



Control Number: 43080



Item Number: 7

Addendum StartPage: 0

Docket # 43080

PUCT Requested Information for STM

Vacation Village Water Wastewater Utilities System Receivership

Submitted October 21, 2014

2014 OCT 23 AM 9:31
FILED CLERK

Documentation

- Exhibit A** General Location Map
- Exhibit B** Proposed Certification Map
- Exhibit C** Written Description of Proposed Certification Area
- Exhibit D** Facilities Map
- Exhibit E** Buy Sell Agreement
- FORM A** Revised STM Notices
- Enclosed:** CD Digital Mapping

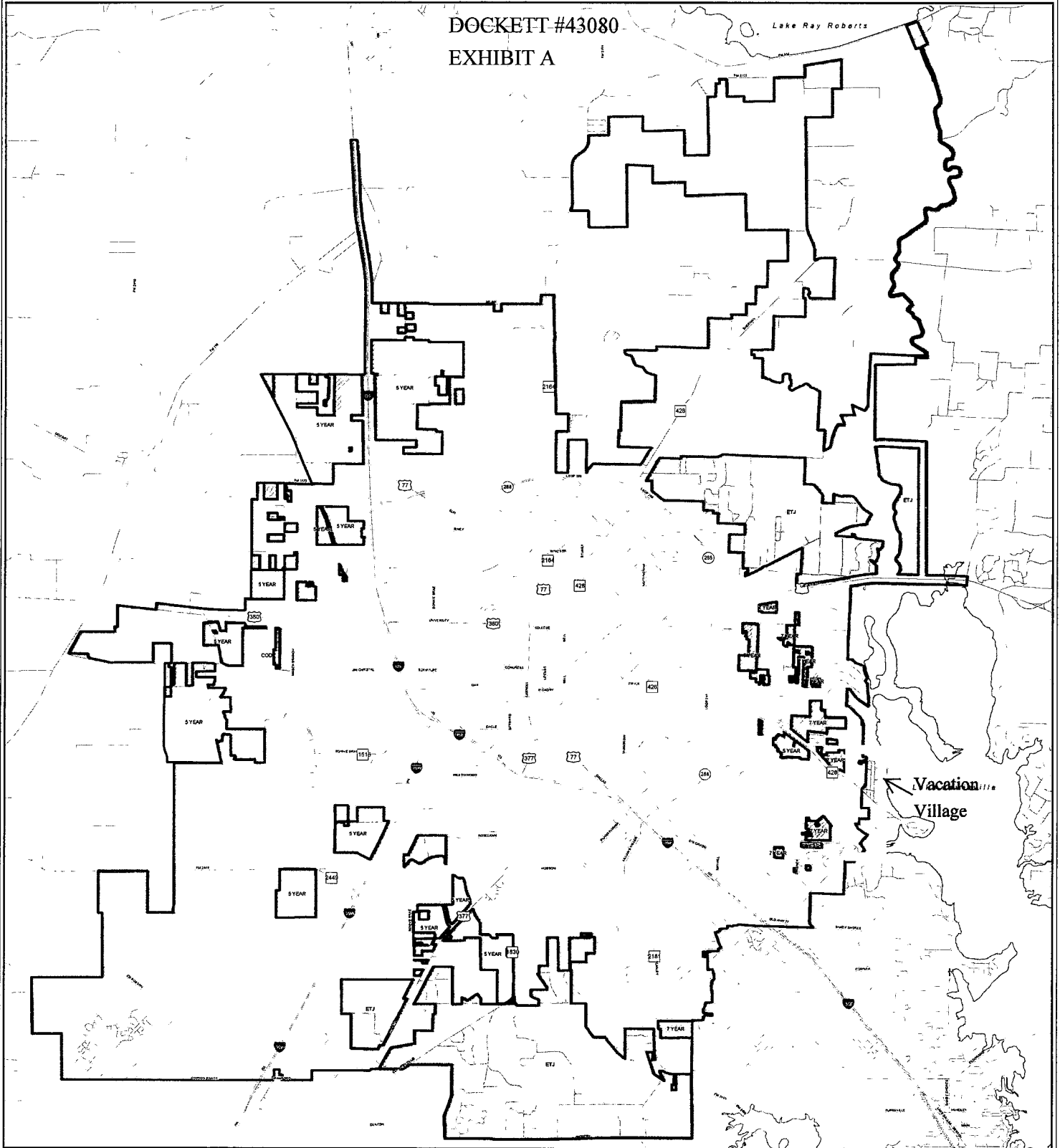
7

City Limits







August 2014

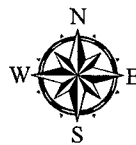
DOCKETT #43080

EXHIBIT A



Legend

- | | | | |
|---|--------|---|-------|
|  | 5 YEAR |  | Roads |
|  | 7 YEAR |  | Lakes |
|  | COD | | |
|  | ETJ | | |



0 2,300 4,600 9,200 Feet

The City of Denton has prepared maps for departmental use. These are not official maps of the City of Denton and should not be used for legal, engineering or surveying purposes but rather for reference purposes. These maps are the property of the City of Denton and have been made available to the public based on the Public Information Act. The City of Denton makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this map indicates understanding and acceptance of this statement.



