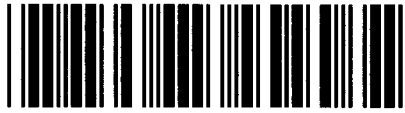




Control Number: 43082



Item Number: 5

Addendum StartPage: 0

House Bill (HB) 1600 and Senate Bill (SB) 567 83rd
Legislature, Regular Session, transferred the functions
relating to the economic regulation of water and sewer
utilities from the TCEQ to the PUC effective
September 1, 2014.

10-1-2014

43002

I Steve Woody wish to "OPT OUT" on the Application to amend CNN NO 20813, Application NO.37951-C. Enclosed is all the information on file at the HUNT County Court House, this should meet all your required documents.

Steve Woody
Steve WOODY
4831 CR 2526



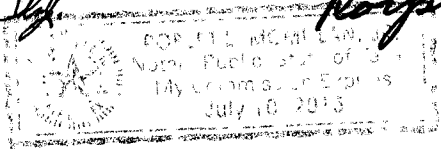
Royse City, Texas 75189

H# 972-636-0757
C# 972-408-6227

TO: Texas Commission on Environmental Quality
WATER Supply Division
Utilities Financial Review Team, MC-153
P.O. Box 13087
Austin Texas 78711-3087

Also Copy to Applicant: City of Royse City
10-1-14
P.O. Box 638
Royse City, TX 75189

NOTARY
State of TEXAS
County of ROCKWALL
Robert L. McMillan



Property ID # 23050

5

STEVE WOODY PROPERTY ID 23050

10-1-2014

Application No. 37951-C

Notice to Neighboring Systems, Landowners and Cities

NOTICE OF APPLICATION FOR CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) TO PROVIDE SEWER UTILITY SERVICE IN COLLIN, HUNT AND ROCKWALL COUNTIES, TEXAS

To: _____ Date Notice Mailed: _____, 2014
(Neighboring System, Landowner or City)

(Address)

(City State Zip)

The City of Royse City has filed an application to amend CCN No. 20813 with the Texas Commission on Environmental Quality to provide sewer utility service in Collin, Hunt and Rockwall Counties.

The proposed utility service area is located approximately 4 miles north and 5 miles east of downtown Royse City, Texas, and is **generally** bounded on the north by approximately 1/2 mile south of CR 637; on the east by approximately 1/4 mile east of FM 1565; on the south by approximately 1 1/4 miles north of N. Munson Road; and on the west by approximately 1/2 mile west of FM 1138.

The total area being requested includes approximately 9,747 acres and approximately 100 current customers. The proposed application affects customers and/or areas located in the following zip codes: 75189, 75173, 75032, 75474, 75087, 75135.

See enclosed map of the proposed service area.

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

Persons who wish to intervene or comment should write the:

Texas Commission on Environmental Quality
Water Supply Division
Utilities Financial Review Team, MC-153
P. O. Box 13087
Austin, TX 78711-3087

within thirty (30) days from the date of this publication or notice. A public hearing will be held only if a legally sufficient hearing request is received or if the Commission on its own motion requests a hearing. Only those individuals who submit a written hearing request or a written request to be notified if a hearing is set will receive notice if a hearing is scheduled.

If a public hearing is requested, the Executive Director will not issue the CCN and will forward the application to the State Office of Administrative Hearings (SOAH) for a hearing. If no settlement is reached and an evidentiary hearing is held, the SOAH will submit a recommendation to the Commission for final decision. If an evidentiary hearing is held, it will be a legal proceeding similar to a civil trial in state district court.

