



Control Number: 47011



Item Number: 22

Addendum StartPage: 0

**NEPTUNE - WILKINSON ASSOCIATES, INC.**  
**Consulting Engineers**  
TBPE Firm# F-359

4010 Manchaca Road  
Austin, Texas 78704

(512) 462-3373  
(FAX) 462-3469

December 19, 2017

Public Utility Commission of Texas  
P.O. Box 13326  
Austin, Texas 78711-3326

Attn: Filing Clerk 8<sup>TH</sup> Floor  
1701 North Congress Avenue

Re: Docket No. 47011  
Water CCN Amendment Application (CCN# 12383)  
Utopia Water Supply Corporation  
Uvalde County, Texas  
NWA# 1170-44

RECEIVED  
2017 DEC 19 PM 1:29

The Tracking Number for this submission is H206B61L.

Attached is the original and seven (7) copies of the written description of the referenced CCN service area with copy of the PUC issued CCN Map and CCN Certificate with recordation number 2017003524 Official Public Records Uvalde County, Texas dated November 28, 2017.

The recordation of these documents completes the requirement of Section II(7) and Section III(4) of the Notice of Approval dated October 27, 2017.

If there are any questions or additional information is needed to process, please call me at (512) 462-3373.

Sincerely,



Joel D. Wilkinson, P.E.

Enclosures  
JDW kf

22



**WATER SERVICE AREA BOUNDARY DESCRIPTION  
FOR  
UTOPIA WATER SUPPLY CORPORATION, UVALDE COUNTY, TEXAS  
CERTIFICATE OF CONVENIENCE AND NECESSITY**

BOUNDARY DESCRIPTION OF CERTIFICATE OF CONVENIENCE AND NECESSITY (CNN) NUMBER 12383 WATER SERVICE AREA FOR ADMINISTRATIVE COMPLIANCE WITH TEXAS WATER CODE SECTIONS 13.257(r) and (s) AS REQUIRED BY HOUSE BILL 2876 PASSED BY THE 79<sup>TH</sup> LEGISLATURE

THE BOUNDARY IS FOR AN AREA OF LAND COMPRISING APPROXIMATELY 2,061 ACRES IN UVALDE COUNTY, TEXAS INCLUDING THE COMMUNITY OF UTOPIA AND CERTAIN SURROUNDING AREAS AS DESCRIBED HEREIN AND BEING THE AREA APPROVED BY THE PUBLIC UTILITY COMMISSION OF TEXAS EXCLUSIVELY FOR THE UTOPIA WATER SUPPLY CORPORATION.

BEGINNING AT A POINT ON THE COMMON UVALDE AND BANDERA COUNTY LINE AND BEING ON THE NORTH RIGHT OF WAY OF STATE HIGHWAY 187, AT TxDOT CENTERLINE STATION  $\pm 18+36.84$ , 30 FEET LEFT AND MARKING THE POINT OF BEGINNING AND NORTHEAST CORNER OF THIS WATER CCN SERVICE AREA BOUNDARY

THENCE, crossing said State Highway 187 to the south right-of-way to the common northeast corner of the John M. and Jill D. Kassai 0.41 acre tract (102707)<sup>1</sup> and northwest corner of the Joy Claire Davenport 4.94 (20651) acre tract;

THENCE, continuing southerly along the east boundary of the following 3 Tracts:

1. Said John M. and Jill D. Kassai 0.41 acre tract,
2. John M. and Jill D. Kassai 2.16 acre tract (20653),
3. Joy Claire Davenport 3.28 acre tract (20652) to the common west line of said Joy Claire Davenport 4.94 acre tract;

THENCE, continuing southerly crossing interior of said Joy Claire Davenport 4.94 acre tract to a point on the south line of said Joy Claire Davenport 4.94 acre tract;

THENCE, continuing southerly crossing interior of the Cindy Waltisperger 11.28 acre tract (20608) to the center of a nameless wet weather creek and continuing along the meandering bed of said creek in southeasterly direction, crossing the interior of the following 7 tracts:

1. Shirley A. Davenport 2.15 acre tract (20595),
2. Marilyn Lucille Harbison 3.01 acre tract (20590),
3. Jim M. Swayze 1.12 acre tract (20589),
4. Margaret B. Gordon, Trustee of the Margaret B. Gordon Trust 27.18 acre tract (20565),
5. Marla Mitchell 4.9938 acre tract (20570),
6. Marla Mitchell called 1.0 acre tract (20567), U.C.O.P.R. Number 2014002681 and,