EXHIBIT C

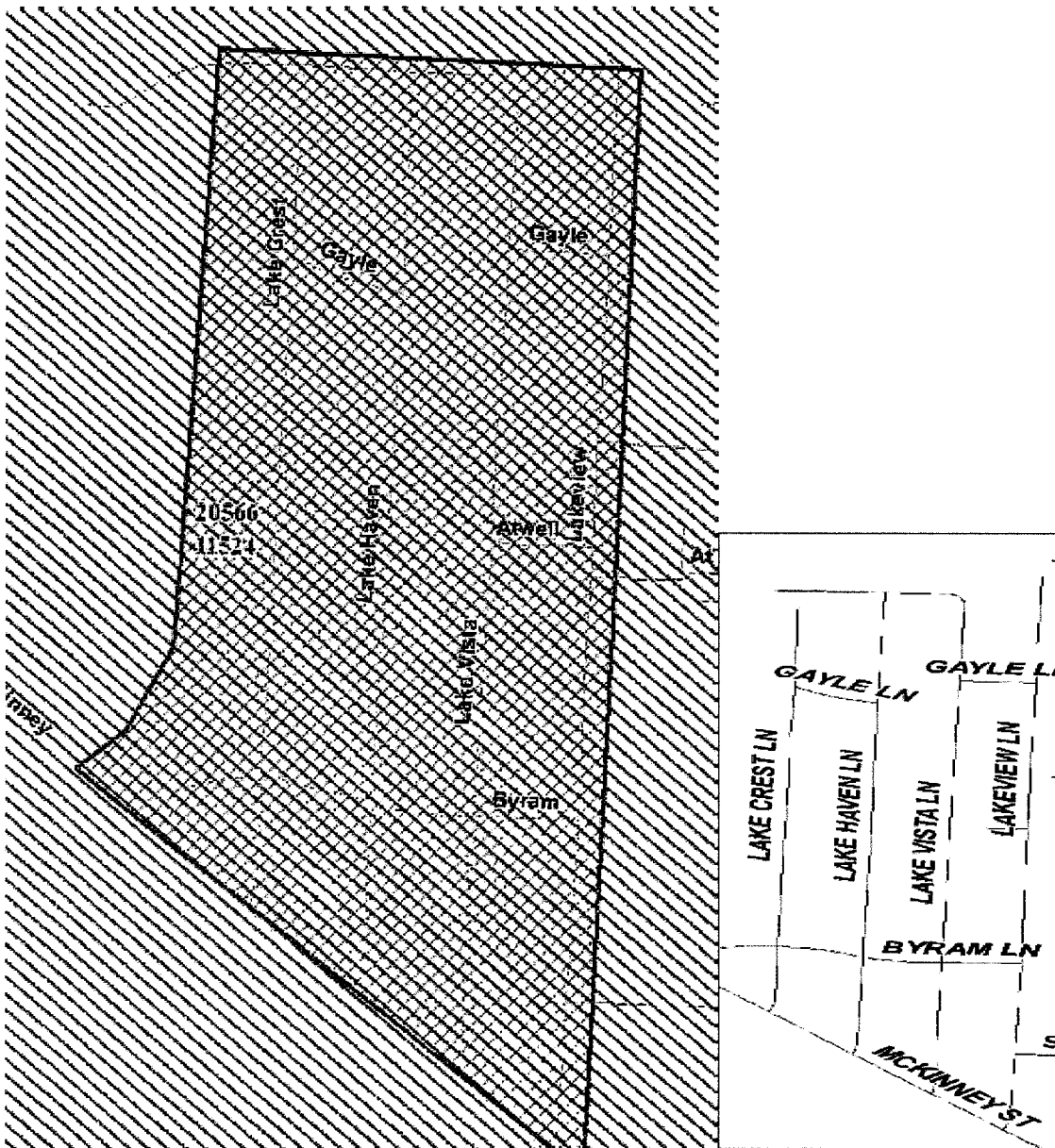
Docket No. 43080

Written Map Description

Requirement C

Original CCN

Vacation Village Water/Wastewater Utilities Receivership's original and approved CCN #11524 and #20566, as already recorded in the State system as 11524/22566, is the area formally known as Vacation Village Estates. It encompasses and services all property north of McKinney Street (FM426), adjacent to and west of Lakeview Lane, adjacent to and South of Lake Vista Lane, and adjacent to and east of Lake Crest Lane.



Additional Service Area Outside CCN – Applying for Dual Certification with the City of Denton

Two areas currently served by the Vacation Village water and sewer system, but outside the area certified to Vacation Village, includes the area east of property adjacent to Lakeview Lane, west of Lake Lewisville and north of McKinney Street (FM426), and ending with the northern property adjacent to Lake Shore Lane. The second area Currently served outside the certified area is south of McKinney Street (FM426), west of Lake Lewisville and the entrance to the Camp Copass peninsula, north of Pecan Creek, and east by the City of Denton city limits (See additional areas designated in Exhibit A and city limits in exhibit C).

