKED WITH 5/8" IRON RODS DRIVEN INTO THE GROUND, UNLESS OTHERWISE NOTED.

NOTE:

THE SUBJECT PROPERTY IS NOT WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

97.628 ACRES WITHIN THE J. LANE SURVEY, A-913
39.620 ACRES WITHIN THE J.W. HARRIS SURVEY, A-1072

JOHNSON COUNTY GENERAL NOTES:

BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

THE SIZE OF REQUIRED DRAINAGE CULVERTS ARE DESIGNATED IN THE DRAINAGE STUDY ON FILE IN THE QUALITY CONTROL DIVISION.

NOTE:

NO PORTION OF THE SUBJECT TRACT LIES WITHIN THE EXISTING 100 YEAR FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C0075 G, EFFECTIVE DATE JAN. 8, 1993

The bearings recited hereon are correlated to the bearing of record for Northerly line of said, Ware and Harris Survey, said bearing being N.60°11'13"E., as recovered by survey on the ground.

AUTHORIZED BY ORDER OF THE
JOHNSON COUNTY COMMISSIONER'S COURT

DATE: _____

BY: _____
COUNTY JUDGE ACTING ON BEHALF AND FOR THE
COMMISSIONER'S COURT OF JOHNSON COUNTY

FINAL PLAT
LOTS 13-39, BLOCK 1;
LOTS 1-5, BLOCK 2;
LOTS 1-49, BLOCK 3;
LOTS 26-50, BLOCK 4; AND
LOTS 13-20, BLOCK 9;

HILLS OF SPRINGWOOD PHASE ONE

BEING 137.248 ACRES OF LAND IN THE
J. LANE SURVEY, ABSTRACT NUMBER 913, AND THE
J.W. HARRIS SURVEY, ABSTRACT NUMBER 1072
JOHNSON COUNTY, TEXAS

PREPARED MAY 14, 1998

LandCon Inc.
Engineers • Surveyors • Planners

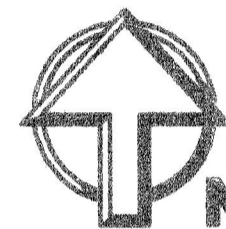
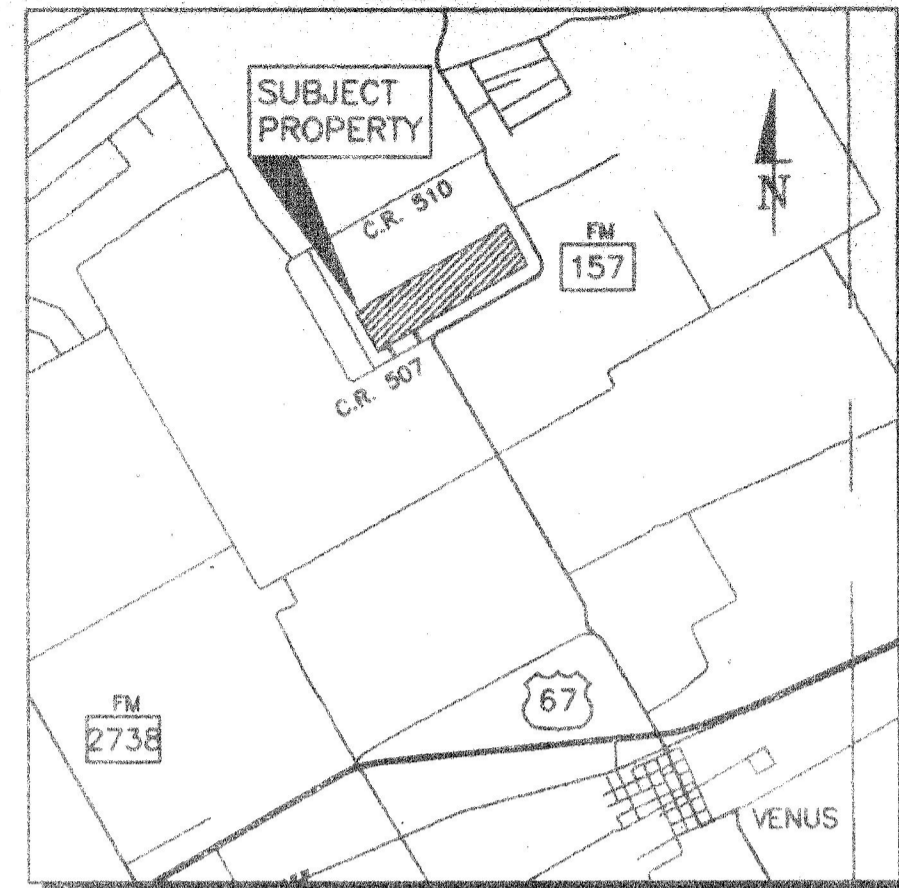
2801 Parkview Dr., Suite 610, Fort Worth, Texas, 76102-0908
P.O. Box 100947, Fort Worth, Texas, 76108-0947
(817) 335-0055 FAX (817) 335-0057

SURVEYOR:
2KC ENTERPRISES
504 N. RIDGEWAY, SUITE D
CLEBURNE, TEXAS 76031
(817) 517-6555

OWNER/DEVELOPER:
SILEX II, INC.
5722 FOREST BEND SUITE 109
ARLINGTON, TEXAS 76017
(817) 563-0555

PLAT FILED 8-7 1998
CAB. B-11 VOL. 8 PG. 441
JOHNSON COUNTY PLAT RECORDS
BY: *Curth H. Douglas*
COUNTY CLERK
By: [Signature]

LOCATION MAP
SCALE 1" = 5000'



GRAPHIC SCALE: 1 IN = 200 FT
200 0 200 400

JOHNSON COUNTY GENERAL NOTES:

BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

THE EXISTING CREEKS OR DRAINAGE CHANNELS TRaversing ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

THE SIZE OF REQUIRED DRAINAGE CULVERTS ARE DESIGNATED IN THE DRAINAGE STUDY ON FILE IN THE QUALITY CONTROL DIVISION.

