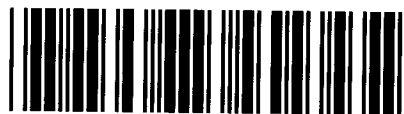




Control Number: 45272



Item Number: 1

Addendum StartPage: 0



PURSUANT TO PUC CHAPTER 24, SUBSTANTIVE RULES APPLICABLE TO WATER AND SEWER
SERVICE PROVIDERS, SUBCHAPTER G: CERTIFICATES OF CONVENIENCE AND NECESSITY

Application to Obtain or Amend a Water or Sewer Certificate of Convenience and Necessity (CCN)

Docket Number: **45272**

(this number will be assigned by the Public Utility Commission after your application is filed)

7 copies of the application, including the original, shall be filed with

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

If submitting digital map data, two copies of the portable electronic storage medium (such as CD or DVD) are required.

2015 OCT 21 PM 4:25
PUBLIC UTILITY COMMISSION
FILING CLERK

RECEIVED

Purpose of Application	2
1. Applicant Information.....	2
2. Location Information.....	3
3. Map Requirements.....	5
4. New System Information or Utilities Requesting a CCN for the First Time	5
5. Existing System Information	6
6. Financial Information	9
7. Notice Requirements.....	10
OATH.....	12
Notice for Publication	13
Notice to Neighboring Systems, Landowners and Cities	15
Notice to Customers of IOUs in Proposed Area	17

Historical Balance Sheets	19
Historical Income Statement.....	20
Historical Expenses Statement	21
Projected Balance Sheets	22
Projected Income Statement	23
Projected Expenses Statement.....	24
Projected Sources And Uses Of Cash Statements	25

Application to Obtain or Amend a Water or Sewer Certificate of Convenience and Necessity (CCN)

<input checked="" type="checkbox"/> Obtain	<input type="checkbox"/> New Water CCN	<input type="checkbox"/> New Sewer CCN
<input type="checkbox"/> Amend	<input type="checkbox"/> Water CCN# (s) _____	
<input type="checkbox"/> Amend	<input type="checkbox"/> Sewer CCN#(s) _____	



Applicant	
Utility name: Zipp Road Utility Co. LLC	
Certificate number: N/A	
Street address (City/ST/ZIP/Code): 300 E. Basse Rd. Ste. 2128 San Antonio, TX 78209	
Mailing address(City/ST/ZIP/Code): 300 E. Basse Rd. Ste. 2128 San Antonio, TX 78209	
Utility Phone Number and Fax: (210) 209-8029	
Contact information	
Please provide information about the person(s) to be contacted regarding this application. Indicate if this person is the owner, operator, engineer, attorney, accountant manager, or other title related to the applicant.	
Name: BVRT LP c/o Andrés Durá	Title: Attorney
Mailing address: 300 E. Basse Rd. Ste. 2128 San Antonio, TX 78209	
Email: adura@bridgeviewllc.com	Phone and Fax: (210) 209-8029
List all counties in which service is proposed: GUADALUPE COUNTY	

A. Check the appropriate box and provide information regarding the legal status of the applicant:

- ☒ Investor Owned Utility ☐ Individual ☐ Partnership
☐ Home or Property Owners Association ☐ For-profit Corporation
☐ Non-profit, member-owned, member-controlled cooperative corporation
(Water Code Chapter 67, Water Supply or Sewer Service Corporation)
☐ Municipality ☐ District ☒ Other - Please explain:

Zipp Road Utility Co. LLC is a Limited Liability Company

B. If the applicant is a For-Profit business or corporation, please include the following information **See Attachment 1.B**

- i. A copy of the corporation's "Certification of Account Status" from the Texas State Comptroller of Public Accounts.
- ii. The corporation's charter number as recorded with the Office of the Texas Secretary of State: 802295751
- iii. A listing of all stockholders and their respective percentages of ownership.
- iv. A copy of the company's organizational chart, if available.
- v. A list of all directors and disclose the title of each individual.
- vi. A list of all affiliated organizations (if any) and explain the affiliate's business relationship with the applicant.

C. If the applicant is a Texas Water Code (TWC) Chapter 67 water supply or sewer service corporation please provide:

- i. A copy of the Articles of Incorporation and By-Laws.
- ii. The corporation's charter number as recorded with the Office of the Texas Secretary of State.
- iii. Identification of all board members including name, address, title, and telephone number.
- iv. A copy of the corporation's *Certificate of Account Status* from the Texas Comptroller of Public Accounts.



- A. Are there people already living in the proposed area? ☐ Yes ☒ No
If YES, are any currently receiving utility service? ☐ Yes ☐ No
If YES, from WHOM? _____

B. Demonstrate the Need for Service by providing the following:

Have you received any requests for service in the requested service area?

☒ Yes ☐ No

If YES, provide the following: **(See Attachment 2.B)**

- i. Describe the service area and circumstances driving the need for service in the requested area. Indicate the name(s) and address(es) of landowner(s), prospective landowner(s), tenant(s), or resident(s) that have requested service; and/or
- ii. Describe the economic need(s) for service in the requested area (i.e. plat approvals, recent annexation(s) or annexation request(s), building permits, septic tank permits, hospitals, etc.); and/or
- iii. Discuss in detail the environmental need(s) for service in the requested area (i.e. failing septic tanks in the requested area, fueling wells, etc.); and/or
- iv. Provide copies of any written application(s) or request(s) for service in the requested area; and/or
- v. Provide copies of any reports and/or market studies demonstrating existing or anticipated growth in the requested area.
- vi. If none of these items exist or are available, please justify the need for service in the proposed area in writing.

Note: Failure to demonstrate a need for additional service in the proposed service area may result in the delay and /or possible denial of the application.

C. Is any portion of the proposed service area inside an incorporated city or district?

☒ Yes ☐ No

If YES, within the corporate limits of: City of New Braunfels

Provide a copy of any franchise, permit, or consent granted by the city or district. If not available please explain:

(See Attachment 2.C). The City of New Braunfels's engineering department has informed Zipp Road Utility Co. LLC that the city does not have authority to consent to its services.

D. Is any portion of the proposed service area inside another utility's CCN area?

☒ Yes ☐ No

If YES, has the current CCN holder agreed to decertify the proposed area? No

If NO, are you seeking dual or single certification of the area? Explain why decertification of the area is in the public interest:

Single certification. Certification is in the public interest because wastewater service has never been provided to the area and no wastewater service infrastructure currently exists to provide wastewater service to the area. Landowners of the proposed service area have filed streamlined expedited requests for decertification of their land from Guadalupe Blanco River Authority's CCN so that they may provide wastewater service to their property.