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<sup>1</sup>The number in parentheses following the name and acreage of each land owner is the Uvalde County Appraisal District property identification number as shown on Exhibits A and B of this Boundary Description

7. Morris Killough 10.36 (20566) acre tract to north right-of-way of County Road 335 (Lee Street);

THENCE, crossing said County Road 335 and continuing southerly along the meandering bed of said creek crossing the interior of the Thrasher Family Partnership Ltd. 454 acre tract (20667) to the north right-of-way of County Road 354;

THENCE, crossing County Road 354 to the south right-of-way of County Road 354 marking the most easterly southern corner of this Water CCN Service Area Boundary;

THENCE, continuing westerly along the south right-of-way of County Road 354 to the intersection of the northeasterly right-of-way of State Highway 187;

THENCE, continuing across State Highway 187 to the southeast corner of Lot 18 of the Moore Subdivision, on the southwesterly right-of-way of State Highway 187;

THENCE, southeasterly along the common southwesterly right of way of State Highway 187 and northeasterly boundary of the Morris B. Killough and Chance Dean 13.382 acre tract (20630 and 20633) to a point on the northerly right of way of a Private Road and westerly right of way of State Highway 187 and the most easterly corner of said Killough and Dean 13.382 acre tracts;

THENCE, southeasterly along the common right of way of Private Road and southeasterly boundary of said Killough and Dean 13,382 acre tract to the most southerly corner of the said Killough and Dean 13.382 acre tract;

THENCE, continuing along the southeasterly, southwesterly and westerly boundary lines of said Killough and Dean 13.382 acre tract to the most westerly north corner of said Killough and Dean 13,382 acre tract and being on the southerly boundary of the Ada C. Gazaway, et vir. 14.52 acre tract (20582);

THENCE, easterly along the common boundary of said Killough and Dean 13.382 acre tract and said Ada C. Gazaway et vir. 14.52 acre tract to the center of the Sabinal River;

THENCE, continuing northerly along the center of the Sabinal River to the most northerly west corner of said Killough and Dean 13.382 acre tract;

THENCE, along the south and southwest boundary of the said Moore Subdivision to a point being on the southwesterly boundary of Lot 14 of said Moore Subdivision and being the most eastern corner of Lot 4 of River Park Subdivision;

THENCE, crossing the Sabinal River and continuing along southeasterly boundary of Lot 4 and the east and south boundaries of Lot 5 and southerly boundary of Lot 6 to the southwest corner of Lot 6 of said River Park Subdivision;

THENCE, continuing southerly along the east boundary of Lots 11, 12, 13, 14 and 15 of said River Park Subdivision to the most southeastern corner of said River Park Subdivision and being the most southeastern corner of said River Park Subdivision and being the most southeastern corner of this Water CCN Service Area Boundary;

THENCE, continuing along the south and west boundaries of Lot 15 and a portion of Lot 14 of said River Park Subdivision to the southeast corner of the Living Waters Church of Utopia Inc. 16.58

acre tract (17482);

THENCE, continuing west along the south boundary of the following 3 tracts:

1. Said Living Water Church of Utopia Inc. 16.58 acre tract,
2. Living Waters Church of Utopia Inc. 5.8511 acre tract (Lot 17, River Park Subdivision),
3. Pedro P. Enriquez 4.72 acre tract (17481);

THENCE, northerly along the west boundary of said Pedro P. Enriquez 4.72 acre tract to the southeasterly right-of-way of R.M. 1050 and being the northwest corner of said Pedro P. Enriquez 4.72 acre tract;

THENCE, continuing along the common southeasterly right-of-way of R.M. 1050 and northwesterly boundary of the following 5 tracts:

1. Said Pedro P. Enriquez 4.72 acre tract,
2. Tom Wade Bomer 1.5 acre tract (17480),
3. Said Living Waters Church of Utopia Inc. 5.8511 acre tract (Lot 17, River Park Subdivision),
4. Living Waters Church of Utopia Inc. 5.67 acre tract (17479),
5. Theresa A. and Steven Novosad et ux 5.7011 acre tract (Lot 16, River Park Subdivision) to the most northwest corner of said Theresa A and Steven Novosad et ux 5.7011 acre tract (Lot 16, River Park Subdivision);

THENCE, crossing R.M. 1050 to the most southeast corner of the Thomas E. Power et ux 45.61 acre tract (17451) and being on the north right-of-way of Seco Ridge Road (Co. Rd. 357A);

THENCE, continuing along the common north right-of-way of said Seco Ridge Road (Co. Rd. 357A) and south boundary of the following 2 tracts:

1. Said Thomas E. Power et ux 45.61 acre tract,
2. B. Duane Crawford 7.45 acre Lot 1 and 2, Utopia Heights Subdivision, to the southwest corner of the said B. Duane Crawford 7.45 acre Lot 1 and 2, Utopia Heights Subdivision, and being on the easterly right-of-way of Scott Drive.