EXHIBIT D

NORTHSIDE SERVICE MAP

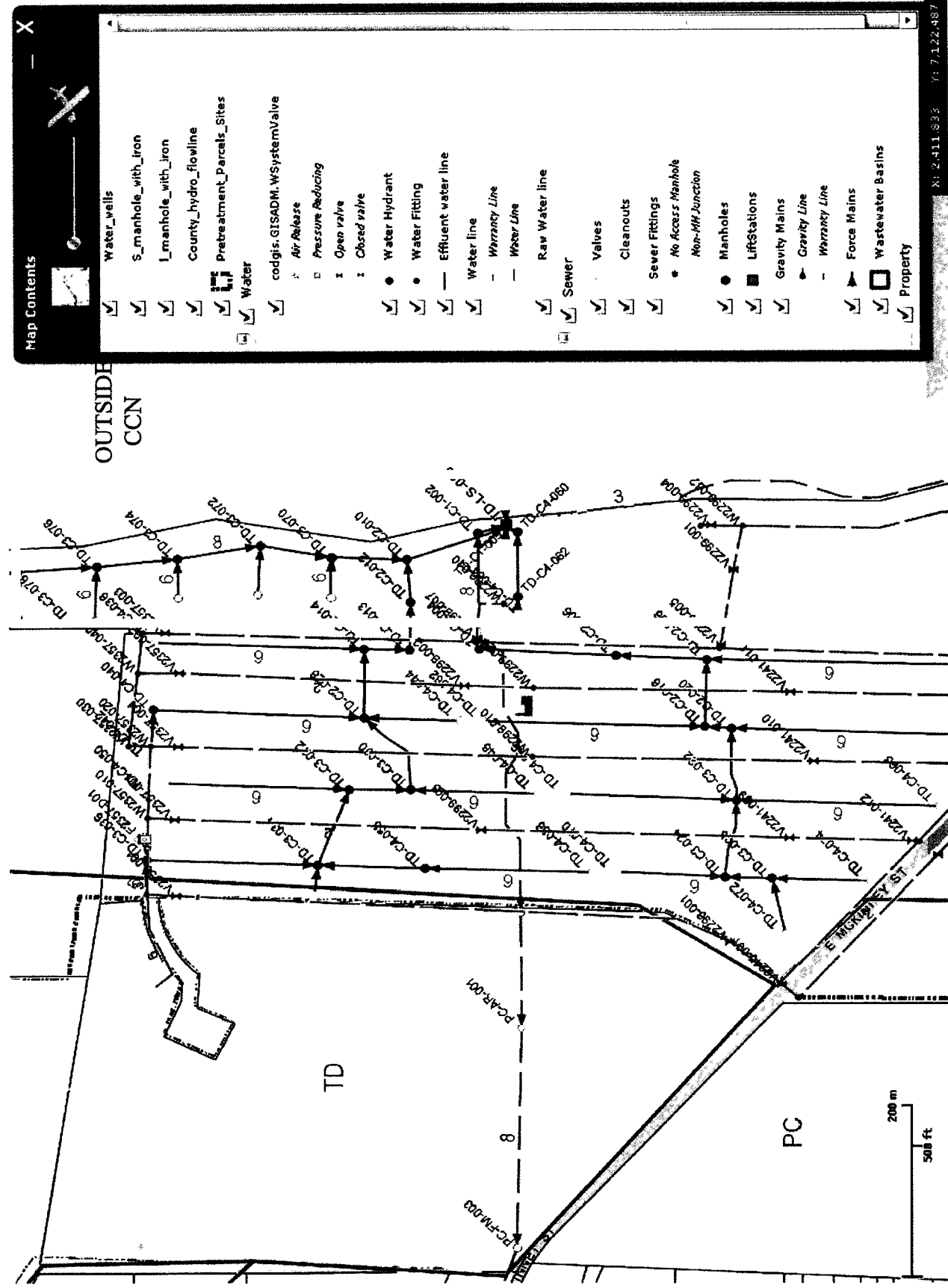
