



Control Number: 47093



Item Number: 1

Addendum StartPage: 0



# BLEYL ENGINEERING

PLANNING • DESIGN • MANAGEMENT

318 W. Highland  
San Angelo, Texas 76903  
Tex. Reg. No. F-678  
www.bleylengineering.com

47093

April 20, 2017

Public Utility Commission of Texas  
Ms. Lisa Fuentes  
Work Leader  
Water Utilities Division  
1701 N. Congress Avenue  
Austin, Texas 78711-3326

RECEIVED  
2017 APR 24 PM 10:55  
PUBLIC UTILITY COMMISSION  
FILING CLERK

Reference: Petra Firma Development Group, Inc.  
Water CCN Application:  
Bleyl Engineering Project No. 11806

Dear Ms. Fuentes:

On behalf of our client, Petra Firma Development Group, Inc. ("Petra Firma"), we request review and approval of the proposed Certificate of Convenience and Necessity ("CCN") to cover the proposed area shown in the attachments. Petra Firma is in the process of becoming a PWS under TCEQ rules. The proposed system will be constructed in accordance with TCEQ Chapter 290 guidelines and regulations. A separate application for Petra Firma's proposed PWS and construction plan approval will be submitted to the TCEQ upon approval of the CCN.

David Jensen, the President of Petra Firma, owns the 1,145-acre tract of land on which we request the CCN, and he is selling it to Petra Firma as they subdivide it into large lots. The subdivision will be completed in multiple phases, with Sections 1, 2, and 3 as the first phase. The first phase also includes a water plant, two water wells, and approximately 2.5 miles of water distribution lines.

The proposed CCN will allow Petra Firma to bill future water customers for the water delivered by the new PWS.

Because the proposed areas for this CCN will be within a two-mile (2 mi) radius of an existing CCN (#11361) held by Concho Rural Water Corporation (CRWC), written documentation of request for and denial of water service from CRWC is attached.

Petra Firma Development Group, Inc.

Petra Firma is a for-profit corporation with an office at 17 S. Chadbourne Street, San Angelo, TX. It has no other offices, and David J. Jensen is the sole shareholder. He is also the only director. Petra Firma is not affiliated with any other organizations.



### Need for Service

The proposed CCN area is currently undeveloped. It is in the process of being platted into a subdivision. Because of this, future lot owners will have a need for potable water from Petra Firma. No requests for service have been made because no lots have been sold, yet.

### Effect of Granting a Certificate

Because the proposed CCN area will be subdivided into residential lots, a need for potable water arises. Petra Firma wishes to obtain a Certificate to be able to sell water to future lot purchasers. Because of the denial of water service from CRWC, no other economically feasible option exists for development of this property, and no effect would be felt by CRWC or other public utility in the proximate area. Future landowners in the CCN area would benefit because of a dependable water source and the lack of expensive private wells. Wells, plant, and distribution lines are all needed to provide potable water to future residents. Those plans have been completed and will be submitted to the TCEQ upon approval of the CCN.

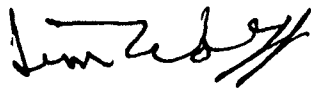
### Application

We are submitting the completed application and the following attachments as part of our request for review and approval:

1. For-Profit Corporation Certification of Account Status;
2. Metes & Bounds Descriptions;
3. Digital Map Data (TX State Plane Coordinates, Central Zone, NAD 83);
4. Two- and Five-Mile Radius Maps;
5. Request and Denial of Nearby Service
6. Proposed Facilities Map;
7. General Location Map;
8. Financial Spreadsheets; and
9. Ownership Map.

If you have any questions or need additional information please contact me at (325) 262-4082 or by e-mail at [twolff@bleylengineering.com](mailto:twolff@bleylengineering.com).

Sincerely,



Tim Wolff, P.E.

Enclosures

cc: Petra Firma Development Group, Inc..

Mr. David Jensen, President





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: **47093**

(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

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FILING CLERK

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

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

Purpose of Application		
<input checked="" type="checkbox"/> Obtain	<input checked="" 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) _____	

1. Applicant Information	
<b>Applicant</b>	
Utility name: Petra Firma Development Group, Inc.	
Certificate number: N/A	
Street address (City/ST/ZIP/Code): 17 S. Chadbourne St., Suite 600, San Angelo, TX 76903	
Mailing address(City/ST/ZIP/Code): PO Box 1669, San Angelo, TX 76902	
Utility Phone Number and Fax: (325) 227-4645	
<b>Contact information</b>	
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: Mr. Tim Wolff, P.E.	Title: Project Manager
Mailing address: 318 W. Highland, San Angelo, Texas 76903	
Email: twolff@bleylengineering.com	Phone and Fax: (325) 262-4082
List all counties in which service is proposed: Tom Green 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:

B. If the applicant is a For-Profit business or corporation, please include the following information:

- i. A copy of the corporation's "Certification of Account Status" from the Texas State Comptroller of Public Accounts. **See Attachment 1.**
- ii. The corporation's charter number as recorded with the Office of the Texas Secretary of State: 0801850884
- iii. A listing of all stockholders and their respective percentages of ownership. **See cover letter.**
- iv. A copy of the company's organizational chart, if available. **Unavailable.**
- v. A list of all directors and disclose the title of each individual. **See cover letter.**
- vi. A list of all affiliated organizations (if any) and explain the affiliate's business relationship with the applicant. **None. See cover letter.**

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. **Not applicable.**
- 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.

## 2. Location Information

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? N/A



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

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

☐ Yes ☒ **No See cover letter. Land is currently vacant.**

If YES, provide the following:

- 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: N/A

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

N/A

**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?

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



### 3. Map Requirements

Attach the following hard copy maps with each copy of the application:

- 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: **See Attachment 2.**
  - 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. **See Attachment 2.**
- 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 **None existing.**
  - ii. any facilities, customers or area currently being served outside the applicant's certificated area(s). **None existing.**

**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. See Attachment 3 (TX State Plane Coord., Central Zone, NAD83).

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.

### 4. New System Information or Utilities Requesting a CCN for the First Time

- 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; **None found. See Attachment 4.**
  - 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; **See Attachment 5.**
  - iii. copies of written responses from each system or evidence that they did not reply; and **See Attachment 5.**
  - iv. for sewer utilities, documentation showing that you have obtained or applied for a wastewater discharge permit. **Not applicable.**
- B. Were your requests for service denied? ☒ Yes ☐ No







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- iii. Date of last TCEQ water and/or sewer system inspection(s): Not applicable.
- 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. **Not applicable.**

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

Name	Classes	License Number
Ben Wiese	C	WG009136

- 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	0	56	Residential	0	0
1" meter or larger	0	0	Commercial	0	0
Non-Metered	0	0	Industrial	0	0



TCEQ Water System			TCEQ Sewer System		
Other:	0	0	Other:	0	0
Total Water	0	56	Total Sewer	0	0

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

Sewer service is by individual lot OSSF's.

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

N.A.

G. Effect of Granting a Certificate Amendment. - See Cover Letter for explanation of effect.

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
N.A.	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:

- the current and projected density; and
- 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.

--	--

## 6. Financial Information

- 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:
- 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. See attached balance sheets and Attachment 8.
  - 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. See Attachment 8.

B. For existing water and/or sewer systems: Not applicable.

- 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. Not applicable.

