



Control Number: 50041



Item Number: 6

Addendum StartPage: 0

PUC DOCKET NO. 50041

RECEIVED

2019 DEC -6 PM 2:51

APPLICATION BY  
AIRW 2017-7, L.P., A TEXAS  
LIMITED PARTNERSHIP,  
FOR A WATER CERTIFICATE  
OF CONVENIENCE AND  
NECESSITY

§  
§  
§  
§  
§  
§

BEFORE THE PUBLIC UTILITY

COMMISSION OF TEXAS

**APPLICANT'S SUPPLEMENTAL FILING IN SUPPORT OF ITS  
APPLICATION FOR A WATER CERTIFICATE OF CONVENIENCE  
AND NECESSITY IN RESPONSE TO ALJ ORDER NO. 2**

**TO THE HONORABLE ADMINISTRATIVE LAW JUDGE:**

COMES NOW AIRW 2017-7, L.P., a Texas limited partnership ("Petitioner"), and files this supplemental information in support of its application for a water certificate of convenience and necessity, and in support thereof would show the Executive Director as follows:

The Applicant, using the name "North Custer Road Plant," filed an Application for a water CCN (Certificate of Convenience and Necessity) on September 23, 2019.

On October 25, 2019, the ALJ issued Order No. 2 directing the Applicant to respond to the October 21, 2019, memorandum prepared by Ms. Patricia Garcia, PUC Staff, identifying "deficiencies" in the Application. Attached hereto as Appendix "A" is a letter from the Applicant's consultant, dated December 2, 2019, responding to each of the deficiencies identified in the Memorandum. The letter addresses each of Ms. Garcia's points.

Based upon the supplemental information included in Appendix "A," Applicant believes the Application is now complete and eligible to be declared administratively complete.

### **CONCLUSION & PRAYER**

WHEREFORE, PREMISES CONSIDERED, Petitioner AIRW 2017-7, L.P., respectfully requests that the ALJ declare the Application to be administratively complete and, thereafter, that the Commission grant Applicant's Application for a Certificate of Convenience and Necessity.

Respectfully submitted,

**MCCARTHY & MCCARTHY, LLP**  
1122 Colorado St., Suite 2399  
Austin, Texas 78701

By: /s/ Edmond R. McCarthy, Jr.  
Edmond R. McCarthy, Jr.  
State Bar No. 13367200  
(512) 904-2313 (Tel)  
(512) 692-2826 (Fax)  
ed@ermlawfirm.com  
**ATTORNEYS FOR PETITIONER,**  
**AIRW 2017-7, L.P., a Texas limited partnership**

### **CERTIFICATE OF SERVICE**

I hereby certify by my signature below, that on this the 6<sup>th</sup> day of December, 2019, a true and correct copy of the foregoing was:

- (i) electronically and manually filed with the Commission pursuant to Rule 22.74, and
- (ii) forwarded via postage prepaid regular first-class mail and/or e-mail, where available, to the Parties to Docket No. 50041 or their legal counsel at the locations shown on the attached service list.

/s/ Edmond R. McCarthy, Jr.  
Edmond R. McCarthy, Jr.

**SERVICE LIST**

Wet Rock Groundwater Resources LLC  
Attn: Kaveh Khorzad  
317 Ranch Road 620 South, Suite 203  
Austin, TX 78734  
Tel: (512) 773-3226  
E-mail: [k.khorzad@wetrockgs.com](mailto:k.khorzad@wetrockgs.com)

Representing Petitioner - AIRW 2017-7, L.P.,  
a Texas limited partnership

Ms. Kourtnee Jinks  
Legal Division  
Public Utility Commission of Texas  
P.O. Box 13326  
Austin, Texas 78711  
Tel.: (512) 936-7265  
Fax: (512) 936-7268  
E-mail: [kourtnee.jinks@puc.texas.gov](mailto:kourtnee.jinks@puc.texas.gov)

Representing Public Utility Commission of Texas –  
Legal Division

## **Appendix “A”**

December 2, 2019 Letter Response to  
PUC’s October 21, 2019, Memorandum



**Wet Rock Groundwater Services, L.L.C.**

***Groundwater Specialists***

TBPG Firm No: 50038

317 Ranch Road 620 South, Suite 203

Austin, Texas 78734 • Ph: 512-773-3226

[www.wetrockgs.com](http://www.wetrockgs.com)

---

December 2, 2019

Ms. Patricia Garcia  
Infrastructure Division  
Public Utility Commission  
1701 N. Congress Avenue  
P.O. Box 13326  
Austin, Texas 78711-3326

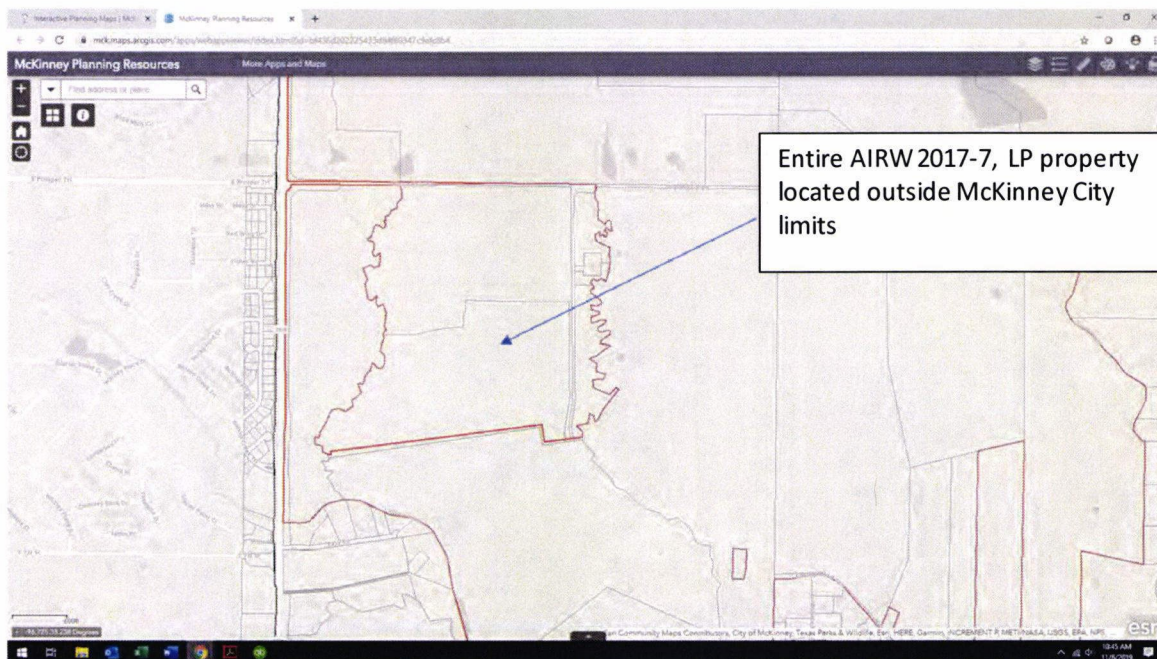
**RE: Docket No. 50041**

Dear Ms. Garcia:

This letter is in reply to your Interoffice Memorandum dated Oct. 21, 2019 in regard to deficiencies noted in the Application of North Custer Road Plant to obtain a Water Certificate of Convenience (CCN) and Necessity in Collin County. In that memo you noted deficiencies in the Application Content and Financial Information; below please find our responses to the deficiencies:

**Application Content**

1. Application Name: We would like to change the name of the applicant to AIRW 2017-7, LP;
2. Requests for Service: The applicant's name is being changed to AIRW 2017-7, LP; as such the applicant and developer are the same so there would be no need for request for service per your memo;
3. Consent from the City: Regarding the overlap with the City of McKinney's city limits you mentioned in your memo. It is our understanding that the City of McKinney carved out the Proposed CCN area from their city limits. I was able to go directly to the City's website (<https://mck.maps.arcgis.com/apps/webappviewer/index.html?id=bf436d202225433d84f69347c9efc8b4>) which shows their city limits and it clearly shows the entire proposed CCN area (owned by AIRW 2017-7, LP) to be located outside of the city limits. See screen shot (Figure 1) below of the City of McKinney's website. I believe that the TXDOT city limits shapefile (used in your memo) may be in error.



**Figure 1: Screen shot of the City of McKinney's City Limits.** *Note the AIRW 2017-7, LP property is located entirely outside of the city limits.*

### **Financial Information**

1. Please find enclosed in Attachment 1 the five-year projections for costs and revenues to serve the requested area.
2. The estimated budget for the construction of all facilities is \$4,860,644. These costs were obtained based upon engineer's estimates from cost estimates provided by contractors. Facility locations were provided in the initial CCN application and are provided in Attachment 2.
3. Information indicating funds are available to construct and provide service are provided in Attachment 3.

### **Other Information**

1. Please find attached in Attachment 4 the plans for the water distribution system that were submitted to the TCEQ on November 21, 2019.

I appreciate the opportunity to provide this work for you. Please call me if you have any questions or require additional information.

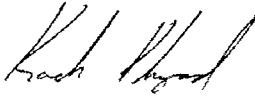


Wet Rock Groundwater Services, LLC



Groundwater Specialists

Respectfully submitted,



Kaveh Khorzad, P.G.

