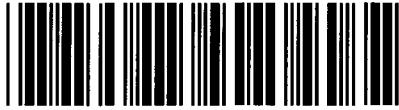




Control Number: 46089



Item Number: 35

Addendum StartPage: 0

CAPE SHORES LAND LLC.  
1015A W SH 150  
NEW WAVERLY, TEXAS 77358

RECEIVED  
2017 MAR 29 AM 9:50  
PUBLIC UTILITY COMMISSION  
FILING CLERK

March 27, 2017

Public Utility Commission of Texas  
1701 N. Congress Ave.  
P.O. Box 13326  
Austin, TX 78711-3326

Re: Docket # 46089- Quadvest

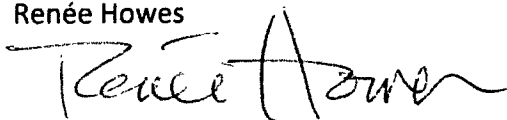
Dear Commission:

On January 11, 2017 I requested as the Developer of Cape Shores and as the owner of more than 25 acres of land inside the CCN being requested, as referenced above, to have my property excluded from the Quadvest application for a CCN. I provided additional information at that time regarding my request to deny Quadvest the CCN at Cape Shores.

As the owner of 25 acres more, Cape Shores Land LLC, we are requesting not to be included in Quadvests request to obtain the CCN. Cape Shores Land LLC did not receive proper notice during the warning period as clearly shown by the attached documents.

I have previously stated my case that Quadvest notified me they are unwilling to provide service to the property. With the addition of not receiving the proper notification we are gain requesting their application for the CCN be denied immediately. Thank you.

Renée Howes



Authorized Agent – Cape Shores Land, LLC.

President – Cape Shores – POA

928 713-1841

35

PUC ADDITIONAL INFORMATION REGARDING CAPE SHORES LAND LLC. REQUEST FOR CCN AT CAPE SHORES TO BE GRANTED CCN.

3-23-17

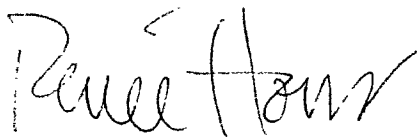
1. In March 2016, Quadvest verbally agreed to construct the water supply and distribution at Cape Shores.
2. Subsequent bids by Quadvest were significantly higher than the agreed upon price.
3. Quadvest was unable to get Tri County to agree to release a portion of the project that was in their CCN. I successfully negotiated the release with Tri County, not Quadvest.
4. In October 2016 I informed Quadvest that the project would sent out to bid, and if another contractor could complete the job at the originally agreed upon price there would be no reason to allow Quadvest the CCN.
5. After repeated phone calls to Quadvest that either went unanswered or was told they would get back to me, I again informed them I would not agree they would have the CCN if I was required to hire a contractor to complete the project for the price they originally agreed to.
6. I did not receive a call back from Quadvest until January when they specifically knew the comment period for the CCN had expired. I was told by Butch Alanis from Quadvest they had no interest in being the water provider at Cape Shore and because I had "shopped" their price they did not wish to do business with me or the project. At that time I informed Quadvest I was not forced to accept an unreasonable price and that I would request the CCN be denied.
7. Quadvest has clearly stated they have no interest in being the water provider for Cape Shores. As the owner of the property I am requesting the CCN be denied to Quadvest. If they have no intention of constructing or providing service to the project per our original agreement allowing them the CCN will only place an additional unreasonable expense to buy them out of the CCN.

Please deny Quadvests application for the Cape Shores CCN. They obtained my agreement to allow them the CCN based on the following false information;

1. The system would be constructed at an agreed upon price that was the same price per lot as a nearby property, WayPoint Landing.
2. They would operate and maintain the system at Cape Shores.

They do not intend to construct, operate or maintain the water system, which places the public in a position to have the holder of the CCN being able to collect fees for the water without any services being provided.

Renée Howes

A handwritten signature in black ink, appearing to read "Renée Howes". The signature is fluid and cursive, with the first name "Renée" written in a larger, more prominent script than the last name "Howes".

Authorized Agent Cape Shores Land, LLC.

R. Howes Consulting, Inc.

928 713-1841

DOCKET NO. 46089

RECEIVED

APPLICATION OF QUADVEST, L.P. TO §  
AMEND A CERTIFICATE OF §  
CONVENIENCE AND NECESSITY AND §  
TO DECERTIFY A PORTION OF TRI-  
COUNTY POINT POA SERVICE AREA  
IN JACKSON COUNTY

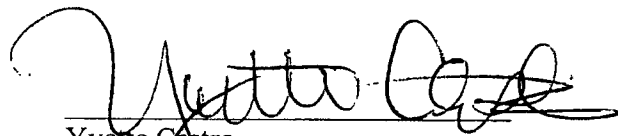
PUBLIC UTILITY COMMISSION

OF TEXAS

2016 SEP 19 11:11  
PUBLIC UTILITY COMMISS  
FILING CLERK

**PROOF OF NOTICES**

Enclosed please find tear sheets, affidavits, notices, and maps.