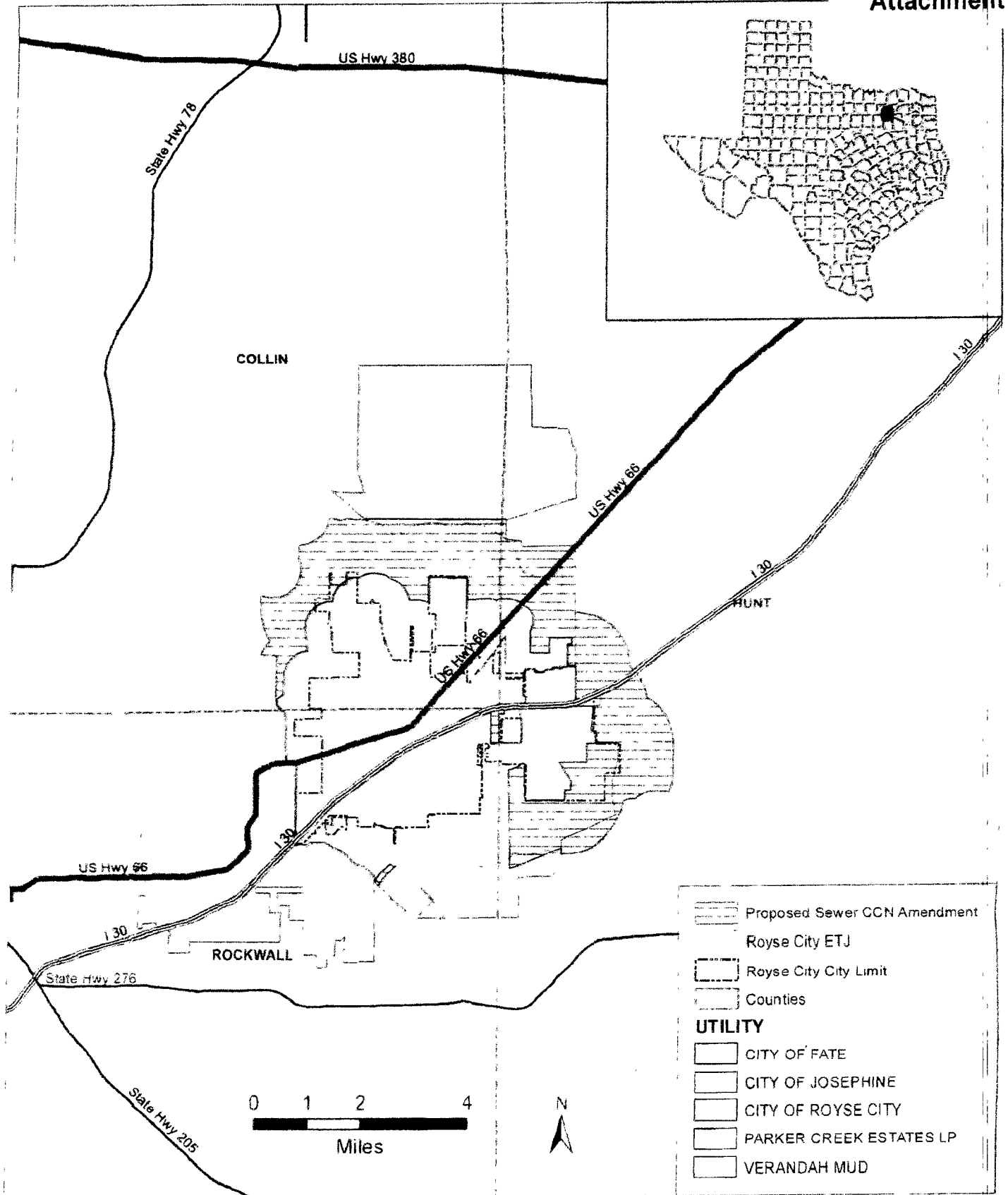
If you are a landowner with a tract of land at least 25 acres or more, that is partially or wholly located within the proposed area, you may request to exclude the tract from the proposed area (or "opt out") by providing written notice to the Commission within (30) days from the date that notice was provided by the applicant. All request to opt out of the requested service area must include a scaled, general location map and a metes and bounds description of the tract of land.

Persons who meet the requirements to opt out, and wish to request this option should file the required documents with the:

Texas Commission on Environmental Quality
Water Supply Division
Utilities and Districts Section, MC-153
P. O. Box 13087
Austin, TX 78711-3087

A copy of the request to opt out of the proposed area must also be sent to the applicant. Staff may request additional information regarding your request.

Si desea informacion en Espanol, puede llamar al 1-512-239-0200.



June 2014

ATTACHMENT D
Proposed Sewer CCN Amendment
 County Map
 City of Royse City

12077 05

3

GENERAL WARRANTY DEED

Date: September 18, 2009

Grantors: STEVEN WARREN WOODY
Grantor's Mailing Address (including county):

4831 CR 2526
Royce City, Texas 75189

Grantee: STEVEN WARREN WOODY, Trustee, Woody Family Trust dated September 18, 2009.