KK/bms

Enclosure



Wet Rock Groundwater Services, LLC



*Groundwater Specialists*



# Attachment 1

## Financials

**Appendix B. Projected Information**

<b>HISTORICAL BALANCE SHEETS (ENTER DATE OF YEAR END)</b>	<b>CURRENT(A) (12-31-18)</b>	<b>A-1 YEAR (12-31-20)</b>	<b>A-2 YEAR (12-31-21)</b>	<b>A-3 YEAR (12-31-22)</b>	<b>A-4 YEAR (12-31-23)</b>	<b>A-5 YEAR (12-31-24)</b>
<b>CURRENT ASSETS</b>						
Cash	\$ 12,180.00	\$ 142,489.00	\$ 142,489.00	\$ 142,489.00	\$ 142,489.00	\$ 142,489.00
Accounts Receivable						
Inventories						
Income Tax Receivable						
Other						
<b>A. Total Current Assets</b>	<b>\$ 12,180.00</b>	<b>\$ 142,489.00</b>	<b>\$ 142,489.00</b>	<b>\$ 142,489.00</b>	<b>\$ 142,489.00</b>	<b>\$ 142,489.00</b>
<b>FIXED ASSETS</b>						
Land						
Collection/Distribution System						
Buildings						
Equipment		\$ 3,562,000.00	\$ 3,562,000.00	\$ 3,562,000.00	\$ 3,562,000.00	\$ 3,562,000.00
Other						
Less: Accum. Depreciation or Reserves		\$ 190,626.00	\$ 333,106.00	\$ 475,586.00	\$ 618,066.00	\$ 760,546.00
<b>B. Total Fixed Assets</b>		<b>\$ 3,371,374.00</b>	<b>\$ 3,230,894.00</b>	<b>\$ 3,086,414.00</b>	<b>\$ 2,943,934.00</b>	<b>\$ 2,801,454.00</b>
<b>C. TOTAL Assets (A + B)</b>	<b>\$ 12,180.00</b>	<b>\$ 3,513,863.00</b>	<b>\$ 3,373,383.00</b>	<b>\$ 3,228,903.00</b>	<b>\$ 3,086,423.00</b>	<b>\$ 2,943,943.00</b>
<b>CURRENT LIABILITIES</b>						
Accounts Payable						
Notes Payable, Current						
Accrued Expenses						
Other						
<b>D. Total Current Liabilities</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>LONG TERM LIABILITIES</b>						
Notes Payable, Long-term						
Other						
<b>E. Total Long Term Liabilities</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>F. TOTAL LIABILITIES (D + E)</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>OWNER'S EQUITY</b>						
Paid in Capital		\$ 3,562,000.00	\$ 3,562,000.00	\$ 3,562,000.00	\$ 3,562,000.00	\$ 3,562,000.00
Retained Equity		-\$ 190,626.00	-\$ 331,106.00	-\$ 475,586.00	-\$ 618,066.00	-\$ 760,546.00
Other	\$ 12,180.00					
Current Period Profit or Loss		\$ 142,489.00	\$ 142,489.00	\$ 142,489.00	\$ 142,489.00	\$ 142,489.00
<b>G. TOTAL OWNER'S EQUITY</b>	<b>\$ 12,180.00</b>	<b>\$ 3,513,863.00</b>	<b>\$ 3,373,383.00</b>	<b>\$ 3,228,903.00</b>	<b>\$ 3,086,423.00</b>	<b>\$ 2,943,943.00</b>
<b>TOTAL LIABILITIES+EQUITY (F + G) = C</b>	<b>\$ 12,180.00</b>	<b>\$ 3,513,863.00</b>	<b>\$ 3,373,383.00</b>	<b>\$ 3,228,903.00</b>	<b>\$ 3,086,423.00</b>	<b>\$ 2,943,943.00</b>
<b>WORKING CAPITAL (A - D)</b>	<b>\$ 12,180.00</b>	<b>\$ 142,489.00</b>	<b>\$ 142,489.00</b>	<b>\$ 142,489.00</b>	<b>\$ 142,489.00</b>	<b>\$ 142,489.00</b>
<b>CURRENT RATIO (A / D)</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>DEBT TO EQUITY RATIO (F / G)</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

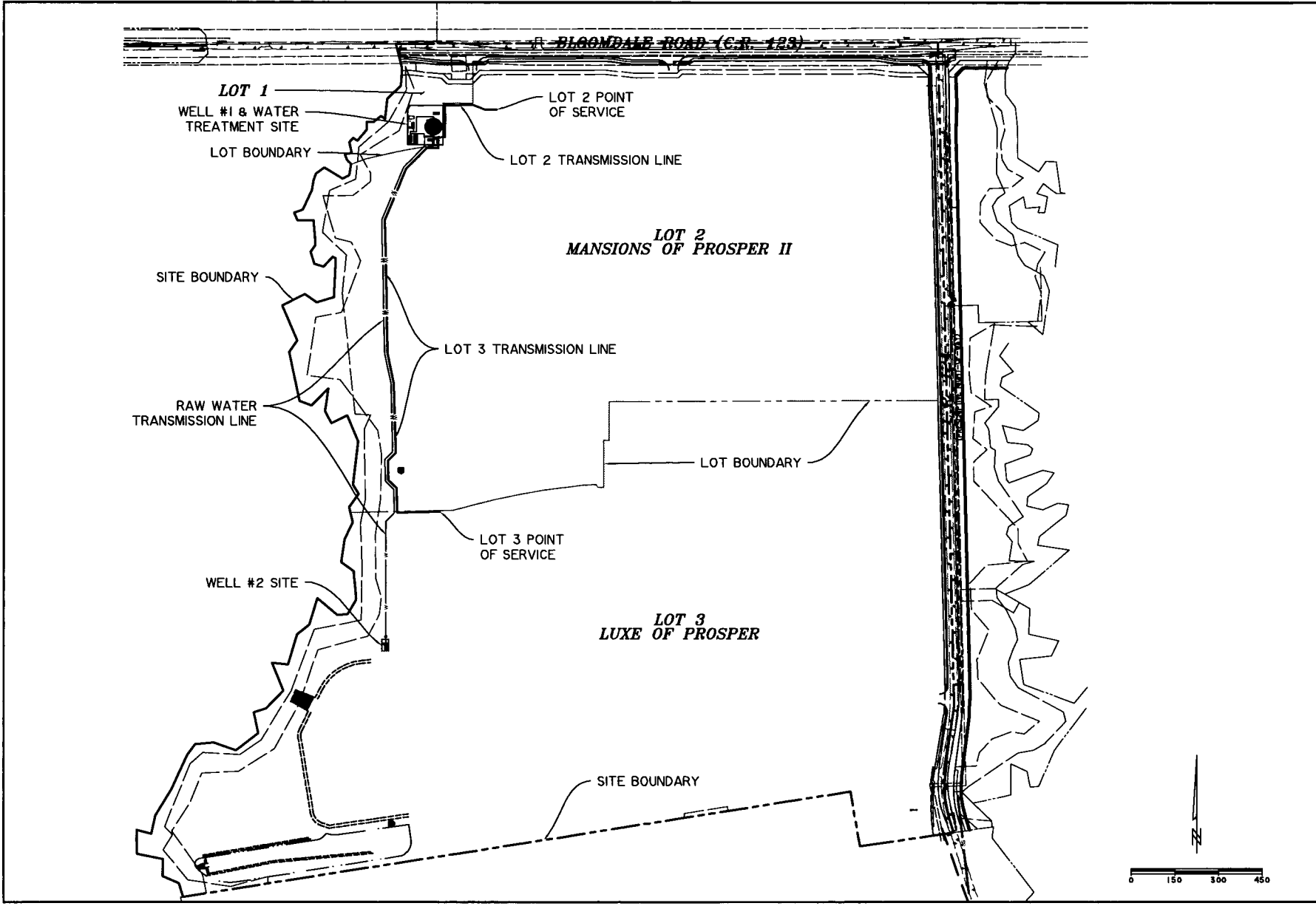
PROJECTED NET INCOME INFORMATION						
(ENTER DATE OF YEAR END )	CURRENT(A) ( 12 - 31 - 18 )	A-1 YEAR ( 12 - 31 - 19 )	A-2 YEAR ( 12 - 31 - 20 )	A-3 YEAR ( 12 - 31 - 21 )	A-4 YEAR ( 12 - 31 - 22 )	A-5 YEAR ( 12 - 31 - 23 )
<b>METER NUMBER</b>						
Existing Number of Taps	0	0	2	2	2	2
New Taps Per Year	0	2	0	0	0	0
<b>Total Meters at Year End</b>	0	2	2	2	2	2
<b>METER REVENUE</b>						
Revenue per Meter (use for projections)		\$ 161,676.00	\$ 161,676.00	\$ 161,676.00	\$ 161,676.00	\$ 161,676.00
Expense per Meter (use for projections)		\$ 90,432.00	\$ 90,432.00	\$ 90,432.00	\$ 90,432.00	\$ 90,432.00
<b>Operating Revenue Per Meter</b>	\$ 0.00	\$ 71,244.00	\$ 71,244.00	\$ 71,244.00	\$ 71,244.00	\$ 71,244.00
<b>GROSS WATER REVENUE</b>						
Revenues- Base Rate & Gallonage Fees		\$ 323,352.00	\$ 323,352.00	\$ 323,352.00	\$ 323,352.00	\$ 323,352.00
Other (Tap, reconnect, transfer fees, etc.)		\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
<b>Gross Income</b>	\$ 0.00	\$ 323,352.00	\$ 323,352.00	\$ 323,352.00	\$ 323,352.00	\$ 323,352.00
<b>EXPENSES</b>						
General & Administrative (see schedule)						
Operating (see schedule)		\$ 180,863.00	\$ 180,863.00	\$ 180,863.00	\$ 180,863.00	\$ 180,863.00
Interest						
Other (list)						
<b>NET INCOME</b>	\$ 0.00	\$ 142,489.00	\$ 142,489.00	\$ 142,489.00	\$ 142,489.00	\$ 142,489.00