THENCE, crossing Scott Drive to the southeast corner of the Morris and Sydney Killough 15.32 acre tract (17450);

THENCE, southerly crossing Seco Ridge Road (Co. Rd. 357A) to the northeast corner of the Glen Ray Tampke 98.99 acre tract (17508) and continuing along the east boundary line of said Glen Ray Tampke 98.99 acre tract to the northwesterly right-of-way of R.M. 1050 and being the southeast corner of the said Glen Ray Tampke 98.99 acre tract;

THENCE, continuing across R.M. 1050 to the southeasterly right-of-way of R.M. 1050 and the northeast corner of the Johnny Ray McFadin 140.17 acre tract (17468);

THENCE, continuing southerly along the east boundary of said Johnny Ray McFadin 140.17 acre tract to a point on a westerly extension of the south boundary of said Pedro P. Enriquez 4.72 acre

tract:

THENCE, crossing interior of said Johnny Ray McFadin 140.17 acre tract westerly, along the extension alignment of south line of Pedro P. Enriquez 4.72 acre tract to the southeasterly right-of-way of R.M. 1050;

THENCE, continuing across R.M. 1050 maintaining the same westerly direction to the northwesterly right-of-way line of R.M. 1050 and being on the south boundary of said Glen Ray Trumpke 98.99 acre tract;

THENCE, crossing said Glen Ray Trumpke 98.99 acre tract westerly to the common interior corner of said Glen Ray Trumpke 98.99 acre tract and northeast corner of Tract 3, Utopia Estates Subdivision;

THENCE, southerly along the east line of said Tract 3, Utopia Estates Subdivision to the northwest right-of-way line of R.M. 1050;

THENCE, continuing along the northwesterly right-of-way line of R.M. 1050 and the southeasterly boundary of Tracts 3, 2 and 1 of Utopia Estates Subdivision to the southwest corner of Tract 1 of the Utopia Estates Subdivision and being the most southwestern corner of this Water CCN Service Area Boundary;

THENCE, continuing northerly along the west boundary of said Tract 1 of Utopia Estates to the common northwest corner of said Tract 1 of Utopia Estates and southwesterly right-of-way of Post Oak Lane;

THENCE, continuing southeasterly along the common north boundary of Tract 1 and southwesterly right-of-way of Post Oak Lane to a point on the southerly extension of the west boundary of Tract 6 of said Utopia Estates;

THENCE, northerly crossing Post Oak Lane to the southwesterly corner of Tract 6 of said Utopia Estates and continuing in a northerly direction along the west boundary of said Tract 6 of Utopia Estates to the northwest corner of said Tract 6 of Utopia Estates and being on the south line of the Seco Ridge Subdivision;

THENCE, westerly along the south boundary of said Seco Ridge Subdivision the southwest corner of Seco Ridge Subdivision and being the most westerly south corner of this Water CCN Service Area Boundary;

THENCE, continuing northerly along the west boundary of said Seco Ridge Subdivision to the most westerly north corner of this Water CNN Service Area Boundary;

THENCE, easterly along the north boundary of said Seco Ridge Subdivision passing the northeast corner of the said Seco Ridge Subdivision and continuing easterly along the north boundary of the following 2 tracts:

1. Ken J. and Katherine L. Brewer et ux 14.81 acre tract (17496),
2. Christopher Tagge Trust 20.0 acre tract (17447);

THENCE, continuing easterly crossing the Sabinal River to a point on the south boundary of the Charlotte Diane Messamore, et al 5.43 acre tract (17514),

THENCE, continuing northerly following the Sabinal River and crossing interior of the following tracts:

- 1 Said Charlotte Diane Messamore et al 5.43 acre tract,
- 2 Castlerock Bowhunting and Ranching Co., LLC 22.95 acre tract (17474),
- 3 Stephen and Cynthia Maier et ux 10.00 acre tract 17424),
- 4 Martha E. Burk et ux 4.01 acre tract (17426),
5. Judith A. Bailey and Sheila C. Agee, 4.06 acre tract (17427) to the southwest corner of the Robert Bradford Wrightman 3.08 acre tract (17428);

