



Filing Receipt

Filing Date - 2023-09-01 11:01:15 AM

Control Number - 53243

Item Number - 53



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
F | 210.600.9796

September 1, 2023

Via Electronic Mail Only

Central Records
Public Utility Commission of Texas
P.O. Box 13326
Austin, Texas 78711-3326

Re: Docket No. 53243; Application of Mauka Water LP and James A. Dyche d/b/a Crest Water Company for Sale, Transfer, or Merger of Facilities and Certificate Rights in Johnson County

Dear Central Records:

In accordance with Tex. Water Code § 13.257(r) and the Final Order in the above-referenced docket, enclosed please find the Affidavit, certified copy of the Commission map depicting the transferred certificate of convenience and necessity and boundary description recorded in the Johnson County Real Property Records.

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

Sincerely,

A handwritten signature in cursive script that reads "Helen S. Gilbert".

Helen S. Gilbert

ATTORNEYS FOR JAMES A. DYCHE D/B/A CREST WATER COMPANY

Enclosure

cc: James A. Dyche

STATE OF TEXAS §
COUNTY OF TRAVIS §§

AFFIDAVIT OF HELEN S. GILBERT
PUC DOCKET NO. 53243

Before me, the undersigned notary, on this day personally appeared Helen S. Gilbert, a person whose identity is known to me. After I administered an oath to Helen S. Gilbert, upon her oath, she said:

"My name is Helen S Gilbert. I am over 18 years of age, of sound mind, and capable of making this affidavit as the attorney of record for James A. Dyche d/b/a Crest Water Company. The facts stated in this affidavit are within my personal knowledge and are true and correct.

I am personally familiar with the boundary description of the service area set out in the approved Certificate of Convenience and Necessity ("CCN") No. 12037 and map for water service in Johnson County which was transferred from Mauka Water, LP to James A. Dyche d/b/a Crest Water Company by Sale, Transfer, or Merger, granted by the Public Utility Commission of Texas ("PUC") on August 3, 2023, and described in accordance with Texas Water Code section 13.257(r)(1) attached hereto as Exhibit A.

A certified copy of the PUC CCN map, showing the CCN area transferred by Sale, Transfer, or Merger, is additionally attached to this affidavit in Exhibit B."

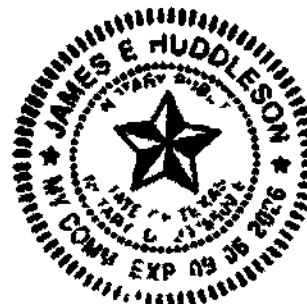
Further affiant sayeth not.

Helen S. Gilbert
Helen S. Gilbert

Given under my hand and seal on August 30, 2023

James E. Huddleston
Notary Public, State of Texas

JH
Huddleston
Printed Name: James E. Huddleston
My Commission Expires: 09/06/2026



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 Silix 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 Silix 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 80 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 80 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 80 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 80 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°03'08"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.30°03'08"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, 289.30 feet to the POINT OF BEGINNING;

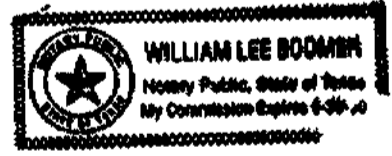
The herein described tract of land contains 137.248 acres of land.
DO, HEREBY, dedicate some to be known as LOTS 13-29, BLOCK 1, LOTS 1-5, BLOCK 2, LOTS 1-49, BLOCK 3; LOTS 26-50, BLOCK 4 and LOTS 13-20, BLOCK 8, HILLS OF SPRINGWOOD, PHASE ONE an addition to Johnson County, Texas and dedicate to the public the easements and rights-of-way as shown on the plat.

EXECUTED and the _____ 1998
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 of _____

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: _____
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)
2. ALL INTERIOR STREETS HAVE A MINIMUM 50.0' RIGHT-OF-WAY.
3. ALL CUL-DE-SACS HAVE A 50.0' RADIUS.
4. ALL BUILDING LINES ARE AS FOLLOWS:
35.0' FROM 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
39.820 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 WORKS 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 CHANNELS 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 FIRM NO. 48259C0075 G, EFFECTIVE DATE JAN. 8, 1993

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: _____
BY: _____
COUNTY CLERK 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