PROJECTED EXPENSE DETAIL	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTALS
<b>GENERAL/ADMINISTRATIVE EXPENSES</b>						
Salaries						
Office						
Computer						
Auto						
Insurance						
Telephone						
Utilities						
Depreciation						
Property Taxes						
Professional Fees						
Other						
<b>Total</b>	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	
<b>% Increase Per projected Year</b>	0%	0%	0%	0%	0%	0%
<b>OPERATIONAL EXPENSES</b>						
Salaries						
Auto						
Utilities						
Depreciation						
Repair & Maintenance						
Supplies						
Other	\$ 180,863.00	\$ 180,863.00	\$ 180,863.00	\$ 180,863.00	\$ 180,863.00	
<b>Total</b>	\$ 180,863.00	\$ 180,863.00	\$ 180,863.00	\$ 180,863.00	\$ 180,863.00	

<b>PROJECTED SOURCES AND USES OF CASH STATEMENTS</b>	<b>YEAR 1</b>	<b>YEAR 2</b>	<b>YEAR 3</b>	<b>YEAR 4</b>	<b>YEAR 5</b>	<b>TOTALS</b>
<b>SOURCES OF CASH</b>						
Net Income						
Depreciation (If funded by revenues of system)	\$ 142,480.00	\$ 142,480.00	\$ 142,480.00	\$ 142,480.00	\$ 142,480.00	
Loan Proceeds						
Other						
<b>Total Sources</b>	\$ 142,480.00	\$ 142,480.00	\$ 142,480.00	\$ 142,480.00	\$ 142,480.00	
<b>USES OF CASH</b>						
Net Loss						
Principle Portion of Pmts.						
Fixed Asset Purchase						
Reserve						
Other						
<b>Total Uses</b>	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	
<b>NET CASH FLOW</b>	\$ 142,480.00	\$ 142,480.00	\$ 142,480.00	\$ 142,480.00	\$ 142,480.00	
<b>DEBT SERVICE COVERAGE</b>						
Cash Available for Debt (CADS)						
A: Net Income (Loss)						
B: Depreciation, or Reserve Interest	\$ 142,480.00	\$ 142,480.00	\$ 142,480.00	\$ 142,480.00	\$ 142,480.00	
<b>C: Total CADS (A + B = C)</b>	\$ 142,480.00	\$ 142,480.00	\$ 142,480.00	\$ 142,480.00	\$ 142,480.00	
<b>D: DEBT SERVICE</b>						
Annual Principle Plus Interest	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	
<b>E: DEBT SERVICE COVERAGE RATIO</b>						
CADS Divided by DS (E = C / D)	N/A	N/A	N/A	N/A	N/A	

Attachment 2  
Facility Locations

PRINTED: 5/15/2018 5:18 PM FILE: WWS-WATER & SEWER STS LAST SAVED: 5/15/2018 2:18 PM SAVED BY: PETERC FILE: WATER PLANT TRANSMISSION PLAN-T184.DWG



**WATER TRANSMISSION PLAN**

**LOT 3**  
**LUXE OF PROSPER**

**LOT 2**  
**MANSIONS OF PROSPER II**

**LOT 1**  
**WELL #1 & WATER TREATMENT SITE**

**PREPARED BY**  
**WMA WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
201 E. JAMM RD., SUITE 200, AUSTIN, TEXAS 78704-1670  
Phone: 512-477-1770 Fax: 512-477-1771  
www.wma-wier.com

NO.	DATE	DESCRIPTION	BY

**MANSIONS OF PROSPER II and LUXE OF PROSPER**  
Mansions Addition  
City of McKinney, E.T.J.  
Collin County, Texas

**PRELIMINARY PLAN FOR PROJECT REVIEW**  
NOT FOR CONSTRUCTION  
ISSUED ON PERMIT  
FURNISHED  
Prepared By/Or Under Direct Supervision of  
Randall E. Wier, P.E.  
Texas Registration No. 104367 On Date Shown Below

**COPYRIGHT © WMA & ASSOCIATES, INC.**  
DATE: 5/15/2018  
DRAWN BY: J. WIER  
CHECKED BY: J. WIER  
DATE: 5/15/2018  
SCALE: AS SHOWN

**SHEET NO. 1**

Attachment 3

Documentation Showing Funds Available

**The Luxe of Prosper**  
Balance Sheet  
July 31, 2019

**Assets**

**Current Assets**

Cash-Checking-Wells Fargo Bank	6,122,004	
Escrow-Grant of Easement	<u>250,000</u>	
Total Current Assets		6,372,004

**Fixed Assets**

Land	5,889,795	
Construction in Process	728,416	
Construction Soft Costs	<u>358,025</u>	
Total Fixed Assets		6,976,236

**Other Assets**

Start-Up Costs	<u>2,951</u>	<u>2,951</u>
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Total Assets		<u><u>13,351,191</u></u>
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**The Luxe of Prosper**  
**Balance Sheet**  
**July 31, 2019**

**Liabilities and Equity**

**Current Liabilities**

General Liability Insurance Withhel	4	
Accrued Real Estate Taxes	<u>19,991</u>	
Total Current Liabilities		19,995

**Long-Term Liabilities**

Total Long-Term Liabilities	<u>                    </u>	
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Total Liabilities		19,995
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**Equity**

Capital Contributions-Limited Partn	13,401,280	
Partner Draws-Limited	(103,830)	
Net Income	33,746	
Total Equity	<u>                    </u>	<u>13,331,196</u>
Total Liabilities & Equity		<u><u>13,351,191</u></u>

**The Mansions of Prosper II**

**Balance Sheet**

**July 31, 2019**

**Assets**

**Current Assets**

Cash-Checking-Wells Fargo Bank	6,100,193	
Escrow-Grant of Easement	<u>250,000</u>	
Total Current Assets		6,350,193

**Fixed Assets**

Land	5,889,795	
Construction in Process	748,436	
Construction Soft Costs	<u>354,484</u>	
Total Fixed Assets		6,992,715

**Other Assets**

Start-Up Costs	<u>9,229</u>	<u>9,229</u>
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Total Assets		<u><u>13,352,137</u></u>
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**The Mansions of Prosper II**  
**Balance Sheet**  
**July 31, 2019**

**Liabilities and Equity**

**Current Liabilities**

General Liability Insurance Withhel	1,001	
Accrued Real Estate Taxes	<u>19,990</u>	
Total Current Liabilities		20,991

**Long-Term Liabilities**

Total Long-Term Liabilities	<u>                    </u>	<u>                    </u>
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Total Liabilities		20,991
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**Equity**

Capital Contributions-Limited Partn	13,401,340	
Partner Draws-Limited	(103,930)	
Net Income	33,735	

Total Equity	<u>                    </u>	<u>13,331,145</u>
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Total Liabilities & Equity		<u><u>13,352,136</u></u>
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Attachment 4  
TCEQ Water Distribution System Plans



**WIER & ASSOCIATES, INC.**  
ENGINEERS  
SURVEYORS  
LAND PLANNERS

November 21, 2019

Plan and Technical Review Section  
Water Supply Division MC – 159  
TCEQ  
P.O. Box 13087  
Austin, Texas 78711-3087

**PRINCIPALS**  
JOHN P. WIER, P.E., R.P.L.S.  
ULYS LANE III, P.E., R.P.L.S., CFM  
CARLO SILVESTRI, P.E.  
GREGG MAOSEN, R.P.L.S.

**SENIOR ASSOCIATES**  
PHILIP L. GRAHAM, P.E.  
JAKE H. FEARS, P.E., LEED AP BD+C  
RANDALL S. EARDLEY, P.E.

**ASSOCIATES**  
TOBY W. RODGERS  
CASEY D. YORK  
PRIYA ACHARYA, P.E.

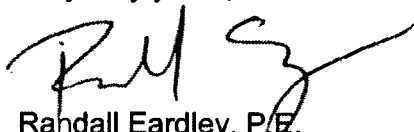
**RE: NORTH CUSTER ROAD PLANT, COLLIN COUNTY, TEXAS W&A#17164**

Dear Sir or Madam:

We are herein submitting a TCEQ Public Water System Plan Review Submittal Form and sealed engineering plans for Water Distribution Improvements to serve the proposed development located at the southwest corner of Bloomdale Road and County Road 124 in Collin County, Texas. The attached water distribution plans will connect to the approved North Custer Road Plant identified by TCEQ PWS No. 0430077. Said plans are submitted as a supplement to the approved North Custer Road Plant.


Should you have any comments, questions or concerns, please contact me at RandyE@WierAssociates.com or at (817)467-7700.