Grantee's Mailing Address (including county).

4831 CR 2526
Royce City, Texas 75189

Consideration:

For ten dollars and other valuable consideration paid by Grantee. Grantee agrees to indemnify and hold Grantor harmless from payment of the note and from performance of Grantor's obligation specified in the instruments securing payment of the note. Grantor assigns to Grantee both the casualty insurance policy on the property and all funds on deposit for payment of taxes and insurance premiums.

Property (including any improvements):

A0205 CHINOWITH H T., TRACT 62, 41.266 Acres

Reservations From and Exceptions to Conveyance and Warranty

This deed is subject to all easements, restrictions, conditions, covenants, and other instruments of record.

Grantor, for the consideration and subject to the reservation from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantee, grantee's heirs, executors, administrators, successors, or assigns forever. Grantor bind Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

Grantee assumes all ad valorem taxes due on the property for the current year.

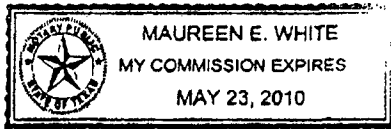
Steven Warren Woody
STEVEN WARREN WOODY

Acknowledgement

STATE OF TEXAS §

COUNTY OF DALLAS §

This instrument was acknowledged before me by STEVEN WARREN WOODY on
September 18, 2009.



Maureen E. White
NOTARY PUBLIC,
State of Texas

AFTER RECORDING RETURN TO:
STEVEN WARREN WOODY
4831 CR 2526
Royce City, Texas 75189

PREPARED IN THE LAW OFFICE OF:
Jack Razis II
Jack Razis II, P.C
741 West Tarrant Road
Grand Prairie, Texas 75050

General Warranty Deed
Woody Family Trust

Page 2

FILED AND RECORDED Instrument# 2011-118
01/04/2011 02:16:09 PM Pages: 3
Jennifer Lindenzweig-County Clerk
By: dianem, Hunt County, TX

STEVE WOODY PROPERTY ID#
23050

Prepared by the State Bar of Texas for use by lawyers only. Reviewed
1-1-76. Revised to include grantee's address (art. 6626, RCS) 1-1-82.

WARRANTY DEED
(LONG FORM)

THE STATE OF TEXAS 10705 } KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HUNT

That we, HOMER LEE WOODY and LEONARD WOODY VOL 906 PAGE 454

of the County of DALLAS and State of TEXAS for and in
consideration of the sum of TEN AND NO/100 (\$10.00) _____
_____ DOLLARS

and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which
is hereby acknowledged.

Have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto
STEVEN WARREN WOODY

of the County of DALLAS and State of TEXAS , all of
the following described real property in HUNT County, Texas, to-wit:

BEING a tract or parcel of land Southwesterly from the City of Greenville
and being a part of the H.T. Chenowith Survey, Abstract No. 205 and
the Jesse Piland Survey, Abstract No. 854 and being a part of the C.B.
Irwin Land in said surveys and being more particularly described as
follows
COMMENCING at a point for corner in the middle of county road and
at the most Easterly Northeast corner of said Chenowith Survey an
iron stake for marker offset in South boundary line of road;

THENCE: South with fence a distance of 2135 feet to an angle point;
 THENCE: South 12°36'55" East with fence a distance of 552.53 feet
 more or less, to the point of Beginning, said point also being the Southeast
 corner of a tract heretofore conveyed to Homer Lee Woody;
 THENCE: South 12°36'55" East with fence a distance of 1,100.37 feet
 to a point for corner;
 THENCE: South with fence a distance of 57 feet to a point for corner;
 THENCE: West along fence 1,725 feet to a point for corner;
 THENCE: North 1,130 feet more or less to a point for corner said point
 being the Southwest corner of a tract heretofore conveyed to Homer
 Lee Woody;
 THENCE: East with the common line of the Homer Lee Woody tract
 a distance of 1,481 feet more or less to the point of beginning and
 containing 41.84 acres more or less.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and
 appurtenances thereto in anywise belonging, unto the said grantee his heirs and assigns forever;
 and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT
 AND FOREVER DEFEND all and singular the said premises unto the said grantee his
 heirs and assigns, against every person who shall lawfully claiming or to claim the same or any part thereof.