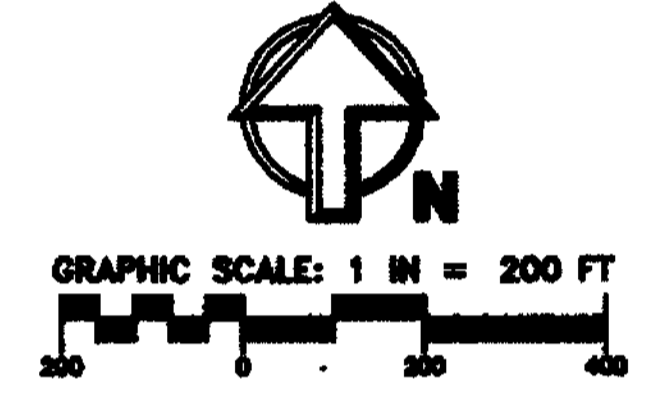
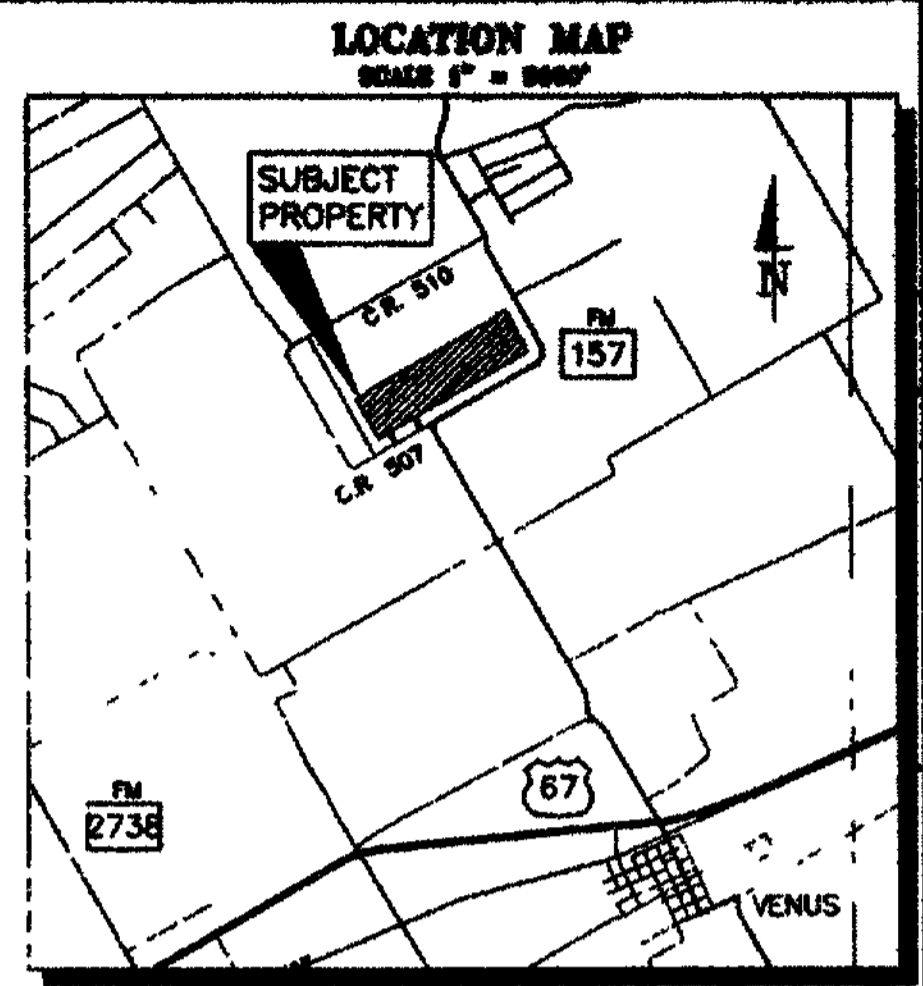
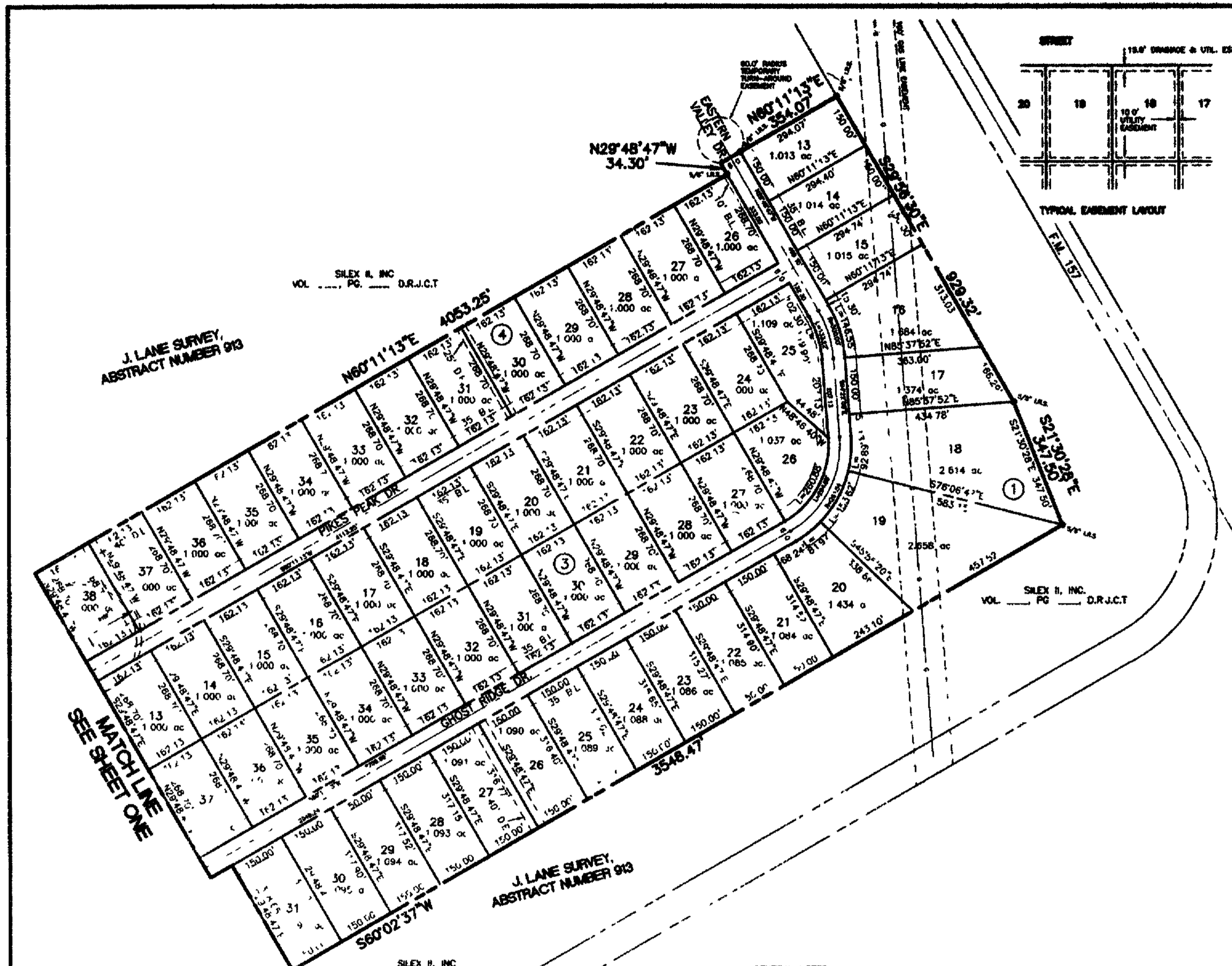
PREPARED MAY 14, 1998



