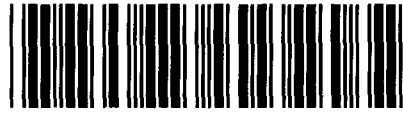




Control Number: 48054



Item Number: 15

Addendum StartPage: 0

**DOCKET NO. 48054**

**PETITION OF CANYON FALLS  
MUNICIPAL UTILITY DISTRICT  
NO. 1 TO OBTAIN A CERTIFICATE  
OF CONVENIENCE AND NECESSITY  
TO PROVIDE RETAIL WATER UTILITY  
SERVICE IN DENTON COUNTY**

§  
§  
§  
§  
§  
§

**PUBLIC UTILITY COMMISSION  
OF TEXAS**

2018 MAY -4 PM 2:16  
PUBLIC UTILITY COMMISSION  
FILED CLERK

**CANYON FALLS MUNICIPAL UTILITY DISTRICT NO. 1  
SUPPLEMENTAL PROOF OF NOTICE**

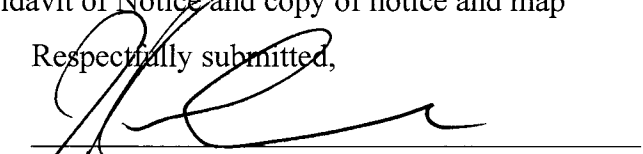
Canyon Falls Municipal Utility District No. 1 (“Canyon Falls”) hereby files this Supplemental Proof of Notice. Canyon Falls previously provided proof of mailed notice to most of the entities identified by the Commission’s Staff, and of published notice once a week for two weeks in a paper of general circulation in Denton County.

Canyon Falls has discovered that it inadvertently forget to provide notice and proof of notice to two entities – Town of Argyle, and the Upper Trinity Regional District. Additionally, Canyon Falls failed to explain in its filing that it was providing notice to the Town of Draper in lieu of the City of Corral City based on Canyon Falls’ belief that the City of Corral City has changed its name to the Town of Draper (see attached newspaper article).

In support thereof, Canyon Falls provides the following:

Attachment A – Supplemental Affidavit of Notice and copy of notice and map

Respectfully submitted,



C. Joe Freeland  
State Bar No. 07417500  
Mathews & Freeland, LLP  
8140 N. MoPac Expy  
Austin, Texas 78759  
Telephone (512) 404-7800  
Facsimile (512) 703-2785  
ATTORNEYS FOR CANYON FALLS  
MUNICIPAL UTILITY DISTRICT NO. 1

**CERTIFICATE OF SERVICE**

I certify that a copy of Canyon Falls’ Proof of Notice was served on all parties of record in this proceeding on this 4<sup>th</sup> day of May, 2018, by hand-delivery, facsimile, electronic mail, and/or First Class Mail.



C. Joe Freeland

**ATTACHMENT A**

**Supplemental Affidavit of Notice**

PUBLIC UTILITY COMMISSION



ADDITIONAL AFFIDAVIT OF NOTICE TO CURRENT CUSTOMERS, NEIGHBORING UTILITIES AND AFFECTED PARTIES  
DOCKET NO. 48054

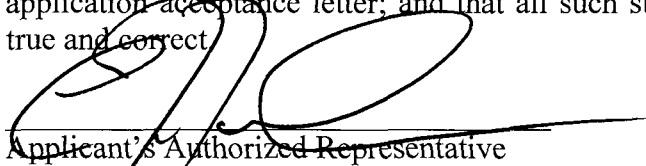
STATE OF TEXAS  
COUNTY OF Travis

Canyon Falls Municipal Utility District No. 1 of Denton County has provided individual notice to the following entities and customers:

|  |                                      |
|--|--------------------------------------|
| <u>Town of Argyle</u>                        | DATE OF NOTICE<br><u>May 4, 2018</u> |
| <u>Upper Trinity Regional Water District</u> | <u>May 4, 2018</u>                   |
| _____  | _____                                |
| _____  | _____                                |

OATH

I, Clarence Joe Freeland, being duly sworn, file this form as Attorney (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 for therein are true and correct.

  
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 5th day of April, 2018, to certify which witness my hand and seal of office.