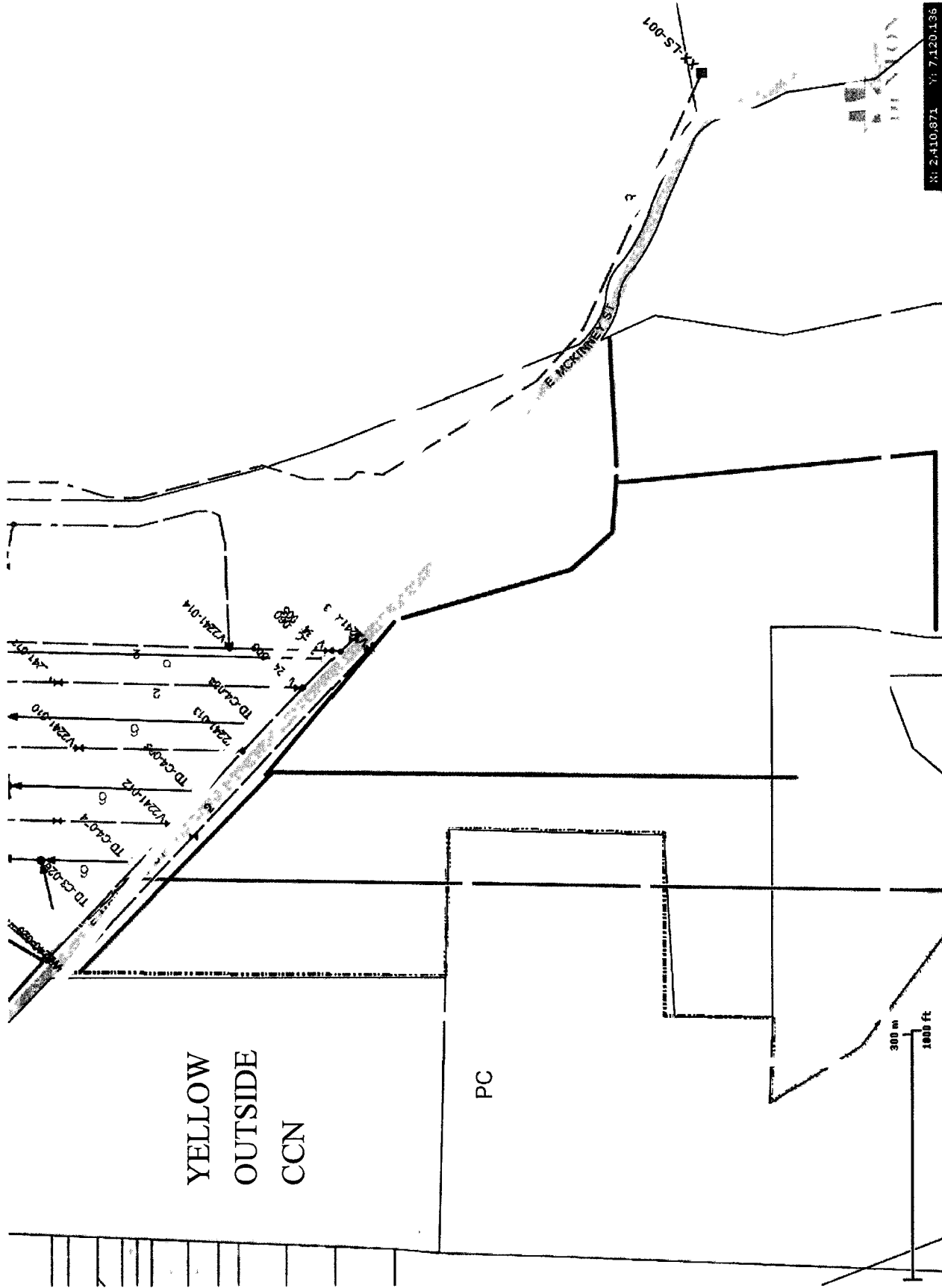