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. 511 VOL. 8, PG. 441
JOHNSON COUNTY PLAT RECORDS
BY: _____
COUNTY CLERK



JOHNSON COUNTY GENERAL NOTES:

BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENT 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

2804 Parkway Dr., Suite 600, Fort Worth, Texas 76102-0808
 P.O. Box 52847 Fort Worth, Texas 76152-0847
 (817) 355-5555 FAX (817) 355-5557

SURVEYOR:
 2KC ENTERPRISES
 504 N RIDGEWAY SUITE D
 CLEBURNE, TEXAS 76031
 (817) 517-8555

OWNER/DEVELOPER
 SILEX II, INC
 5722 FOREST BEND SUITE 104
 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' LF

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 60.0' RIGHT-OF-WAY
- 4 ALL CUL-DE-SACS HAVE A 60.0' 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

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

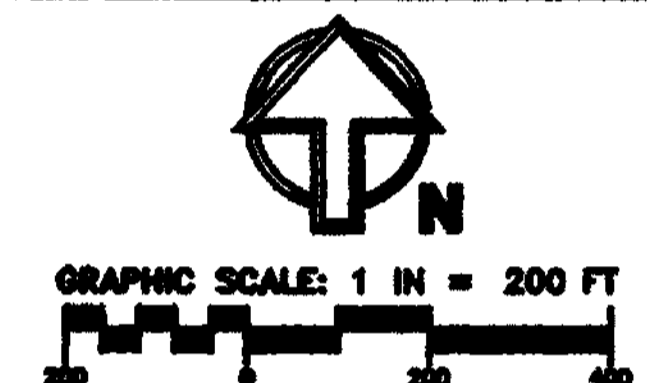
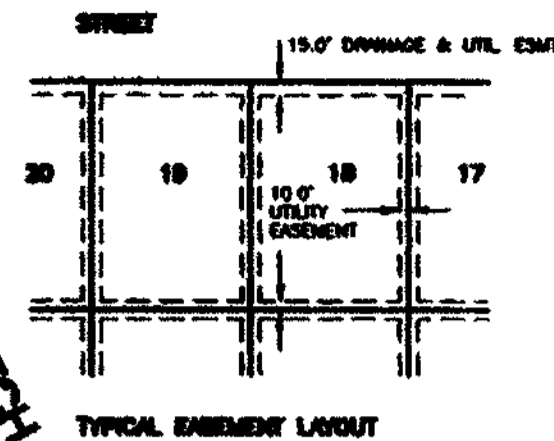
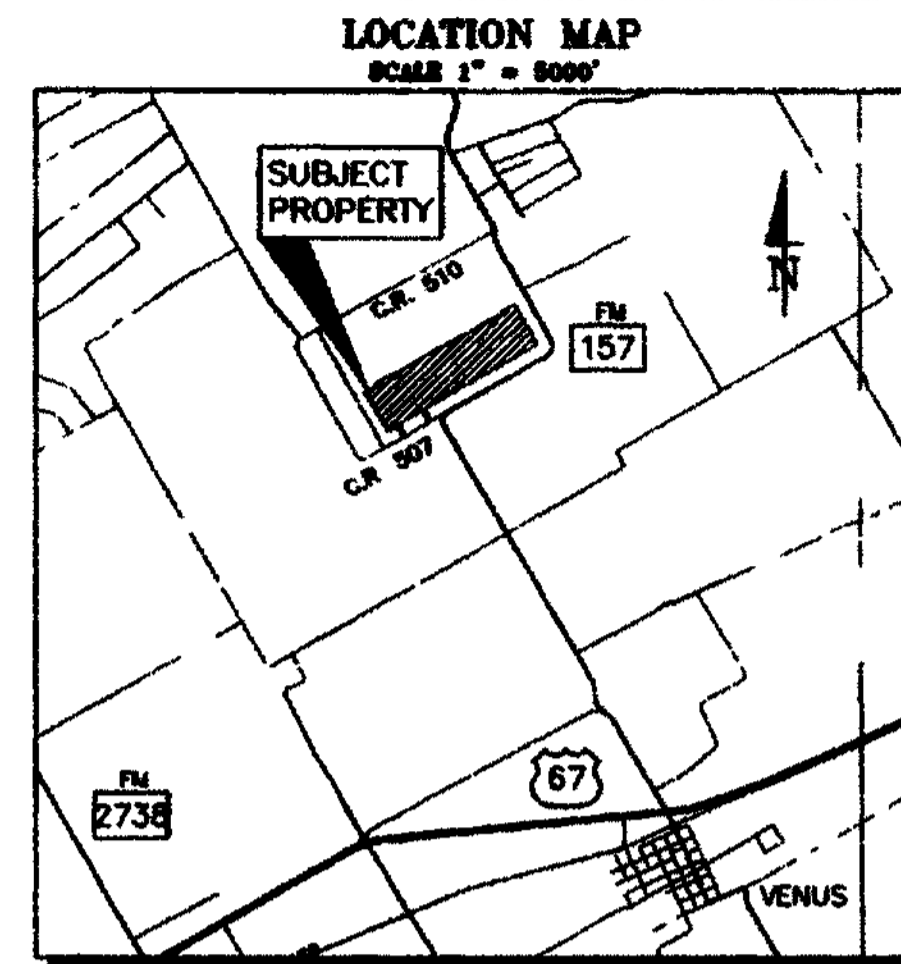
The bearings recited hereon are correlated to the bearing of record for Northern line of said Ware and Harris Survey, said bearing being N60°11'13"E as recovered by survey on the ground