THENCE, continuing northerly along the Sabinal River and west boundary of the following 2 tracts:

1. Said Robert Bradford Wrightman 3.08 acre tract,
2. Castlerock Bowhunting and Ranching, LLC 7.93 acre tract (114866);

THENCE, crossing interior of the Boswell Interests, Ltd. 645.2 acre tract (17511) to the southwest corner of the Morris Killough 3.72 acre tract 17413);

THENCE, continuing along the west and north boundaries of said Morris Killough 3.72 acre tract to the northeast corner of said Morris Killough 3.72 acre tract;

THENCE, continuing northerly crossing interior of said Boswell Interests, Ltd. 645.2 acre tract to the common north line of the said Boswell Interests, Ltd. 645.2 acre tract, the Uvalde and Bandera County Line, and the north right-of-way of River View Drive (County Road 356), to the most northerly northwest corner of this Water CCN Service Area Boundary;

THENCE, easterly along the common Uvalde and Bandera County Line to the northwesterly corner of right-of-way of R.M. 187 at TxDOT Station 12+73.14, 182.67 feet left;

THENCE, continuing easterly along the common Uvalde and Bandera County Line and north right-of-way of R.M. 187 to the POINT OF BEGINNING of this Water CNN Service Area Boundary

CONTAINING 3.2 square miles (2,061 acres) more or less.

This boundary description of Certificate of Convenience and Necessity (Water CCN 12383 Service Area as shown on the CCN map, dated September 14, 2017 by the Public Utility Commission of Texas is for administrative compliance with Texas Water Code Sections 13.257 (r) and (s) as required by House Bill 2876 passed by the 79<sup>th</sup> Legislature. The intention of this boundary description is to generally describe the boundary of the referenced CCN map. This boundary description was prepared under 22 TAC § 663.21, and is not to be used to convey or establish interest in real property except those rights and interests implied or established by the configuration of the Water CNN Service Area Boundary of Utopia Water Supply Corporation. The source of the property ownership names referenced in this description is the Uvalde County Appraisal District GIS Map in late October and early November, 2016.

PREPARED FOR: Utopia Water Supply Corporation  
Uvalde County, Texas

PREPARED BY:

*Joel D. Wilkinson* 11/22/17  
Joel D. Wilkinson No. 2658  
Registered Professional Land Surveyor  
Firm Registration #100203-00



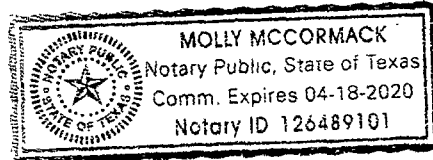
ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared JOEL D. WILKINSON, known to me to be the person who's name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 22 DAY OF NOVEMBER, 2017.

(Seal)