NOTE:
NO PORTION OF THE SUBJECT TRACT LIES WITHIN THE EXISTING 100 YEAR FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C0075 G, EFFECTIVE DATE JAN. 6, 1993

FINAL PLAT
LOTS 13-39, BLOCK 1;
LOTS 1-5, BLOCK 2;
LOTS 1-49, BLOCK 3;
LOTS 26-50, BLOCK 4; AND
LOTS 13-20, BLOCK 9;

HILLS OF SPRINGWOOD
PHASE ONE

BEING 137.248 ACRES OF LAND IN THE
J. LANE SURVEY, ABSTRACT NUMBER 913, AND THE
J.W. HARRIS SURVEY, ABSTRACT NUMBER 1072
JOHNSON COUNTY, TEXAS

PREPARED MAY 14, 1998

LandCon Inc.
Engineers • Surveyors • Planners

2501 Partview Dr., Suite 610, Fort Worth, Texas 76102-5803
P.O. Box 100247, Fort Worth, Texas, 76185-0247
(817) 335-5066 FAX (817) 335-5067

SURVEYOR:
SILEX II, INC.
504 N. RIDGEWAY, SUITE D
CLEBURNE, TEXAS 76031
(817) 517-6555

OWNER/DEVELOPER:
SILEX II, INC.
5722 FOREST BEND SUITE 109
ARLINGTON, TEXAS 76017
(817) 563-0555

GENERAL NOTES:

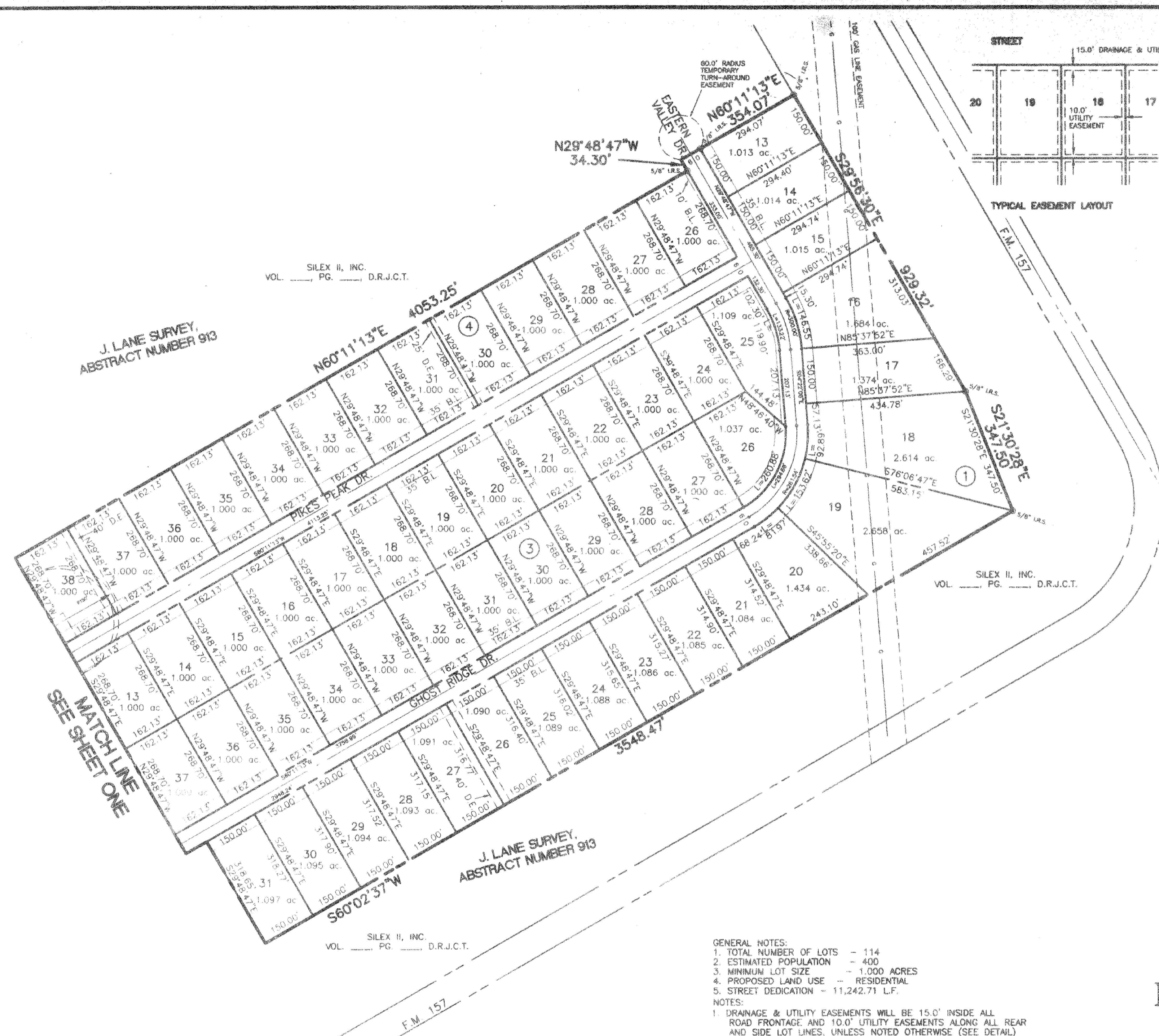
1. TOTAL NUMBER OF LOTS - 114
2. ESTIMATED POPULATION - 400
3. MINIMUM LOT SIZE - 1,000 ACRES
4. PROPOSED LAND USE - RESIDENTIAL
5. STREET DEDICATION - 11,242.71 L.F.

NOTES:

1. DRAINAGE & UTILITY EASEMENTS WILL BE 15.0' INSIDE ALL ROAD FRONTAGE AND 10.0' UTILITY EASEMENTS ALONG ALL REAR AND SIDE LOT LINES, UNLESS NOTED OTHERWISE (SEE DETAIL)
2. ALL INTERIOR STREETS HAVE A MINIMUM 60' RIGHT-OF-WAY
3. ALL CUL-DE-SACS HAVE A 80.0' RADIUS.
4. ALL BUILDING LINES ARE AS FOLLOWS:
35.0' FRONT BUILDING LINES ON PROPOSED ROADS;
40.0' ALONG EXISTING COUNTY ROADS;
40.0' AROUND CUL-DE-SACS
10.0' REAR AND SIDE YARDS
5. ALL LOT CORNERS, ANGLE POINTS, POINTS OF TANGENCY AND POINTS OF CURVATURE WERE PHYSICALLY SET, SAID POINTS WERE MARKED WITH 5/8" IRON RODS DRIVEN INTO THE GROUND, UNLESS OTHERWISE NOTED.

NOTE:
THE SUBJECT PROPERTY IS NOT WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

97.828 ACRES WITHIN THE J. LANE SURVEY, A-913
29.620 ACRES WITHIN THE J.W. HARRIS SURVEY, A-1072



SILEX II, INC.
VOL. _____ PG. _____ D.R.J.C.T.

SILEX II, INC.
VOL. _____ PG. _____ D.R.J.C.T.

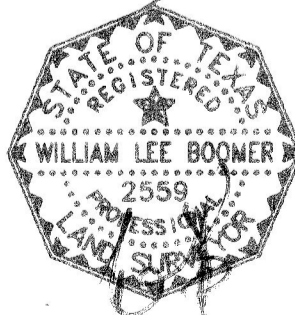
SILEX II, INC.
VOL. _____ PG. _____ D.R.J.C.T.

The bearings recited hereon are correlated to the bearing of record for Northerly line of said, Ware and Harris Survey, said bearing being N60°11'13"E, as recovered by survey on the ground.