AUTHORIZED BY ORDER OF THE JOHNSON COUNTY COMMISSIONER'S COURT
 DATE 6-3-98
 BY *W. Williams*
 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
 CAR 2-21 VOL. 8, PG. 440
 JOHNSON COUNTY PLAT RECORDS
 BY *W. Williams*
 COUNTY CLERK

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'				



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.

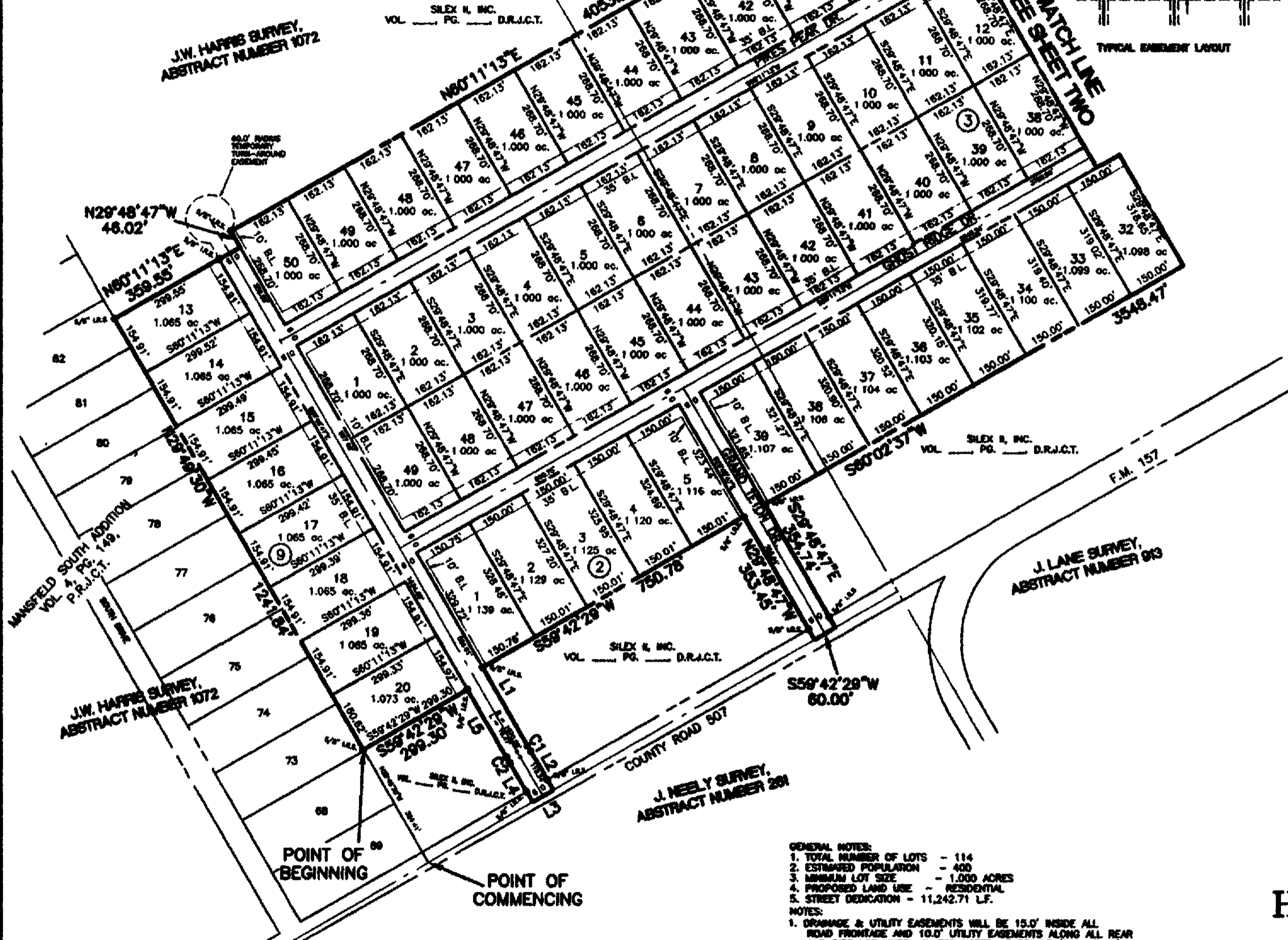
THE EXISTING CREEKS OR DRAINAGE CHANNELS TRaversING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRaversED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.

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
 2801 Parkside Dr., Suite 200, Fort Worth, Texas 76102-2800
 P.O. Box 1027, Fort Worth, Texas 76101-1027
 (817) 582-6100 FAX (817) 582-6007

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 78017
 (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 LF.

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.