Sarah Powell  
Notary Public in and for the State of Texas

Sarah Powell  
Print or Type Name of Notary Public

Commission Expires 5/2/2021



***Notice to Neighboring Systems, Landowners and Cities***

NOTICE OF APPLICATION TO OBTAIN A CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) TO PROVIDE WATER UTILITY SERVICE IN DENTON COUNTY, TEXAS

To: Town of Argyle  
PO Box 609  
Argyle, TX 76226

Date Notice Mailed: May 4, 2018

Canyon Falls Municipal Utility District No. 1 has filed an application with the Public Utility Commission of Texas to obtain a Certificate of Convenience and Necessity for the provision of retail water utility service in Denton County.

The requested area is located approximately 3 miles south of downtown Argyle, Texas, and is generally bounded on the north by Forest Trail; on the east by Stonecrest Road; on the south by Canyon Falls Drive; and on the west by Graham Branch Creek.

The total requested area includes approximately 161 acres and 0 current customers.

**See enclosed map showing the requested area.**

*Persons who wish to intervene in the proceeding or comment upon action sought should contact the Public Utility Commission, P.O. Box 13326, Austin, Texas 78711-3326, or call the Public Utility Commission at (512) 936-7120 or (888) 782-8477. Hearing- and speech-impaired individuals with text telephones (TTY) may contact the commission at (512) 936-7136. The deadline for intervention in the proceeding is thirty (30) days from the mailing or publication of notice, whichever occurs later (unless otherwise provided by the presiding officer). You must send a letter requesting intervention to the commission which is received by that date.*

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 a final decision. An evidentiary hearing is a legal proceeding similar to a civil trial in state district court.

A landowner with a tract of land at least twenty-five (25) acres or more, that is partially or wholly located within the requested area, may file a written request with the Commission to be excluded from the requested area ("opt out") within thirty (30) days from the date that notice was provided by the Utility. All opt out requests must include a large scale map and a metes and bounds description of the landowner's tract of land.

Persons who wish to request this option should file the required documents with the:

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

In addition, the landowner must also send a copy of the opt out request to the Utility. Staff may request additional information regarding your request.

Si desea información en español, puede llamar al 1-888-782-8477.

***Notice to Neighboring Systems, Landowners and Cities***

**NOTICE OF APPLICATION TO OBTAIN A CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) TO PROVIDE WATER UTILITY SERVICE IN DENTON COUNTY, TEXAS**

To: Upper Trinity Regional Water District  
900 North Kealy Street  
Lewisville, TX 75067

Date Notice Mailed: May 4, 2018

Canyon Falls Municipal Utility District No. 1 has filed an application with the Public Utility Commission of Texas to obtain a Certificate of Convenience and Necessity for the provision of retail water utility service in Denton County.

The requested area is located approximately 3 miles south of downtown Argyle, Texas, and is generally bounded on the north by Forest Trail; on the east by Stonecrest Road; on the south by Canyon Falls Drive; and on the west by Graham Branch Creek.