AUTHORIZED BY ORDER OF THE
JOHNSON COUNTY COMMISSIONER'S COURT

DATE: 6-3-98

BY: *W. Lee Boomer*
COUNTY JUDGE ACTING ON BEHALF AND FOR THE
COMMISSIONER'S COURT OF JOHNSON COUNTY



I DO HEREBY CERTIFY THAT THIS
PLAT IS TRUE AND CORRECT AS
SURVEYED ON THE GROUND.

BY: *William Lee Boomer*

DATE: 6-1-98

PLAT FILED 8-7 1998

CAB. B-211 VOL. 8, PG. 446

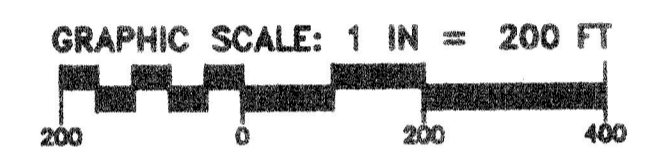
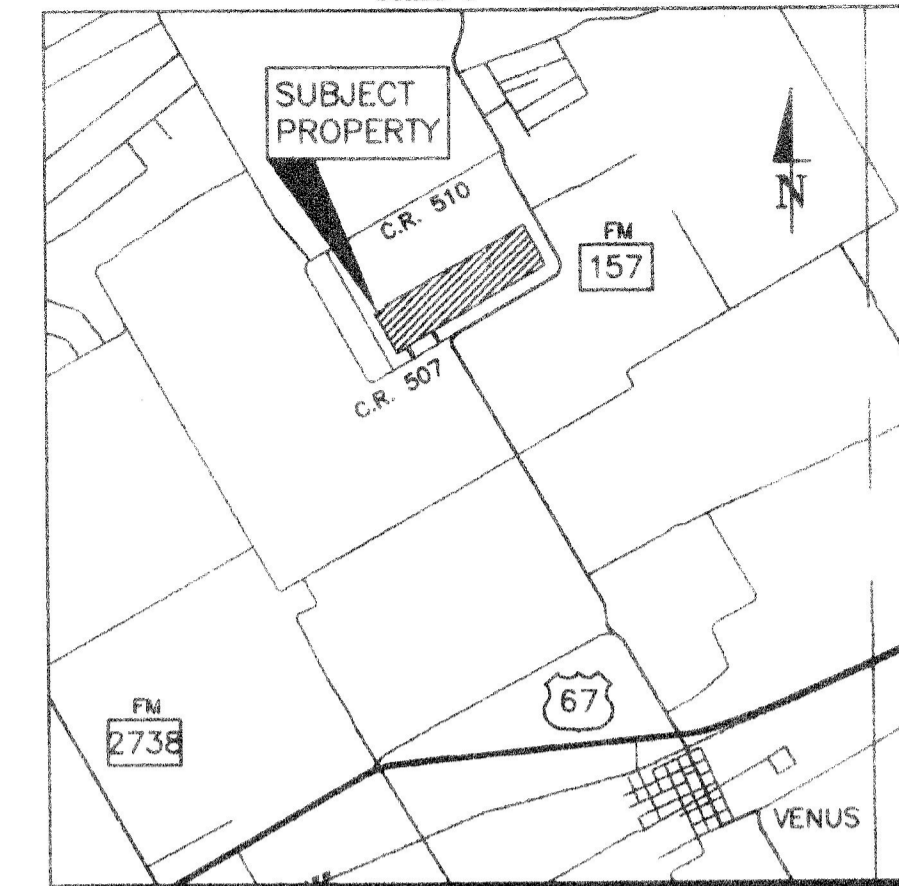
JOHNSON COUNTY PLAT RECORDS

BY: *Carole D. Drusgas*

COUNTY CLERK

By: [Signature]

LOCATION MAP
SCALE 1" = 5000'



JOHNSON COUNTY GENERAL NOTES:

BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

THE EXISTING CREEKS OR DRAINAGE CHANNELS TRaversing ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

THE SIZE OF REQUIRED DRAINAGE CULVERTS ARE DESIGNATED IN THE DRAINAGE STUDY ON FILE IN THE QUALITY CONTROL DIVISION.

NOTE:
NO PORTION OF THE SUBJECT TRACT LIES WITHIN THE EXISTING 100 YEAR FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C0075 G, EFFECTIVE DATE JAN. 6, 1993

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1940.00'	16.22'	8.11'	16.22'	S30°03'09"E	00°28'44"
C2	2000.00'	16.72'	8.36'	16.72'	N30°03'09"W	00°28'44"

LINE	DIRECTION	DISTANCE
L1	S29°48'47"E	224.89'
L2	S30°17'31"E	112.34'
L3	S59°42'29"W	60.00'
L4	N30°17'31"W	112.34'
L5	N29°48'47"W	195.35'



FINAL PLAT
 LOTS 13-39, BLOCK 1;
 LOTS 1-5, BLOCK 2;
 LOTS 1-49, BLOCK 3;
 LOTS 26-50, BLOCK 4; AND
 LOTS 13-20, BLOCK 9;

**HILLS OF SPRINGWOOD
 PHASE ONE**

BEING 137.248 ACRES OF LAND IN THE
 J. LANE SURVEY, ABSTRACT NUMBER 913, AND THE
 J.W. HARRIS SURVEY, ABSTRACT NUMBER 1072
 JOHNSON COUNTY, TEXAS

PREPARED MAY 14, 1998

LandCon Inc.
 Engineers • Surveyors • Planners
 2501 Parkview Dr., Suite 610, Fort Worth, Texas 76102-5803
 P.O. Box 100247, Fort Worth, Texas 76185-0247
 (817) 335-3065 FAX (817) 335-3067

SURVEYOR:
 2KC ENTERPRISES
 504 N. RIDGEWAY, SUITE D
 CLEBURNE, TEXAS 76031
 (817) 517-6555

OWNER/DEVELOPER:
 SILEX II, INC.
 5722 FOREST BEND SUITE 109
 ARLINGTON, TEXAS 76017
 (817) 563-0555

GENERAL NOTES:

- TOTAL NUMBER OF LOTS - 114
- ESTIMATED POPULATION - 400
- MINIMUM LOT SIZE - 1.000 ACRES
- PROPOSED LAND USE - RESIDENTIAL
- STREET DEDICATION - 11,242.71 L.F.