97.928 ACRES WITHIN THE J. LANE SURVEY, A-913
 39.420 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
William McLoz Austin



The bearings recited herein 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

Sharon Harmon
 COUNTY CLERK

C:\98\PROJ\98020\JMG\VP1.dwg 14 15 11:43B

14-0817/MS/05-14-98/FT

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 plot recorded in Cabinet _____ Volume _____ Page _____ and also being in the east line of the Mansfield South Addition according to the plot recorded in Volume 4, Page 148, Plat Records of Johnson County, Texas;

THENCE, North 29 degrees 48 minutes 30 seconds West, along the easterly line of said Mansfield South Addition, 1958.92 feet to a 5/8" iron rod set for corner;

THENCE, North 60 degrees 11 minutes 13 seconds East, 286.94 feet to a 5/8" iron rod set for corner;

THENCE, North 29 degrees 46 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 46 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 46 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 58 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 northwest 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, 48.02 feet to a point for corner;

THENCE, South 60 degrees 11 minutes 13 seconds West, at 60.00 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 356.55 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 1-30, BLOCK 6; LOTS 1-13, BLOCK 7; LOTS 1-13, BLOCK 8 and LOTS 1-12, BLOCK 9, HILLS OF SPRINGWOOD, PHASE TWO on addition to Johnson County, Texas and dedicate to the public the easements and rights-of-way as shown on the plat.

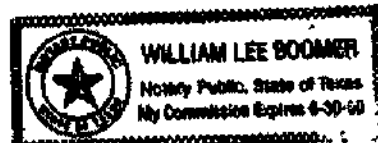
EXECUTED this 20th day of May 1998

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.

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

SURVEYOR:
ZKC ENTERPRISES
504 N. RIDGEWAY, SUITE D
CLEBURNE, TEXAS 76031
(817) 517-8555

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 WORKS 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. 4825100075 G, EFFECTIVE DATE JAN. 8, 1993

- GENERAL NOTES:
1. TOTAL NUMBER OF LOTS - 120
2. ESTIMATED POPULATION - 430
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 60.0' 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 herein 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: *William Lee Boomer*
COUNTY CLERK OF JOHNSON COUNTY

FINAL PLAT
LOTS 1-12, BLOCK 1;
LOTS 1-25, BLOCK 4;
LOTS 1-50, BLOCK 5;
LOTS 1-30, BLOCK 6;
LOTS 1-13, BLOCK 7;
LOTS 1-13, BLOCK 8; AND
LOTS 1-12, BLOCK 9;