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.**

## 7. Notice Requirements

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. **Not applicable.**

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. **Not applicable.**

- 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.**



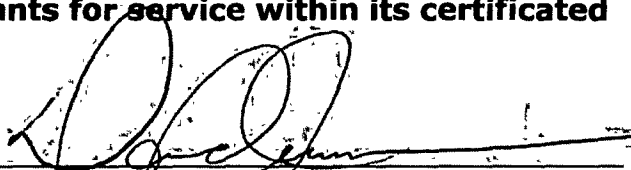
# OATH

STATE OF Texas  
COUNTY OF Tom Green

I, David Jensen, being duly sworn,  
file this application as CEO/President (indicate relationship to Applicant,  
that is, owner, member of partnership, title as officer of corporation, or other authorized  
representative of Applicant); 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.

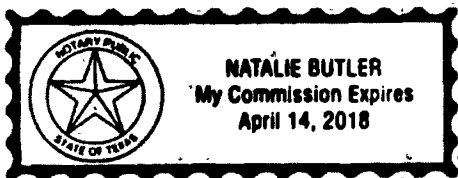
**I further represent that the Applicant will provide continuous and adequate  
service to all customers and qualified applicants for service within its certificated  
service area.**

  
\_\_\_\_\_  
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 19<sup>th</sup> of April 20 17

SEAL



  
\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

Natalie Butler  
\_\_\_\_\_  
PRINT OR TYPE NAME OF NOTARY

MY COMMISSION EXPIRES April 14, 2018



## Notice for Publication

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

Tom Green

COUNTY(IES), TEXAS

Name of Applicant Petra Firma Development Group, Inc. has filed an application for a CCN to obtain or amend CCN No. (s) N/A and to decertify a portion(s) of N/A with the  
(Name of Decertified Utility)

Public Utility commission of Texas to provide

water

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

utility service in

Tom Green

County  
(ies).

The proposed utility service area is located approximately 5 miles northwest  
[direction] of downtown Christoval, [City or Town] Texas, and is  
generally bounded on the north by FM 2335; on the east by  
US 277; on the south by Allen Road; and on the west by Guinn Road

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

The total area being requested includes approximately 1.145 acres and 0  
current customers.

A copy of the proposed service area map is available at (Utility Address and Phone  
Number): Bleyl Engineering: 318 W. Highland Blvd., San Angelo Texas 76903

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 to Neighboring Systems, Landowners and Cities

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

Tom Green

COUNTY(IES), TEXAS

To: Concho Rural Water Corporation  
(Neighboring System, Landowner or City)

Date Notice Mailed 20

8174 US Hwy 87 N

(Address)

San Angelo

Texas

76901

City

State

Zip

Name of Applicant Petra Firma Development Group, Inc. has filed an application for a CCN to obtain or amend CCN No. (s) N/A and to decertify a portion(s) of N/A with the  
(Name of Decertified Utility)

Public Utility Commission of Texas to provide

water

utility service in

Tom Green

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

County(ies).

The proposed utility service area is located approximately 5 miles northwest  
[direction] of downtown Christoval, [City or Town] Texas, and is  
generally bounded on the north by FM 2335 ; on the east by  
US 277 ; on the south by Allen Road ; and on the west by Guinn Road

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

The total area being requested includes approximately 1,145 acres and 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:**

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.

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**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 Neighboring Systems, Landowners and Cities

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

Tom Green

COUNTY(IES), TEXAS

To: David Jensen  
(Neighboring System, Landowner or City)

Date Notice Mailed 20

P.O. Box 1669

(Address)

San Angelo

Texas

76902

City

State

Zip

Name of Applicant Petra Firma Development Group, Inc., has filed an application for a  
CCN to obtain or amend CCN No. (s) N/A and to  
decertify a portion(s) of N/A with the  
(Name of Decertified Utility)

Public Utility Commission of Texas to provide

water

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

utility service in

Tom Green

County(ies).

The proposed utility service area is located approximately 5 miles northwest  
[direction] of downtown Christoval, [City or Town] Texas, and is  
generally bounded on the north by FM 2335; on the east by  
US 277; on the south by Allen Road; and on the west by Guinn Road

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

The total area being requested includes approximately 1,145 acres and 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.



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# Notice to Neighboring Systems, Landowners and Cities

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

Tom Green

COUNTY(IES), TEXAS

To: David Jensen

(Neighboring System, Landowner or City)

Date Notice Mailed

20

P.O. Box 1669

(Address)

San Angelo

Texas

76902

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(Name of Decertified Utility)

Public Utility Commission of Texas to provide

water

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

utility service in

Tom Green

County(ies).

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

The total area being requested includes approximately 1,145 acres and 0 current customers.

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# Notice to Neighboring Systems, Landowners and Cities

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Tom Green

COUNTY(IES), TEXAS

To: David Jensen  
(Neighboring System, Landowner or City)

Date Notice Mailed                      20       

P.O. Box 1669

(Address)

San Angelo Texas 76902

City

State

Zip

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(Name of Decertified Utility)

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

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[direction] of downtown Christoval, [City or Town] Texas, and is  
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## Notice to Neighboring Systems, Landowners and Cities

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Tom Green

COUNTY(IES), TEXAS

To: David Jensen

(Neighboring System, Landowner or City)

Date Notice Mailed

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P.O. Box 1669

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

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# Notice to Neighboring Systems, Landowners and Cities

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Tom Green

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To: David Jensen  
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# Notice to Neighboring Systems, Landowners and Cities

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Tom Green

COUNTY(IES), TEXAS

To: David Jensen  
(Neighboring System, Landowner or City)

Date Notice Mailed                      20       

P.O. Box 1669

(Address)

San Angelo

Texas

76902

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## 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

Tom Green

COUNTY(IES), TEXAS

Dear Customer: \_\_\_\_\_ Date Notice Mailed \_\_\_\_\_ 20 \_\_\_\_\_

Name of Applicant Petra Firma Development Group, Inc. has filed an application for a CCN to obtain or amend CCN No. (s) N/A and to decertify a portion(s) of N/A with the  
(Name of Decertified Utility)

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

The proposed utility service area is located approximately 5 miles Northwest  
[direction] of downtown Christoval \_\_\_\_\_, [City or Town] Texas.

A copy of the proposed service area map is available at (Utility Address and Phone Number): Bley Engineering: 318 W. Highland Blvd., San Angelo Texas 76903

The current utility rates which were first effective on N/A \_\_\_\_\_ 20 \_\_\_\_\_

Monthly Flat Rate of \$ \_\_\_\_\_ Per connection

-OR-

Monthly Base Rate Including per 10 \_\_\_\_\_ gallons connection for:

5/8" meter \$ \_\_\_\_\_

1" meter \$ \_\_\_\_\_

1 1/2" meter \$ \_\_\_\_\_

2" meter \$ \_\_\_\_\_

Other\$ \_\_\_\_\_

Gallonge charge of \$ \_\_\_\_\_ 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%

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$5.00 or 10%

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

**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.

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**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.