EXHIBIT D



STATE OF TEXAS)(

COUNTY OF DENTON)(

SALES AGREEMENT

This SALES AGREEMENT is made and entered into this _____, day of _____, 2014. by and between Patterson Water Supply, LLC, a Texas Limited Liability Company (hereafter "Purchaser"), whose principal address is 446 Graham Grove, Collinsville, Texas 76233; and Joe Mulroy, as Receiver for the State of Texas and the Texas Commission on Environmental Quality (hereafter "TCEQ") and hereafter referred to as "Seller," whose mailing address, in care of his duly-authorized Contract Agent, the City of Denton, Texas, is 215 East McKinney Street, Denton Texas 76201.

WITNESSETH

WHEREAS, the "Vacation Village Water/Wastewater Utility System," (the "System") situated in Denton County, Texas, and being certificated as CCN No. 11524 for water and CCN No. 20566 for wastewater; is currently the subject of a Receivership lawsuit, pending in the 98th Judicial District Court (hereafter the "Court"), in and for Travis County, Texas. The suit is entitled "State of Texas and the Texas Commission on Environmental Quality v. V V Water Supply System, Inc. a/k/a Vacation Village Water Supply System, Inc.," and is docketed as Cause No. D-1-GV-04-001293; and

WHEREAS, Joseph S. ("Joe") Mulroy was duly appointed as Receiver by the Court by "Agreed Order of Temporary Injunction and Agreed Order Appointing Receiver" on the 22nd day of December 2004. The order appointing the Receiver provided the Receiver with certain powers, to include without limitation: "Receiver shall arrange for the prompt conveyance, in exchange for nominal consideration, of all properties identified in this order to a utility approved by the TCEQ pursuant to Tex. Water Code Ann. Section 13.301." All such properties referred to by the Court consist of the "Vacation Village Water/Wastewater Utility Systems;" and