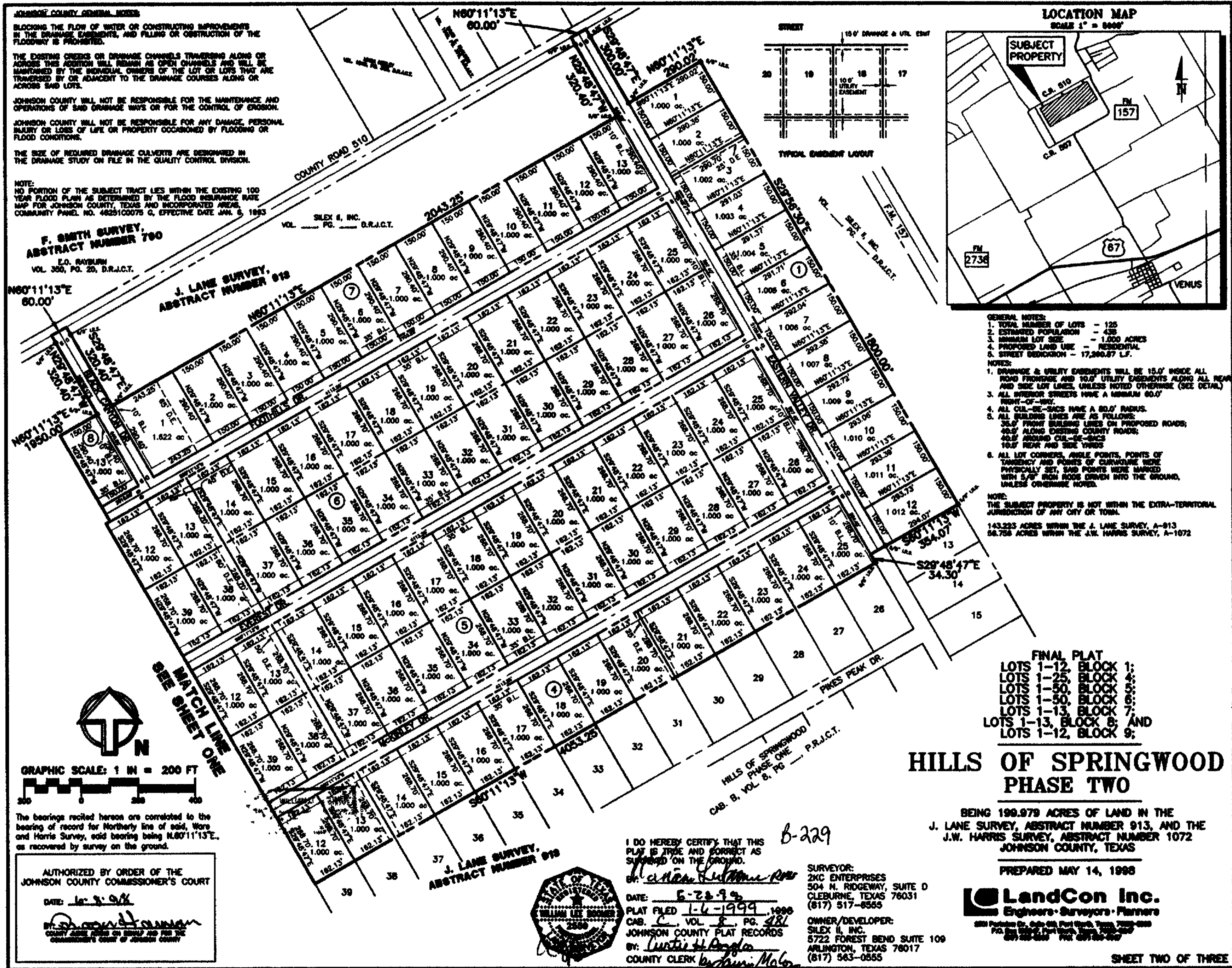
HILLS OF SPRINGWOOD PHASE TWO

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

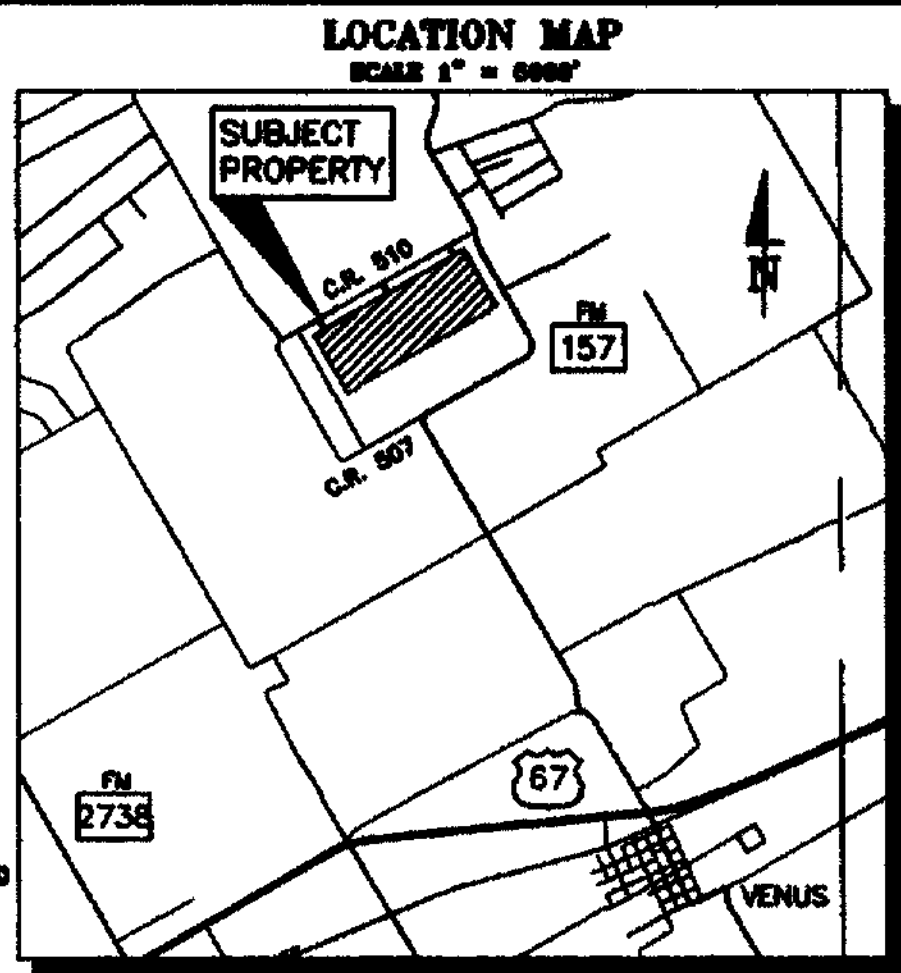
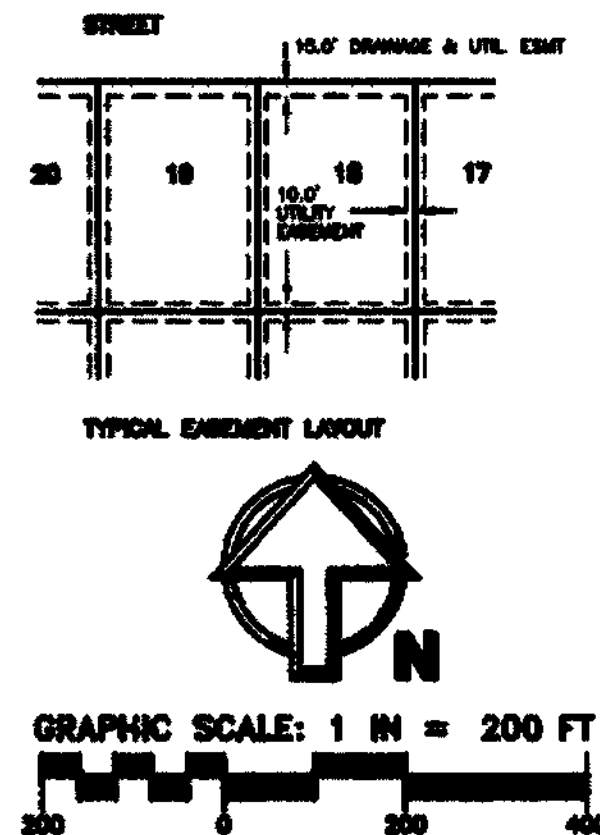
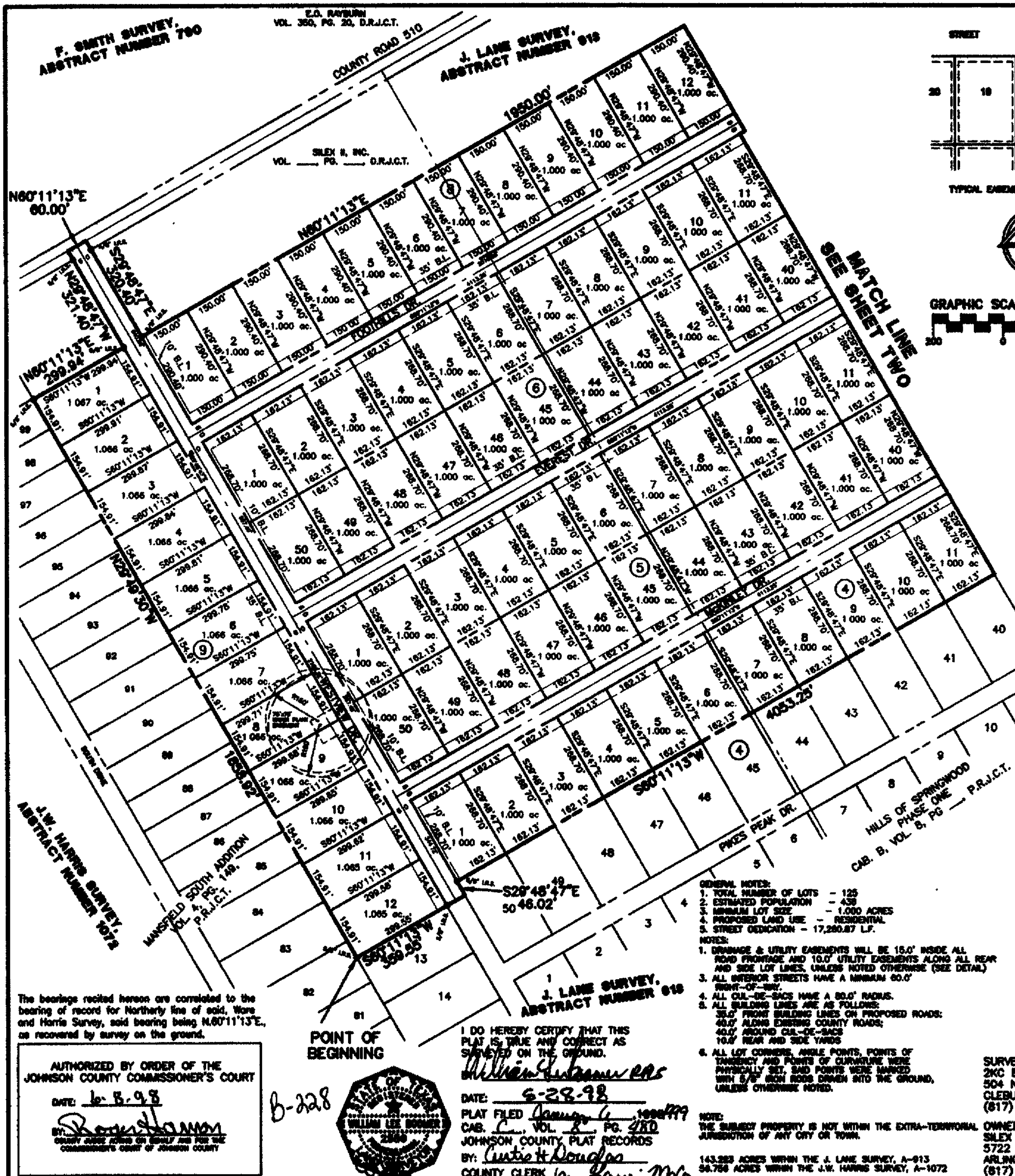
LandCon Inc.
Engineers • Surveyors • Planners