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## PROJECTED BALANCE SHEETS

	START UP	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
<b>CURRENT ASSETS</b>						
Cash	32,189.00	994,874.00	2,393,634.00	3,849,969.00	4,189,586.00	4,732,181.00
Accounts Receivable						
Inventories						
Income Tax Receivable						
Other						
<b>Total</b>	<b>32,189.00</b>	<b>994,874.00</b>	<b>2,393,634.00</b>	<b>3,849,969.00</b>	<b>4,189,586.00</b>	<b>4,732,181.00</b>
<b>FIXED ASSETS</b>						
Land	2,384,565.00	2,400,000.00	2,400,000.00	2,400,000.00	2,400,000.00	2,400,000.00
Collection/Distribution System		451,000.00	451,000.00	451,000.00	451,000.00	451,000.00
Buildings						
Equipment	55,307.00	60,000.00	60,000.00	60,000.00	60,000.00	60,000.00
Other						
Less: Accum. Depreciation or Reserves	1,870.00	24,370.00	46,870.00	69,370.00	91,870.00	114,370.00
<b>Total</b>	<b>2,438,002.00</b>	<b>2,886,630.00</b>	<b>2,864,130.00</b>	<b>2,841,630.00</b>	<b>2,819,130.00</b>	<b>2,796,630.00</b>
<b>TOTAL ASSETS</b>	<b>2,470,191.00</b>	<b>3,881,504.00</b>	<b>5,257,764.00</b>	<b>6,691,599.00</b>	<b>7,008,716.00</b>	<b>7,528,811.00</b>
<b>CURRENT LIABILITIES</b>						
Accounts Payable						
Notes Payable, Current						
Accrued Expenses	52.00					
Other						
<b>Total</b>	<b>52.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>LONGTERM LIABILITIES</b>						
Notes Payable, Long-term	792,978.00	632,978.00	462,978.00	232,978.00	0.00	0.00
Other	64,800.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL LIABILITIES</b>	<b>857,830.00</b>	<b>632,978.00</b>	<b>462,978.00</b>	<b>232,978.00</b>	<b>0.00</b>	<b>0.00</b>
<b>OWNER'S EQUITY</b>						
Paid in Capital	315,083.00	315,083.00	315,083.00	315,083.00	315,083.00	315,083.00
Retained Equity	442,314.00	1,297,278.00	2,933,443.00	4,479,703.00	6,143,538.00	6,693,633.00
Other						
Current Period Profit or Loss	854,964.00	1,636,165.00	1,546,260.00	1,663,835.00	550,095.00	520,095.00
<b>TOTAL OWNER'S EQUITY</b>	<b>1,612,361.00</b>	<b>3,248,526.00</b>	<b>4,794,786.00</b>	<b>6,458,621.00</b>	<b>7,008,716.00</b>	<b>7,528,811.00</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>2,470,191.00</b>	<b>3,881,504.00</b>	<b>5,257,764.00</b>	<b>6,697,599.00</b>	<b>7,008,716.00</b>	<b>7,528,811.00</b>
<b>WORKING CAPITAL</b>	<b>32,137.00</b>	<b>994,874.00</b>	<b>2,393,634.00</b>	<b>3,849,969.00</b>	<b>4,189,586.00</b>	<b>4,732,181.00</b>
<b>CURRENT RATIO</b>	<b>619.00</b>					
<b>DEBT TO EQUITY RATIO</b>	<b>0.53</b>	<b>0.19</b>	<b>0.10</b>	<b>0.04</b>		
<b>EQUITY TO TOTAL ASSETS</b>	<b>0.65</b>	<b>0.84</b>	<b>0.91</b>	<b>0.97</b>	<b>1.00</b>	<b>1.00</b>



## PROJECTED INCOME STATEMENT

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTALS
<b>METER NUMBER</b>						
Existing Number of Taps	0.00	16.00	33.00	56.00	56.00	
New Taps per Year	16.00	17.00	23.00	0.00	0.00	
Total Meters at Year End	16.00	33.00	56.00	56.00	56.00	
<b>METER REVENUE</b>						
Fees Per Meter	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	
Cost Per Meter	4,590.00	4,590.00	4,590.00	4,590.00	4,590.00	
Operating Revenue Per Meter	-2,640.00	-2,640.00	-2,640.00	-2,640.00	-2,640.00	
<b>GROSS WATER REVENUE</b>						
Fees	7,425.00	20,520.00	40,095.00	40,095.00	40,095.00	148,230.00
Other	1,898,000.00	1,803,000.00	1,922,000.00	800,000.00	800,000.00	7,223,000.00
Gross Income	1,905,425.00	1,823,520.00	1,962,095.00	840,095.00	840,095.00	7,371,230.00
<b>OPERATING EXPENSES</b>						
General & Administrative	194,200.00	193,300.00	204,400.00	215,000.00	230,000.00	1,036,900.00
Interest	27,060.00	27,060.00	27,060.00	0.00	0.00	81,180.00
Other	48,000.00	56,900.00	66,800.00	75,000.00	90,000.00	336,700.00
NET INCOME	1,636,165.00	1,546,260.00	1,663,835.00	550,095.00	520,095.00	5,916,450.00



## PROJECTED EXPENSES STATEMENT

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTALS
<b>GENERAL/ADMINISTRATIVE EXPENSES</b>						
Salaries	100,000.00	100,000.00	110,000.00	115,000.00	120,000.00	545,000.00
Office Expense	10,000.00	12,000.00	14,000.00	14,000.00	16,000.00	66,000.00
Computer Expense						
Auto Expense	5,000.00	7,500.00	10,000.00	12,000.00	13,000.00	47,500.00
Insurance Expense	2,000.00	2,500.00	3,000.00	4,000.00	5,000.00	16,500.00
Telephone Expense	1,200.00	1,200.00	1,200.00	1,500.00	2,000.00	7,100.00
Utilities Expense	1,000.00	1,100.00	1,200.00	1,500.00	2,000.00	6,800.00
Depreciation Expense						
Property Taxes	35,000.00	30,000.00	25,000.00	25,000.00	26,000.00	141,000.00
Professional Fees	15,000.00	12,000.00	10,000.00	10,000.00	12,000.00	59,000.00
Other	25,000.00	27,000.00	30,000.00	32,000.00	34,000.00	148,000.00
<b>Total</b>	<b>194,200.00</b>	<b>193,300.00</b>	<b>204,400.00</b>	<b>215,000.00</b>	<b>230,000.00</b>	<b>1,036,900.00</b>
% Increase Per Year		0.00	6.00	5.00	7.00	
<b>OPERATIONAL EXPENSES</b>						
Salaries	10,000.00	10,000.00	11,000.00	12,000.00	15,000.00	58,000.00
Auto Expense	2,000.00	2,400.00	2,800.00	3,000.00	4,000.00	14,200.00
Utilities Expense	1,500.00	2,000.00	2,500.00	2,500.00	3,500.00	12,000.00
Depreciation Expense	22,500.00	22,500.00	22,500.00	22,500.00	22,500.00	112,500.00
Repair & Maintenance	5,000.00	10,000.00	15,000.00	20,000.00	28,000.00	78,000.00
Supplies	2,000.00	3,000.00	4,000.00	5,000.00	6,000.00	20,000.00
Other	5,000.00	7,000.00	9,000.00	10,000.00	11,000.00	42,000.00
<b>Total</b>	<b>48,000.00</b>	<b>56,900.00</b>	<b>66,800.00</b>	<b>75,000.00</b>	<b>90,000.00</b>	<b>336,700.00</b>
% Increase Per Year		19.00	17.00	12.00	20.00	
<b>ASSUMPTIONS</b>						
Interest Rate/Terms	6%, 10yr	6%, 10yr	6%, 10yr	6%, 10yr	6%, 10yr	
Utility Cost/gal.						
Depreciation Schedule						
Other						