NOTES:

- DRAINAGE & UTILITY EASEMENTS WILL BE 15.0' INSIDE ALL ROAD FRONTAGE AND 10.0' UTILITY EASEMENTS ALONG ALL REAR AND SIDE LOT LINES, UNLESS NOTED OTHERWISE (SEE DETAIL)
- ALL INTERIOR STREETS HAVE A MINIMUM 60.0' RIGHT-OF-WAY.
- ALL CUL-DE-SACS HAVE A 60.0' RADIUS.
- ALL BUILDING LINES ARE AS FOLLOWS:
 35.0' FRONT BUILDING LINES ON PROPOSED ROADS;
 40.0' ALONG EXISTING COUNTY ROADS;
 40.0' AROUND CUL-DE-SACS
 10.0' REAR AND SIDE YARDS
- ALL LOT CORNERS, ANGLE POINTS, POINTS OF TANGENCY AND POINTS OF CURVATURE WERE PHYSICALLY SET. SAID POINTS WERE MARKED WITH 5/8" IRON RODS DRIVEN INTO THE GROUND, UNLESS OTHERWISE NOTED.

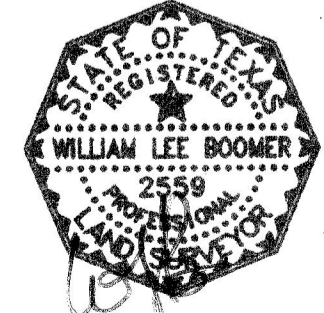
NOTE:
 THE SUBJECT PROPERTY IS NOT WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

97.628 ACRES WITHIN THE J. LANE SURVEY, A-913
 39.620 ACRES WITHIN THE J.W. HARRIS SURVEY, A-1072

I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SURVEYED ON THE GROUND.

BY: *William Lee Boomer*
 DATE: 6-1-98

PLAT FILED August 7, 1998
 CAB. B-210 VOL. 8, PG. 439
 JOHNSON COUNTY PLAT RECORDS
 BY: *Curtis H Douglas*
 COUNTY CLERK
Laurence McLoz Rupte



The bearings recited hereon are correlated to the bearing of record for Northern line of said, Ware and Harris Survey, said bearing being N.60°11'13"E., as recovered by survey on the ground.

AUTHORIZED BY ORDER OF THE
 JOHNSON COUNTY COMMISSIONER'S COURT

DATE: 6-8-98

Shawn Hamen
 COUNTY JUDGE ACTING ON BEHALF AND FOR THE
 COMMISSIONER'S COURT OF JOHNSON COUNTY

DEDICATION

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS, the undersigned, SILEX II, INC., owner of the following described property situated in the J. LANE, ABSTRACT NUMBER 913, and the J.W. HARRIS SURVEY, ABSTRACT NUMBER 1072, and being a portion of that certain tract of land conveyed to Sillex II, Inc. according to the deed recorded in Volume _____, Page _____, Deed Records of Johnson County, Texas and being more particularly described as follows;

BEGINNING at a 5/8" iron rod found at the northwest corner of Lot 13, Block 9, Hills of Springwood, Phase One, according to the plat recorded in Cabinet _____, Volume _____, Page _____, and also being in the east line of the Mansfield South Addition according to the plat recorded in Volume 4, Page 149, Plat Records of Johnson County, Texas;

THENCE, North 29 degrees 49 minutes 30 seconds West, along the easterly line of said Mansfield South Addition, 1858.92 feet to a 5/8" iron rod set for corner;

THENCE, North 60 degrees 11 minutes 13 seconds East, 299.94 feet to a 5/8" iron rod set for corner;

THENCE, North 29 degrees 48 minutes 47 seconds West, at 291.40 feet passing a 5/8" iron rod set in the existing southerly right-of-way line of County Road 510 and continuing in all a distance of 321.40 feet to a point for corner;

THENCE, North 60 degrees 11 minutes 13 seconds East, along the centerline of said County Road 510, 60.00 feet to a point for corner;

THENCE, South 29 degrees 48 minutes 47 seconds East, at 30.00 feet passing a 5/8" iron rod set in the existing southerly right-of-way line of said County Road 510 and continuing in all a distance of 320.40 feet to a 5/8" iron rod set for corner;

THENCE, North 60 degrees 11 minutes 13 seconds East, 1950.00 feet to a 5/8" iron rod set for corner;

THENCE, North 29 degrees 48 minutes 47 seconds West, at 290.40 feet passing a 5/8" iron rod set in the existing southerly right-of-way line of County Road 510 and continuing in all a distance of 320.40 feet to a point for corner;

THENCE, North 60 degrees 11 minutes 13 seconds East, along the centerline of said County Road 510, 60.00 feet to a point for corner;

THENCE, South 29 degrees 48 minutes 47 seconds East, at 30.00 feet passing a 5/8" iron rod set in the existing southerly right-of-way line of said County Road 510 and continuing in all a distance of 320.40 feet to a 5/8" iron rod set for corner;

THENCE, North 60 degrees 11 minutes 13 seconds East, 2043.25 feet to a 5/8" iron rod set for corner;

THENCE, North 29 degrees 48 minutes 47 seconds West, at 290.40 feet passing a 5/8" iron rod set in the existing southerly right-of-way line of County Road 510 and continuing in all a distance of 320.40 feet to a point for corner;

THENCE, North 60 degrees 11 minutes 13 seconds East, along the centerline of said County Road 510, 60.00 feet to a point for corner;

THENCE, South 29 degrees 48 minutes 47 seconds East, at 30.00 feet passing a 5/8" iron rod set in the existing southerly right-of-way line of said County Road 510 and continuing in all a distance of 300.00 feet to a 5/8" iron rod set for corner;

THENCE, North 60 degrees 11 minutes 13 seconds East, 290.02 feet to a 5/8" iron rod set for corner;

THENCE, South 29 degrees 56 minutes 30 seconds East, 1800.00 feet to a 5/8" iron rod found being the northeast corner of Lot 13, Block 1, of said Hills of Springwood, Phase One;

THENCE, South 60 degrees 11 minutes 13 seconds West, along the north line of said Lot 13, at 294.07 feet passing a 5/8" iron rod found for corner being the northwest corner of said Lot 13 and continuing in all a distance of 354.07 feet to point for corner;

THENCE, South 29 degrees 48 minutes 47 seconds East, along the existing westerly right-of-way line of Eastern Valley Drive, 34.30 feet to a 5/8" iron rod found for corner being the northeast corner of Lot 26, Block 4, of said Hills of Springwood, Phase One;

THENCE, South 60 degrees 11 minutes 13 seconds West, along the north line of Block 4 of said Hills of Springwood, Phase One, 4053.25 feet to a 5/8" iron rod found for corner being the northeast corner of Lot 50, Block 4 and also being in the existing easterly right-of-way line of Westview Drive;

THENCE, South 29 degrees 48 minutes 47 seconds East, along the existing easterly right-of-way line of Westview Drive, 46.02 feet to a point for corner;

THENCE, South 60 degrees 11 minutes 13 seconds West, at 80.00 feet passing a 5/8" iron rod found for corner being the northeast corner of said Lot 13, Block 9 and continuing along the north line a distance of 359.55 feet to the POINT OF BEGINNING.

The herein described tract of land contains 199.979 acres of land.