EXECUTED this 27th day of October, A. D. 19 82

HOMER LEE WOODY
 LEONARD WOODY *Steven Lee Woody*
Leonard Woody

Mailing address of each grantee:

Name: Steven Warren Woody
 Address: 713 Forest Park
 Grand Prairie, Tex. 75051

Name:
 Address:

(Acknowledgment)

VOL 906 PAGE 455

STATE OF TEXAS
 COUNTY OF DALLAS

This instrument was acknowledged before me on the 5th day of November, 19 82
 by HOMER LEE WOODY

My commission expires:

[Signature]
 OCTOBER 16, 1985. *mtc*

Mary J. Hudson
 Notary Public, State of Texas
 Notary's printed name: MARY T. HUDSON

1982 11 28

(Acknowledgment)

VOL 906 PAGE 456

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 5th day of November, 1982
by: **LEONARD WOODY**

My commission expires

Leonard Woody
OCTOBER 16, 1985

Mary J Hudson

Notary Public, State of Texas
Notary's printed name: MARY T. HUDSON

(Acknowledgment)

STATE OF TEXAS
COUNTY OF

FILED FOR RECORD AT 8:00 O'CLOCK A.M. Nov. 19, 1982
COUNTY CLERK, HUNT COUNTY, TEXAS - BY *[Signature]* DEPUTY

27815 20 Ac
SUMMERS CLETA RHEA

32905 26.633 Ac
SUMMERS CLETA RHEA

23051 41.84 Ac
CLOUSE CONNIE & MICHAEL

108503 22.784 Ac
SUMMERS CLETA RHEA

23047 197.994 Ac
4252 LLC

PROPERTY ID#

23050 41.266 Ac
WOODY STEVEN WARREN TRUSTEE

32897 22.749 Ac
CLAXTON WILLIAM HENRY

32895 25.682 Ac
CLAXTON WILLIAM HENRY

PROPERTY ID#

23049 35.873 Ac
WOODY STEVEN WARREN TRUSTEE

32901 36.423 Ac
CLAXTON WILLIAM HENRY & MARGARET

206150 26.795 Ac
SYNERGY BANK SSB

37479 18.344 Ac
SYNERGY BANK SSB

31355 94.25 Ac
HARGROVE RAYMOND L

29710 119.246 Ac
ELLIOTT KAY NETHERY

FM 35

37475 30.464 Ac
SYNERGY BANK SSB

PRIVATE ROAD 2435

37476 13.94 Ac
SYNERGY BANK SSB

10-1-2014

108503

32897

32895

206150

N

2903

2902

3049

115696

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT BE USED TO PREPARE FOR OR BE SUBJECT TO A SURVEY AND REPRESENTS ONLY THE APPROXIMATE LOCATION OF THE PROPERTY BOUNDARIES. THIS PRODUCT IS FOR INFORMATIONAL PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY.

10-1-2014

HUNT COUNTY APPRAISAL DISTRICT
PROPERTY 23050
Legal Description
A0205 CHINOWITH H T, TRACT 62, ACRES 41.266

OWNER ID
516130
OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2015
WOODY STEVEN WARREN TRUSTEE
WOODY FAMILY TRUST DATED SEPTEMBER 18, 2009
4831 CR 2526
ROYSE CITY, TX 75189

*** SHARED PROPERTY VALUES ***
IMPROVEMENTS * = 168,170
LAND MARKET * + 91,950
MARKET VALUE * = 260,120
PRODUCTIVITY LOSS * - 84,380
APPRAISED VALUE * = 175,740

Ref ID: R12574
0205-0620-0000-91
Ref ID: R23050
Map ID 2A-174A

ACRES: 41.2660
EFF. ACRES: 83.6800

ASSESSED VALUE * = 175,740

SITUS 4831 CR 2526 ROYSE CITY, TX 75189
APPR VAL METHOD: Cost

SKETCH for Improvement #1 (Residential)

UTILITIES	ALL	LAST APPR. YR	EEM
TOPOGRAPHY	LEV	2014	
ROAD ACCESS	GR	10/09/2013	
ZONING			
NEXT REASON			

REMARKS
VALUE WILL NOT BE ADDED BECAUSE OF
IRRIGATION TANKS @ PLATFORMS BEING
ADDED PER DON SPENCER

BUILDING PERMITS
ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO
09/18/2009 ***** WOODY STEVEN WARREN / 2011 / 118
03/17/2006 ***** WOODY FAMILY LIV W/D / 1433 / 616
11/10/1998 ***** WOODY HOMER L QCD / 525 / 091