2001 Parkview Dr., Suite 200, Fort Worth, Texas 76102-0200
P.O. Box 1000, Fort Worth, Texas 76101-0100
(817) 563-0555 FAX (817) 563-0555



5. V99-PH01A(08023)01M5\FP2 Mon May 18 11:42:15 1999

7/16 7/65-15-98 7/162



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 TRAVELING 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 DRAINAGEWAYS 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 PLAN 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



SURVEYOR:
2KC ENTERPRISES
504 N. RIDGEWAY, SUITE D
CLEBURNE, TEXAS 76031
(817) 517-8555

OWNER/DEVELOPER:
SILEX II, INC.
5722 FOREST BEND SUITE 109
ARLINGTON, TEXAS 76017
(817) 583-0555

GENERAL NOTES:

- TOTAL NUMBER OF LOTS - 125
- ESTIMATED POPULATION - 438
- MINIMUM LOT SIZE - 1,000 ACRES
- PROPOSED LAND USE - RESIDENTIAL
- STREET DEDICATION - 17,280.87 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 50.0' RIGHT-OF-WAY
- ALL CUL-DE-SACS HAVE A 50.0' RADIUS
- ALL BUILDING LINES ARE AS FOLLOWS:
30.0' 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.

143,283 ACRES WITHIN THE J. LANE SURVEY, A-913
58,758 ACRES WITHIN THE J.W. HARRIS SURVEY, A-1072

The bearings recited herein 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: William Lee Dodder
COUNTY CLERK

POINT OF BEGINNING

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

William Lee Dodder CAS
DATE: 6-28-98
PLAT FILED June 6, 1998
CAB. C, VOL. 8, PG. 280
JOHNSON COUNTY PLAT RECORDS
BY: Curtis H. Douglas
COUNTY CLERK in Austin Mc...