DO, HEREBY, dedicate same to be known as LOTS 1-12, BLOCK 1; LOTS 1-25, BLOCK 4; LOTS 1-50, BLOCK 5; LOTS 1-50, BLOCK 6; LOTS 1-13, BLOCK 7; LOTS 1-13, BLOCK 8 and LOTS 1-12, BLOCK 9, HILLS OF SPRINGWOOD, PHASE TWO an addition to Johnson County, Texas and dedicate to the public the easements and rights-of-way as shown on the plat.

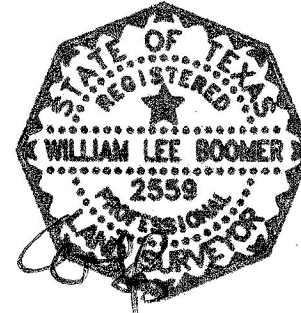
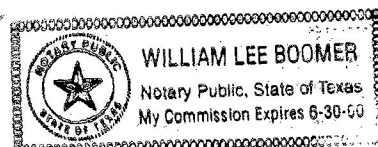
EXECUTED this 28th day of May 1998

Scott Neely, President
Sillex II, Inc.

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Scott Neely, President, Sillex II, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the considerations therein expressed, in the capacity therein stated.

William Lee Boomer
Notary Public in and for the
State of Texas
my commission expires 6-30-2000



I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SURVEYED ON THE GROUND.

By: William Lee Boomer RAS
DATE: 5-28-98
PLAT FILED 1-6-1999, 1998
CAB. C, VOL. 8, PG. 482
JOHNSON COUNTY PLAT RECORDS
By: Curtis H. Douglas
COUNTY CLERK

B-230
SURVEYOR:
2KC ENTERPRISES
504 N. RIDGEWAY, SUITE D
CLEBURNE, TEXAS 76031
(817) 517-6555
OWNER/DEVELOPER:
SILEX II, INC.
5722 FOREST BEND SUITE 109
ARLINGTON, TEXAS 76017
(817) 563-0555

JOHNSON COUNTY GENERAL NOTES:

BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

THE SIZE OF REQUIRED DRAINAGE CULVERTS ARE DESIGNATED IN THE DRAINAGE STUDY ON FILE IN THE QUALITY CONTROL DIVISION.

NOTE:
NO PORTION OF THE SUBJECT TRACT LIES WITHIN THE EXISTING 100 YEAR FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C0075 G, EFFECTIVE DATE JAN. 6, 1993

- GENERAL NOTES:
1. TOTAL NUMBER OF LOTS - 125
2. ESTIMATED POPULATION - 438
3. MINIMUM LOT SIZE - 1,000 ACRES
4. PROPOSED LAND USE - RESIDENTIAL
5. STREET DEDICATION - 17,260.87 L.F.

- NOTES:
1. DRAINAGE & UTILITY EASEMENTS WILL BE 15.0' INSIDE ALL ROAD FRONTAGE AND 10.0' UTILITY EASEMENTS ALONG ALL REAR AND SIDE LOT LINES, UNLESS NOTED OTHERWISE (SEE DETAIL).
2. ALL INTERIOR STREETS HAVE A MINIMUM 80.0' RIGHT-OF-WAY.
3. ALL CUL-DE-SACS HAVE A 80.0' RADIUS.
4. ALL BUILDING LINES ARE AS FOLLOWS:
35.0' FRONT BUILDING LINES ON PROPOSED ROADS;
40.0' ALONG EXISTING COUNTY ROADS;
40.0' AROUND CUL-DE-SACS
10.0' REAR AND SIDE YARDS
5. ALL LOT CORNERS, ANGLE POINTS, POINTS OF TANGENCY AND POINTS OF CURVATURE WERE PHYSICALLY SET. SAID POINTS WERE MARKED WITH 5/8" IRON RODS DRIVEN INTO THE GROUND, UNLESS OTHERWISE NOTED.

NOTE:
THE SUBJECT PROPERTY IS NOT WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

143.223 ACRES WITHIN THE J. LANE SURVEY, A-913
56.756 ACRES WITHIN THE J.W. HARRIS SURVEY, A-1072

The bearings recited hereon are correlated to the bearing of record for Northerly line of said, Ware and Harris Survey, said bearing being N.60°11'13"E., as recovered by survey on the ground.

AUTHORIZED BY ORDER OF THE
JOHNSON COUNTY COMMISSIONER'S COURT
DATE: 6-2-98
BY: [Signature]
COUNTY JUDGE ACTING ON BEHALF AND FOR THE
COMMISSIONER'S COURT OF JOHNSON COUNTY

FINAL PLAT
LOTS 1-12, BLOCK 1;
LOTS 1-25, BLOCK 4;
LOTS 1-50, BLOCK 5;
LOTS 1-50, BLOCK 6;
LOTS 1-13, BLOCK 7;
LOTS 1-13, BLOCK 8; AND
LOTS 1-12, BLOCK 9;

HILLS OF SPRINGWOOD
PHASE TWO

BEING 199.979 ACRES OF LAND IN THE
J. LANE SURVEY, ABSTRACT NUMBER 913, AND THE
J.W. HARRIS SURVEY, ABSTRACT NUMBER 1072
JOHNSON COUNTY, TEXAS

PREPARED MAY 14, 1998

LandCon Inc.
Engineers • Surveyors • Planners
2801 Parkview Dr., Suite 610, Fort Worth, Texas 76102-0803
P.O. Box 100947, Fort Worth, Texas 76189-0947
(817) 355-0000 FAX (817) 355-0007

JOHNSON COUNTY GENERAL NOTES:

BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

THE EXISTING CREEKS OR DRAINAGE CHANNELS TRaversing ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

THE SIZE OF REQUIRED DRAINAGE CULVERTS ARE DESIGNATED IN THE DRAINAGE STUDY ON FILE IN THE QUALITY CONTROL DIVISION.