SUBD: A0205 NBHD: SRC-A-G 110.00%

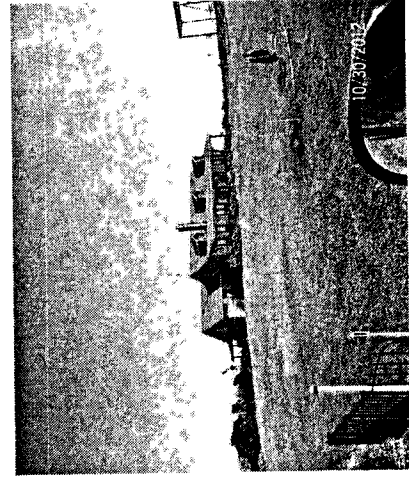
#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT	PRICE/UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
1	MA	MAIN AREA	R	3M/	2,175.0		62.47	1	2008	AVG	135,870	95%	100%	100%	100%	100%	0.95	129,080
	PO	OPEN PORCH W	R		528.0		12.49	1	2008	AVG	6,600	95%	100%	100%	100%	100%	0.95	6,270
	PO	OPEN PORCH W	R		259.0		12.49	1	2008	AVG	3,240	95%	100%	100%	100%	100%	0.95	3,070
	GA3	GARAGE	R		576.0		20.62	1	2008	AVG	11,880	95%	100%	100%	100%	100%	0.95	11,280
	PLL	PORCH, PATIO	R		1,216.0		2.75	1	2010	AVG	3,340	95%	100%	100%	100%	100%	0.95	3,180
	STCD	E1			4,754.0						160,930							152,880

Oil Wells: 0
IRR Acres: 0
MKT VAL AG APPLY AG CLASS AG TABLE AG UNIT PRC AG VALUE
2,310 0 00 0 00 0
25,100 YES 1D1 A-NP3 61 00 660
18,120 YES 1D1 A-OR3 364 00 3,370

Capacity: 0
VAL SRC
1.00 A
1.00 A
1.00 A
25,100 1.00 A
18,120 1.00 A
2,310 1.00
25,100 1.00
21,320 0.85

LAND INFORMATION
UNIT PRICE GROSS VALUE IRR Wells: 0
2,305.82 2,310 1.00
2,305.82 25,100 1.00
2,305.82 21,320 0.85

SUBD: A0205 NBHD: SRC-A-G 100.00%
L# DESCRIPTION L# DESCRIPTION
1 RESIDENTIAL, RURAL 1 RESIDENTIAL, RURAL
2 NATIVE PASTURE 2 NATIVE PASTURE
3 ORCHARD 3 ORCHARD
Comment FLOOD



IMPROVEMENT FEATURES

HUNT COUNTY APPRAISAL DISTRICT
 PROPERTY 23050
 Legal Description
 A0205 CHINOWITH H T,TRACT 62, ACRES 41 266

PROPERTY APPRAISAL INFORMATION 2015
 WOODY STEVEN WARREN TRUSTEE
 WOODY FAMILY TRUST DATED SEPTEMBER 18,2009
 4831 CR 2526
 ROYSE CITY, TX 75189