Very truly yours,


  
Randall Eardley, P.E.  
Senior Associate

Enclosure(s)      One - TCEQ Public Water System Plan Review Submittal Form  
One - 22"x34" Sealed Engineering plans

cc:      Marcus Hiles, owner

  
2201 C LAMAR BLVD., SUITE 200E  
ARLINGTON, TEXAS 76006-7440  
(817) 467-7700  
FAX (817) 467-7713

WWW.WIERASSOCIATES.COM

  
121 S. MAIN ST.  
HENDERSON, TEXAS 75654 3559  
(903) 722-9030  
TOLL FREE FAX (844) 325-0445

TEXAS ENGINEERING FIRM NO. F-2776 • TEXAS LAND SURVEYING FIRM NOS. 10033900 & 10194179

# TCEQ Public water system plan review submittal form

## WATER SYSTEM INFORMATION

Date:	November 21, 2019		
TCEQ PWS Identification No.: (Facilities will be assigned this PWS No.)	0430077		
Water System Name:	North Custer Road Plant		
<b>Owner Information:</b>			
Water System Owner:	AIRW 2017-7, LP		
Address:	2305 N State Highway 360, Suite 800	(AC) Phone:	972-471-8700
Responsible Official:	Marcus Hiles	Title:	Administrative Contact
County (System Location):	Collin	Mechanism & Source of Financing: (i.e. loans, rates, self-financed, etc.)	self
Subdivision Sec., Phase, Unit, Etc.			

## ENGINEER INFORMATION

Engineer Name:	Randall Eardley		Registration No.:	104957
Firm Name:	Wier & Associates, Inc.		Firm No.:	2776
(AC) Phone:	817-467-7700	(AC) Fax:	817-467-7713	
Firm Address:	2201 E. Lamar Blvd., Ste 200E, Arlington, Texas 76006			

## SUBMITTAL INFORMATION

Is this submittal for a new public water system?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
If no, proceed to the Project Information section on Page 2. If no PWS number exists, the owner must submit a core data form and business plan, if required, in accordance with §290.39(f) and (g).	

## NEW (PROPOSED) WATER SYSTEMS

(Only complete this section if this submittal is for a NEW water system)

For new (proposed) system submittals, please provide 2 copies of the submittal and attach the following:

<input type="checkbox"/>	A list of all water utilities within ½ mile of the proposed service area boundaries (reference 30 TAC 290.39(c)(1)).
<input type="checkbox"/>	Copies of written responses from each of the entities listed above (reference 30 TAC 290.39(c)(1)).
<input type="checkbox"/>	Copies of formal applications for service from each of the following (reference 30 TAC 290.39(c)(1)):
<input type="checkbox"/>	Any municipality if the system is within its ETJ.
<input type="checkbox"/>	Any district or other political subdivision whose corporate boundaries are within ½ mile of the proposed service area boundaries.
<input type="checkbox"/>	Any other water service provider whose certificated service area boundary is within ½ mile of the proposed service area boundaries.

# TCEQ Public water system plan review submittal form

- ☐ Documentation that all application requirements, including fee payments, are current.
- ☐ Business plan: Please complete the financial ability form, provide a cost summary for the proposed project, and submit a business plan (reference 30 TAC 290.39 (f)). The business plan must confirm capital available to construct the system according to TCEQ requirements. Acceptable financial information can include some of the following: Financial statements (preferably audited), CPA compilation report, tax returns, statements of net worth, bank statements.
- ☐ If the project is being funded with loan proceeds, provide a loan commitment letter from the lender specific to this project.
- If the plan submittal is for a community system, also provide a copy of the Certificate of Convenience and Necessity (CCN) application submitted to the Public Utility Commission of Texas (PUC), and complete items referenced in 30 TAC 290.39 (f) (1 - 13).
- ☐ Justification for constructing a separate system (if one of the entities listed above is willing to provide service).
- ☐ TCEQ Core Data Form (No. 10400).
- ☐ Emergency Preparedness Plan (No. 20536) if serving water in Harris or Fort Bend Counties and have overnight accommodations.

## Certificate of Convenience and necessity (CCN)

Certificates of Convenience and Necessity (CCN) applications are processed by the Public Utility Commission of Texas (PUC) and are required for privately owned systems and water supply corporations. If a CCN is required and a CCN does not exist, the applicant must obtain a CCN number or have the application accepted for filing at the PUC before a PWS project submittal can be technically reviewed. In addition, if a submittal is for a project located outside the CCN area, a CCN amendment application must be submitted before a project may be reviewed for construction approval. Please refer to PUC for additional information at: <http://www.puc.texas.gov/industry/water/guidance/UtilRulesGuidance.aspx> (Rules and Guidance for Water and Sewer Utilities).

Will the proposed PWS be owned by either an investor owned utility (IOU) or water supply corporation (WSC)? If yes, please indicate which type of entity

YES: ☐ NO: ☐

Has a CCN application been submitted to the PUC? If yes, please provide the date of acceptance

YES: ☐ NO: ☐

List the name, license number and class of the operator for the proposed system:

## Project Information

If a system does NOT have a PWS number, the sections above must be filled out

All engineering documents must be sealed, signed, and dated by a Texas registered professional engineer. An engineering report that includes the number of connections to be served must accompany each project. Please check each box that is applicable.

If this submittal is a revision of previously submitted plans, please provide the assigned TCEQ log number:

### New Projects/Facilities

- ☐ Water well construction - Proposed
- ☐ Well completion data for approved well
- ☐ Ground water treatment plant - New
- ☐ Surface water treatment plant - New
- ☐ Proposed Innovative/Alternative Treatment
- ☐ Request for rule exception
- ☐ Preliminary engineering report without plans

### Modifications to Existing Facilities

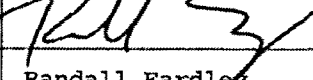
- ☐ Surface water treatment plant modifications
- ☐ Storage capacity modifications
- ☐ Distribution system modifications
- ☐ Pressure maintenance facilities modifications
- ☐ Disinfection facilities or other modifications

# TCEQ Public water system plan review submittal form

<input type="checkbox"/>	Texas Water Development Board Project No.:	
<input type="checkbox"/>	As-Built Plans & Engineering Report	
<input checked="" type="checkbox"/>	Other (please describe):	Water Line Plans

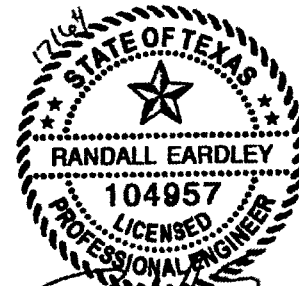
## Signature and certification

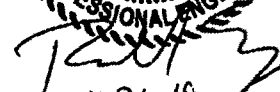
The following certification indicates I have the authority to make submittals on behalf of the PWS referenced on Page 1. I hereby certify that the above information is, to the best of my knowledge, true and correct:

Engineer's Signature:	
Engineer's Printed Name:	Randall Eardley
Date:	11/21/2019

Please call (512) 239-4691 if you have questions regarding this form. Your cooperation will help us provide better service. Additional helpful information and rules are available at the Public Water System Plan Review website.

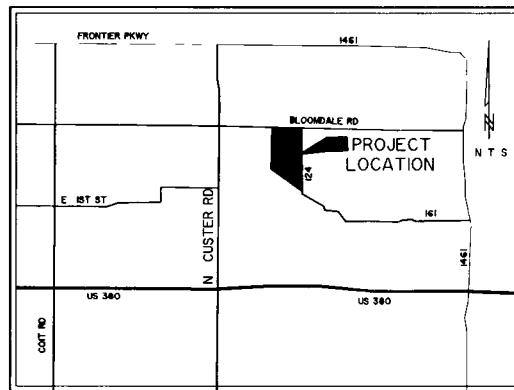
**Signature/P.E. Seal Required below:**



  
11-21-19



# THE CITY OF MCKINNEY ETJ, COLLIN COUNTY, TEXAS WATER IMPROVEMENTS TO SERVE BLOCK A, LOT 1-3 MANSIONS ADDITION MANSIONS II OF PROSPER & LUXE OF PROSPER



**VICINITY MAP**



PREPARED BY  
**WIA WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76010 METRO (817) 467-7700  
Texas Firm Registration No. F-2776 [www.WierAssociates.com](http://www.WierAssociates.com)

**NOTE:**  
1 ) ALL REFERENCES TO "CITY" SHALL MEAN "CITY OF MCKINNEY"  
2 ) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MCKINNEY AND NORTH TEXAS COUNCIL OF GOVERNMENT STANDARD SPECIFICATIONS