## PROJECTED SOURCES AND USES OF CASH STATEMENTS

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTALS
<b>SOURCES OF CASH</b>						
Net Income	1,636,165.00	1,546,260.00	1,663,835.00	550,095.00	520,095.00	5,916,450.00
Depreciation (if Funded)						
Loan Proceeds						
Other						
Total Sources	1,636,165.00	1,546,260.00	1,663,835.00	550,095.00	520,095.00	5,916,450.00
<b>USES OF CASH</b>						
Net Loss						
Principle Portion of Pmts.	160,000.00	170,000.00	230,000.00	232,978.00	0.00	792,978.00
Fixed Asset Purchase	451,000.00	0.00	0.00	0.00	0.00	451,000.00
Reserve	0.00	0.00	0.00	0.00	0.00	0.00
Other						
TOTAL USES	611,000.00	170,000.00	230,000.00	232,978.00	0.00	1,243,978.00
NET CASH FLOW	1,025,165.00	1,376,260.00	1,433,835.00	317,117.00	520,095.00	4,672,472.00
<b>DEBT SERVICE COVERAGE</b>						
Cash Available for Debt	0.00	0.00	0.00	0.00	0.00	0.00
Service (CADS)						
Net Income (Loss)	1,636,165.00	1,546,260.00	1,663,835.00	550,095.00	520,095.00	5,916,450.00
Depreciation , or Reserve Interest	49,560.00	49,560.00	49,560.00	22,500.00	22,500.00	193,680.00
TOTAL	1,685,725.00	1,595,820.00	1,713,395.00	572,595.00	542,595.00	6,110,130.00
<b>REQUIRED DEBT SERVICE (RDS)</b>						
Principle Plus Interest	187,060.00	197,060.00	257,060.00	232,978.00	0.00	874,158.00
<b>DEBT SERVICE COVERAGE RATIO</b>						
CADS Divided by RDS	9.01	8.10	6.67	2.46	0.00	6.99





## **Franchise Tax Account Status**

As of : 01/24/2017 13:19:18

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

### **PETRA FIRMA DEVELOPMENT GROUP, INC.**

**Texas Taxpayer Number** 32051981135

**Mailing Address** PO BOX 1669 SAN ANGELO, TX 76902-1669

**Right to Transact Business in Texas** ACTIVE

**State of Formation** TX

**Effective SOS Registration Date** 09/16/2013

**Texas SOS File Number** 0801850884

**Registered Agent Name** DAVID JENSEN

**Registered Office Street Address** 17 SOUTH CHADBOURNE, STE 600 SAN ANGELO,  
TX 76903



# **OVERSIZED MAP(S)**

**TO VIEW  
OVERSIZED MAP(S),  
PLEASE GO TO  
CENTRAL RECORDS.**

**(512) 936-7180**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**WARRANTY DEED WITH VENDOR'S LIEN**

**Date:** May 21, 2013

**Grantor:** 1. JOLYN DIERKS COLVIN, owning, occupying and claiming other property as her homestead; dealing with her separate property and estate  
Address: P.O. Box 2818, Rockport, Atansas County Texas 78381

2. BRYAN D. COLVIN, owning, occupying and claiming other property as his homestead; dealing with his separate property and estate  
Address: 5514 73<sup>rd</sup> Street, Lubbock, Lubbock County, Texas 79424

**Grantee:** DAVID JENSEN

**Grantee's Mailing Address (including county):** P.O. Box 1669, San Angelo,  
Tom Green County, Texas  
76902

**Consideration:**

\$10.00 and a note of even date that is in the principal amount of \$1,280,000.00 and is executed by Grantee, payable to the order of Capital Farm Credit, FLCA. The note is secured by a \$1,280,000.00 vendor's lien retained in favor of Capital Farm Credit, FLCA, in this deed and by a deed of trust of even date from Grantee to Ben R. Novosad, Trustee.

**Property (including any improvements):**

**THE SURFACE ESTATE ONLY IN and TO:**

1145.000 acres of land comprised of 16.185 acres out of H. E. & W. T. RR. Co. Survey 1200, Abstract 8622; 290.443 acres out of H. & T. C. RR. Co. Survey 1199, Abstract 5564; 310.352 acres out of E. Roth Survey 934, Abstract 1815; 17.045 acres out of J. R. Russel Survey 2, S.F. 13539, Abstract 8711; 49.09 acres out of Joseph Tweedy Survey 933-1/2, Abstract 8491; 135.738 acres out of Fisher & Miller Survey 932, Abstract 208; 97.529 acres out of J. Saehn Survey 933, Abstract 1895; and 228.618 acres out of J. Saehn Survey 936, Abstract 1896, all in Tom Green County, Texas, and being a portion of those lands deeded to Fay M. Hildebrand Estate by Warranty Deed as recorded in Volume 288, Page 644, Official Public Records of Real Property, Tom Green County, Texas, said 1145.000 acres of land being more particularly described by metes and bounds in attached Exhibit "A".

**Reservations From and Exceptions to Conveyance and Warranty:**



Sellers reserve unto themselves their heirs and assigns and undivided 1/2 interest in and to all wind royalty in and on the property described herein.

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral covenances, and other instruments, other than liens and conveyances, that affect the property, rights of adjoining owners in any walls and fences situated on a common boundary; and discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements.

Grantor for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors, to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

The venditor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

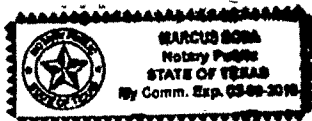
Capital Farm Credit, FLCA, at Grantor's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the notes described. The vendor's lien and superior title to the property are retained for the benefit of Capital Farm Credit, FLCA; and are transferred to that party without recourse on Grantor.

  
JOLYN DIERKS COLVIN

STATE OF TEXAS  
COUNTY OF Kendall

§  
§

This instrument was acknowledged before me, the undersigned authority, on this 23 day of May, 2013, by JOLYN DIERKS COLVIN, personally known to me (or proved to me on the basis of satisfactory evidence), to be the person whose name is subscribed to the foregoing instrument.



  
Notary Public, State of Texas



## EXHIBIT "A"

## Field Notes

1145.000 acres of land comprised of 16.185 acres out of H. B. & W. T. RR. Co. Survey 1200, Abstract 8622; 290.443 acres out of H. & T. C. RR. Co. Survey 1199, Abstract 5664; 310.352 acres out of S. Roth Survey 934, Abstract 1816; 17.045 acres out of Survey 2, J. R. Russell S. F. 13530, Abstract 8711; 49.09 acres out of Joseph Tweedy Survey 933-1/2; Abstract 8491; 135.738 acres out of Fisher & Miller Survey 932, Abstract 209; 97.529 acres out of J. Saehn Survey 933, Abstract 1895; and 228.818 acres out of J. Saehn Survey 938, Abstract 1896, all in Tom Green County, Texas, and being a portion of those lands deeded to Fay M. Hildebrand Estate by Warranty Deed as recorded in Volume 285, Page 684, Official Public Records of Real Property of Tom Green County, Texas, said 1145.000 acres of land being more particularly described by notes and bounds as follows:

BEGINNING at a 1/2" iron pipe set in J. Saehn Survey 933 in the south right-of-way line of F. M. Highway 2335 for the northwest corner of this tract and the northeast corner of an adjacent 747.809 acre tract surveyed this date from whence a concrete right-of-way marker bears N 89° 14' 43" E 1823.05 feet and another concrete right-of-way marker bears S 89° 14' 43" W 3187.68 feet;

