

Control Number: 47112



Item Number: 12

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# PUBLIC UTILITY COMMISSION



2017 AUG 1 3:25  
Notary Public

## AFFIDAVIT OF NOTICE TO CURRENT CUSTOMERS, NEIGHBORING UTILITIES AND AFFECTED PARTIES Docket No. 47112

STATE OF TEXAS

COUNTY OF Rockwall

Parker Creek Estates, LP has provided individual  
notice to the following entities and customers:

	DATE
<u>BHP WSC; Blackland WSC</u>	<u>8-8-17; 8-8-17</u>
<u>Cash Sub: City of Fate</u>	<u>8-8-17; 8-8-17</u>
<u>North Texas MWD - Parker Creek MUD</u>	<u>8-8-17; 8-8-17</u>
<u>Rockwall County Judge; Rockwall County MUD ?</u>	<u>8-8-17; 8-8-17</u>

I, Barry Jameson, OATH  
agent of Parker Creek Estates, LP (indicate relationship to applicant, that is,  
owner, member of partnership, title of officer of corporation, or other authorized representative of  
applicant); that in such capacity, I am qualified and authorized to file and verify such form, am  
personally familiar with the notices given with this application, and have complied with all notice  
requirements in the application and application acceptance letter; and that all such statements made  
and matters set forth therein are true and correct.

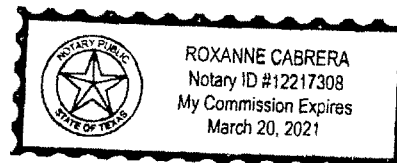
[Signature]  
Applicant's Authorized Representative

If the applicant 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 this 8 day of August, 2017,  
to certify which witness my hand and seal of office.

Roxanne Cabrera  
Notary Public in and for the State of Texas

Roxanne Cabrera  
Print or Type Name of Notary Public



Commission Expires 3-20-21

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

**CITY OF ROYSE CITY CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN)  
NOS. 12827 AND 20813 NOTICE OF INTENT TO PURCHASE FACILITIES OF PARKER  
CREEK ESTATES LP AND TO CANCEL CCN NOS. 13071 AND 20968 IN ROCKWALL  
COUNTY**

<u>Parker Creek Estates LP</u>	<u>8222 Douglas Ave Suite 660</u>	<u>Dallas, Texas</u>	<u>75225-5937</u>
(Seller's or Transferor's Name)	(Address)	(City) (State)	(Zip Code)

has submitted an application with the Public Utility Commission of Texas for approval to sell facilities, transfer, and cancel water and sewer service under CCN Nos. 13071 and 20968 in Rockwall County to:

<u>City of Royse City</u>	<u>PO Box 638</u>	<u>Royse City, TX</u>	<u>75189-0638</u>
(Purchasers or Transferee's Name)	(Address)	(City) (State)	(Zip Code)

The sale is scheduled to take place as approved by the Commission. (V.T.C.A., Water Code §13.301) The transaction and the proposed service area include the following subdivision:

Parker Creek Estates

The area subject to this transaction is located approximately 3 miles south of downtown Royse City, Texas and is generally bounded on the north by FM 548 and Crenshaw Road; on the east by Crenshaw Road; on the south by Parker Creek and on the west by FM 548 and Parker Creek.

The total water service area being requested includes approximately 200 acres and serves 0 current customers.

The total sewer service area being requested included approximately 310 acres and serves 0 current customers.

This transaction will have the following effect on the current customers' rates and services:

There are no current customers, however future customers will be charged City of Royse City water and sewer rates.

You may request a public hearing. A request for a public hearing must be in writing and include: (1) your name, mailing address, and daytime telephone number; (2) the applicant's name, docket 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 which would satisfy your concerns and cause you to withdraw your request for a hearing.

Hearing requests, comments or requests to intervene should be filed with the:

Public Utility Commission of Texas  
Central Records  
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 will receive notice if a hearing is scheduled.