APPENDIX B

Attach the following hard copy maps with each copy of the application: **(See Attachment 3.A)**

- A. A location map delineating the proposed service area with enough detail to accurately locate the proposed area within the county.
- B. A map showing only the proposed area by:
 - i. metes and bounds survey certified by a licensed state or register professional land surveyor; or
 - ii. projectable digital data with metadata (proposed areas should be in a single record and clearly labeled). Also, a data disk labeled with the applicant's name must be provided; or
 - iii. following verifiable natural and man-made landmarks; or
 - iv. a copy of recorded plat map with metes and bounds.
- C. A written description of the proposed service area.
- D. Provide separate and additional maps of the proposed area(s) to show the following:
 - i. all facilities, illustrating separately facilities for production, transmission, and distribution of the applicant's service(s); and
 - ii. any facilities, customers or area currently being served outside the applicant's certificated area(s).

Note: Failure to provide adequate mapping information may result in the delay or possible denial of your application.

Digital data submitted in a format other than ArcView shape file or Arc/Info E00 file may result in the delay or inability to review applicant's mapping information.

For information on obtaining a CCN base map or questions about sending digital map data, please visit the Water Utilities section of the PUC website for assistance.

APPENDIX C

A. Please provide the following information: **(See Attachment 4.A)**

- i. a list of public drinking water supply system(s) or sewer system(s) within a 2 mile radius of the proposed system;
- ii. copies of written requests seeking to obtain service from each of the public drinking water systems or sewer systems listed in a. 1 above or documentation that it is not economically feasible to obtain service from each entity;
- iii. copies of written responses from each system or evidence that they did not reply; and
- iv. for sewer utilities, documentation showing that you have obtained or applied for a wastewater discharge permit.

B. Were your requests for service denied? ☐ Yes ☒ No

W Q - ;	W Q - ;
W Q - ;	W Q - ;
W Q - ;	W Q - ;

- iii. Date of last TCEQ water and/or sewer system inspection(s): _____
- iv. Attach a copy of the most recent TCEQ water and/or sewer inspection report letter(s).
- v. For each system deficiency listed in the TCEQ inspection report letter; attach a brief explanation listing the actions taken or being taken by the utility to correct the listed deficiencies, including the proposed completion dates.

B. Provide the following information about the utility's certified water and/or sewer operators

Name	Classes	License Number

- Attach additional sheet(s) if necessary -

- C. Using the current number of customers, is any facility component in systems named in #5A above operating at 85% or greater of minimum standard capacity?

- ☐ Yes
☐ No

Attach a copy of the 85% rule compliance document filed with the TCEQ if the system is operating at 85% or greater of the TCEQ's minimum standard capacity requirements.

- D. In the table below, the number of existing and/or proposed metered and non-metered connections (by size). The proposed number should reflect the information presented in the business plan or financial **documentation** and reflect the number of service requests identified in Question 2.b in the application.

TCEQ Water System			TCEQ Sewer System		
Connection	Existing	Proposed	Connection	Existing	Proposed
5/8" or 3/4" meter			Residential		
1" meter or larger			Commercial		
Non-Metered			Industrial		

TCEQ Water System			TCEQ Sewer System		
Other:			Other:		
Total Water			Total Sewer		

- E. If this application is for a water CCN only, please explain how sewer service is or will be provided:

- F. If this application is for a sewer CCN only, please explain how water service is or will be provided:

- G. Effect of Granting a Certificate Amendment.

Explain in detail the effect of granting of a certificate or an amendment, including, but not limited to regionalization, compliance and economic effects on the following:

- i. the applicant,
- ii. any retail public utility of the same kind already serving the proximate area; and
- iii. any landowner(s) in the requested area.

- H. Do you currently purchase or plan to purchase water or sewer treatment capacity from another source?

i. ☐ No, (skip the rest of this question and go to #6)

ii. Yes, Water

Purchased on a ☐ Regular ☐ Seasonal ☐ Emergency basis?

Water Source	% of Total Treatment
	0.00%

Water Source	% of Total Treatment
	0.00%
	0.00%

iii. ☐ Yes, Sewer treatment capacity

Purchased on a ☐ Regular ☐ Seasonal ☐ Emergency basis?

Sewer Source	% of Total Treatment
	0.00%
	0.00%
	0.00%

iv. Provide a signed and dated copy of the most current water or sewer treatment capacity purchase agreement or contract.

I. Ability to Provide Adequate Service.

Describe the ability of the applicant to provide adequate service, including meeting the standards of the commission, taking both of the following items into consideration:

- i. the current and projected density; and
- ii. the land use of the requested area.

J. Effect on the Land. Explain the effect on the land to be included in the certificated area.



A. For new water and/or sewer systems and for applicants with existing CCNs who are constructing a new stand-alone water and/or sewer system: **(See Exhibit 6.A)**

- i. the applicant must provide an analysis of all necessary costs for constructing, operating, and maintaining the system, and the source of that capital (such as a financial statement for the developing entity) for which the CCN is requested for at least the first five years. In addition, if service has been offered by an existing retail water service provider as stated in #4.A., but the applicant has determined that the cost of service as finally offered renders the project not economically feasible, the applicant must provide a comparison analysis of all necessary costs for acquiring and continuing to receive service from the existing system for the same period.
- ii. Attach projected profit and loss statements, cash flow worksheets, and balance sheets (projected five year financial plan worksheet is attached) for each of the first five years of operation. Income from rates

should correlate to the projected growth in connections, shown on the projected profit and loss statement.

- iii. Attach a proposed rate schedule or tariff. Describe the procedure for determining the rates and fees and indicate the date of last change, if applicable. Attach copies of any cost of service studies or rate analysis worksheets.
- B. For existing water and/or sewer systems:
 - i. Attach a profit and loss statement and current balance sheet for existing businesses (end of last fiscal year is acceptable). Describe sources and terms for borrowed capital such as loans, bonds, or notes (profit and loss and balance sheet worksheets are attached, if needed).
 - ii. Attach a proposed rate schedule or tariff.
- ❖ **Note: An existing water and/or sewer system may be required to provide the information in 6.A.i. above during the technical review phase if necessary for staff to completely evaluate the application**
- C. Identify any funds you are required to accumulate and restrict by lenders or capital providers.
- D. In lieu of the information in #6.A. thru #6.C., you may provide information concerning loan approvals within the last three (3) years from lending institutions or agencies including the most recent financial audit of the applicant.
- ❖ **Note: Failure to provide adequate financial information may result in the delay or possible denial of your application.**