NOTE: NO PORTION OF THE SUBJECT TRACT LIES WITHIN THE EXISTING 100 YEAR FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY PANEL NO. 48251C0075 G, EFFECTIVE DATE JAN. 6, 1993

F. SMITH SURVEY, ABSTRACT NUMBER 700

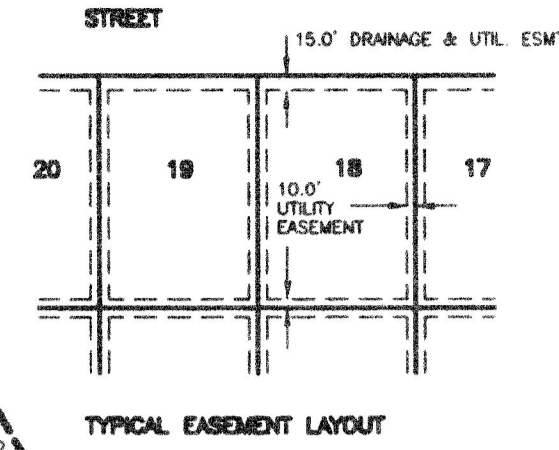
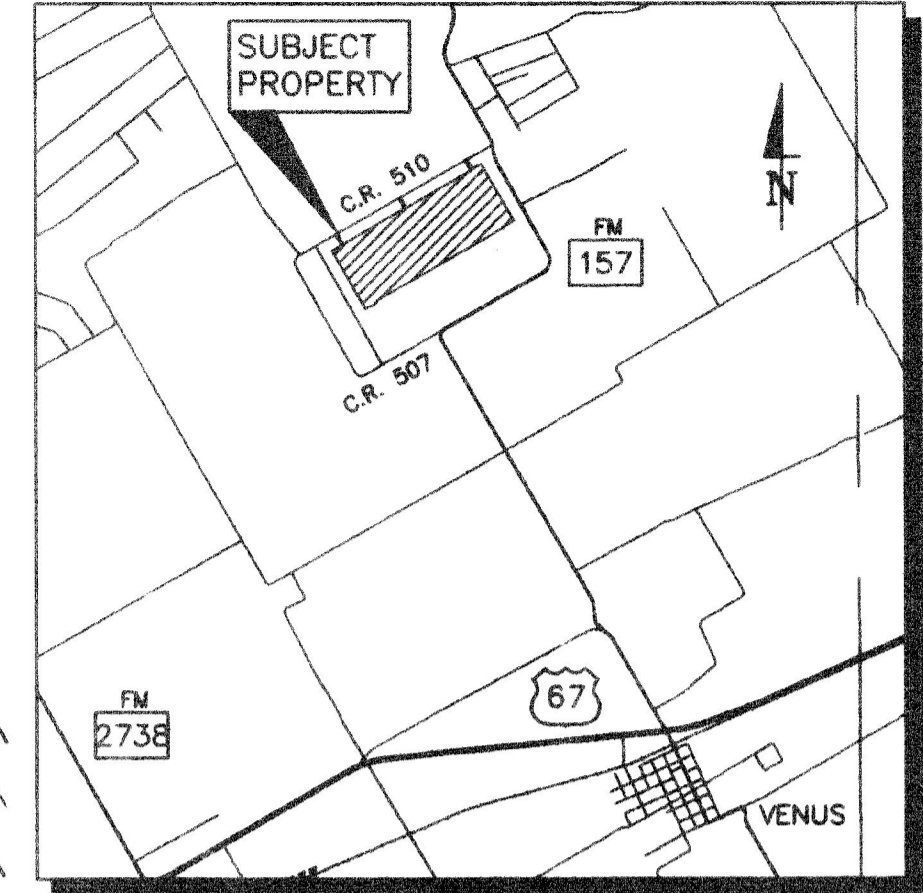
E.O. RAYBURN VOL. 350, PG. 20, D.R.J.C.T.

J. LANE SURVEY, ABSTRACT NUMBER 913

SILEX II, INC. VOL. PG. D.R.J.C.T.

LOCATION MAP

SCALE 1" = 5000'



- GENERAL NOTES:
- TOTAL NUMBER OF LOTS - 125
 - ESTIMATED POPULATION - 438
 - MINIMUM LOT SIZE - 1.000 ACRES
 - PROPOSED LAND USE - RESIDENTIAL
 - STREET DEDICATION - 17,260.87 L.F.
- NOTES:
- DRAINAGE & UTILITY EASEMENTS WILL BE 15.0' INSIDE ALL ROAD FRONTAGE AND 10.0' UTILITY EASEMENTS ALONG ALL REAR AND SIDE LOT LINES, UNLESS NOTED OTHERWISE (SEE DETAIL)
 - ALL INTERIOR STREETS HAVE A MINIMUM 60.0' RIGHT-OF-WAY.
 - ALL CUL-DE-SACS HAVE A 80.0' RADIUS.
 - ALL BUILDING LINES ARE AS FOLLOWS:
35.0' FRONT BUILDING LINES ON PROPOSED ROADS;
40.0' ALONG EXISTING COUNTY ROADS;
40.0' AROUND CUL-DE-SACS
10.0' REAR AND SIDE YARDS
 - ALL LOT CORNERS, ANGLE POINTS, POINTS OF TANGENCY AND POINTS OF CURVATURE WERE PHYSICALLY SET, SAID POINTS WERE MARKED WITH 5/8" IRON RODS DRIVEN INTO THE GROUND, UNLESS OTHERWISE NOTED.

NOTE: THE SUBJECT PROPERTY IS NOT WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
143.223 ACRES WITHIN THE J. LANE SURVEY, A-913
56.756 ACRES WITHIN THE J.W. HARRIS SURVEY, A-1072

- FINAL PLAT
- LOTS 1-12, BLOCK 1;
 - LOTS 1-25, BLOCK 4;
 - LOTS 1-50, BLOCK 5;
 - LOTS 1-50, BLOCK 6;
 - LOTS 1-13, BLOCK 7;
 - LOTS 1-13, BLOCK 8; AND
 - LOTS 1-12, BLOCK 9;

HILLS OF SPRINGWOOD PHASE TWO

BEING 199.979 ACRES OF LAND IN THE J. LANE SURVEY, ABSTRACT NUMBER 913, AND THE J.W. HARRIS SURVEY, ABSTRACT NUMBER 1072 JOHNSON COUNTY, TEXAS

PREPARED MAY 14, 1998

LandCon Inc.
Engineers · Surveyors · Planners

2501 Parkview Dr., Suite 600, Fort Worth, Texas, 76102-6800
P.O. Box 92247, Fort Worth, Texas, 76166-0247
(817) 335-6065 FAX (817) 335-6067

GRAPHIC SCALE: 1 IN = 200 FT



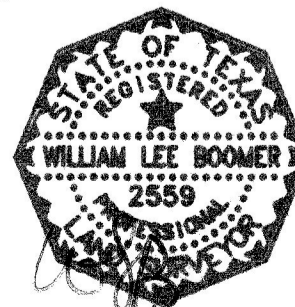
The bearings recited herein are correlated to the bearing of record for Northerly line of said, Ware and Harris Survey, said bearing being N.80°11'13"E., as recovered by survey on the ground.