CITY OF MCKINNEY STANDARD  
DETAIL SHEETS INCORPORATED  
HEREIN BY REFERENCE

## **SHEET INDEX**

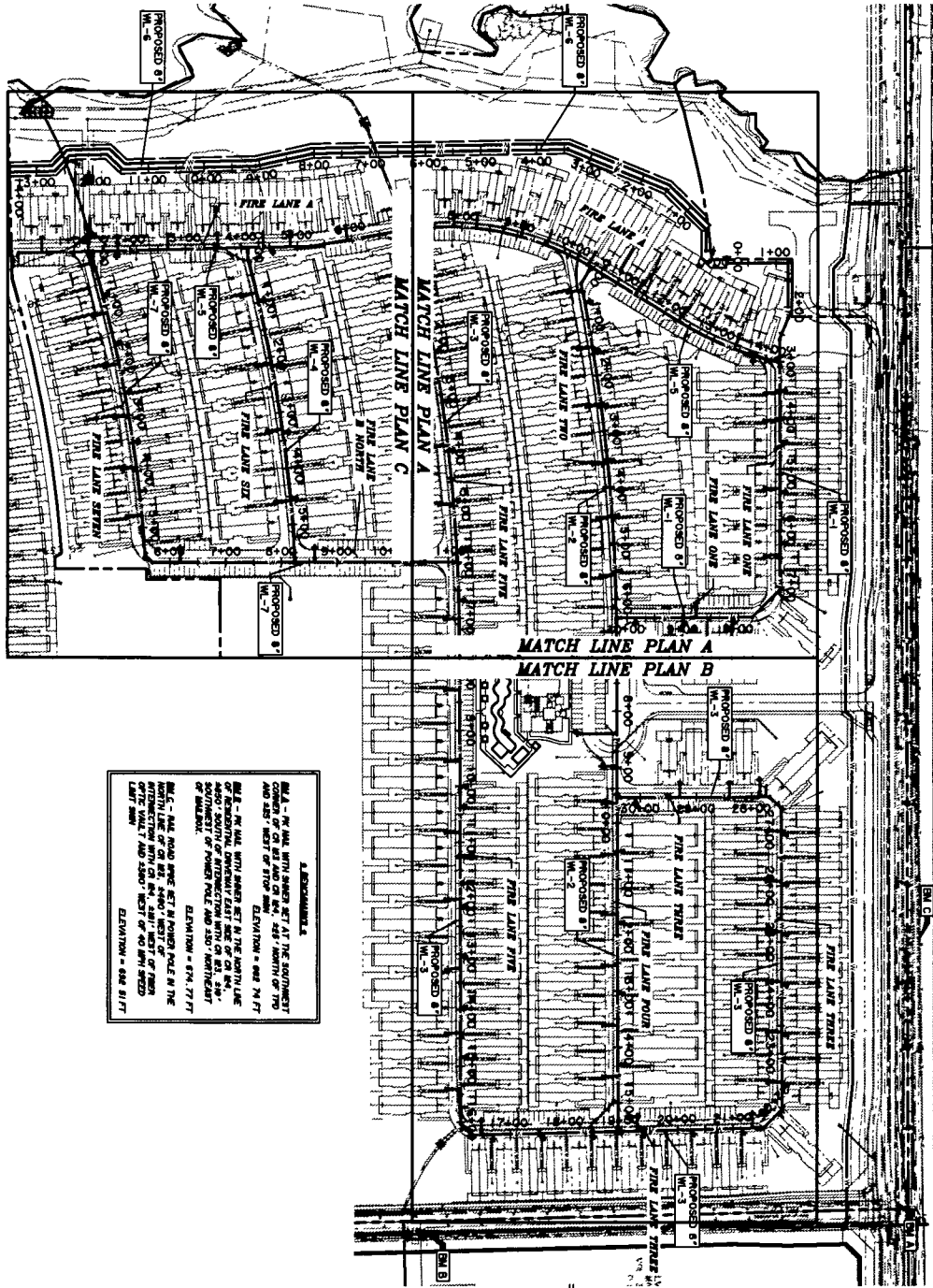
Sheet No	Sheet Title
2	WATER NOTES
3	MANSIONS OVERALL WATER PLAN
4	MANSIONS WATER PLAN A
5	MANSIONS WATER PLAN B
6	MANSIONS WATER PLAN C
7	LUXE OVERALL WATER PLAN
8	LUXE WATER PLAN A
9	LUXE WATER PLAN B
10	LUXE WATER PLAN C&D
11	WATER DETAILS
12	WATER DETAILS
13	WATER DETAILS

## **REVISIONS**

NO	DATE	DESCRIPTION	BY



# WATER PLAN OVERALL



**ASSUMPTIONS**

1. ALL WATER SERVICE LINES SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.

2. ALL WATER SERVICE LINES SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.

3. ALL WATER SERVICE LINES SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.

4. ALL WATER SERVICE LINES SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.

5. ALL WATER SERVICE LINES SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.

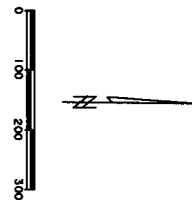
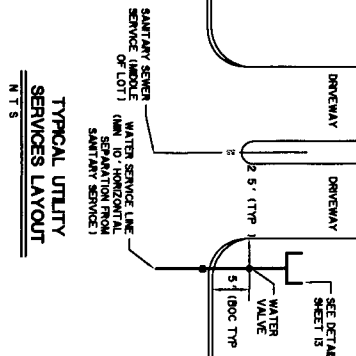
6. ALL WATER SERVICE LINES SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.

7. ALL WATER SERVICE LINES SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.

8. ALL WATER SERVICE LINES SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.

9. ALL WATER SERVICE LINES SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.

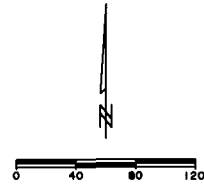
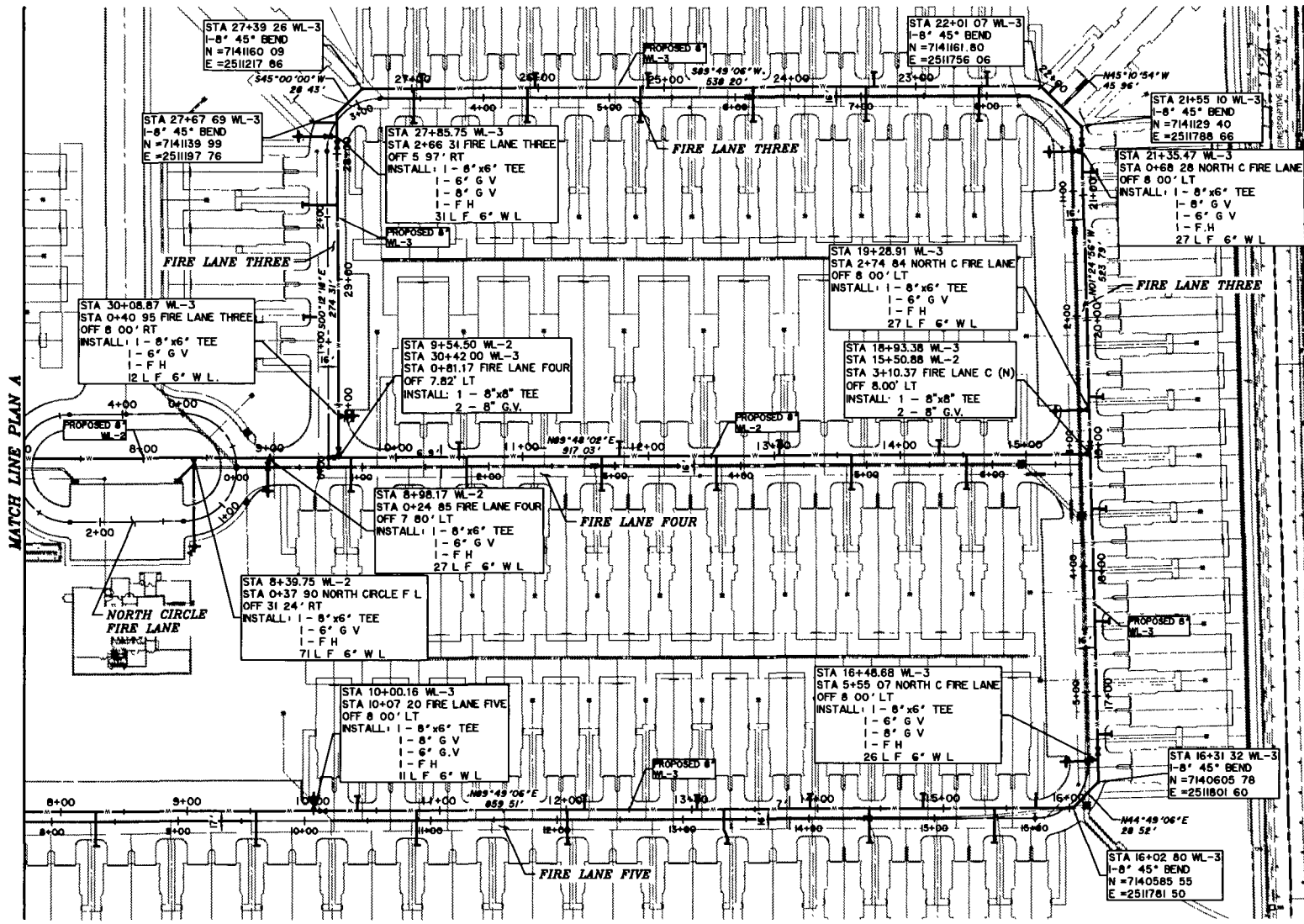
10. ALL WATER SERVICE LINES SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.



