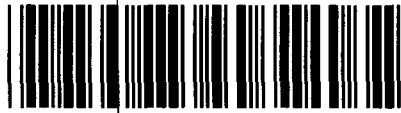




Control Number: 45489



Item Number: 76

Addendum StartPage: 0

**To: Public Utility Commissioner of Texas**  
Central Records  
1701 N Congress PO Box 13326  
Austin, Texas 78711-3326

RECEIVED  
2018 JUL -3 AM 9:14

**From: Hector Castaneda, LNV**

PUBLIC UTILITY COMMISSION  
FILING CLERK

**Date: June 29, 2018**


**Re: Docket No. 45489 Application to Obtain CCN in  
City of Gregory, San Patricio County, Texas**

**To whom it may concern;**

The City of Gregory has received a letter of interest for water/sewer services from a landowner on the North Side of their ETJ. Please find a copy attached. The group is called North Gregory, LLC.

Any help on this matter would be greatly appreciated. Please feel free to contact me if you have any questions or require further information.

Respectfully,  
LNV Engineering  
TBPE Firm No F-366



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Hector Castaneda, E.I.T.



## **North Gregory, LLC**

A Trust Financial Company

Mayor Tino Zambrano

PO Box 297

Gregory, Texas 78359

Dear Mr. Mayor:

I would like to confirm to you our group's (North Gregory, LLC and Trust Financial) intention to develop the +/- 250 acre Jones Farm in and North of the Gregory City Limits, which we have contracted and escrowed to purchase.

The development, North Gregory, will be a mixed use project containing residential, multi-family, and retail units and will use approximately 2500 LUEs of water/sewer usage upon completion. The total project will be built out over the next ten years, with construction starting in early 2019. We have engaged Urban Engineering to do our land planning and civil engineering on the project. This is based on the City of Gregory's ability to provide the utility services.

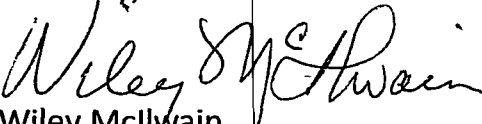
The first phase will be to develop 21.12 acres that is inside the City Limits of Gregory into a multi-family project with the first section containing approximately 300 apartment units. We have filed a request to rezone this tract to "Multi-Family" with the City of Gregory and hope to have this accomplished during the month of July. Contingent upon this happening, we have a major national apartment developer to build out the project.

Based on the availability of utilities, we plan on asking to have 20 to 60 acres annexed into the City and rezoned in 2019 for single family, multi-family, and retail uses. We intend to ask that 70+ acres be annexed and rezoned annually until the entire tract is within the City of Gregory's City Limits.

We realize that Gregory presently only has the ability to service the first phase of North Gregory and as per the proposed "Development Agreement" we have submitted to you, we offer 10-15 acres of land for a new sewage treatment plant on the NE corner of the property to help ensure Gregory's ability to grow. We will work with the City of Gregory to ensure the upgrade CR 106 and the possible relocation of your City offices to the north of their present location. We are working with the Gregory EDC and the San Patricio EDC to accomplish this.

We look forward to working with you in the coming years to accomplish your vision for the development of North Gregory.

Sincerely,



Wiley McIlwain

Project Manager, North Gregory, LLC

424 S CR 1140

Riviera, TX 78379

361-815-3528