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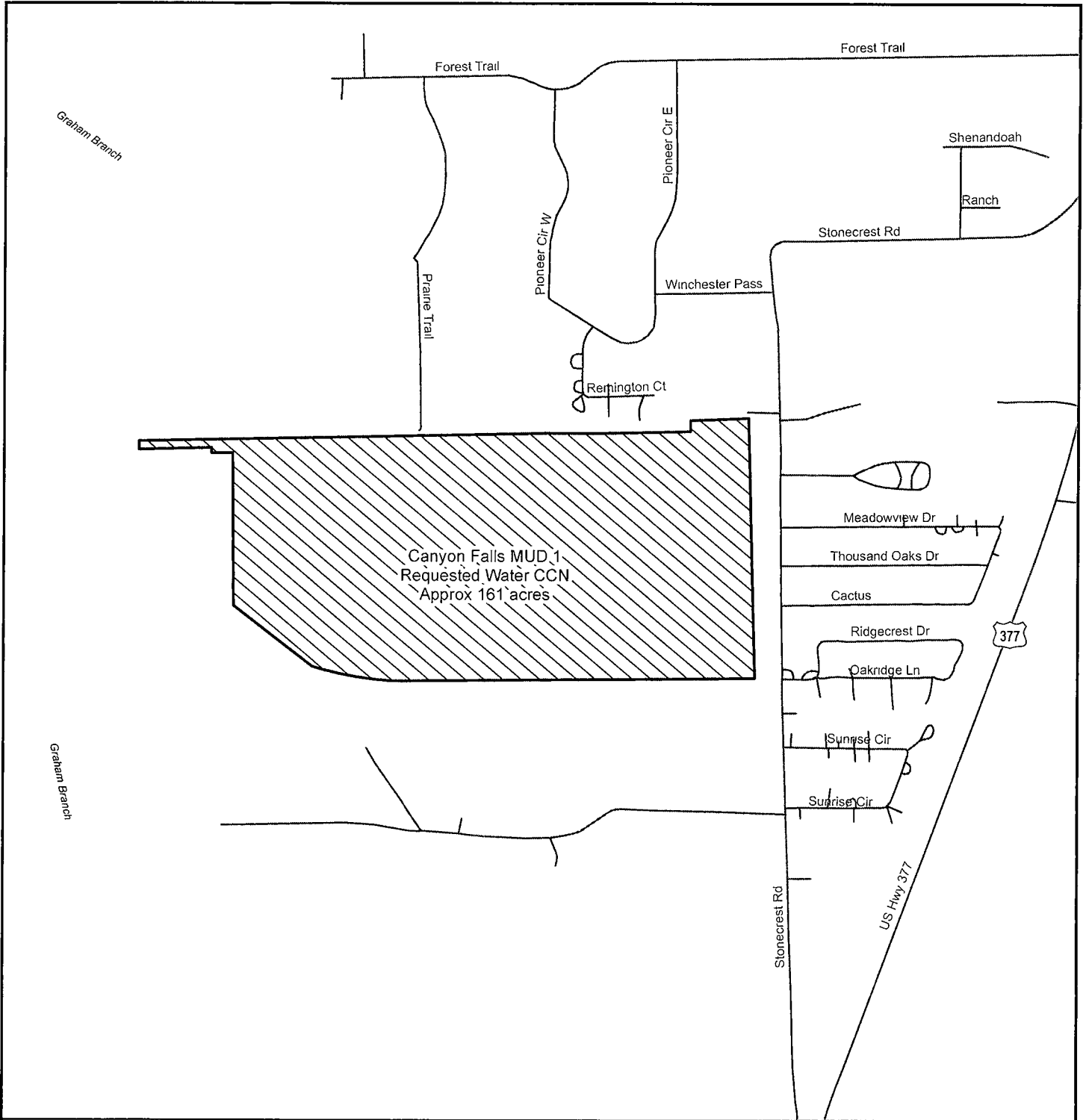
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Si desea información en español, puede llamar al 1-888-782-8477.





**Large Scale Map**

Canyon Falls MUD 1  
 Application to Obtain a Water CCN  
 in Denton County

**Requested Water CCN Service Area**

 Canyon Falls MUD 1- approx 161 acres

0 500 1,000  
 Feet

Map by: S Burt, ASBGI  
 Date: January 11, 2018  
 Base: StratMap Transv2  
 Project: Large Scale Map

# **ATTACHMENT B**

## **Cross Timbers Gazette Article**

**THE CROSS TIMBERS GAZETTE**

Serving Flower Mound, Highland Village, Lantana, Argyle, Bartonville, Canyon Falls, Copper Canyon, Corral City, Double Oak, Harvest and Robson Ranch

**THE CROSS TIMBERS GAZETTE** (<http://www.crosstimbersgazette.com>)

**Corral City makes a new name for itself**



(<http://www.cantexcc.com/skilled-nursing/locations/hollymead/hollymead>)



*Tim Gamblin, manager of Paradise Foods and Liquors, (left) offers up a cup of coffee to his uncle, James "Eddie" Draper, soon to be the namesake of Corral City. (Photo by Helen's Photography)*

Corral City is a town in Denton County, across FM 407 from the Harvest community on the western side of I-35W and Argyle

It's best-known for the highly-reviewed Paradise Foods and Liquors, surrounded by about eight mobile homes and some 90 RVs

Come October, the approximately 100-acre Town of Corral City will no-longer exist, it will be re-named Draper, in honor of former owner and mayor James "Eddie" Draper

"I found out last Thursday [July 28]," said Draper "I am so humbled and honored I was there for 13-years [1993 to 2006] and it was a ghost town back at the beginning "

(<http://www.crosstimbersgazette.com/crosstimbersgazette/wp-content/uploads/2016/08/draper-texas.jpg>)