*Molly McCormack*  
Notary Public

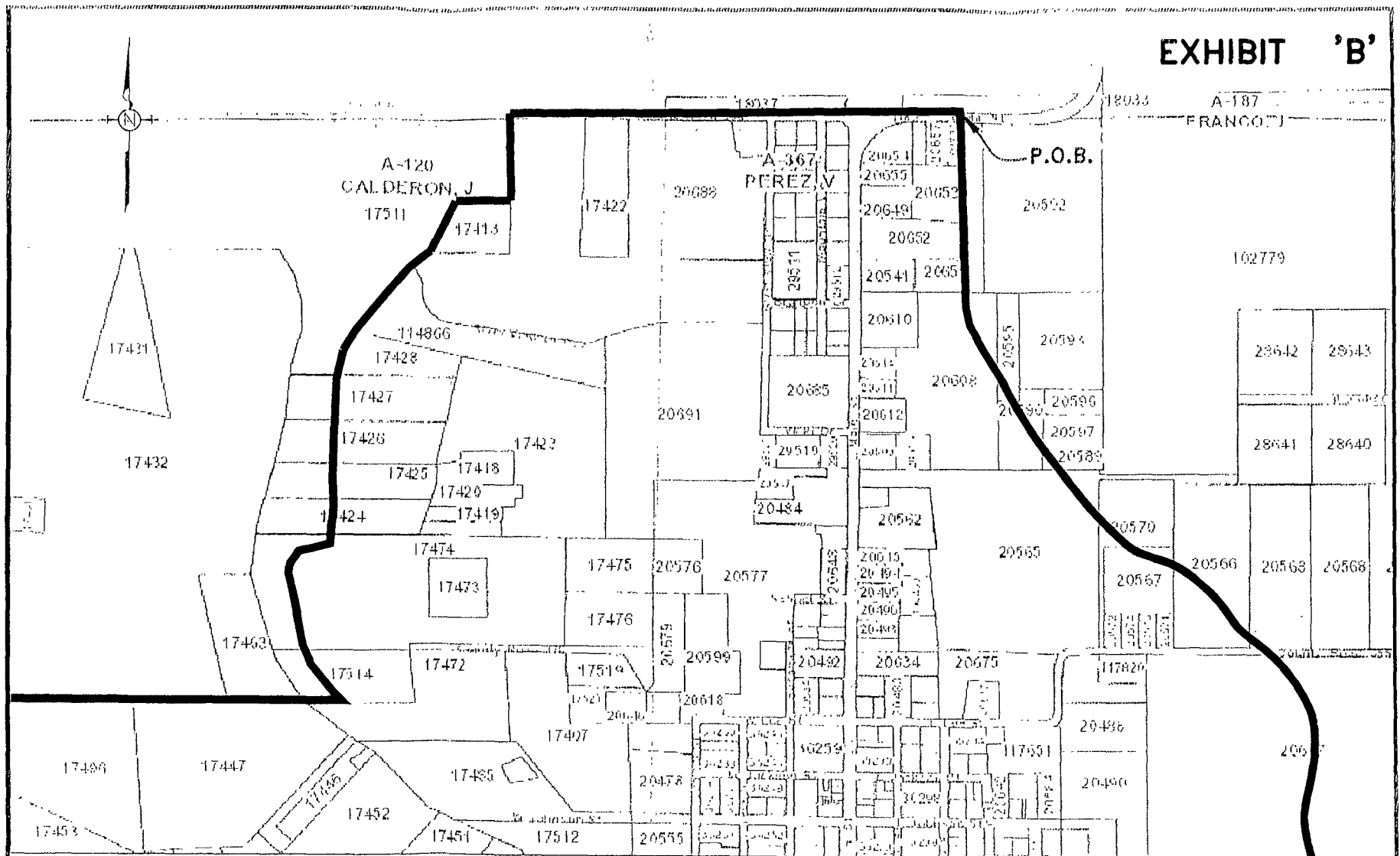
Job #1170-44

2) **A**



Map Acknowledgement: Uvalde County Appraisal District & BIS Consulting - [www.bisconsultants.com](http://www.bisconsultants.com)  
This product and its relative contents are the property of the respective governmental entity and BIS Consultants.  
Use is restricted for official purposes.

# EXHIBIT 'B'



## LEGEND

CCN No. 12383

0 0.1 0.2 0.3 0.4 0.5mi.

CCN WATER SERVICE AREA  
UTOPIA WATER SUPPLY CORPORATION  
UVALDE COUNTY, TEXAS  
NOVEMBER 21, 2017

Map Acknowledgement: Uvalde County Appraisal District & BIS Consulting--www.bisconsultants.com  
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# Public Utility Commission of Texas