<p><b>CONTRACT NO.</b> 18-0000000000</p> <p><b>SHEET NO.</b> 3</p>		<p><b>MANSIONS WATER PLAN OVERALL</b></p>	<p><b>MANSIONS OF PROSPER II</b></p> <p>Mansions Addition City of McKinney ETJ, Collin County, Texas</p>	<p>PREPARED BY:</p> <p><b>WMA WIER &amp; ASSOCIATES, INC.</b></p> <p>ENGINEERS SURVEYORS LAND PLANNERS</p> <p>2201 E. LAMAR BLVD., SUITE 300, ARLINGTON, TEXAS 76010-1000 (817) 467-7700</p> <p>Texas Professional No. F-2776 www.wierassociates.com</p>																
				<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	BY												
NO.	DATE	DESCRIPTION	BY																	



# WATER PLAN B

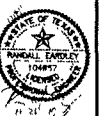


PREPARED BY:  
**WATER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
2301 E. LAMAR BLVD. SUITE 200 AMARCO, TEXAS 79001 (817) 947-7700  
Fax: (817) 947-7701  
www.waterandassociates.com

NO.	DATE	DESCRIPTION	BY

MANSON'S OF PROSPER II  
and LANE OF PROSPER  
Mansions Addition  
City of McKinney ETJ,  
Collin County, Texas

## MANSON'S WATER PLAN B

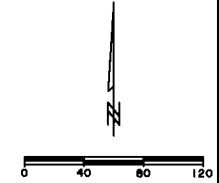
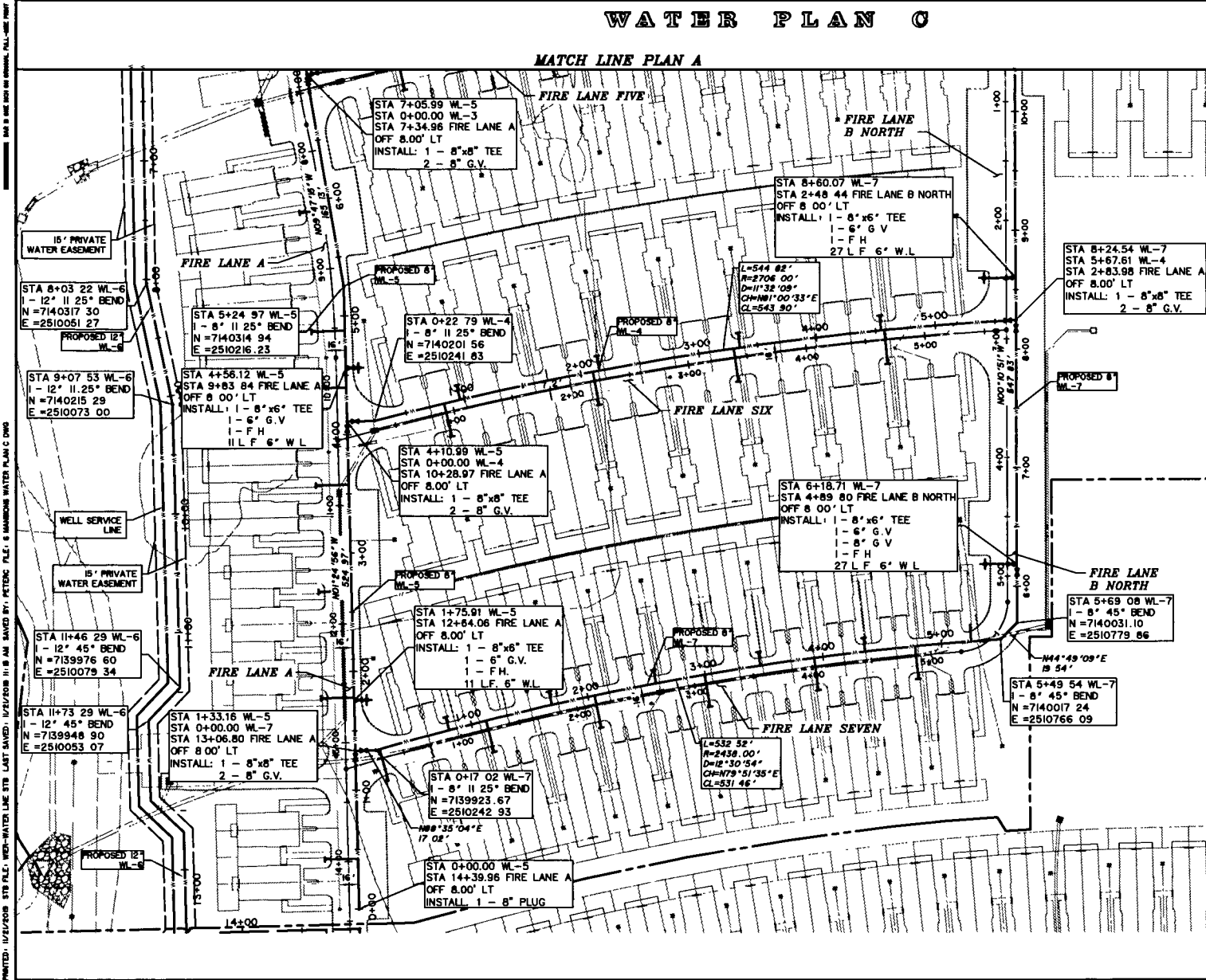


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ALL RIGHTS RESERVED  
WAS 1718  
**SHEET NO. 5**

PRINTED: 11/21/2018 5:18 PM LAST SAVED: 11/21/2018 11:18 AM SAVED BY: PETERC FILE: 5 MANSON'S WATER PLAN B.DWG

# WATER PLAN C

## MATCH LINE PLAN A



PREPARED BY:  
**WIER & ASSOCIATES, INC.**  
 ENGINEERS  
 SURVEYORS LAND PLANNERS  
 2201 E. LANE AVE. SUITE 200 ALBUQUERQUE, NM 87102 (505) 263-7700  
 www.wierassociates.com

NO.	DATE	DESCRIPTION	BY

**MANIONS OF PROSPER II**  
 and LANE OF PROSPER  
 Manions Addition  
 City of McKinney ETJ,  
 Collin County, Texas

**MANIONS WATER**  
**PLAN C**



CHECKED BY:  
 DATE: 11/21/2008  
**SHEET NO. 6**

Diagram illustrating the typical utility services layout for a building connection to a driveway. The layout shows the sanitary sewer service (of lot) and water service lane (minimum 10' wide, separation from sanitary service) running parallel to the driveway. The water service lane includes a water valve and a 5' (BAC TYP) section. The driveway is shown with a 5' (TYP) section. A note indicates 'SEE DETAIL SHEET 13'.