EXHIBIT B



**Public Utility Commission
of Texas**

By These Presents Be It Known To All That

James A. Dyche dba Crest Water Company

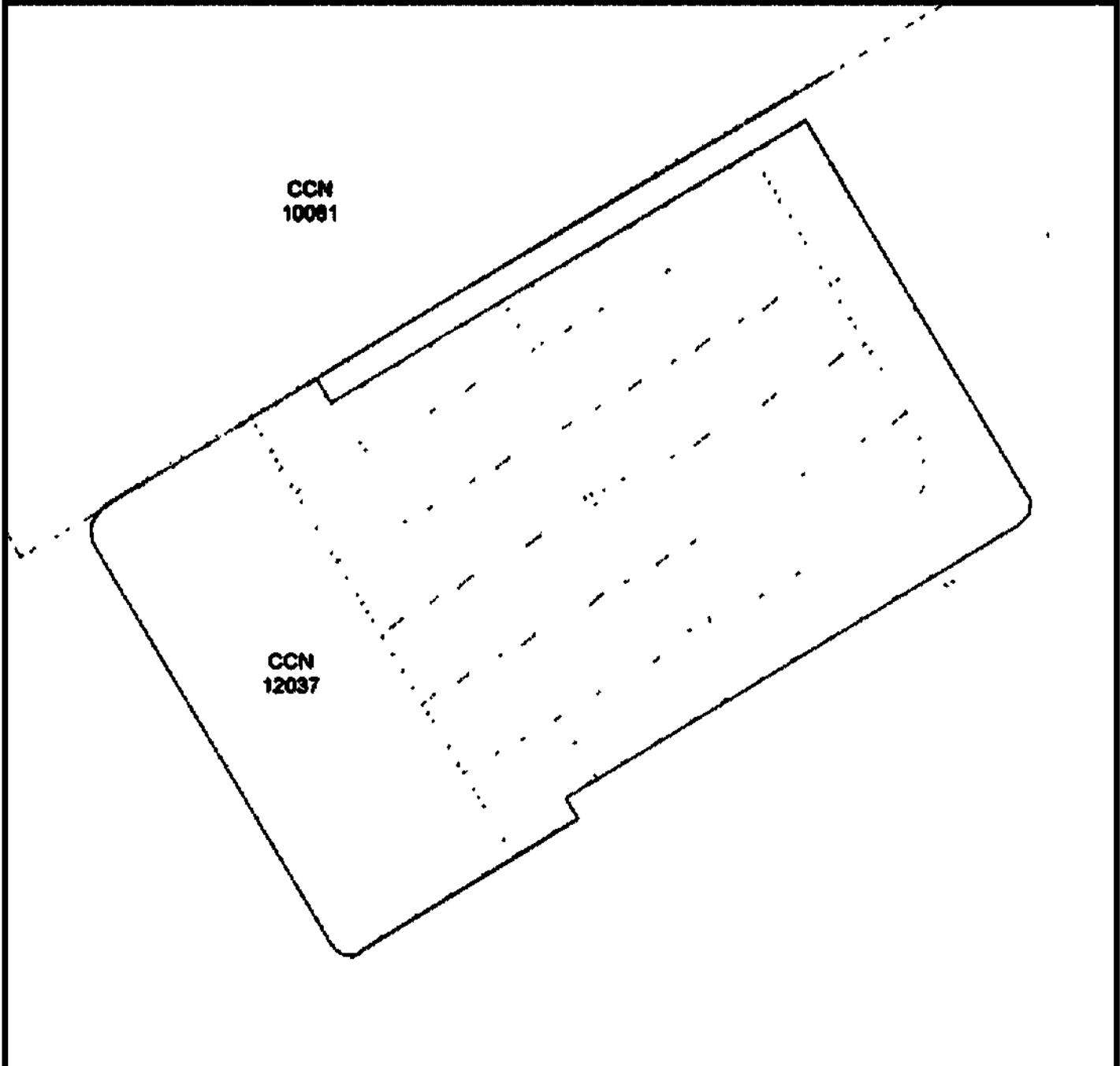
having obtained certification to provide water utility service for the convenience and necessity of the public, and it having been determined by this Commission that the public convenience and necessity would in fact be advanced by the provision of such service, James A. Dyche dba Crest Water Company is entitled to this

Certificate of Convenience and Necessity No. 12037

to provide continuous and adequate water utility service to that service area or those service areas in Ellis, Hill, Johnson, Somervell, and Tarrant counties as by final Order or Orders duly entered by this Commission, which Order or Orders resulting from Docket No. 53243 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 James A. Dyche dba Crest Water Company 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.



EXHIBIT B

**James A Dyche dba Crest Water Company
Portion of Water CCN No 12037
PUC Docket No 53243
Transferred all of Mauka Water Ltd . CCN No 12917 in Johnson County**



Public Utility Commission of Texas
17011 North Loop West
Austin, TX 78751

Water CCN

-  12037 - James A Dyche
-  10081 - Johnson County SUD



Map by Karal Patel
Date March 8 2023
Project 53243 JamesDyche.mxd

**Johnson County
April Long
Johnson County
Clerk**

Instrument Number: 2023 - 24591

eRecording - Real Property

Affidavit

Recorded On: August 31, 2023 10:03 AM

Number of Pages: 10

" Examined and Charged as Follows: "

Total Recording: \$58.00

******* 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: 2023 - 24591
Receipt Number: 20230831000037
Recorded Date/Time: August 31, 2023 10:03 AM
User: Heidi P
Station: CCI15

Record and Return To:

Corporation Service Company



**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.

April Long
Johnson County Clerk
Johnson County, TX

April Long