AUTHORIZED BY ORDER OF THE JOHNSON COUNTY COMMISSIONER'S COURT

DATE: 6-8-98

BY: *Sharon H. Cannon*
COUNTY JUDGE ACTING ON BEHALF AND FOR THE COMMISSIONER'S COURT OF JOHNSON COUNTY

J. LANE SURVEY, ABSTRACT NUMBER 913

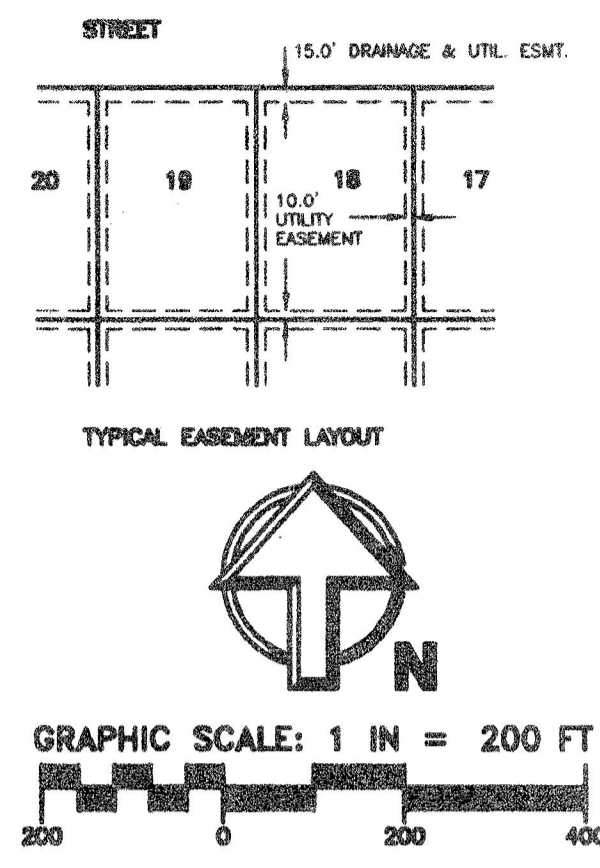
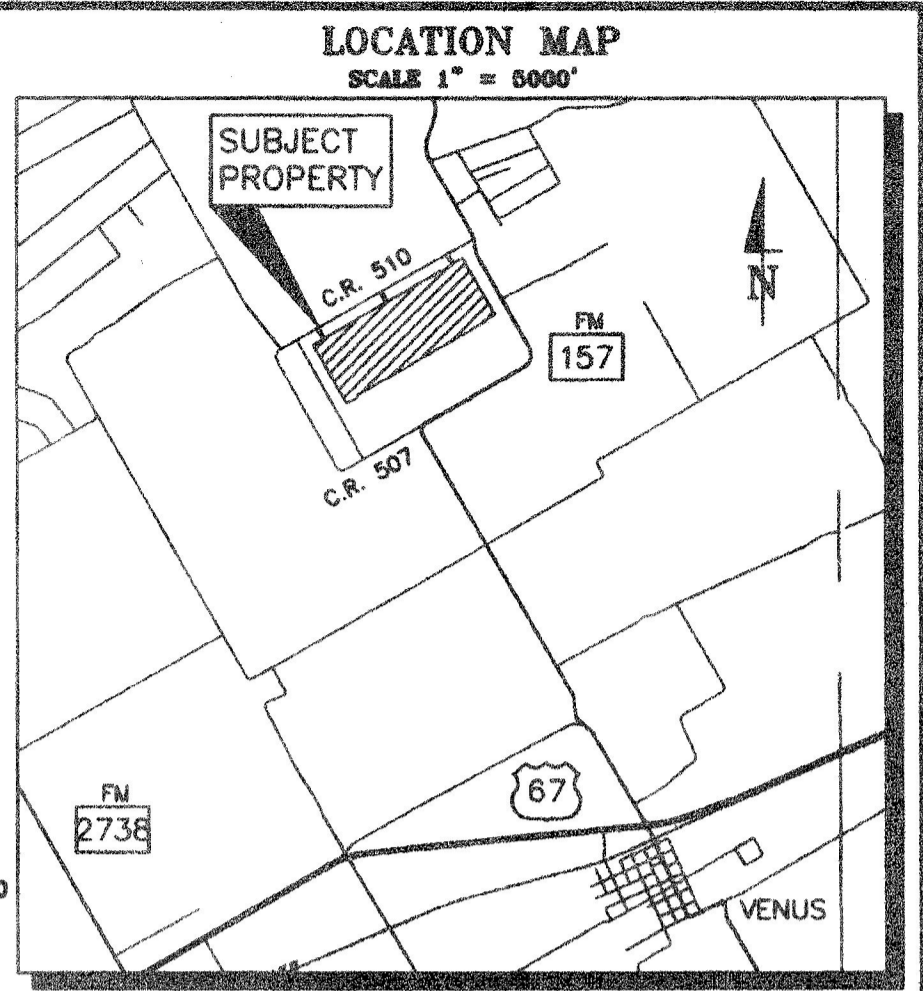
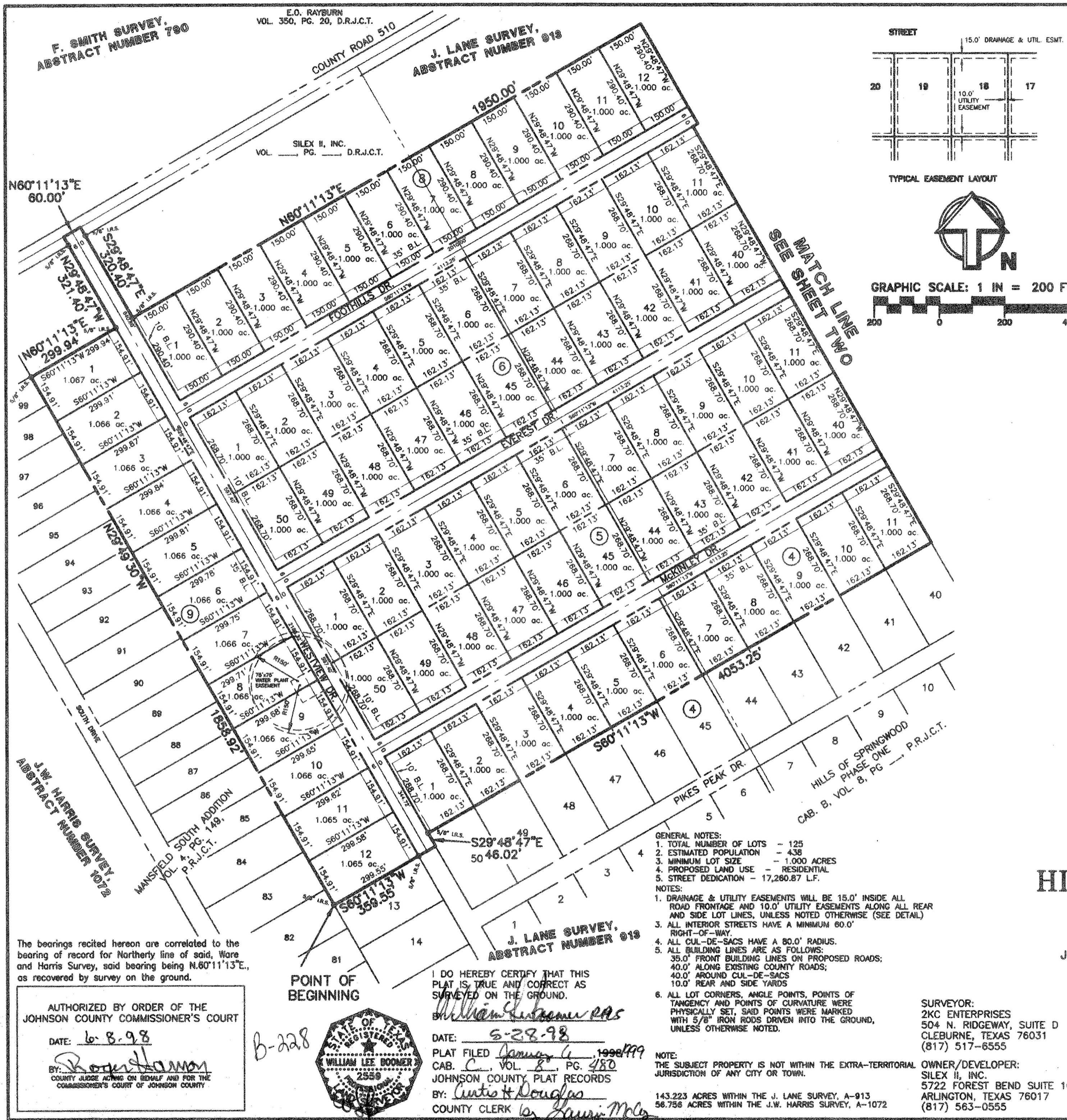