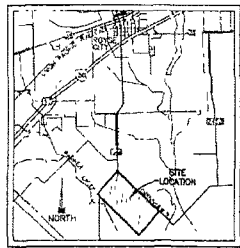
If a valid public hearing is requested, the Commission will forward the application to the State Office of Administrative Hearings (SOAH) for a hearing. If no settlement is reached and an evidentiary hearing is held, SOAH will submit a recommendation to the Commission for final decision. An evidentiary hearing is a legal proceeding similar to a civil trial in state district court.

Se desea informacion en Espanol, puede llamar al  
512-936-7221

Carl Alsabrook, City Manager 972-636-2250  
Utility Representative

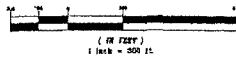
City of Royse City  
Utility Name

# WATERSCAPE



LOCATION MAP  
NOT TO SCALE

GRAPHIC SCALE



LEGEND

- 1/2" IRON ROD SET WITH YELLOW LIP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- CONTR. MONUMENT
- P.O.B. POINT OF BEGINNING
- DEED RECORD, ROCKWALL COUNTY, TEXAS
- PLAT RECORD, ROCKWALL COUNTY, TEXAS
- ASPHALT
- CONCRETE
- POWER POLE
- GRASS WIRE ANCHOR
- TELEPHONE POLE
- TRAPING SIGN
- TELEPHONE WALKER
- WIRE FENCE
- IRON FENCE
- DIVIDED ELECTRIC LINE

## NOTES

1. BASE OF MEASUREMENTS ARE DERIVED FROM TEXAS STATE PLANNED COORDINATE SYSTEM NORTH CENTRAL ZONE, NAD83 (2011).
2. THE SUBJECT TRACT LIES WITHIN ZONE A (SHADED), DEFINED AS "AREAS OF ONE-TOUR FLOOD RISK FLOOD ELEVATION AND FLOOD HAZARD FACTORS NOT DETERMINED," AND ZONE C (UNSHADED) DEFINED AS "AREAS OF MINIMAL FLOODING" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON IMMUNITY PANEL, U.S. MAPS 5078-A DATED SEPTEMBER 17, 1980 FOR ROCKWALL COUNTY, TEXAS AND UNINCORPORATED AREAS.
3. SURVEYOR ADDRESSING ONLY THOSE ITEMS LISTED IN OLD REPUBLIC NATIONAL SURVEY INSURANCE COMPANY'S TITLE COMMITMENT OF NO CHALLENGE-LIABILITY EFFECTIVE DATE SEPTEMBER 1, 1993. NO FURTHER RESEARCH WAS PERFORMED BY SURVEYOR.
4. THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE COMPILED PARTIES OR FOR ANY UNINTENDED USE WILL NOT MAKE THE SURVEYOR LIABLE FOR ANY DAMAGES INCURRED.

## SCHEDULE B ITEMS

- 10 (1). THE EASEMENT TO TEXAS POWER AND LIGHT COMPANY RECORDED IN VOLUME 53, PAGE 13, DEED RECORDS, ROCKWALL COUNTY, TEXAS (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY).
- 10 (2). THE EASEMENT TO STATE OF TEXAS RECORDED IN VOLUME 47, PAGE 351, DEED RECORDS, ROCKWALL COUNTY, TEXAS (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY).
- 10 (3). THE EASEMENT TO TEXAS POWER AND LIGHT COMPANY RECORDED IN VOLUME 1837, PAGE 184, DEED RECORDS, ROCKWALL COUNTY, TEXAS (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY).
- 10 (4). THE EASEMENT TO TEXAS POWER AND LIGHT COMPANY RECORDED IN VOLUME 1837, PAGE 184, DEED RECORDS, ROCKWALL COUNTY, TEXAS (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY).
- 10 (5). THE EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 1742, PAGE 258, DEED RECORDS, ROCKWALL COUNTY, TEXAS (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY).
- 10 (6). THE EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 1742, PAGE 258, DEED RECORDS, ROCKWALL COUNTY, TEXAS (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY).
- 10 (7). THE EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 1742, PAGE 258, DEED RECORDS, ROCKWALL COUNTY, TEXAS (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY).
- 10 (8). THE EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 1742, PAGE 258, DEED RECORDS, ROCKWALL COUNTY, TEXAS (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY).
- 10 (9). THE EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 1742, PAGE 258, DEED RECORDS, ROCKWALL COUNTY, TEXAS (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY).
- 10 (10). THE EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 1742, PAGE 258, DEED RECORDS, ROCKWALL COUNTY, TEXAS (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY).

