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Commissioner

**Brian H. Lloyd**  
Executive Director



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**Public Utility Commission of Texas**  
PUBLIC UTILITY COMMISSION  
FILE CLERK

November 19, 2015

Brett W. Fenner, P.E.  
B&D Environmental, Inc.  
P.O. Box 500264  
Austin, Texas 78711-3326

RE: PUC Docket No. 45151—*City of Celina Notice of Intent to Provide Retail Water and Sewer Service to 494.819-Acre Area Decertified From Mustang Special Utility District*

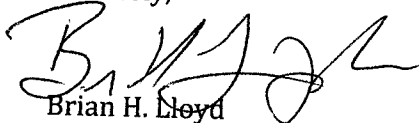
Dear Mr. Fenner:

On September 14, 2015, the City of Celina (Celina) notified the Public Utility Commission of Texas (Commission or PUC) of its intent to provide retail water and sewer service to an area decertified by the Commission in PUC Docket No. 44629 from Mustang Special Utility District (Mustang SUD). When an area has been decertified under Texas Water Code (TWC) § 13.254, no retail public utility may provide retail water or sewer service to the area until compensation has been provided for property that the Commission determines is rendered useless and valueless. Because Celina and Mustang SUD were unable to reach an agreement regarding an independent appraiser, the Commission is required to appoint a third appraiser to make a determination of the compensation for the subject property. Each retail public utility shall pay one-half of the costs of the third appraisal.

To ensure timely implementation of the compensation process required under TWC § 13.254, the Commission has delegated to the Executive Director the authority to appoint a third appraiser pursuant to TWC § 13.254(g-1) and 16 Texas Administrative Code (T.A.C.) §24.113(j).

I hereby appoint Brett W. Fenner, P.E. as a third appraiser under TWC § 13.254(g-1) and 16 T.A.C. § 24.113(j) to determine the value of any property rendered valueless and useless to Mustang SUD as a result of the decertification in PUC Docket No. 44629. The appraisal performed by Mr. Fenner shall be in accordance with the factors set forth 16 T.A.C. § 24.113(k). Pursuant to TWC § 13.254((g-1) the third appraisal must be submitted to the Commission in Docket No. 45151 on or before December 12, 2015.

Sincerely,

  
Brian H. Lloyd  
Executive Director