-
- A. All proposed notice forms must be completed and submitted with the application. Do not mail or publish the notices until you receive written approval from the commission to do so.
 - B. The commission cannot grant a CCN until proper notice of the application has been given. Commission rules do not allow a waiver of notice requirements for CCN applicants.
 - C. It is the applicant's responsibility to ensure that proper notice is given to all entities that are required to receive notice.
 - D. Recommended notice forms for publication, neighboring cities and systems, landowners with 25 acres or more, and customers are included with this application for use in preparing proposed notices. (Notice forms are available in Spanish upon request.)
 - E. After reviewing and, if necessary, modifying the proposed notice, the commission will send the notice to the applicant after the application is accepted for filing along with instructions for publication and/or mailing. Please review the notice carefully before providing the notice.
 - F. Notice For Publication:
The applicant shall publish the notice in a newspaper with general circulation in the county(ies) where a CCN is being requested. The notice must be published once each week for two consecutive weeks beginning with the week after the notice is received from the commission. Proof of publication in the form of a publisher's affidavit shall be submitted to the commission within 30 days of the last publication date. The affidavit shall state with specificity each county in which the newspaper is of general circulation.
 - G. Notice To Neighboring Utilities:
 - i. List all neighboring retail public utilities and cities providing the same utility service within the following vicinities of the applicant's proposed certificate area.
 - ii. For applications for the issuance of a NEW CCN, the applicant must mail the notice with a copy of the proposed CCN map to all cities and neighboring retail public utilities providing the same utility service within five (5) miles of the requested service area.

- iii. For applications for the AMENDMENT of a CCN, the applicant must mail the notice with a copy of the proposed CCN map to all cities and neighboring retail public utilities providing the same utility service within two (2) miles of the requested service area.
- H. Notice to Customers:
Investor Owned Utilities (IOUs) that are currently providing service without a CCN must provide individual mailed notice to all current customers. The notice must contain the current rates, the date those rates were instituted and any other information required in the application.
- I. The commission may require the applicant to deliver notice to other affected persons or agencies.

Do not publish or send copies of the proposed notices to anyone at the time you submit the application to the commission. Wait until you receive written authorization to do so. Authorization occurs after the commission has reviewed the notices for completeness, and your application has been accepted for filing. Once the application is accepted for filing, you will receive written authorization to provide notice. Please check the notices for accuracy before providing them to the public. It is the applicant's burden to ensure that correct and accurate notice is provided.

OATH

STATE OF Texas
COUNTY OF Bexar

I, Andrés Durá, being duly sworn,
file this application as Attorney for Zipp Road Utility Co. LLC; that, in such capacity, I am qualified
and authorized to file and verify such application, am personally familiar with the maps
and financial information filed with this application, and have complied with all the
requirements contained in this application; and, that all such statements made and
matters set forth therein are true and correct. I further state that the application is made
in good faith and that this application does not duplicate any filing presently before the
Public Utility Commission of Texas.

I further represent that the application form has not been changed, altered or amended
from its original form.

**I further represent that the Applicant will provide continuous and adequate
service to all customers and qualified applicants for service within its certificated
service area.**



AFFIANT
(Utility's Authorized Representative)

If the Affiant to this form is any person other than the sole owner, partner, officer of the
Applicant, or its attorney, a properly verified Power of Attorney must be enclosed.

SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public in and for the State of Texas,
This day twentieth of October 20 15

SEAL



Mia T. Herbold
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

Mia T. Herbold
PRINT OR TYPE NAME OF NOTARY

MY COMMISSION EXPIRES 3-13-16

Notice for Publication

NOTICE OF APPLICATION FOR CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) TO
PROVIDE WATER/SEWER UTILITY SERVICE IN

Guadalupe COUNTY(IES), TEXAS

Name of Applicant Zipp Road Utility Co. LLC has filed an application for a
CCN to obtain or amend CCN No. (s) _____ and to
decertify a portion(s) of _____ with the
(Name of Decertified Utility)

Public Utility commission of Texas to provide

Sewer

(specify 1) water or 2) sewer or 3) water & sewer)

utility service in

Guadalupe

County
(ies).

The proposed utility service area is located approximately 5 miles south east
[direction] of downtown New Braunfels, Texas, and is generally
bounded on the north west by West Zipp Road; on the north east by
725 Farm to Market Road; the southeast by GM Church and Skytrail

The total area being requested includes approximately 86 acres and 0
current customers.

A copy of the proposed service area map is available at (Utility Address and Phone
Number): 300 E. Basse Rd. Ste. 2128 San Antonio, TX 78209

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 file with the PUC at the following address:

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

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 commission 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 be excluded 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 requests 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:

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

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 1-888-782-8477

**NOTICE OF APPLICATION FOR CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) TO
PROVIDE WATER/SEWER UTILITY SERVICE IN**

To: Guadalupe Blanco River Authority Date Notice Mailed 20
(Neighboring System, Landowner or City)

Name of Applicant Zipp Road Utility LLC has filed an application for a
CCN to obtain or amend CCN No. (s) _____ and to
decertify a portion(s) of _____ with the
(Name of Decertified Utility)

The proposed utility service area is located approximately 5 miles south east [direction] of downtown New Braunfels, Texas, and is generally bounded on the north west by West Zipp Road; on the north east by 725 Farm to Market Road; and the southeast by GM Church and Skytrail

The total area being requested includes approximately 86 acres and 0 current customers.

Application to Obtain or Amend a Water or Sewer Certificate of Convenience and Necessity, 9/1/14 (formerly TCEQ form 10362) Page 15 of 25

Persons who wish to intervene or comment should write the:

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

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 commission 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 be excluded 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 requests 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:

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

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 1-888-782-8477

Notice to Customers of IOUs in Proposed Area

NOTICE OF APPLICATION FOR CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) TO
PROVIDE WATER/SEWER UTILITY SERVICE IN
Guadalupe COUNTY(IES), TEXAS

Dear Customer: _____ Date Notice Mailed _____ 20 _____

Name of Applicant Zipp Road Utility Co. LLC has filed an application for a
CCN to obtain or amend CCN No. (s) _____ and to
decertify a portion(s) of Guadalupe Blanco River Authority with the
(Name of Decertified Utility)

Public Utility commission of Texas to provide sewer
(specify 1) water or 2) sewer or 3) water & sewer)
utility service in Guadalupe County(ies).

The proposed utility service area is located approximately 5 miles south east
[direction] of downtown New Braunfels, [City or Town] Texas.