## R.S. ALEXANDER SURVEY, ABSTRACT NO. 4

## S.C. WRIGHT SURVEY, ABSTRACT NO. 218

PARKER CREEK ESTATES, L.P.  
VOLUME 2803, PAGE 252  
(DEED NO. 00272587)  
R.W.C.

310.202 ACRES

## LEGAL DESCRIPTION

BEING a tract of land located in the S.C. WRIGHT SURVEY, ABSTRACT NO. 218, Rockwall County, Texas and being part of a tract of land described in Deed to Parker Creek Estates, L.P., recorded in Volume 2803, Page 252 (Deed No. 00272587), Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the intersection of the Eastern right-of-way line of F.V. 548, a variable width right-of-way, to the approximate centerline of Cranshaw Road, and said point being the most Northern corner of said Parker Creek Estates, L.P. tract;

THENCE South 44 degrees 24 minutes 20 seconds East, along the approximate centerline of said Cranshaw Road, a distance of 5123.44 feet to a 3/8 inch iron rod found at the most Northern corner of said Parker Creek Estates, L.P. tract, said point being the most Northern corner of a tract of land described in Deed to John H. Cranshaw, Jr., recorded in Volume 124, Page 687, Deed Records, Rockwall County, Texas;

THENCE South 43 degrees 47 minutes 21 seconds West, along the centerline of said Parker Creek Estates, L.P. and John H. Cranshaw, Jr. tract, a distance of 2687.97 feet to a 1 1/4 inch diameter oak found far corner of the most Southern corner of said Parker Creek Estates, L.P. tract, said point being North 42 degrees 49 minutes 03 seconds West, a distance of 361.06 feet from the most Western corner of said John H. Cranshaw, Jr. tract, said point also being an old corner of a tract of land described in Deed to John M. Gentry, recorded in Volume 658, Page 258, Deed Records, Rockwall County, Texas;

THENCE North 00 degrees 57 minutes 55 seconds West, along said East 1/4, a distance of 169.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 44 degrees 32 minutes 03 seconds, a radius of 223.04 feet, and a chord bearing a distance of North 21 degrees 18 minutes 05 seconds East, 186.27 feet;

THENCE North 43 degrees 34 minutes 03 seconds East, along said Eastern right-of-way line, a distance of 2268.78 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 00 degrees 37 minutes 55 seconds West, a distance of 338.02 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 43 degrees 33 minutes 48 seconds East, a distance of 4785 feet to the POINT OF BEGINNING and enclosing 310.202 acres of land, more or less.

## SURVEYOR'S CERTIFICATION

I, Sean Shropshire, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to Old Republic National Life Insurance Company, Blue Star Title, Inc. and Parker Creek Estates, L.P. that the plat is based on an actual on the ground survey under my direct supervision and all instruments are instruments to which I have been duly sworn, and that there are no conflicts, conflicts of interest or professional appointment with the ground.

## PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Sean Shropshire  
Registered Professional Land Surveyor  
No. 5474

SURVEYED ON THE GROUND: 10/27/04

## LAND TITLE SURVEY

310.202 ACRES

S.C. WRIGHT SURVEY, ABSTRACT NO. 218

ROCKWALL COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.  
3125 Village Creek Drive, Suite 200, Plano, Texas 75093 972-431-6564

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JAC	35	1/18/04	1" = 300'	03-118	1	1