Yvette Castro  
Quadvest LP  
26926 FM 2978  
Magnolia, TX 77354  
Telephone: 281-356-5347  
Fax: 281-356-5382

# PUBLIC UTILITY COMMISSION



## PUBLISHER'S AFFIDAVIT

DOCKET NO. 46089

STATE OF TEXAS

COUNTY OF Texas

Before me, the undersigned authority, on this day personally appeared

Chris Lundstrom, who being by me

duly sworn, deposes and that (s)he is the Publisher  
(TITLE)

of the Jackson County Herald Tribune  
(NAME OF NEWSPAPER)

that said newspaper is regularly published in: Jackson County  
(COUNTY/COUNTIES)

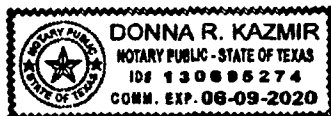
and generally circulated in Jackson County, Texas: and  
(COUNTY/COUNTIES)

that the attached notice was published in said newspaper on the following date(s), to wit:

Wednesday August 10 and August 17, 2010  
(DATES)

Chris Lundstrom  
(SIGNATURE OF NEWSPAPER REPRESENTATIVE)

Subscribed and sworn to before me this 13<sup>th</sup> day of September, 2010  
to certify which witness my hand and seal of office.



Donna Kazmir  
Notary Public in and for the State of Texas

Donna Kazmir  
Print or Type Name of Notary Public

Commission Expires 06-09-2020

# PUBLIC UTILITY COMMISSION



## AFFIDAVIT OF NOTICE TO NEIGHBORING SYSTEMS, LANDOWNERS AND CITIES

DOCKET NO. 46089

STATE OF TEXAS

COUNTY OF Montgomery

Before me, the undersigned authority, on this day personally appeared

Yvette Castro

who being by me duly sworn, deposes and that (s)he is the

Partner of the Quadrat, L.P.  
(TITLE) (NAME OF UTILITY)

that the attached notice was provided to landowners and other affected parties by

mail  
(METHOD USED TO PROVIDE NOTICE)

on or about the following date, to wit 8/5/16  
(DATE)

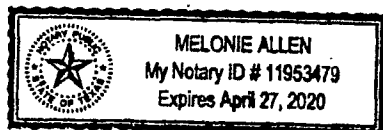
Yvette Castro  
(SIGNATURE OF UTILITY OFFICIAL)

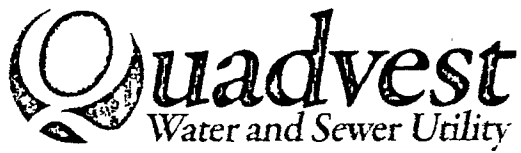
Subscribed and sworn to before me this 13th day of September, 2016  
to certify which witness my hand and seal of office.

Melanie Allen  
Notary Public in and for the State of Texas

Melanie Allen  
Print or Type Name of Notary Public

Commission Expires 4-27-2020





Quadvest, L.P.  
26926 FM 2978  
Magnolia, TX 77354

Main: 281-356-5347  
Fax: 281-356-5382  
Quadvest.com

Tri County POA  
14 County Rd 480  
Palacios, Tx 77465

Cape Carancahua WSC  
416 Carancahua Blvd  
Palacios, Tx 77465

Lavaca- Navidad River Authority  
PO Box 429  
Edna, TX 77957

Guadalupe-Blanco River Authority  
933 E Court Street  
Sequin, Tx 78155

Jackson County Countrwide Drainage District  
2066 State Hwy 111 S  
Edna, Tx 77957

Texana Groundwater Conservation District  
PO Box 1098  
Edna, Tx 77957

Jackson County Judge Dennis Simmons  
115 W Main  
Edna, Tx 77957

Jackson County Navigation District  
PO Box 498  
Port Lavace, Tx 77979

Waypoint Landing LLC  
PO Box 261  
Skull Valley, AZ 86338

*The glass is always full*





**Notice to Current Customers, Neighboring Systems, and Cities**

**NOTICE OF APPLICATION TO AMEND CERTIFICATES OF CONVENIENCE AND  
NECESSITY TO PROVIDE WATER IN JACKSON COUNTY, TEXAS**

To: \_\_\_\_\_ Date Notice Mailed: 8/05, 2016  
(Neighboring System, Landowner or City)

(Address)

\_\_\_\_\_  
City State Zip

Quadvest, L.P. has submitted an application with the Public Utility Commission of Texas to amend its water Certificate of Convenience and Necessity (CCN) in Jackson County:

The proposed utility service area is located approximately 10 miles west of downtown Palacios, Texas, and is generally located on the north by County Rd 471; on the east by 1 mile west of Country Rd 470; on the south by Five Mile Creek; and on the west by Carancahua Bay.

**See enclosed map of the proposed service area.**

The total area being requested includes approximately 152 acres and serves 0 current customers.