A copy of the proposed service area map is available at (Utility Address and Phone
Number): 300 E Basse Rd. Ste. 2128 San Antonio, TX 78209

The current utility rates which were first effective on _____ 20 _____

Monthly Flat Rate of \$ 65.00 Per connection

-OR-

Monthly Base Rate Including per 1,500 gallons
connection for:

5/8" meter	\$ _____
1" meter	\$ _____
1 1/2" meter	\$ _____
2" meter	\$ _____

Other\$ _____

Gallonge charge of \$ 3.00 Per 1,000
Gallons above minimum (same for all meters sizes)

Miscellaneous Fees

Regulatory Assessment

Tap Fee (Average Actual Cost)

Reconnecting fee:

- Non Payment (\$25.00 max)
- Transfer
- Customer's request

Late fee

Returned Check charge

Customer Deposit (\$50.00 max)

Meter test fee

(Actual Cost not Exceed \$25.00)

Other Fees

1%
\$ 500.00
\$
\$ 25.00
\$ 50.00
\$ 25.00
\$5.00 or 10%
\$ 25.00
\$ 50.00
\$
\$

Your utility service rates and fees cannot be changed by this application. If you are currently paying rates, those rates must remain in effect unchanged. Rates may only be increased if the utility files and gives notice of a separate rate change application.

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:

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

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 Commission 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 A HEARING IS HELD, it is important that you or your representative attend to present your concerns. Your request serves only to cause a hearing to be held and is not used during the hearing.

If you are a landowner with a tract of land at least 25 acres or more, and is partially or wholly located within the proposed area, you may request to be excluded 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 requests 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:

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

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 1-888-782-8477

HISTORICAL BALANCE SHEETS

	CURRENT YEAR (A)	A-1 YEAR	A-2 YEAR	A-3 YEAR	A-4 YEAR	A-5 YEAR
CURRENT ASSETS						
Cash						
Accounts Receivable						
Inventories						
Income Tax Receivable						
Other						
Total						
FIXED ASSETS						
Land						
Collection/Distribution System						
Buildings						
Equipment						
Other						
Less: Accum. Depreciation or Reserves						
Total						
TOTAL ASSETS						
CURRENT LIABILITIES						
Accounts Payable						
Notes Payable, Current						
Accrued Expenses						
Other						
Total						
LONGTERM LIABILITIES						
Notes Payable, Long-term						
Other						
TOTAL LIABILITIES						
OWNER'S EQUITY						
Paid in Capital						
Retained Equity						
Other						
Current Period Profit or Loss						
TOTAL OWNER'S EQUITY						
TOTAL LIABILITIES AND EQUITY						
WORKING CAPITAL						
CURRENT RATIO						
DEBT TO EQUITY RATIO						
EQUITY TO TOTAL ASSETS						

HISTORICAL INCOME STATEMENT

	CURRENT YEAR (A)	A-1 YEAR	A-2 YEAR	A-3 YEAR	A-4 YEAR	A-5 YEAR
METER NUMBER						
Existing Number of Taps						
New Taps per Year						
Total Meters at Year End						
METER REVENUE						
Fees Per Meter						
Cost Per Meter						
Operating Revenue Per Meter						
GROSS WATER REVENUE						
Fees						
Other						
Gross Income						
OPERATING EXPENSES						
General & Administrative						
Interest						
Other						
NET INCOME						

HISTORICAL EXPENSES STATEMENT

	CURRENT YEAR (A)	A-1 YEAR	A-2 YEAR	A-3 YEAR	A-4 YEAR	A-5 YEAR
GENERAL/ADMINISTRATIVE EXPENSES						
Salaries						
Office Expense						
Computer Expense						
Auto Expense						
Insurance Expense						
Telephone Expense						
Utilities Expense						
Depreciation Expense						
Property Taxes						
Professional Fees						
Other						
Total						
% Increase Per Year	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
OPERATIONAL EXPENSES						
Salaries						
Auto Expense						
Utilities Expense						
Depreciation Expense						
Repair & Maintenance						
Supplies						
Other						
Total						
% Increase Per Year	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
ASSUMPTIONS						
Interest Rate/Terms						
Utility Cost/gal.						
Depreciation Schedule						
Other						

PROJECTED BALANCE SHEETS

	START UP	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
CURRENT ASSETS						
Cash	842,846.00	14,734.00	55,805.00	116,965.00	276,096.00	476,096.00
Accounts Receivable		18,144.00	31,709.00	39,068.00	47,540.00	57,256.00
Inventories						
Income Tax Receivable	8,804.00	14,098.00				
Other						
Total	851,650.00	46,977.00	87,514.00	156,033.00	323,636.00	533,351.00
FIXED ASSETS						
Land	80,000.00	80,000.00	80,000.00	80,000.00	80,000.00	80,000.00
Collection/Distribution System		935,034.00	962,383.00	989,832.00	1,017,361.00	1,044,954.00
Buildings						
Equipment						
Other						
Less: Accum. Depreciation or Reserves		-23,376.00	-47,435.00	-72,181.00	-97,615.00	-123,739.00
Total	931,650.00	1,038,635.00	1,082,462.00	1,153,684.00	1,323,382.00	1,534,566.00
TOTAL ASSETS						
CURRENT LIABILITIES						
Accounts Payable		17,513.00	12,508.00	16,882.00	18,616.00	20,193.00
Notes Payable, Current						
Accrued Expenses						
Other						
Total		17,513.00	12,508.00	16,882.00	18,616.00	20,193.00
LONGTERM LIABILITIES						
Notes Payable, Long-term		109,247.00	55,956.00			
Other						
TOTAL LIABILITIES		126,760.00	68,464.00	16,882.00	18,616.00	20,193.00
OWNER'S EQUITY						
Paid in Capital	948,000.00	948,000.00	948,000.00	948,000.00	948,000.00	948,000.00
Retained Equity						
Other						
Current Period Profit or Loss	-16,350.00	-36,126.00	65,998.00	188,802.00	356,766.00	566,373.00
TOTAL OWNER'S EQUITY	931,650.00	911,874.00	1,013,998.00	1,136,802.00	1,304,766.00	1,514,373.00
TOTAL LIABILITIES AND EQUITY	931,650.00	1,038,635.00	1,082,462.00	1,153,684.00	1,323,382.00	1,534,566.00
WORKING CAPITAL	21,892.00	22,339.00	22,776.00	23,232.00	23,696.00	23,170.00
CURRENT RATIO		8.00	16.00	68.00	71.00	78.00
DEBT TO EQUITY RATIO	0.00	14.00	7.00	1.00	1.00	1.00
EQUITY TO TOTAL ASSETS	1.00	0.90	0.90	1.00	1.00	1.00

PROJECTED INCOME STATEMENT

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTALS
METER NUMBER						
Existing Number of Taps	0.00	12.00	48.00	120.00	192.00	
New Taps per Year	12.00	36.00	72.00	72.00	72.00	
Total Meters at Year End	12.00	48.00	120.00	192.00	264.00	
METER REVENUE						
Fees Per Meter		780.00	842.00	910.00	983.00	
Cost Per Meter	2,096.00	3,649.00	1,042.00	879.00	705.00	
Operating Revenue Per Meter	-2,096.00	-2,869.00	-200.00	31.00	277.00	
GROSS WATER REVENUE						
Fees		37,440.00	101,088.00	174,680.00	259,400.00	572,608.00
Other		144,000.00	216,000.00	216,000.00	216,000.00	792,000.00
Gross Income		181,440.00	317,088.00	390,680.00	475,400.00	1,364,608.00
OPERATING EXPENSES						
General & Administrative	25,154.00	175,134.00	125,080.00	168,818.00	186,159.00	680,345.00
Interest		8,000.00	5,462.00	2,798.00		16,260.00
Other	-8,804.00	18,081.00	84,422.00	96,260.00	121,277.00	311,237.00
NET INCOME	-16,350.00	-19,776.00	102,124.00	122,804.00	167,964.00	356,766.00