THENCE N 89° 14' 43" E along the north line of this tract and the south right-of-way line of said F. M. Highway 2335 at 2790.38 feet cross the east line of said Survey 933 and the west line of said Survey 932, at 6324.70 feet cross the east line of said Survey 932 and the west line of said Survey 2, at 6821.54 feet cross the east line of said Survey 2 and the west line of said Survey 1200, continuing in all 8390.13 feet to a concrete right-of-way marker found for a point of angle;

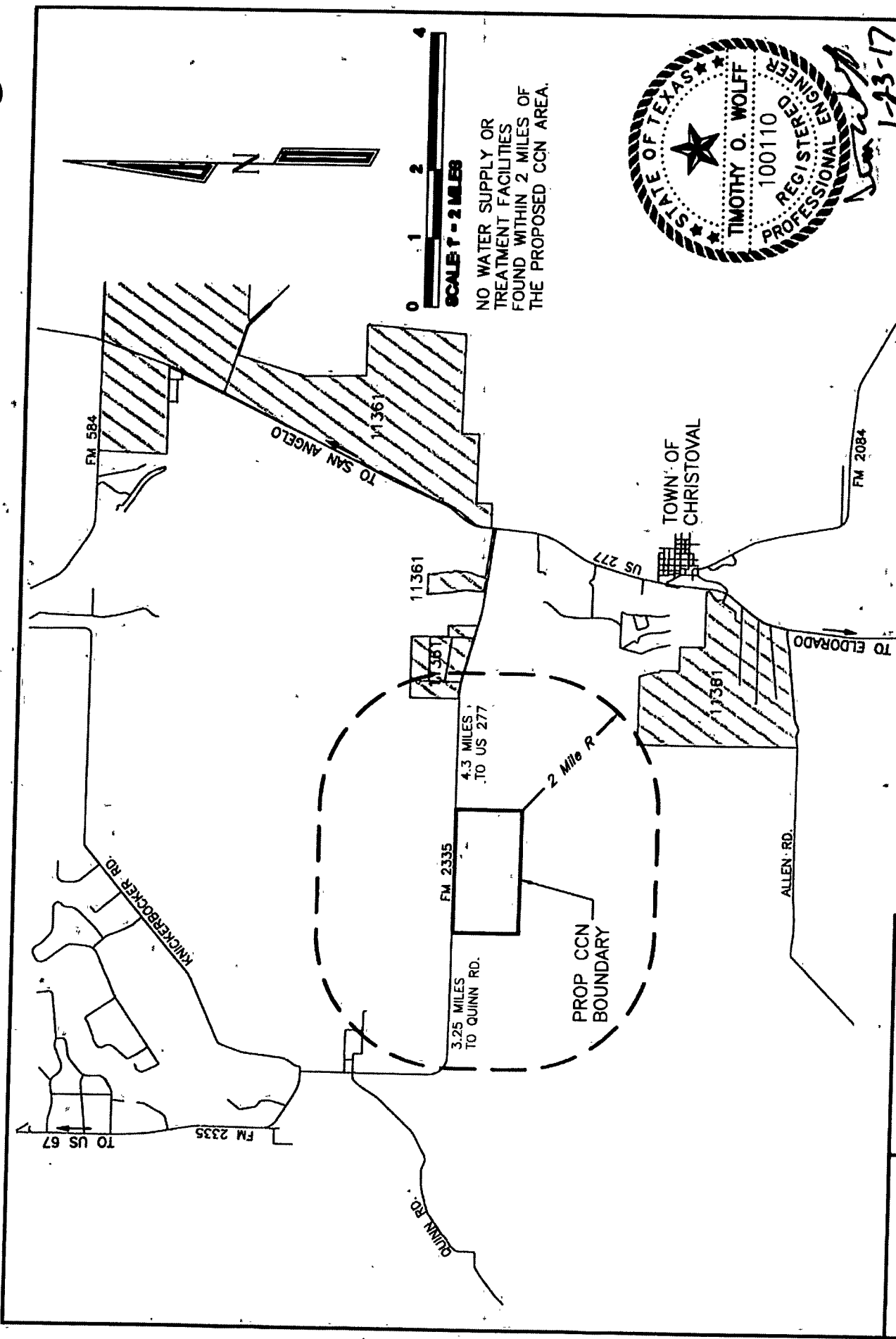
THENCE N 89° 28' 58" E 1191.95 feet along the north line of this tract and the south right-of-way line of said F. M. Highway 2335 to a point in an east line of said Survey 1200 and in the west line of Survey 5, Block 22, H. & T. C. RR. Co., Tom Green County, Texas, from whence a fence corner post bears S 87° 19' E 5.86 feet;

THENCE S 0° 44' 42" E along the east line of this tract and the west line of said Survey 5, at 239.15 feet pass a 1" iron pipe marked "SSE 1200, JJG" in a large old stone mound for the northeast corner of said Survey 1199 and a southeast corner of said Survey 1200, continuing in all 5221.76 feet to a fence corner post found for the southeast corner of this tract from whence a set spike in an old stone mound bears N 2° 16' W 17.75 feet;

THENCE S 88° 32' 17" W along the south line of this tract and along an existing fence line at 2547.17 pass a 1" iron pipe marked "BL 934, JJG" at 6282.37 cross the west line of said Survey 934 and the east line of said Survey 933-1/2, from whence a 1" iron pipe marked "WL 934, JJG" bears S 64° 24' W 1.25 feet, at 6874.76 feet cross the east line of said Survey 933-1/2 and the west line of said Survey 936, continuing in all 9584.22 feet to a 1/2" iron pipe set for the southwest corner of this tract and the southeast corner of said 747.809 acre tract;

THENCE N 0° 36' 43" W along the west line of this tract and the east line of said 747.809 acre tract at 3361.69 feet cross the north line of said Survey 936 and the south line of said Survey 933, continuing in all 5177.69 feet to the place of beginning and containing 1145.000 acres of land.