When Draper bought the original approximately 20-acres back in 1993, he inherited some 23-years of history

In the beginning of the 1970s, a woman named Geneva Helton and her husband decided to form an incorporated municipality to get around Denton County's liquor laws The Heltons bought more than 20-acres of land from a family friend and established a liquor store

Corral City incorporated in 1973 and then established a mobile home/RV park for doublewide trailers and recreational vehicles Other than the gas/convenience and liquor store, no permanent buildings were permitted

Following the early 1990s retirement of Geneva Helton and the death of her husband, the town declined in population It appeared to be—and in some cases was—a dumping ground for abandoned mobile homes

However, in 1993 James "Eddie" Draper became the mayor and owner of Corral City.

"It was my vision— for the town to become a thriving commercial hub— and I took on that venture," he said "Mayor [of Argyle, Richard] Tucker [2001 to 2007] and I got together to get regional sewer and water utilities in so that could happen "

As of the census of 2000, there were 89 people, 29 households and 20 families residing in the town Not included were the seasonal construction/gas and oil workers who rent spaces in the RVs

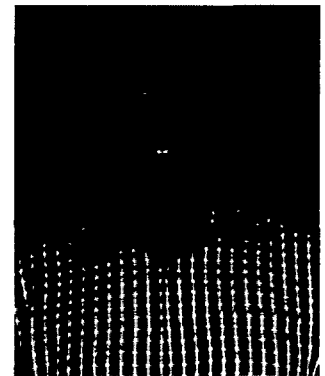
Realty Capital Management, under founder Richard A Myers, had worked in and around the town for six years to get the site zoned and prepared the land's utilities It had spent more than \$25 million in preparation for a future development, Belmont (now called Harvest), including help fund a \$22 million sewer line with Corral City, Flower Mound, Northlake and Argyle, which was completed by the Trinity River Authority

"In 2007, the developers [of Harvest] first talked about a joint venture [for Corral City], but they made me an offer [to sell the land] and it was the best thing for both me and the town," said Draper "I don't regret that decision, but I miss the folks down there "

Following Realty Capital's initial involvement in 2006, the 2009 recession completely changed the trajectory for the area The permanent population was down to 27 at the 2010 census

In January 2012, plans for a 1,000-acre development, the before mentioned Belmont, now Harvest, was set to include up to 3,500 homes at the northwest corner of FM 407 and I-35W in Argyle and Northlake

Paradise Foods and Liquors was renovated, plus an additional 75-acres were annexed into the town and added to the original property of more than 20-acres The 2012 Belmont development also included the more than 100-acres of Corral City as a mixed-use development to include retail, restaurants and office buildings



(<http://www.crosstimbersgazette.com/content/uploads/2016/08/eddie-drapeer-headshot.jpg>)

James "Eddie" Draper

In anticipation, the original ordinance restricting permanent buildings was changed

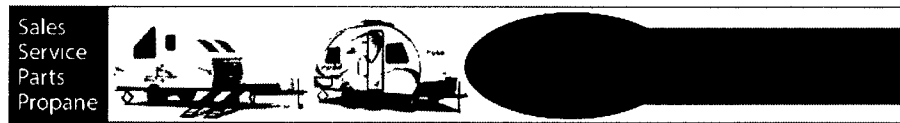
"A couple of years ago, we [the town council] changed the design standards as outlined in the original ordinance," said Mayor Jamie Harris "The [Belmont] plans included a 200-unit upscale apartment development with garages, but the funding fell through "

The current permanent population is 23 The town contracts with the cities of Argyle and Northlake to meet its police, fire and court service needs

In addition to Mayor Harris– and her husband, David, a former Denton County Constable Pct 4 (from September 2001 to November 2012) and a Denton County Sheriff's Patrol Deputy since then– there are five town alderpersons guiding the community, who were behind the idea to change Corral City to Draper, Texas

"With the growth coming up I-35W and the Alliance corridor, the town is in a perfect place to become what I'd originally thought it could be," said Draper "My nephew, Tim Gamblin, is the manager at the Paradise Food Market and Liquor Store, so I get free coffee anytime I visit."

Getting free coffee is wonderful, but having a town named in your honor priceless



[\(http://www.maysrv.com/\)](http://www.maysrv.com/)



[\(https://www.pointbank.com/loans/\)](https://www.pointbank.com/loans/)

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