PROJECTED EXPENSES STATEMENT

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTALS
GENERAL/ADMINISTRATIVE EXPENSES						
Salaries	2,558.00	17,810.00	12,720.00	17,168.00	18,931.00	69,188.00
Office Expense	640.00	4,453.00	3,180.00	4,292.00	4,733.00	17,297.00
Computer Expense						
Auto Expense						
Insurance Expense						
Telephone Expense						
Utilities Expense						
Depreciation Expense						
Property Taxes						
Professional Fees						
Other	640.00	4,453.00	3,180.00	4,292.00	4,733.00	17,297.00
Total	3,837.00	26,715.00	19,080.00	25,752.00	28,397.00	103,781.00
% Increase Per Year						
OPERATIONAL EXPENSES						
Salaries	3,000.00	16,800.00	21,840.00	22,277.00	22,722.00	86,639.00
Auto Expense	800.00	4,896.00	4,994.00	5,094.00	5,196.00	20,979.00
Utilities Expense	100.00	9,792.00	20,857.00	31,923.00	42,990.00	105,662.00
Depreciation Expense		23,376.00	24,060.00	24,746.00	25,434.00	97,615.00
Repair & Maintenance		44,880.00	45,778.00	70,040.00	71,441.00	232,138.00
Supplies						
Other	17,417.00	72,051.00	12,531.00	13,733.00	15,413.00	131,145.00
Total	21,317.00	171,795.00	130,059.00	167,812.00	183,196.00	674,178.00
% Increase Per Year		706.00	-24.00	29.00	9.00	
ASSUMPTIONS						
Interest Rate/Terms						
Utility Cost/gal.	0.004	0.019	0.009	0.008	0.007	0.024
Depreciation Schedule						
Other						

PROJECTED SOURCES AND USES OF CASH STATEMENTS

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTALS
SOURCES OF CASH						
Net Income			102,124.00	122,804.00	167,964.00	392,891.00
Depreciation (if Funded)		23,376.00	24,060.00	24,746.00	25,434.00	97,615.00
Loan Proceeds		160,000.00				160,000.00
Other	948,000.00	17,513.00		4,374.00	1,734.00	971,621.00
Total Sources	948,000.00	200,889.00	126,183.00	151,924.00	195,132.00	1,622,128.00
USES OF CASH						
Net Loss	16,350.00	19,776.00				36,126.00
Principle Portion of Pmts.		50,753.00	53,291.00	55,956.00		160,000.00
Fixed Asset Purchase	80,000.00	935,034.00	27,350.00	27,448.00	27,530.00	1,097,361.00
Reserve						
Other	8,804.00	23,439.00	4,472.00	7,359.00	8,472.00	52,545.00
TOTAL USES	105,154.00	1,029,001.00	85,113.00	90,763.00	36,001.00	1,346,032.00
NET CASH FLOW	842,846.00	-828,112.00	41,071.00	61,160.00	159,130.00	276,096.00
DEBT SERVICE COVERAGE						
Cash Available for Debt Service (CADS)	842,846.00	14,734.00	55,805.00	116,965.00	276,096.00	1,306,447.00
Net Income (Loss)	-16,350.00	-19,776.00	102,124.00	122,804.00	167,964.00	356,766.00
Depreciation , or Reserve Interest		23,376.00	24,060.00	24,746.00	25,434.00	97,615.00
TOTAL	-16,350.00	3,600.00	126,183.00	147,550.00	193,398.00	454,381.00
REQUIRED DEBT SERVICE (RDS)						
Principle Plus Interest		58,753.00	58,753.00	58,753.00		176,260.00
DEBT SERVICE COVERAGE RATIO						
CADS Divided by RDS	n/a	0.00	2.00	3.00	n/a	3.00

ATTACHMENT 1.B



Franchise Tax Account Status

As of: 10/07/2015 06:39:28 AM

This Page is Not Sufficient for Filings with the Secretary of State

ZIPP ROAD UTILITY CO. LLC

Texas Taxpayer Number 32058344519
Mailing Address 300 E BASSE RD APT 2128
SAN ANTONIO, TX 78209-8396
Right to Transact Business ACTIVE
in Texas
State of Formation TX
Effective SOS Registration 09/18/2015
Date
Texas SOS File Number 0802295751
Registered Agent Name ANDRES DURA
Registered Office Street 300 E. BASSE RD. STE 2128
Address SAN ANTONIO, TX 78209

iii.A listing of all stockholders and their respective percentages of ownership.

BVRT L.P. a Texas Limited Partnership is the sole member of Zipp Road Utility Co. LLC.

iv.A copy of the company's organizational chart, if available.

Zipp Road Utility Co. LLC

BVRT L.P.

v.A list of all directors and disclose the title of each individual.

BVRT L.P. a Texas Limited Liability Partnership is the managing member for Zipp Road Utility Co. LLC.

vi.A list of all affiliated organizations (if any) and explain the affiliate's business relationship with the client applicant.

BVRT L.P. a Texas Limited Liability Partnership owns and operates Zipp Road Utility.

ATTACHMENT 2.B

iv Copies of requests for service in the proposed area. Application from Mathom Ltd. requesting service to the proposed area and letter from Zipp Road Utility Co. accepting to provide service in the proposed area.

Zipp Road Utility Co. LLC
300 E. Basse Rd. Ste. 2128
San Antonio, TX 78209
210-209-8029

October 16, 2015

Mathom Ltd.
C/O Todd Burek
22711 Fossil Peak
San Antonio, TX 78261
210-313-3453

Samuel's Court and Maldonado Subdivisions Wastewater Treatment Request

Dear Mr. Burek,

This letter serves to certify that we have received your non-standard service wastewater services application for Mathom Ltd.'s Samuel's Court and Maldonado subdivisions (the "Property"). Zipp Road Utility Co. LLC has the capacity to provide wastewater service to the Property and agrees to honor your request.

We thank you for your business. For any questions, comments, or concerns, please do not hesitate to contact us.