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

Public Utility Commission of Texas  
Central Records  
1701 N. Congress, P.O. Box 13326  
Austin, TX 78711-3326

Within thirty (30) days from the date of this application 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 of Administrative Hearings (SOAH) for a hearing. If no settlement is reached and an evidentiary hearing is held, 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.

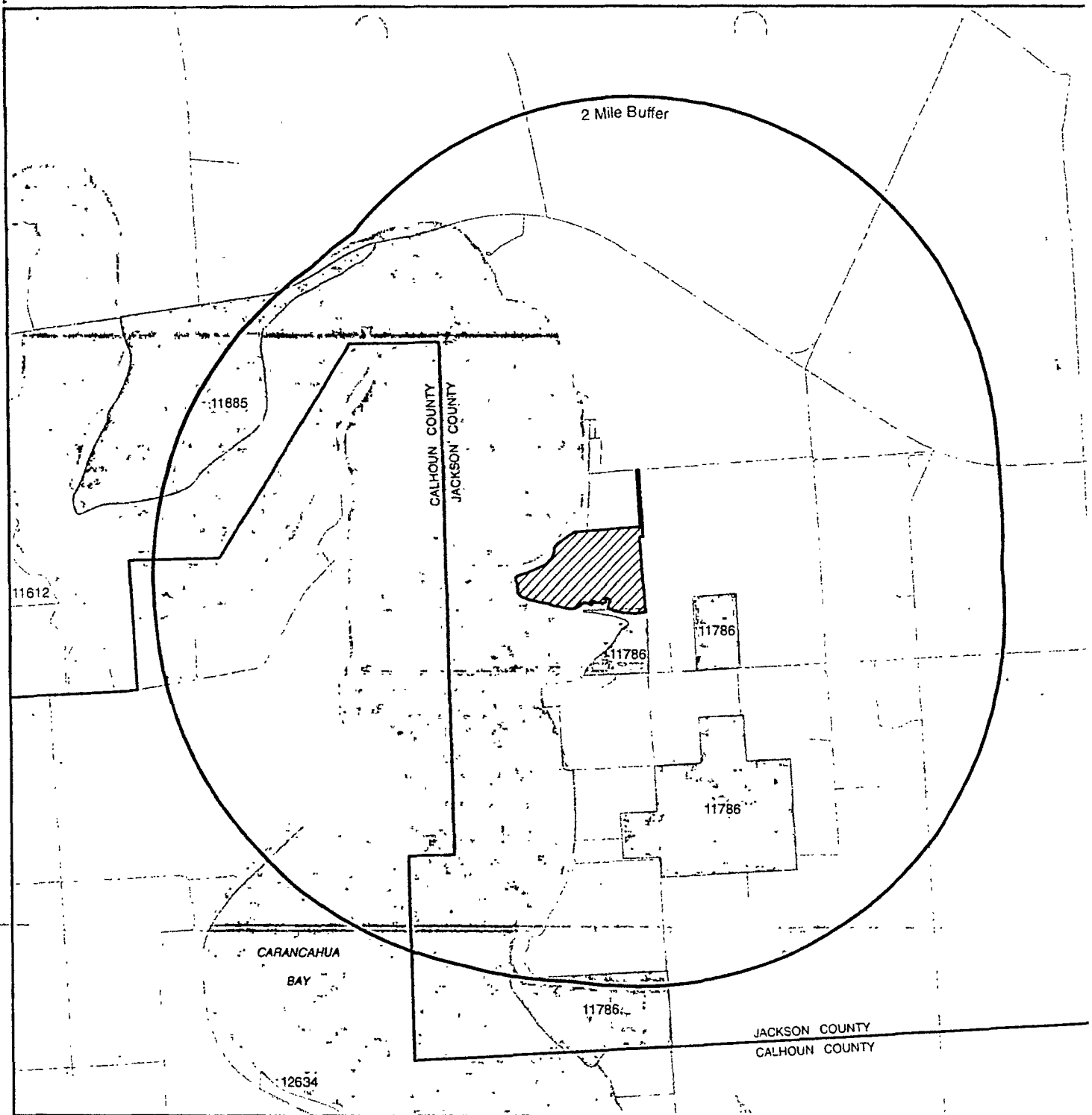
If you are a landowner with a tract of land at least 25 acres or more, that is partially or wholly located within the proposed area, you may request to be excluded from the proposed area (or "opt out") by providing written notice to the Commission within (30) days from the date that notice was provided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

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

Public Utility Commission of Texas  
Central Records  
1701 N. Congress, P.O. Box 13326  
Austin, TX 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 1-512-936-7221





### 2 Mile Buffer Map with Water CCNs

Quadvest, L.P.  
Application to Amend Water CCN No. 11612  
and to Decertify a Portion of Tri County Point POA, Inc., CCN No. 11786  
in Jackson County



-  Proposed Water CCN Service Area
-  2 Mile Buffer

### Water CCNs within 2 Miles

-  11786 - Tri County Point POA Inc
-  11885 - Cape Carancahua WSC