I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SURVEYED ON THE GROUND.

DATE: 5-22-98
PLAT FILED 1-6-1999, 1998
CAB. C., VOL. 8, PG. 481
JOHNSON COUNTY PLAT RECORDS
BY: *Curtis H. Angles*
COUNTY CLERK *by Janis Malo*

SURVEYOR:
2KC ENTERPRISES
504 N. RIDGEWAY, SUITE D
CLEBURNE, TEXAS 76031
(817) 517-6555

OWNER/DEVELOPER:
SILEX II, INC.
5722 FOREST BEND SUITE 109
ARLINGTON, TEXAS 76017
(817) 563-0555



JOHNSON COUNTY GENERAL NOTES:

BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

THE SIZE OF REQUIRED DRAINAGE CULVERTS ARE DESIGNATED IN THE DRAINAGE STUDY ON FILE IN THE QUALITY CONTROL DIVISION.

NOTE:
NO PORTION OF THE SUBJECT TRACT LIES WITHIN THE EXISTING 100 YEAR FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C0075 G, EFFECTIVE DATE JAN. 6, 1993

FINAL PLAT
 LOTS 1-12, BLOCK 1;
 LOTS 1-25, BLOCK 4;
 LOTS 1-50, BLOCK 5;
 LOTS 1-50, BLOCK 6;
 LOTS 1-13, BLOCK 7;
 LOTS 1-13, BLOCK 8; AND
 LOTS 1-12, BLOCK 9;

HILLS OF SPRINGWOOD PHASE TWO

BEING 199.979 ACRES OF LAND IN THE
 J. LANE SURVEY, ABSTRACT NUMBER 913, AND THE
 J.W. HARRIS SURVEY, ABSTRACT NUMBER 1072
 JOHNSON COUNTY, TEXAS

PREPARED MAY 14, 1998

LandCon Inc.
 Engineers · Surveyors · Planners
 2801 Parkview Dr., Suite 600, Fort Worth, Texas, 76122-6200
 P.O. Box 90847, Fort Worth, Texas, 76168-0847
 (817) 563-5163 FAX (817) 563-5087

SURVEYOR:
 2KC ENTERPRISES
 504 N. RIDGEWAY, SUITE D
 CLEBURNE, TEXAS 76031
 (817) 517-6555

OWNER/DEVELOPER:
 SILEX II, INC.
 5722 FOREST BEND SUITE 109
 ARLINGTON, TEXAS 76017
 (817) 563-0555

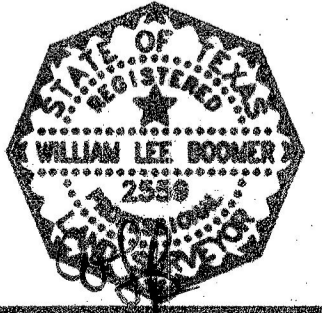
GENERAL NOTES:
 1. TOTAL NUMBER OF LOTS - 125
 2. ESTIMATED POPULATION - 438
 3. MINIMUM LOT SIZE - 1.000 ACRES
 4. PROPOSED LAND USE - RESIDENTIAL
 5. STREET DEDICATION - 17,280.87 L.F.

NOTES:
 1. DRAINAGE & UTILITY EASEMENTS WILL BE 15.0' INSIDE ALL ROAD FRONTAGE AND 10.0' UTILITY EASEMENTS ALONG ALL REAR AND SIDE LOT LINES, UNLESS NOTED OTHERWISE (SEE DETAIL)
 2. ALL INTERIOR STREETS HAVE A MINIMUM 60.0' RIGHT-OF-WAY.
 3. ALL CUL-DE-SACS HAVE A 80.0' RADIUS.
 4. ALL BUILDING LINES ARE AS FOLLOWS:
 35.0' FRONT BUILDING LINES ON PROPOSED ROADS;
 40.0' ALONG EXISTING COUNTY ROADS;
 40.0' AROUND CUL-DE-SACS
 10.0' REAR AND SIDE YARDS
 5. ALL LOT CORNERS, ANGLE POINTS, POINTS OF TANGENCY AND POINTS OF CURVATURE WERE PHYSICALLY SET, SAID POINTS WERE MARKED WITH 5/8" IRON RODS DRIVEN INTO THE GROUND, UNLESS OTHERWISE NOTED.

NOTE:
 THE SUBJECT PROPERTY IS NOT WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

143.223 ACRES WITHIN THE J. LANE SURVEY, A-913
 56.756 ACRES WITHIN THE J.W. HARRIS SURVEY, A-1072

I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SURVEYED ON THE GROUND.
William Lee Boomer PAS
 DATE: 5-28-98
 PLAT FILED January 4, 1998
 CAB. C, VOL. 8, PG. 480
 JOHNSON COUNTY PLAT RECORDS
 BY: *Curtis H. Douglas*
 COUNTY CLERK *Les Laurin McLo*



The bearings recited hereon are correlated to the bearing of record for Northern line of said, Ware and Harris Survey, said bearing being N60°11'13"E, as recovered by survey on the ground.

AUTHORIZED BY ORDER OF THE JOHNSON COUNTY COMMISSIONER'S COURT
 DATE: 6-8-98
 BY: *Ron Hamon*
 COUNTY JUDGE ACTING ON BEHALF AND FOR THE COMMISSIONER'S COURT OF JOHNSON COUNTY