## SERVICES LAYOUT

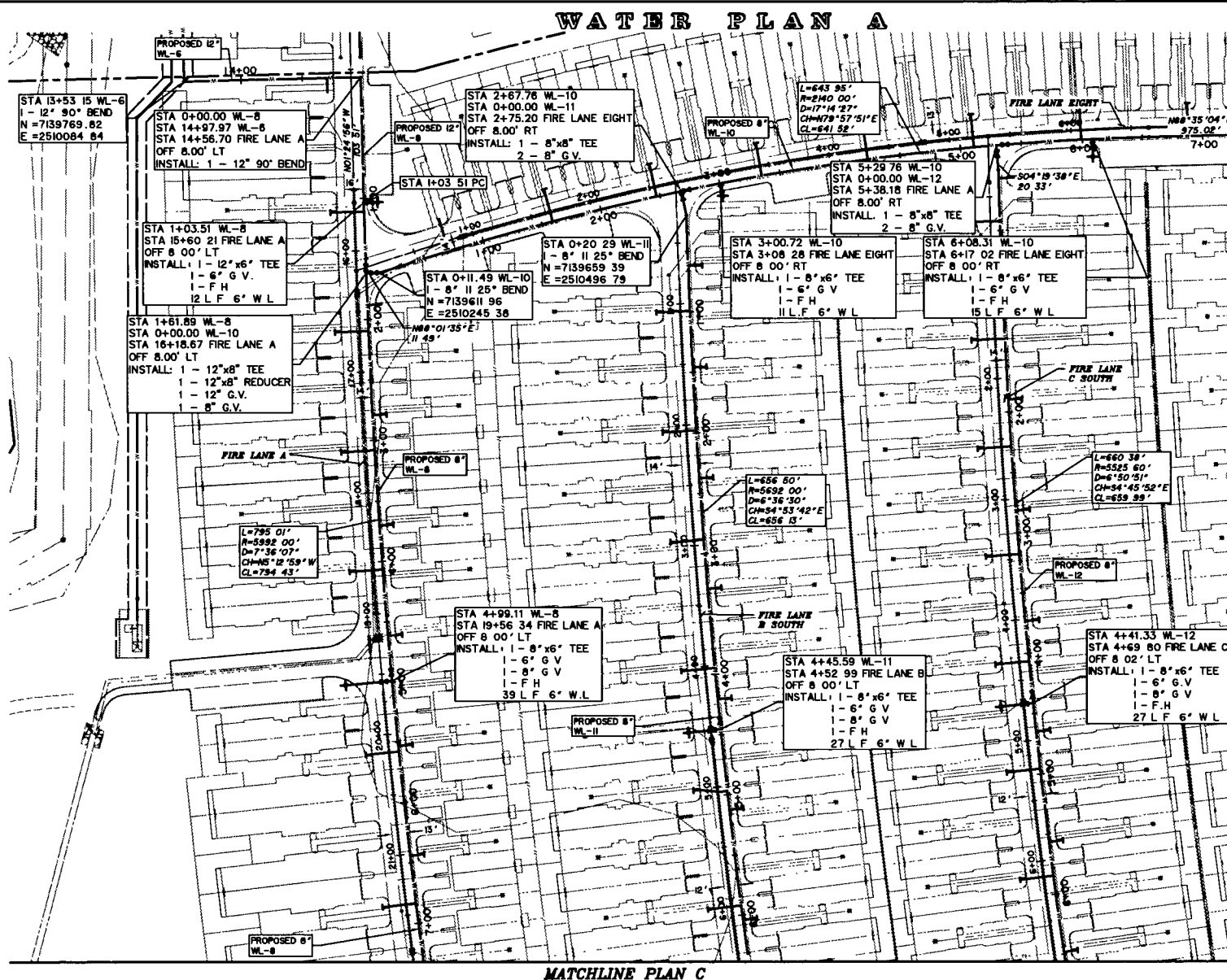
**SHEET NO.**  
**7**



**LUXE OF PROSPER**  
*Mansions Addition*  
 City of McKinney ETJ  
 Collin County, Texas

NO.	DATE	DESCRIPTION	BV

**WIA** PREPARED BY:  
**WIER & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS LAND PLANNERS**  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76005 METRO (817)467-7700  
Texas Firm Registration No. F-2776 [www.wierassociates.com](http://www.wierassociates.com)



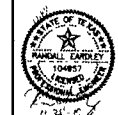
**MATCHLINE PLAN B**

**WMA WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
2201 E. LAWAY BLVD., SUITE 202 AMARISTON, TEXAS 78003 METRO (917) 467-7700  
Telex 9190 Telephone No. 5-2778 [www.WMAAssociates.com](http://www.WMAAssociates.com)

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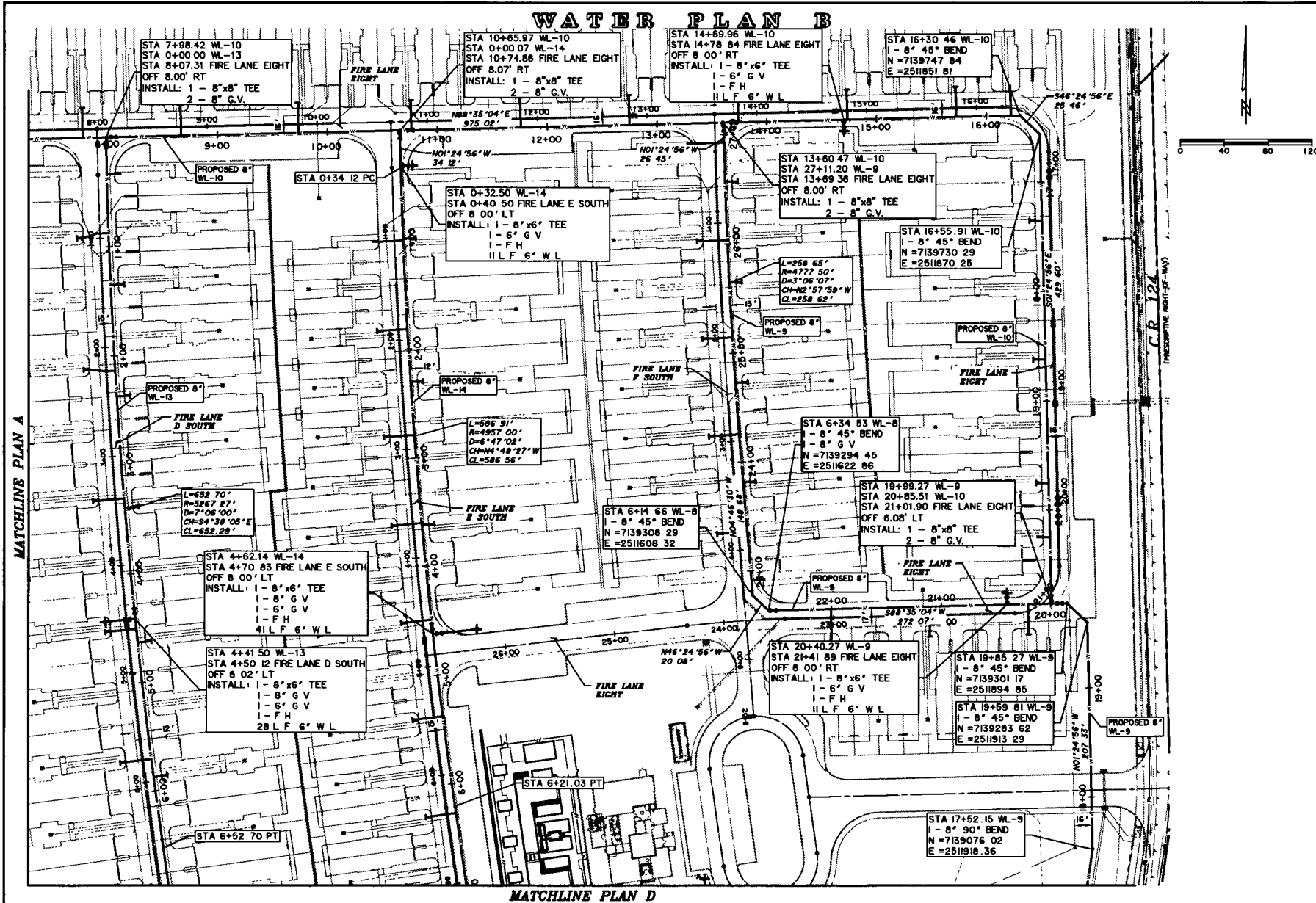
**MANSIONS OF PROSPER II**  
and LUXE OF PROSPER

**LUXE WATER PLAN A**



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WAS 17114  
**SHEET NO.**  
**8**





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2201 E. LAMAR BLVD., SUITE 2002 ARLINGTON, TEXAS 76010 METRO (817) 747-7700  
Texas Firm Registration No. 1-5778 [www.wierassociates.com](http://www.wierassociates.com)

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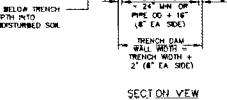
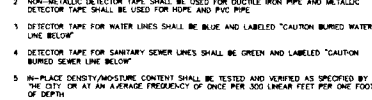
**MANSON'S OF PROSPER II**  
**and LUXE OF PROSPER**

**LUXE WATER PLAN**  
**B**



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VIA 171/4  
**SHEET NO**

11-21-19  
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 ALL RIGHTS RESERVED  
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 WAS 17184  
**SHEET NO**  
**10**



**GENERAL NOTES.**

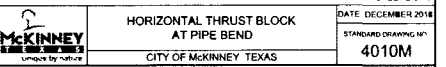
1. CLAY CUT-OFF WALLS SHALL BE CONSTRUCTED AT APPROXIMATELY 250 FOOT INTERVALS ALONG ALL WASTEWATER MAIN INSTALLATIONS BETWEEN MANHOLES.
2. THE CLAY CUT-OFF WALL SHALL BE PLACED AT THE MID POINT OF THE LENGTH OF THE PIPES BEING PLACED BUT NOT AT A LOCATION WHERE A LATERAL OR SERVICE CONNECTIONS TO THE MAIN. THE MINIMUM CLEARANCE IS 10 FEET.
3. MATERIAL FOR CLAY CUT-OFF WALL TO BE CLEAN MATERIAL WITH NO LUMPS, LARGER THAN 3/8" CLAY TO HAVE P. OF 100% OF MATERIAL TO BE PLACED IN 6" LIFTS, MOISTENED TO OPTIMUM MOISTURE CONTENT AND COMPACTED WITH HAND HELD MECHANICAL TAMPER WITHOUT DAMAGING THE PIPE.

[illegible]

### TABLES OF DIMENSIONS AND QUANTITIES

SHEET 1 OF 3

SHEET 2 OF 3



PLAN OF PLUG THRUST BLOCK

PLAN OF TEE THRUST BLOCK

ID	THRUST (TONS)	EARTH				ROC
		C (FT)	C (FT)	COL (C)	COL (C)	
4	12	5	5	5	5	2.5
4	0.12	11	5	5	0.6	2.5
6	18	25	2.0	5.5	1.6	4.0
20	31.5	2.0	6.0	1.9	4.0	4.0
25	45	5	5	5	5	5.0
30	53.0	3.0	7.5	4.1	5.5	5.5
36	76.3	4.0	9.0	7.3	6.5	6.5
42	104.0	4.5	10.5	11.0	7.5	7.5
48	127.0	5.0	12.0	12.5	8.5	8.5
54	172.0	5.5	13.5	21.4	9.5	9.5
60	212.0	6.0	15.0	24.4	10.5	10.5
66	257.0	6.5	16.5	26.5	11.5	11.5
72	305.0	7.5	17.5	47.2	12.5	12.5
78	353.0	8.5	18.5	50.0	13.5	13.5
84	4.0	8.5	20.5	72.3	14.5	14.5
90	477.0	9.0	22.0	87.7	15.5	15.5
96	543.0	9.5	23.5	104.8	16.5	16.5


REFER TO STD DWG No 4040M FOR GENERAL NOTES

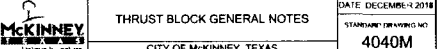
REFER TO STD DWG No 4C4GM FOR GENERAL NOTES