SCALE: AS SHOWN  
 DATE: 1-23-17  
 DRAWN BY: TOW  
 CHECKED BY: TOW

PREPARED FOR:  
 PETRA FIRMA DEV. CORP.  
 P.O. BOX 1669  
 SAN ANGELO, TX 76902

**2-MILE FACILITIES MAP**

**1145 ACRES - FM 2335**

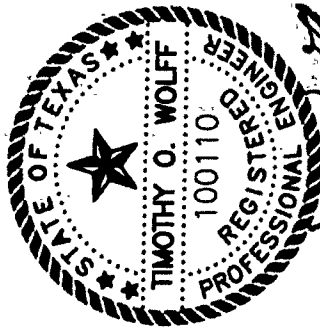
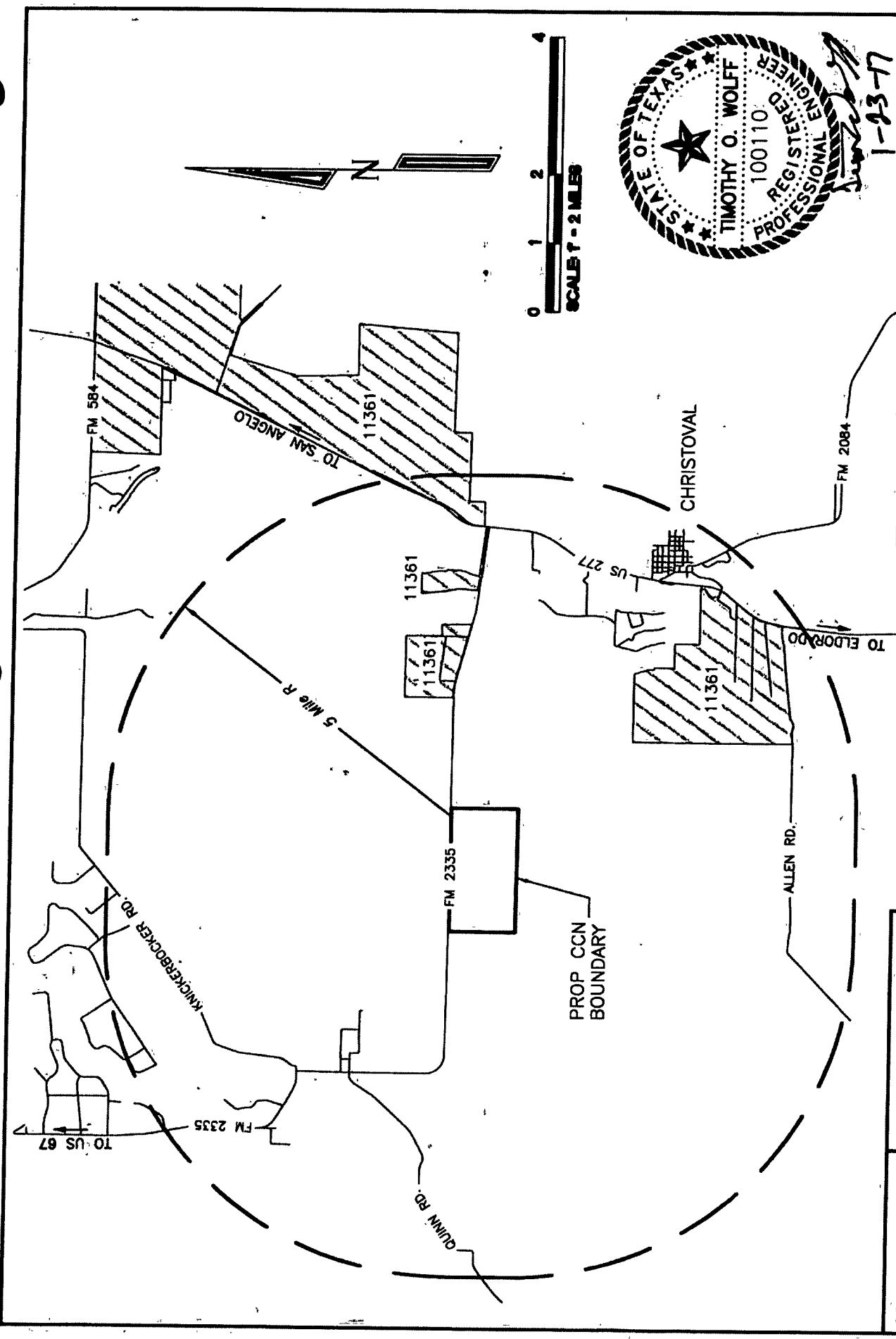
**BLEYL ENGINEERING**

PROJECT: DESIGN & MANAGEMENT  
 www.bleylengineering.com

318 W. HIGHLAND BLVD.  
 SAN ANGELO, TX 76903  
 325-243-4082  
 TYPE FIRM REG. No. 678

JOB NO. 11806





<b>BLEYL ENGINEERING</b> PROJECT • DESIGN • MANAGEMENT <a href="http://www.bleylengineering.com">www.bleylengineering.com</a>	318 W. HIGHLAND BLVD. SAN ANGELO, TX 76903 325-282-4082 TIME FROM REG. No. 678
	<b>CCN 5-MILE RADIUS MAP</b> <b>1145 ACRES - FM 2335</b> <b>JOB NO. 11805</b>

SCALE: AS SHOWN DATE: 1-23-17 DRAWN BY: TOW CHECKED BY: TOW	PREPARED FOR: PETRA FIRMA DEV. CORP. P.O. BOX 1669 SAN ANGELO, TX 76902
----------------------------------------------------------------------	----------------------------------------------------------------------------------





March 21, 2017

Concho Rural Water Corp  
8174 US Hwy 87 N  
San Angelo, TX 76903

Dear Sirs,

Petra Firma Development Group, Inc requests for you to provide fresh public drinking water to the residential property development known as the Haciendas at Christoval Ranch located in Tom Green County, Texas on FM Highway 2335.

If you are unable to provide the above service, please provide us with a written denial of service as soon as possible.

Thank you for your consideration of this matter.

Sincerely,

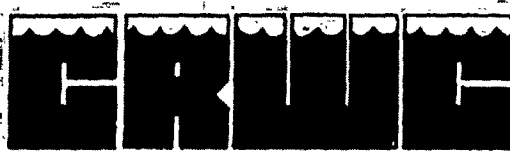
A handwritten signature in black ink, appearing to read "David J. Jensen", with a long horizontal line extending to the right.

David J Jensen

President



Water  
at Your  
Service



**CONCHO RURAL WATER CORP.**

8174 HWY. 87 N., SAN ANGELO, TEXAS 76901

OFFICE: (325) 658-2961

FAX: (325) 658-2962

HOME: (325) 465-4692

March 24, 2017

Petra Firma Development Group, Inc.

PO Box 1669

San Angelo, TX 76902-1669

Re: Water Service Availability

Dear David,

We regret to inform you that CRWC is unable to provide public water service to your new development know as the Haciendas at Christoval Ranch located in Tom Green County, Texas on FM2335. The property is outside of our CCN area and we do not have plans to extend mains to your location at this time.