Sincerely,



Steven Greenberg
President Zipp Road Utility Co. LLC

ZIPP ROAD UTILITY CO. LLC
300 E. Basse Rd. Ste. 2128
San Antonio, Texas 78209
Tel: 210.209.8029

NON-STANDARD SERVICE APPLICATION

Name of Development: SAMUEL'S COURT AT 725 & MALDONADO SUBDIVISION

Maximum Number of Lots: 169 Average Lot Size: 60x140 Total Acreage: 85.912

Name of Applicant: Mathom Ltd.

Name & Title of Person Completing
Application: Todd Burek

Mailing Address: 22711 Fossil Peak San Antonio, TX 78261

Phone: 210-313-3453 Fax: _____ E-mail: todd.burek@gmail.com

Name of Property
Owner: Mathom LTD

Mailing
Address: 22711 Fossil Peak San Antonio, TX 78261

Phone: 210-313-3453 Fax: _____ E-mail: todd.burek@gmail.com

Responsible Engineer: James Ingalls Firm: Moeller and Associates

Mailing
Address: 1040 N Walnut Ave. New Braunfels, TX 78130

Phone: 830-358-7127 Fax: _____ E-mail: JamesIngalls@ma-tx.com

Property description: (State legal description or attach copy of deed)

See attached exhibits "A" and "B"

Describe all intended land uses in the Development: (Attach additional sheets if necessary)

☒ Residential Subdivision ☐ Apartments ☐ Manufactured Home Park ☐ RV Park ☒ Commercial or other uses:

Special service needs:

Zipp Road Utility Co., LLC will provide pump and haul services until completion of the WWTP.

All information provided to Zipp Road Utility Co. LLC under an application for non-standard service shall be considered public information and will be made available for inspection and copying. Any person who submits information in conjunction with this application consents to the inspection and copying of that information

Additional information required to determine level and manner of service (These may be submitted as they become available):

Four (4) plats signed and sealed by a licensed surveyor or registered professional engineer.

x General location map of the development.

Description of improvements the Applicant proposes to build.

A proposed calendar of the design, plat approval, construction phasing and initial occupancy.

Applicant's projected demand for water service when the development is fully built-out and occupied.

A projected schedule of the build-out and of associated water demand during the build-out.

x For development in phases, a map depicting the currently estimated location of each phase.

x For development in phases, the Applicant must specify the level and manner of service and estimated time frame for each phase.

This application must be completed by the undersigned Applicant only. Zipp Road Utility Co. LLC will take no action related to the development until this application is complete. A complete application will be signed by the Applicant and include: (1) all of the additional information required to determine the level and manner of service for the development; and (2) a valid check in the amount of the estimated Service Investigation Fee. Please contact the General Manager to obtain the estimated fee amount.

I HEREBY CERTIFY, AS THE APPLICANT OR AS AN AUTHORIZED REPRESENTATIVE ON BEHALF OF THE APPLICANT, THAT THE FOREGOING REPRESENTATIONS CONTAINED IN THIS APPLICATION ARE TRUE AND CORRECT.

Signed: Todd Burek Date: 10/16/2015

Print Name: Todd Burek

Title: President/Owner

SIGNED APPLICATION RECEIVED BY ZIPP ROAD UTILITY CO. LLC on 10/16/2015

BY: Steven Greenberg
Steven Greenberg
President

ATTACHMENT 2.C

- Electronic correspondence from City of New Braunfels to Zipp Road Utility Co.

Melissa Reynolds
RE: Consent for Provision of Utility Services
October 6, 2015 at 8:50 AM
Andrés Durá

Andres,

I apologize; I have been on vacation and am working through a backlog of emails and voicemails and such. As I understand, this document must be authorized by the CCN holder, which would not be the City as we do not have anything to do with utilities. Typically in New Braunfels it is NBU but in this case I believe it is GBRA. To my knowledge, the City has no authority as to what services can be provided within their CCN.

Melissa Reynolds, P.E., C.F.M.
Assistant City Engineer

Public Works Department / Engineering Division Tel: 830.221.4020 | www.nhbicnps.org



New Braunfels
"In New Braunfels, it's not just how you live, it's how you live."

P Be kind to the environment, please don't print this e-mail unless necessary

From: Andrés Durá [mailto:adura@bridgeviewllc.com]
Sent: Monday, October 05, 2015 5:02 PM
To: Melissa Reynolds
Subject: Consent for Provision of Utility Services

Dear Ms. Reynolds,

Hope you had a good weekend. I just wanted to follow up with you on our request from last week. See message below, please give us your thoughts at your earliest convenience. Your time and help is appreciated.

AD

Andrés Durá, J.D. | Director of Regulatory Affairs | adura@bridgeviewllc.com
M: 915.383.6579 **O:** 210.368.9057



****CONFIDENTIALITY NOTICE** The information contained in this ELECTRONIC MAIL transmission is confidential. It also may be protected by and subject to the attorney-client privilege or be privileged work product or proprietary information. This ELECTRONIC MAIL transmission and the information contained in or attached as a file to it are intended for the exclusive use of the addressee(s). If you are not the addressee (or one of the addressees), you are not an intended recipient; if you are not an intended recipient, you hereby are notified that any use, disclosure, dissemination, distribution (other than to the addressee(s)), copying or taking of any action because of this information are strictly prohibited.**

Treasury Circular 230 Notice: Pursuant to Department of Treasury Circular 230, this electronic mail and any attachment hereto is not intended or written to be used, and may not be used by the recipient for the purpose of avoiding any Federal tax penalty that may be asserted.

Begin forwarded message:

From: Andrés Durá <adura@bridgeviewllc.com>
Subject: Consent for Provision of Utility Services
Date: September 28, 2015 at 4:33:21 PM CDT
To: mreynolds@nbtexas.org

Dear Ms. Reynolds,

Hope you are having a good day. We met a couple weeks ago at your office regarding BVRT's provision of sewer and wastewater services to Mr. Todd Burek's development located near 120 Zipp Rd. New Braunfels, TX 78130. BVRT owns Zipp Rd. Utility Co. LLC which is the company that will be responsible for providing sewer and wastewater services to the development.

Attached is a blank consent form that we kindly ask the City of New Braunfels sign and notarize for us. In the event that your department is not the proper entity to sign this letter, would you kindly forward this message with attachment to the relevant party and CC me in the message? As always, your help is appreciated, please let me know if I can be of service or if I can answer any questions. The best way to reach me is via email or cell phone.