**By These Presents Be It Known To All That**

## **Utopia Water Supply Corporation**

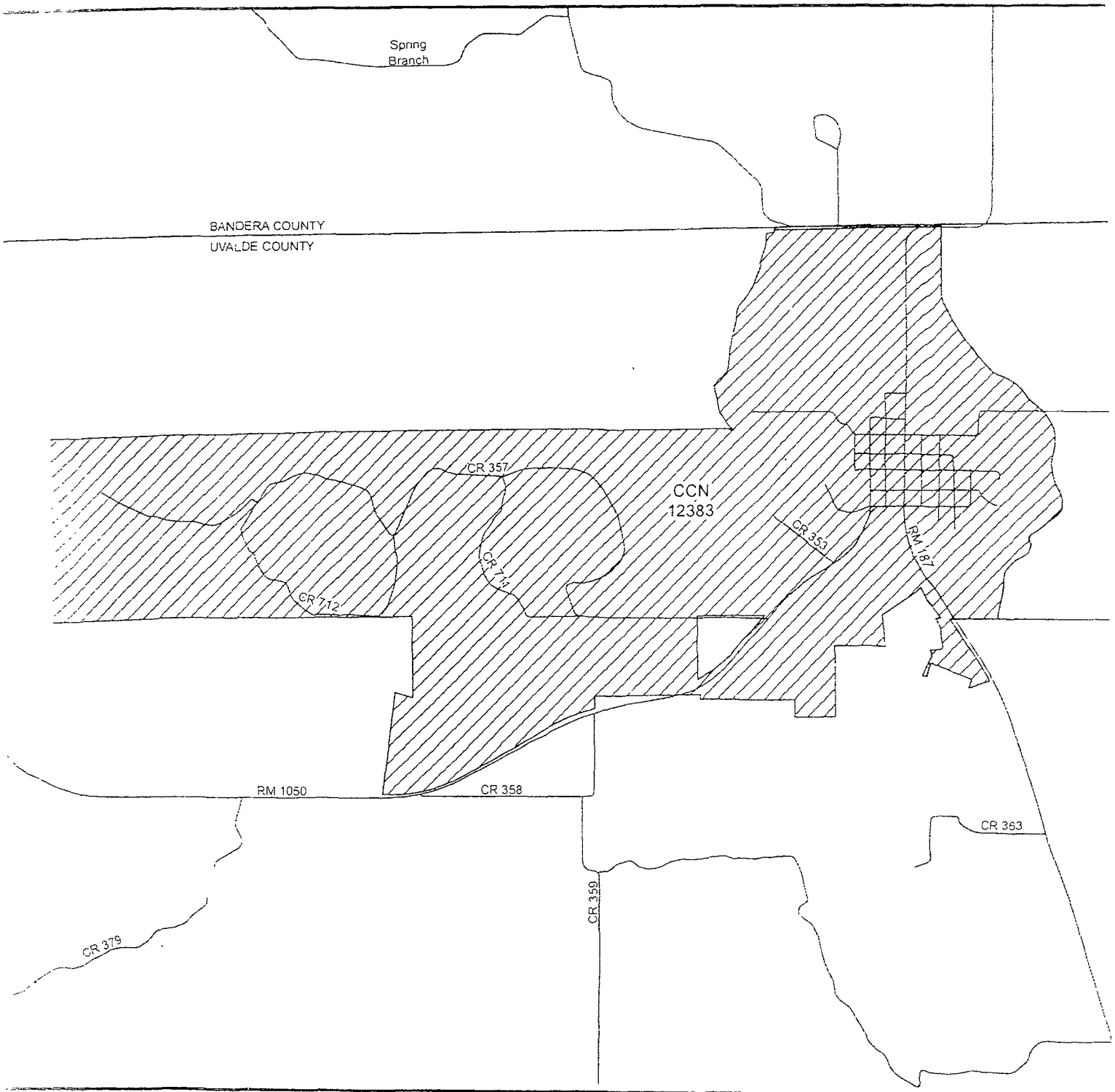
having obtained certification to provide water utility service for the convenience and necessity of the public, and it having been determined by this Commission that the public convenience and necessity would in fact be advanced by the provision of such service, Utopia Water Supply Corporation is entitled to this

## **Certificate of Convenience and Necessity No. 12383**

to provide continuous and adequate water utility service to that service area or those service areas in Uvalde County as by final Order or Orders duly entered by this Commission, which Order or Orders resulting from Docket No. 47011 are on file at the Commission offices in Austin, Texas; and are a matter of official record available for public inspection; and be it known further that these presents do evidence the authority and the duty of Utopia Water Supply Corporation, to provide such utility service in accordance with the laws of this State and Rules of this Commission, subject only to any power and responsibility of this Commission to revoke or amend this Certificate in whole or in part upon a subsequent showing that the public convenience and necessity would be better served thereby.

Issued at Austin, Texas, the 27<sup>th</sup> day of OCTOBER 2017.

Utopia Water Supply Corporation  
Water CCN No. 12383  
PUC Docket No. 47011  
Amended CCN No. 12383 in Uvalde County



**Water CCN**



12383 - Utopia Water Supply Corporation

0 1,250 2,500  
Feet



# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Donna M. Williams*

Donna M. Williams County Clerk  
Uvalde County TEXAS

November 28, 2017 03:06:38 PM  
FEE: \$62.00

2017003524

I, Donna M. Williams, County Clerk, do hereby certify  
that the foregoing instrument was FILED FOR RECORD  
on the date and time stamped hereon and was duly recorded  
in the Official Public Records of Uvalde County, Texas.



Donna M. Williams, County Clerk  
Uvalde County, Texas

*Andrew Ortega* Deputy