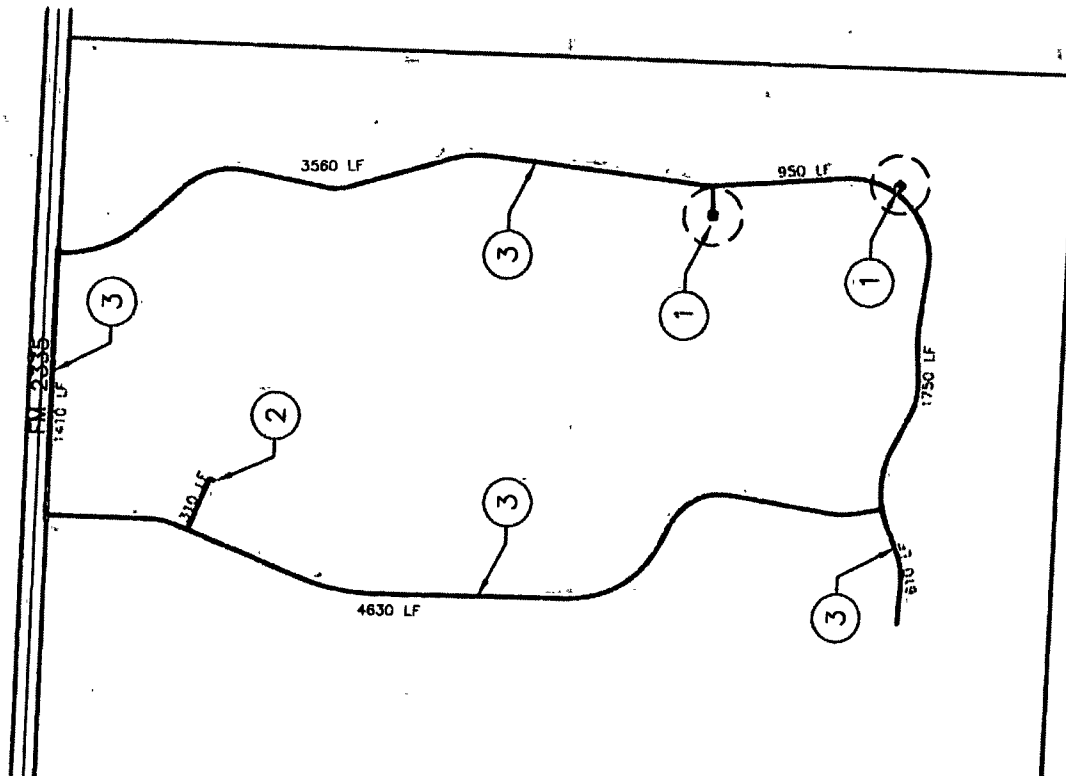
Respectfully,

Ben Wiese

President,

Concho Rural Water Corporation

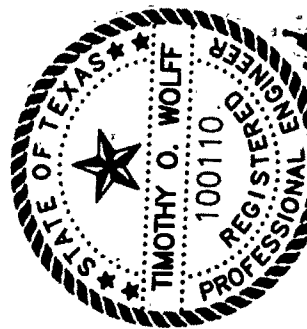




0 500 1000 2000  
SCALE 1" = 100'

### PROPOSED FACILITIES LEGEND

- ① WATER WELL (INCLUDING 150' SANITARY CONTROL EASEMENT)
- ② GROUND STORAGE TANK
- ③ WATER DISTRIBUTION LINES (APPROX. 13,220 LINEAR FEET)



SCALE: AS SHOWN  
DATE: 1-23-17  
DRAWN BY: TOW  
CHECKED BY: TOW

PREPARED FOR:  
PETRA FIRMA DEV. CORP.  
P.O. BOX 1669  
SAN ANGELO, TX 76902

### PROPOSED FACILITIES MAP

1145 ACRES - FM 2335

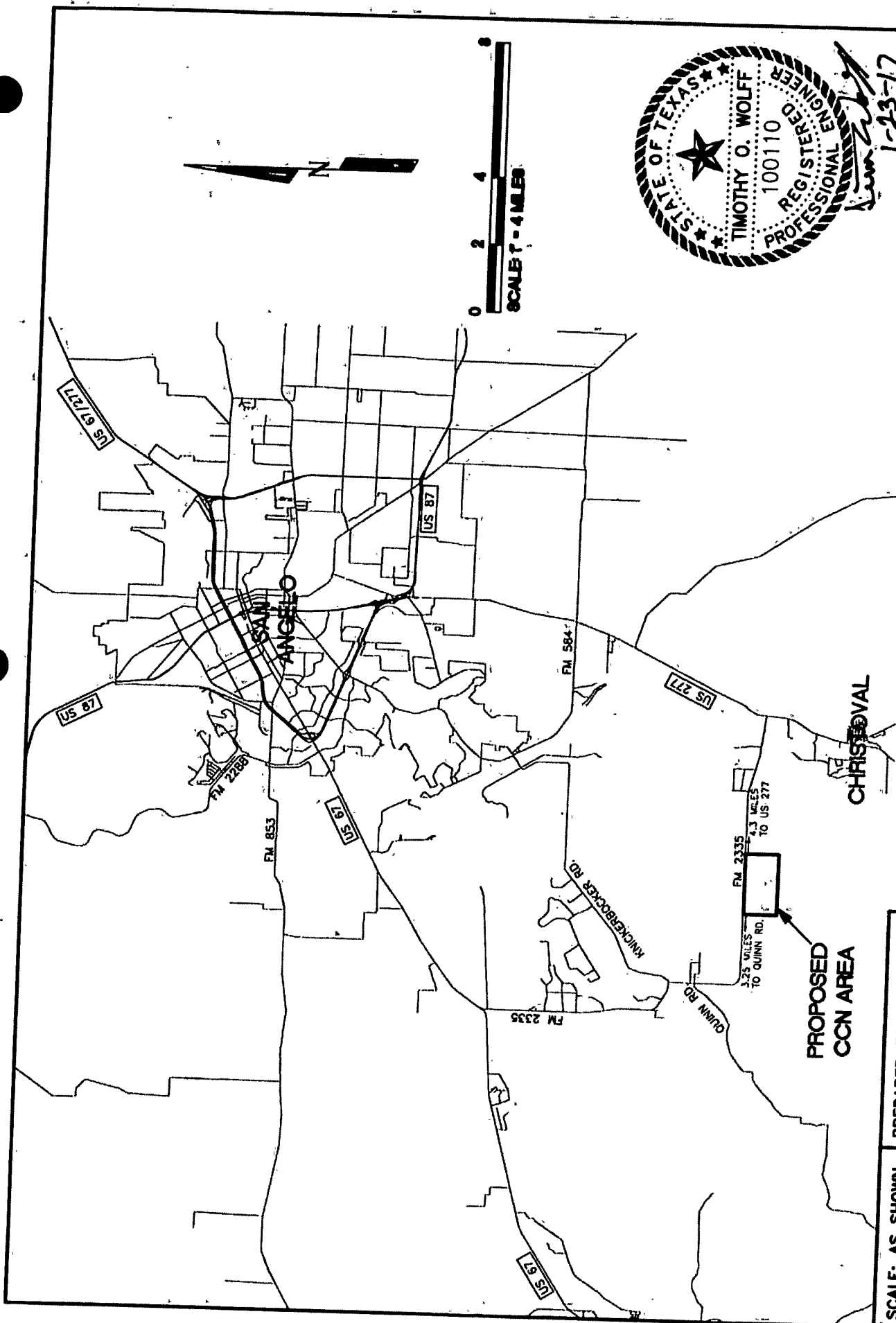
### BLEYL ENGINEERING

PROJECT • DESIGN • MANAGEMENT  
www.bleylengineering.com

318 W. HIGHLAND BLVD.  
SAN ANGELO, TX 76903  
325-283-4062  
TYPE FIRM REG. NO. 678

JOB NO. 11806





SCALE: AS SHOWN  
 DATE: 1-23-17  
 DRAWN BY: TOW  
 CHECKED BY: TOW

PREPARED FOR:  
 PETRA FIRMA DEV. CORP.  
 P.O. BOX 1669  
 SAN ANGELO, TX 76902

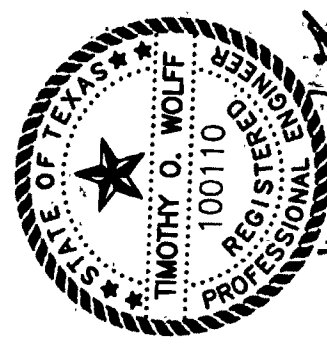
### GENERAL LOCATION MAP

1145 ACRES - FM 2335

**BLEYL ENGINEERING**  
 PROJECT • DESIGN • MANAGEMENT  
[www.bleylengineering.com](http://www.bleylengineering.com)

JOB NO: 11806

518 W. HIGHLAND BLVD.  
 SAN ANGELO, TX 76903  
 325-282-4082  
 TYPE FIRM REG. NO. 678



*[Handwritten Signature]*  
 1-23-17



**PETRA FIRMA DEVELOPMENT GROUP, INC.**

**CCN Application - Proposed Rate Schedule (Tariff)**

<b>Proposed Water Rate</b>		
Base Service Fee	\$ 30.00	per tap
0-5,000 gallons	\$ 2.50	per thousand gallons
>5,000 gallons	\$ 5.00	per thousand gallons