WHEREAS, Seller and Purchaser agree that Joe Mulroy, Individually, owns no right, title or interest regarding the System; and

WHEREAS, Joe Mulroy, as Receiver, desires to sell the System to Patterson Water Supply, LLC, and Purchaser wishes to buy said System; and that this sale and transfer is expressly subject to Court approval, to be manifested by an order of the Court in the above-referenced lawsuit, approving this sale, and making such other orders, and terminating the service of Joe Mulroy, as Receiver, in this case; **KNOW ALL MEN BY THESE PRESENTS:**

Seller and Purchaser, for the sum of \$10.00 other good and valuable consideration, and the mutual promises and covenants set forth below, hereby AGREE as follows:

1.01 ACCEPTANCE

Patterson Water Supply, LLC accepts the Vacation Village Water/Wastewater Utility Systems current assets, including well, distribution and collection systems, other assets, including but not limited to monies, prepaid customer deposits currently held by the City of Denton, Texas, as Contract Agent for Seller, all designated reserve accounts, all receivables as listed on the financial statement at the date of sale and as rendered to the State of Texas PUC in case # 43080; subject to the payment of the TCEQ regulatory fee sum paid annually, which amounts have been heretofore escrowed by the Contract Agent monthly, which amount will also be turned over to Purchaser on the date of sale. Seller shall disclose to Purchaser any payables which are then due and owing as of the date of sale, but not yet paid by Seller.

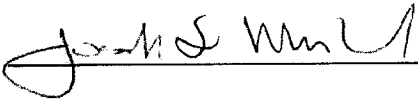
1.02 COMPENSATION

Patterson Water Supply, LLC shall pay a nominal fee of \$10.00 to the Receiver, which amount will be donated by the Receiver to the Vacation Village Water/Wastewater Utility System for ongoing operations.

This Sale Agreement is accepted in full, or as amended in any EXHIBITS attached hereto.

SELLER:

PURCHASER:



Joseph S. ("Joe") Mulroy
Receiver for the State of Texas and TCEQ

Mark Patterson
President/Owner
Patterson Water Supply, LLC

Date: 10-17-14

Date: 10/6/2014

FORM A

FORM A

Docket No. 43080

Notice to Current Customers, Neighboring Systems and Cities

Vacation Village Water/Wastewater Utilities System Receivership 'S
(Seller's or Transferor's Name)

NOTICE OF INTENT TO SELL FACILITIES AND TRANSFER CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) NO

11524, 20566

TO

Patterson Water Supply LLC

(Purchaser's or Transferee's Name)

IN Denton

COUNTY, TEXAS

To: (Name of Customer, Neighboring System or City)

Date Notice Mailed, 20

(Address)

City State Zip

Vacation Village Water/Wastewater Utilities System Receivership 215 E McKinney Denton, Texas 76201-4229
Sellers or Transferors' Name Address City/State/Zip Code

has submitted an application with the Public Utility Commission of Texas to sell facilities and transfer water or sewer (please select) CCN No. 11524, 20566 in Denton [County Name]

County to:

Patterson Water Supply LLC 446 Graham Grove Rd. Collinsville, Texas 76233
Purchasers or Transferee's Name Address City/State/Zip Code

The sale is scheduled to take place as approved by the Commission (V.T.C.A., Water Code §13.301). The transaction and the transfer of the CCN include the following subdivision(s):

Vacation Village, Denton, Texas 76208

The area subject to this transaction is located approximately 5 miles East [direction] of downtown Denton, [City or Town] Texas, and is generally bounded on the north by

Lake Vista Ln ;on the east by Lakeview Ln ;on the south by Wood Hollow Rd ;and on the west by Lake Crest Ln

The total area being requested includes approximately 750 acres and serves 250 current customers.

This transaction will have the following effect on the current customer's rates and services:

There has been a rate increase to pay for an additional well to meet TCEQ Standards for production and two water sources.

Affected persons may file written protests and/or request a public hearing within 30 days of this notice.