OWNER ID
 516130
 OWNERSHIP
 100.00%

Entities
 CAD 100%
 GHT 100%
 HHO 100%
 SRC 100%

Ref ID1 R12574
 0205-0620-0000-91
 Ref ID2 R23050
 Map ID 2A-174A

ACRES: 41.2660
 EFF. ACRES: 83.6800

SITUS 4831 CR 2526 ROYSE CITY, TX 75189

APPR VAL METHOD: Cost

GENERAL

UTILITIES ALL
 TOPOGRAPHY LEV
 ROAD ACCESS GR
 ZONING
 NEXT REASON

No Sketch Available

EXEMPTIONS

DP
 HS
 Disability
 Homestead

REMARKS VALUE WILL NOT BE ADDED BECAUSE OF
 IRRIGATION TANKS @ PLATFORMS BEING
 ADDED PER DON SPENCER

BUILDING PERMITS

ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

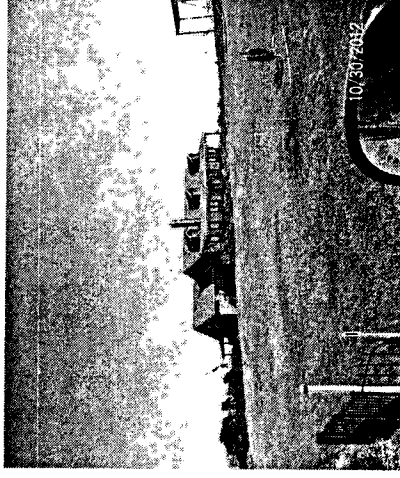
SALE DT PRICE GRANTOR DEED INFO
 09/18/2009 ***** WOODY STEVEN WARREN / 2011 / 118
 03/17/2006 ***** WOODY FAMILY LIV WD / 1433 / 616
 11/10/1998 ***** WOODY HOMER L QCD / 525 / 091

SUBD: A0205 NBHD: SRC A-G 110.00%
 MTHD CLASS/SUBCL AREA UNIT PRICE UNITS BUILT EFF YR COND VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE

IMPROVEMENT INFORMATION

IRR Acres: 0
 Capacity: 0
 VAL SRC
 VAL SRC
 VAL SRC

PICTURE



IMPROVEMENT FEATURES

SUBD: A0205
 L# DESCRIPTION
 4 NATIVE PASTURE

CLS TABLE A-REG5
 DIMENSIONS 20 1330 AC
 NBHD: SRC A-G 100.00%
 METH A

IRR Wells: 0
 Capacity: 0
 VAL SRC
 VAL SRC
 VAL SRC

Oil Wells: 0
 AG CLASS 1D1
 AG APPLY YES
 AG TABLE A-NP3
 AG UNIT PRC 61.00
 AG VALUE 1,230
 91,950

168,170
 91,950
 260,120
 84,380
 175,740
 0
 175,740

PROPERTY: (including any improvements):

All those certain lots, tracts or parcels of land together with all improvements thereon, lying and being situated in Hunt County, Texas, and described as follows:

Being a tract or parcel of land southwesterly from the City of GREENVILLE and being a part of the H.T. CHENOWITH survey, Abstract 205, and the JESSE H. PILAND Survey, Abstract 854, and being part of the C.B. IRWIN land in said surveys and being more particularly described as follows: COMMENCING at a point for corner in the middle of a county road at the most Easterly Northeast corner of said CHENOWITH Survey an iron stake for marker offset in South boundary line of road; THENCE, South along fence 1,361.18 feet more or less, to the point of BEGINNING; said point being the Southeast corner of a tract heretofore conveyed to LEONARD WOODY; THENCE, South with fence a distance of 773.82 feet more or less to an angle point; THENCE, South 12 36'55" East along fence a distance of 552.53 feet more or less to a point for corner; THENCE, West a distance of 1,481 feet to a point for corner; THENCE, North 920.28 feet to a point for corner said point being the Southwest corner of a tract heretofore conveyed to LEONARD WOODY; THENCE, East with the common line of the LEONARD WOODY tract a distance of 1,313.60 feet to place of BEGINNING and containing 11.84 acres more or less. This conveyance is made and accepted SUBJECT to any restrictive covenants of record affecting the same and to any and all easements as the same exist of record and/or are apparent on the ground.

For the consideration Grantor quitsclaims to Grantee all of Grantor's right, title, and interest in and to the property, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors and assigns forever. Neither Grantor nor Grantor's heirs, executors, administrators, successors, or assigns shall have, claim, or demand any right or title to the property or any part of it. When the context requires, singular nouns and pronouns include the plural.

EXECUTED

Doc 4300 BK 901 Pg 1433 618

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: Mar 22, 2006
at 01:15p

Document Number: 4300
Amount 24.00

By
Diane Wilburn
Linda Brooks,
County Clerk
Hunt County

SIGNER OF INSTRUMENT COUNTY OF HUNT

I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of Hunt County as stamped herein by me.

Mar 22, 2006

Linda Brooks, Deputy Clerk
Hunt County

Any provision herein which restricts the sale, rental or use of the described EDP, PROPERTY because of Race, Color, Religion, Sex, Handicap, Familial Status or National Origin is invalid and unenforceable under FEDERAL LAW, 3/12/89

RECORDING MEMORANDUM:
At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blanks, additions and changes were present at the time the instrument was filed and recorded.