Andrés Durá, J.D. | Director of Regulatory Affairs | adura@bridgeviewllc.com
M: 915.383.6579 **O:** 210.368.9057



****CONFIDENTIALITY NOTICE** The information contained in this ELECTRONIC MAIL transmission is confidential. It also may be protected by and subject to the attorney-client privilege or be privileged work product or proprietary information. This ELECTRONIC MAIL transmission and the information contained in or attached as a file to it are intended for the exclusive use of the addressee(s). If you are not the addressee (or one of the addressees), you are not an intended recipient; if you are not an intended recipient, you hereby are notified that any use, disclosure, dissemination, distribution (other than to the addressee(s)), copying or taking of any action because of this information are strictly prohibited.**

Treasury Circular 230 Notice: Pursuant to Department of Treasury Circular 230, this electronic mail and any attachment hereto is not intended or written to be used, and may not be used by the recipient for the purpose of avoiding any Federal tax penalty that may be asserted.

Sewer and Wastewater Service Consent Letter

_____(City of New Braunfels Department) acting
by and through _____(Name), its duly authorized
_____(Title) has reviewed the attached Exhibit "A", describing a certain
subdivision being developed partly within the City of New Braunfels, henceforth, The Property,
and has no objections to ZIPP RD. UTILITY CO. LLC providing sewer and wastewater services
to The Property. The City of New Braunfels does not provide sewer and wastewater service to The
Property and consents to ZIPP RD. UTILITY CO. LLC providing such services.

Signature: _____ Date: _____

ACKNOWLEDGMENT

THE STATE OF TEXAS §

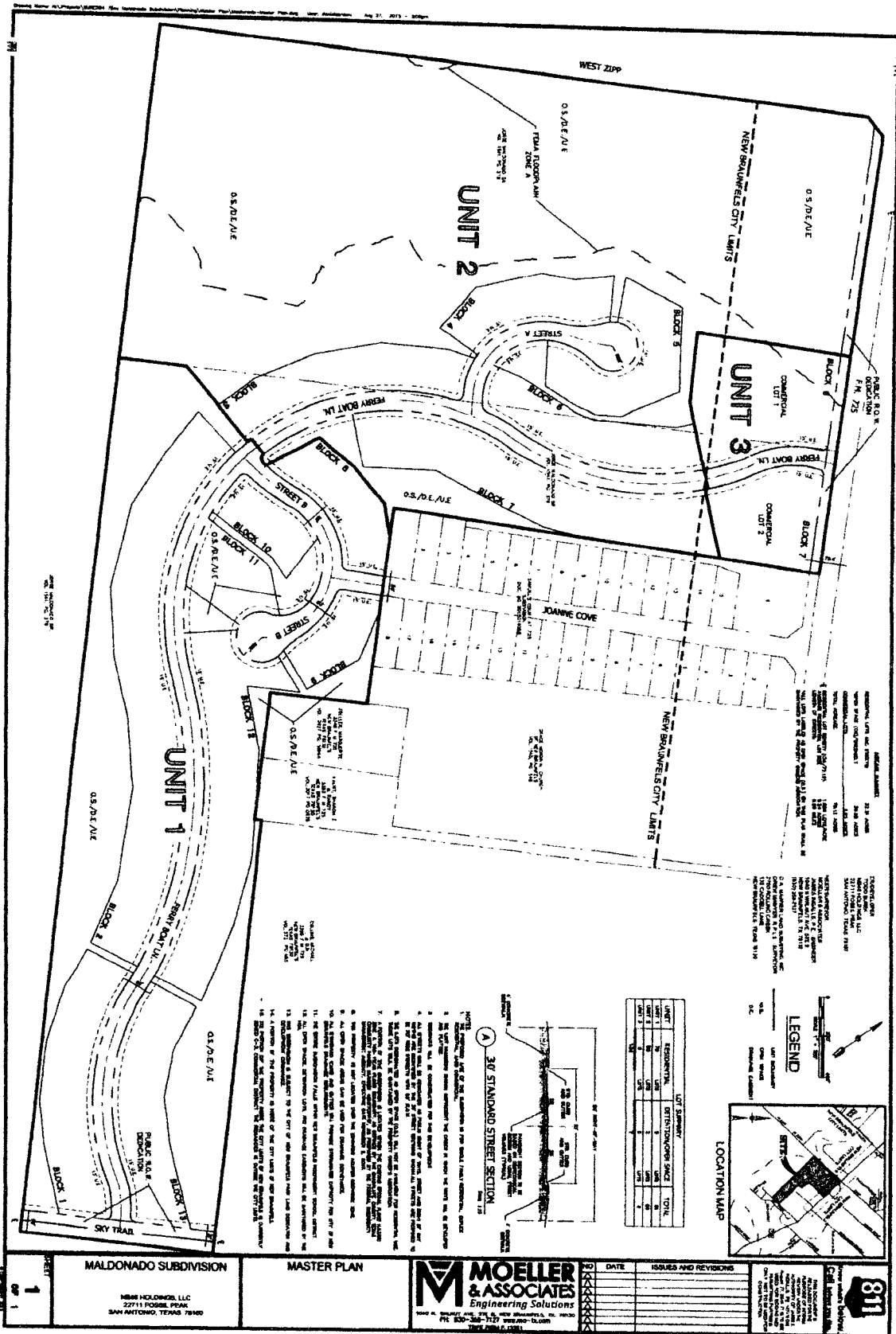
COUNTY OF COMAL §

This instrument was acknowledged before me on the _____ day of
_____, 20____, by _____[Name],
_____[Title], of _____[City
Department], of the City of New Braunfels, a Municipality located in the State of Texas, on behalf
of said Municipality.

Notary Public, State of Texas

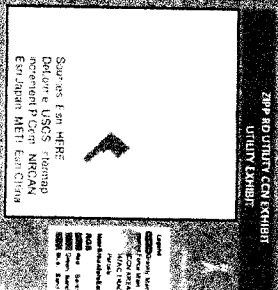
Notary's Printed Name: _____

Notary's commission expires: _____



ATTACHMENT 3.A

- A. Location map delineating proposed area within Guadalupe County showing adjacent CCNs.
- B. Map with verifiable landmarks.
- C. Written description of the proposed area in metes and bounds.