<b>Estimated Bill for 10,000 Gallons</b>		<b>Thousand Gallons</b>	<b>Cost</b>
Base Service Fee	\$ 30.00		\$ 30.00
0-5,000 gallons	\$ 2.50	5	\$ 12.50
>5000 gallons	\$ 5.00	5	\$ 25.00
		<b>Monthly Bill:</b>	<b>\$ 67.50</b>



**PETRA FIRMA DEVELOPMENT GROUP, INC.****CCN Application - Expected Expenses and Revenue**

<b>Construction Expenses</b>		
Item	Initial Cost	Total Cost (3 Sections)
Water Plant	\$ 55,000.00	\$ 165,000.00
Water Lines	\$ 160,000.00	\$ 160,000.00
Water Wells	\$ 19,000.00	\$ 57,000.00
Engineering	\$ 15,000.00	\$ 45,000.00
Water Exploration	\$ 8,000.00	\$ 24,000.00
Totals:	\$ 257,000.00	\$ 451,000.00

Number of Taps	56	175
Cost per Tap	\$ 4,589.29	\$ 2,577.14

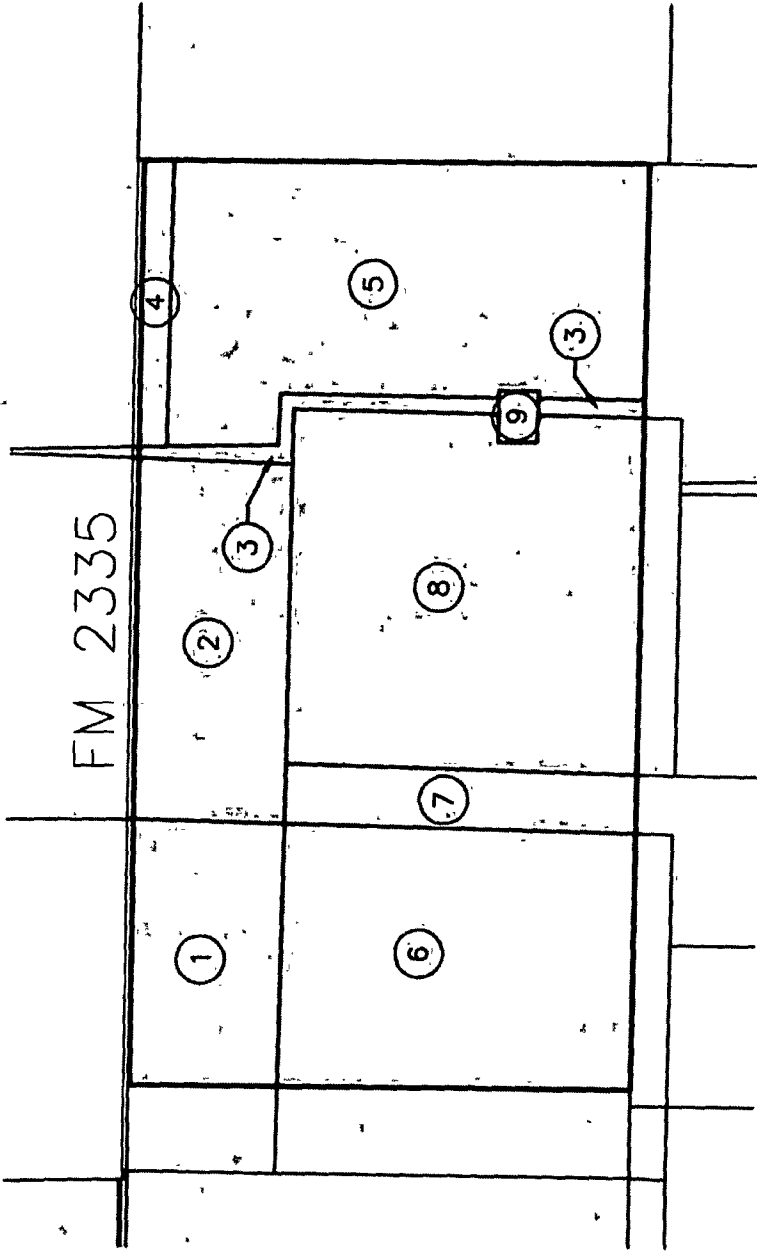
<b>Water Revenue</b>	Avg Bill: \$ 67.50	
Year	No. of Bills	Annual Revenue
2017	110	\$ 7,425.00
2018	304	\$ 20,520.00
2019	594	\$ 40,095.00
2020	594	\$ 40,095.00
2021	594	\$ 40,095.00

<b>Land Sale Revenue</b>	Subdivision			
Year	Buffalo Hts.	PaulAnn	Haciendas	Totals
2017	\$ 700,000	\$ 150,000	\$ 1,048,000	\$ 1,898,000
2018	\$ 600,000	\$ 70,000	\$ 1,133,000	\$ 1,803,000
2019	\$ 400,000	\$ 35,000	\$ 1,487,000	\$ 1,922,000
2020	\$ 400,000	\$ -	\$ 400,000	\$ 800,000
2021	\$ 400,000	\$ -	\$ 400,000	\$ 800,000

<b>Total Revenue</b>			
Year	Water Bills	Land Sales	Totals
2017	\$ 7,425	\$ 1,898,000	\$ 1,905,425
2018	\$ 20,520	\$ 1,803,000	\$ 1,823,520
2019	\$ 40,095	\$ 1,922,000	\$ 1,962,095
2020	\$ 40,095	\$ 800,000	\$ 840,095
2021	\$ 40,095	\$ 800,000	\$ 840,095



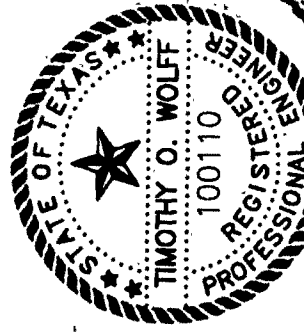
FM 2335



0 1000 2000 4000  
SCALE: 1" = 2000'

PARCEL	TAX ID NUMBER	OWNER	ACREAGE	INST. #
1	51-01895-1038-100-00	DAVID JENSEN	97.53	737600
2	51-00208-1017-100-00	DAVID JENSEN	135.74	737600
3	51-08711-0000-100-00	DAVID JENSEN	15.77	737600
4	51-08622-1049-100-00	DAVID JENSEN	16.18	737600
5	51-05564-1033-000-00	DAVID JENSEN	290.06	737600
6	51-01896-1041-100-00	DAVID JENSEN	228.62	737600
7	51-08491-1047-000-00	DAVID JENSEN	49.09	737600
8	51-01815-1037-000-00	DAVID JENSEN	307.01	737600
9	51-01815-1037-100-00	DAVID JENSEN	5.00	737600
TOTAL:			1145.00	

ALL PARCELS  
ARE IN TOM  
GREEN COUNTY



1-23-17

SCALE: AS SHOWN  
DATE: 1-23-17  
DRAWN BY: TOW  
CHECKED BY: TOW

PREPARED FOR:  
PETRA FIRMA DEV. CORP.  
P.O. BOX 1669  
SAN ANGELO, TX 76902

OWNERSHIP MAP

1145 ACRES - FM 2335

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TBBE FIRM REG. NO. 678

JOB NO. 11806