To request a hearing, you must:

- (1) state your name, mailing address and daytime telephone number;
(2) state the applicant's name, application number or another recognizable reference to this application;
(3) include the statement "I/we request a public hearing";
(4) write a brief description of how you, the persons you represent, or the public interest would be adversely affected by the proposed transaction and transfer of the CCN; and
(5) state your proposed adjustment to the application or CCN which would satisfy your concerns and cause you to withdraw your request for a hearing.

Only those persons who submit a written request to be notified of a hearing will receive notice if a hearing is scheduled. The Commission will issue the CCN requested in the referenced application unless a hearing is scheduled to consider the transaction. If no protests or requests for hearing are filed during the comment period, the Commission may issue the CCN 30 days after publication of this notice.

Persons who wish to protest or request a hearing on this application should write the:

Filing Clerk
Public Utility Commission of Texas
1701 North Congress Avenue
P.O. Box 13326
Austin, Texas 78711-3326

**Se desea informacion en Espanol, puede llamar al
1-888-782-8477**

Mark Patterson (President)

Utility Representative

Patterson Water Supply LLC

Utility Name

Notice to Current Customers, Neighboring Systems, Landowner and Cities

Vacation Village Water/Wastewater Utilities System Receivership 'S NOTICE OF INTENT TO SELL FACILITIES TO
(Seller's or Transferor's Name)

Patterson Water Supply LLC AND FOR _____
(Purchaser's or Transferee's Name) Purchaser's or Transferee's Name)

TO OBTAIN OR AMEND A CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) IN
Denton COUNTY, TEXAS

To: _____ Date Notice Mailed _____, 20 ____
(Name of Customer, Neighboring System, Landowner or City)

(Address)

City State Zip

Vacation Village Water/Wastewater Utilities System Receivership 215 E McKinney Denton, Texas 76201-4229
Sellers or Transferors' Name Address City/State/Zip Code

has submitted an application with the Public Utility Commission of Texas to sell water or sewer (please select) Facilities in Denton [County Name] County to:

Patterson Water Supply LLC 446 Graham Grove Rd. Collinsville, Texas 76233
Purchasers or Transferee's Name Address City/State/Zip Code

The transferee has also requested to obtain/amend a CCN in this application. The sale is scheduled to take place as approved by the Commission (Texas Water Code §13.301). The transaction and the proposed service area include the following subdivision(s):

Vacation Village, Denton, Texas 76208

The area subject to this transaction is located approximately 5 miles East [direction] of downtown Denton, [City or Town] Texas, and is **generally** bounded on the north by Lake Vista Ln; on the east by Lakeview Ln; on the south by Wood Hollow Rd; and on the west by Lake Crest Ln

The total area being requested includes approximately 750 acres and serves 250 current customers. This transaction will have the following effect on the current customer's rates and services: There has been a rate increase to pay for an additional well to meet TCEQ Standards for production and two water sources.

Affected persons may file written protests and/or request a public hearing within 30 days of this notice. To request a hearing, you must:

- (1) state your name, mailing address and daytime telephone number;
- (2) state the applicant's name, application number or another recognizable reference to this application;
- (3) include the statement "I/we request a public hearing";
- (4) write a brief description of how you, the persons you represent, or the public interest would be adversely affected by the proposed transaction and transfer of the CCN; and
- (5) state your proposed adjustment to the application or CCN which would satisfy your concerns and cause you to withdraw your request for a hearing.

Only those persons who submit a written request to be notified of a hearing will receive notice if a hearing is scheduled. The Commission will issue the CCN requested in the referenced application unless a hearing is scheduled to consider the transaction. If no

protests or requests for hearing are filed during the comment period, the Commission may issue the CCN 30 days after publication of this notice.

Persons who wish to protest or request a hearing on this application should write the:

Filing Clerk
Public Utility Commission of Texas
1701 North Congress Avenue
P.O. Box 13326
Austin, Texas 78711-3326

**Se desea informacion en Espanol, puede llamar al
1-888-782-8477**

Mark Patterson (President)

Utility Representative

Patterson Water Supply LLC

Utility Name