“POLITICAL BOUNDARY”
METES AND BOUNDS DESCRIPTION
FOR A
85.912 ACRE TRACT OF LAND

Being 85.912 acres of land situated in the City of New Braunfels, Guadalupe County, Texas, out of the Sarah DeWitt, Survey No. 48, Abstract No. 103 Guadalupe County, Texas, and J. S. Johnson Survey No. 47, Abstract No. 190, Guadalupe County, Texas, and being that certain 76.15 acre tract of land as described in Volume 1541, Page 379 of the Official Public Records of Guadalupe County, Texas, and a 10.06 acre tract of land recorded as Samuels Court At 725 Subdivision in Volume 8, Page 369 of the Map and Plat Records of Guadalupe County, Texas, and said 85.912 acres of land being more particularly described as follows:

BEGINNING at a ½” iron pin with cap stamped “DAM #5348 PROP. COR.” set in the Southwesterly right-of-way of F.M. 725, being the Northerly corner of a tract conveyed to NB46 Holdings and described in Document No. 2015003179 of the Official Public Records of Guadalupe County, Texas, and being an Easterly corner of this herein described 85.912 acre tract of land;

THENCE with the common line with said NB46 Holdings tract and said 76.15 acre tract of land, S 45° 47’ 21” W a distance of 25.00 feet to the Northerly corner of said Samuels Court at 725 Subdivision;

THENCE with the Northeast line of said Samuels Court At 725 Subdivision, S 44° 19’ 44” E a distance of 367.63 feet to the most Easterly corner of said Samuels Court at 725 Subdivision, the Northerly corner of Grace Memorial Church of New Braunfels as described in Volume 1545, Page 546, of the Official Public Records of Guadalupe County, Texas;

THENCE departing said FM 725 and with the Southeast line of said Samuels Court At 725 Subdivision, S 43° 13’ 45” W a distance of 1114.96 feet to the Southerly corner of said Samuels Court At 725 Subdivision, the Westerly corner of said Grace Memorial Church of New Braunfels;

THENCE with the Southwest line of said Grace Memorial Church of New Braunfels, S 44° 12’ 33” E a distance of 99.62 feet to a ½” iron pin found for a Southwesterly corner of said Grace Memorial Church of New Braunfels tract, and being in the Northwesterly line of 1.72 acre tract of land conveyed to Marguarite Zoeller as described in Volume 2036, Page 927, of the Official Public Records of Guadalupe County, Texas, and being an Easterly corner of this herein described 85.912 acre tract of land;

THENCE with the Northwesterly line of said Marguarite Zoeller tract, S 43° 44’ 15” W a distance of 249.19 feet to a ½” iron pin found for the Westerly corner of said Marguarite Zoeller tract, and being an interior corner of this herein described 85.912 acre tract of land;

THENCE with the Southwesterly line of said Marguarite Zoeller tract, and the Southwesterly line of a 1.00 acre tract conveyed to Randy Faust as described in Volume 3017, Page 926, of the Official Public Records of Guadalupe County, Texas, S 44° 48’ 31” E a distance of 333.20 feet to a ½” iron pin found for the Southerly corner of said Randy Faust tract and being an interior corner of this herein described 85.912 acre tract of land;

THENCE with the Southeasterly line of said Randy Faust tract, N 44° 53’ 33” E a distance of 17.25 feet to a ½” iron pin found for the Westerly corner of a tract conveyed to Michael Collins as described in Volume 988, Page 628, of the Official Public Records of Guadalupe County, Texas, and being corner of this herein described 85.912 acre tract of land;

THENCE with the Southwesterly line of said Michael Collins tract, S 45° 43’ 35” E a distance of 1109.75 feet to a ½” iron pin found for the Southerly corner of said Michael Collins tract, being a point on the Easterly line of a tract conveyed to Jerald Voges as described in Volume 2598, Page 100, of the Official Public Records of Guadalupe County, Texas, and being the Southeasterly corner of this herein described 85.912 acre tract of land;

THENCE with the Easterly line of said James Voges tract, S 44° 12' 38" W a distance of 502.71 feet to a ½" iron pin found, being an interior Easterly corner of said James Voges tract, and being the Southerly corner of this herein described 85.912 acre tract of land;

THENCE with the Northeasterly line of said Jerald Voges tract, N 45° 42' 01" W a distance of 3124.54 feet to a ½" iron pin found for a point on the Southeasterly line of Zipp Road, being the Northerly corner of said James Voges tract, and being the Westerly corner of this herein described 85.912 acre tract of land;

THENCE with the Southeasterly right-of-way of Zipp Road, N 44° 00' 23" E a distance of 1848.65 feet to a ½" iron pin found for the cutback corner at the intersection off Zipp Road and FM 725, being a the Northwesterly corner of this herein described 85.912 acre tract of land;

THENCE with the cutback corner at the intersection off Zipp Road and FM 725, N 89° 31' 36" E a distance of 62.60 feet to a 5/8" iron pin found along the Southwesterly right-of-way line of FM 725, and being the Northeasterly corner of this herein described 85.912 acre tract of land;

THENCE with the Southwesterly right-of-way line of FM 725, S 44° 21' 13" E a distance of 1156.28 feet to the POINT OF BEGINNING and containing 85.912 acre tract of land;

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, AND DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE POLITICAL SUBDIVISION FOR WHICH IT IS PREPARED

09/03/2015

Bearings based on the Texas State Plane Coordinate System, Texas South Central Zone (4204), N.A.D 1983.

Drew A. Mawyer
Registered Professional Land Surveyor No. 5348
TBPLS Firm Registration #10191500
132 Caddell, New Braunfels, Tx 78130
MOE179 - MALDONADO 76.117 AC



ATTACHMENT 4.A

4.A. Please provide the following information:

- i. A list of public drinking water supply system(s) or sewer system(s) within a 2 mile radius of the proposed system.

Drinking Water Supply Systems

Green Valley Special Utility District CCN 10646
529 S Center St,
Marion, TX 78124

New Braunfels Utilities CCN 10677
263 E. Main Plaza
New Braunfels, TX 78130

Sewer System

Guadalupe Blanco River Authority's Dunlap Waste Water Treatment Plant CCN 20892
General Office
933 East Court Street
Seguin, TX 78155

New Braunfels Utilities CCN 20282
263 E. Main Plaza
New Braunfels, TX 78130

- ii. Copies of written requests seeking to obtain service from each of the public drinking water systems or sewer systems listed in a. 1 above or documentation that it is not economically feasible to obtain service from each entity.

Sewer Service Requests

No requests for sewer services have been made to Guadalupe Blanco River Authority (GBRA). GBRA's waste water system does not connect to the property being developed. No requests for sewer services have been made to New Braunfels Utilities; they are not certificated to provide service to the property.

Drinking Water Requests

Requests for drinking water services have not been made. The developer will request drinking water services from Green Valley Special Utility District at the appropriate time prior to construction in accordance with state law.

- iii. Copies of written responses from each system or evidence that they did not reply.

NA. Requests were not made for reasons stated supra in ii.

- iv. For sewer utilities, documentation showing that you have obtained or applied for a wastewater discharge permit.**

Plans will be provided to the PUCT and TCEQ prior to construction in accordance with state law.

B. Where your requests for service denied? Yes No X

- i. If yes, please provide documentation of the denial of service and go to c.**

NA requests were not made.

- ii. If no, please provide a detailed analysis which justifies your reasons for not accepting service. A separate analysis must be prepared and submitted for each utility that granted your request for service.**

NA requests were not made.

ATTACHMENT 6.A

- Projected Balance Sheets
- Projected Income Statement
- Projected Expenses
- Projected Sources and Uses of Cash Statements