No.	25°C				30°C				No.
	TSR1 (%)	TSR2 (%)	TSR3 (%)	TSR4 (%)	TSR1 (%)	TSR2 (%)	TSR3 (%)	TSR4 (%)	
10	1.2	1.1	4.3	2.2	5.5	4.0	10.5	5.2	1
20	1.8	1.5	5.5	3.2	7.5	5.5	12.5	7.5	2
30	2.2	2.1	6.5	4.2	8.5	6.5	14.5	8.5	3
40	2.8	2.5	7.5	5.2	10.5	8.5	16.5	10.5	4
50	3.5	3.2	8.5	6.2	12.5	10.5	18.5	12.5	5
60	4.2	3.8	9.5	7.2	14.5	12.5	20.5	14.5	6
70	5.0	4.5	10.5	8.2	16.5	14.5	22.5	16.5	7
80	5.8	5.2	11.5	9.2	18.5	16.5	24.5	18.5	8
90	6.5	6.0	12.5	10.2	20.5	18.5	26.5	20.5	9
100	7.2	6.8	13.5	11.2	22.5	20.5	28.5	22.5	10
110	8.0	7.5	14.5	12.2	24.5	22.5	30.5	24.5	11
120	8.8	8.2	15.5	13.2	26.5	24.5	32.5	26.5	12
130	9.5	8.8	16.5	14.2	28.5	26.5	34.5	28.5	13
140	10.2	9.5	17.5	15.2	30.5	28.5	36.5	30.5	14
150	11.0	10.2	18.5	16.2	32.5	30.5	38.5	32.5	15
160	11.8	11.0	19.5	17.2	34.5	32.5	40.5	34.5	16
170	12.5	11.8	20.5	18.2	36.5	34.5	42.5	36.5	17
180	13.2	12.5	21.5	19.2	38.5	36.5	44.5	38.5	18
190	14.0	13.2	22.5	20.2	40.5	38.5	46.5	40.5	19
200	14.8	14.0	23.5	21.2	42.5	40.5	48.5	42.5	20
210	15.5	14.8	24.5	22.2	44.5	42.5	50.5	44.5	21
220	16.2	15.5	25.5	23.2	46.5	44.5	52.5	46.5	22
230	17.0	16.2	26.5	24.2	48.5	46.5	54.5	48.5	23
240	17.8	17.0	27.5	25.2	50.5	48.5	56.5	50.5	24
250	18.5	17.8	28.5	26.2	52.5	50.5	58.5	52.5	25
260	19.2	18.5	29.5	27.2	54.5	52.5	60.5	54.5	26
270	20.0	19.2	30.5	28.2	56.5	54.5	62.5	56.5	27
280	20.8	20.0	31.5	29.2	58.5	56.5	64.5	58.5	28
290	21.5	20.8	32.5	30.2	60.5	58.5	66.5	60.5	29
300	22.2	21.5	33.5	31.2	62.5	60.5	68.5	62.5	30
310	23.0	22.2	34.5	32.2	64.5	62.5	70.5	64.5	31
320	23.8	23.0	35.5	33.2	66.5	64.5	72.5	66.5	32
330	24.5	23.8	36.5	34.2	68.5	66.5	74.5	68.5	33
340	25.2	24.5	37.5	35.2	70.5	68.5	76.5	70.5	34
350	26.0	25.2	38.5	36.2	72.5	70.5	78.5	72.5	35
360	26.8	26.0	39.5	37.2	74.5	72.5	80.5	74.5	36
370	27.5	26.8	40.5	38.2	76.5	74.5	82.5	76.5	37
380	28.2	27.5	41.5	39.2	78.5	76.5	84.5	78.5	38
390	29.0	28.2	42.5	40.2	80.5	78.5	86.5	80.5	39
400	29.8	29.0	43.5	41.2	82.5	80.5	88.5	82.5	40

1 DESIGN ENGINEER OF RECORD SHALL VERIFY DESIGN OF THRUST BLOCKS USING PROJECT SITE SPECIFIC CONDITIONS AND INCORPORATE ANY NECESSARY IMPROVEMENTS

- 1 CONCRETE FOR BLOCKING SHALL BE 2000 PSI MINIMUM
- 2 ALL CALCULATIONS ARE BASED ON INTERNAL PRESSURE OF 200 PSI FOR UCCILEL FROM P.V.C AND 150 PSI FOR CONCRETE PIPE
- 3 VOLUMES OF TUPLET BLOCKS ARE NET VOLUMES OF CONCRETE TO BE FURNISHED THE CORRESPONDING WEIGHT OF THE CONCRETE (CLASS "2") IS EQUAL TO OR GREATER THAN THE VERTICAL COMPONENT OF THE PRESSURE IN THE VERTICAL BEND
- 4 WALL THICKNESS (1) ASSUMED HERE FOR ESTIMATING PURPOSES ONLY
- 5 POUR CONCRETE FOR BLOCK AGAINST UNDISTURBED FATH
- 6 DIMENSIONS MAY BE VARIED AS REQUIRED BY FIELD CONDITIONS WHERE AND AS DIRECTED BY THE ENGINEER THE VOLUME OF CONCRETE BLOCKING SHALL NOT BE LESS THAN SHOWN HERE
- 7 THE SUR BEARING PRESSURES ARE BASED ON 2000 LBS./S.F IN SOIL AND 2000 LBS./S.F IN ROCK
- 8 USE POLYETHYLENE WRAP OR EXTEND JOINTS BETWEEN CONCRETE AND BEND TEE, OR PLUG TO PREVENT THE CONCRETE FROM STICKING TO IT
- 9 CONCRETE SHALL NOT EXTEND BEYOND JOINTS
- 10 IN ADDITION TO THRUST BLOCKING ALL FITTINGS MUST BE RESTRAINED

<p><b>MANIONS OF PROSPER II</b>  <i>and LUXE OF PROSPER</i></p>	<p><b>WATER DETAILS</b></p>	<p><b>MANIONS Addition</b>  <i>City of McKinney E.T.U.,</i>  <i>Collin County, Texas</i></p>
<p>  </p>		
<p>             COPYRIGHT ©              HELL &amp; ROBERTS, INC.              LAST SHEET PRINTED              DATE 11/27/2008              WAS 1/82           </p>		
<p><b>SHEET NO. 11</b></p>		



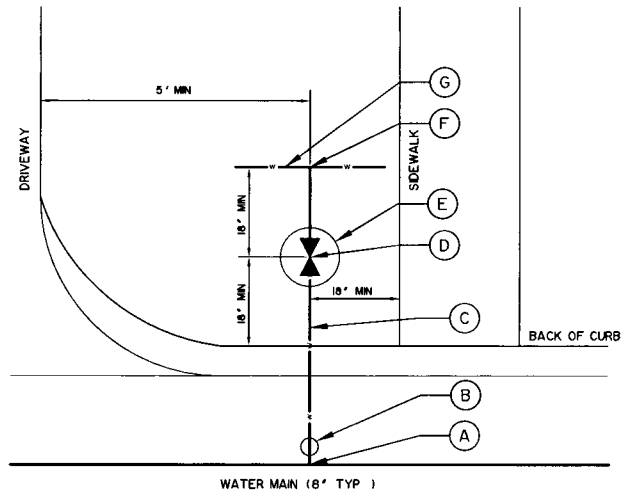
THRUST BLOCK GENERAL NOTES

DATE DECEMBER 20

EST NO

11

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LAST SHEET EDITED  
DATE 11/21/2019  
WAR 1764  
SHEET NO  
12



TYPICAL WATER SERVICE CONNECTION DETAIL

NTS

NOTES:

- A SERVICE SADDLE SHALL BE BRASS WITH DOUBLE BRONZE FLATTENED STRAPS OR STAINLESS STEEL DOUBLE BOLT WIDE STRAPS. NO BANDED OR HINGED STRAPS SHALL BE ALLOWED. SERVICE SADDLES SHALL MEET AWWA/CCTAPPING OUTLET (TAPERED THREAD) REQUIREMENTS. A., SERVICE SADDLES SHALL BE, FOR MODELS 2028 AND 2025, CAMBRIDGE MODELS SERIES 810 AND 811, A/Y/McDonald MODELS 384S AWWA AND 382S AWWA, AND MUELLER WATER PRODUCTS, INC. MODELS BR 2 AND BR 2 S ON APPROVED EQUAL. PVC WATER LINES REQUIRE STRAPS TO BE A MINIMUM OF 2\"/>
- B 2\"/>
- C SERVICE PIPE SHALL BE 2\"/>
- D 2\"/>
- E 12\"/>
- F BRANCH CONNECTION: 2\"/>
- G SERVICE PIPE MATERIAL AND CONTINUATION TO BUILDING SHALL BE PER BUILDING CODE.

PREPARED BY  
**WIER & ASSOCIATES, INC.**  
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2201 E. LINDA BLVD., SUITE 200 #1000, DALLAS, TEXAS 75243 (972) 947-7700  
www.wierassociates.com

NO.	DATE	DESCRIPTION	BY

MANIONS OF PROSPER II  
and LUXE OF PROSPER  
Manions Addition  
City of McKinney, TX,  
Collin County, Texas

WATER DETAILS



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SHEET NO.  
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