

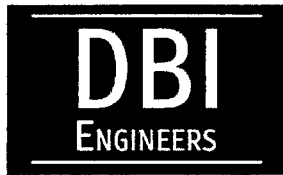


Control Number: 50399



Item Number: 25

Addendum StartPage: 0



2020 OCT -8 AM 9:08  
FILING CLERK

October 5, 2020

(via PUC Interchange System Filer and

**CERTIFIED MAIL 7018 0680 0001 6080 9565  
RETURN RECEIPT REQUESTED)**

Public Utility Commission of Texas  
Attention: Filing Clerk  
1701 N. Congress Avenue  
P.O. Box 13326  
Austin, Texas 78711-3326

Subject: Application of Nevada Special Utility District to Amend Its Certificate of Convenience and Necessity  
and to Decertify Portions of Certificated Water Service Areas of Caddo Basin Special Utility District,  
Copeville Special Utility District, and City of Josephine in Collin County

Docket No 50399

To Whom It May Concern:

We are in receipt of the Commissions Staff's First Request for Information to Nevada Special Utility District Question NOS. Staff 1-1 through Staff 1-3. Please find our responses below:

- Questions No. Staff 1-1 through 1-3 have been addressed in an enclosed Oath with corresponding maps. Note: the requested two full sized (24" x 36") maps have been mailed via certified mail. Three copies of each map are enclosed.

Thank you for considering this additional information.

Sincerely,

A handwritten signature in black ink that reads "Charles Massey". The signature is written in a cursive, flowing style.

Charles Massey  
Project Manager

Enclosures

cc: Johnny Rudisill, Manager Nevada SUD (w/o encl)

DANIEL & BROWN INC.  
118 MCKINNEY STREET | PO BOX 606 | FARMERSVILLE, TEXAS 75442  
OFFICE 972-784-7777 | WWW.DBICONULTANTS.COM  
FIRM REGISTRATION NO: F-002225

25

# Oath

STATE OF TEXAS

COUNTY OF COLLIN

I, Eddy Daniel, P.E., being duly sworn, file this response to *Commission Staff's First Request for Information to Nevada Special Utility District Questions Nos. Staff 1-1 through Staff 1-3, Docket No. 50399 dated August 19, 2020* as District Engineer for Nevada Special Utility District; and that, in such capacity, I am qualified and authorized to respond; and, that all such statements made and matters set forth therein with respect to applicants are true and correct.

**Staff 1-1:** Please provide a detailed map(s) identifying the location of all the following items:

- a) Boundary of Nevada Special Utility District's existing water CCN No. 12175;
- b) Boundary of the requested areas in the current docket;
- c) Boundaries of city limits and extraterritorial jurisdiction for neighboring cities;
- d) Potential customers requesting service within the requested areas; and
- e) Existing customers within the requested area.

**Response:**

- a) Enclosed is hard copy full sized (24" x 36"), and rendered to scale map showing the boundaries of Nevada Special Utility District's existing water CCN No. 12175. On this same map are requested items b, c, d, and e.
- b) See response to a; these are labeled as 'Nevada SUD Requested CCN Area'.
- c) See response to a; these are labeled for the cities of Nevada, Lavon, Fate, Royse City, Rockwall and Josephine.
- d) See response to a; these are labeled as 'Nevada Corners Addition' and 'Cox Estates'.
- e) See response to a, these are labeled as 'Existing Nevada SUD Customers Within Requested CCN Area'.

**Staff 1-2:** Please provide a detailed map identifying the location of the following items within the boundaries of the existing CCN and requested areas, identify each map and boundary:

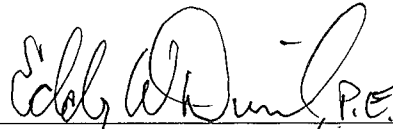
- a) Existing water or sewer facilities for production, transmission, distribution, collection, and treatment; and
- b) Proposed water or sewer facilities for production, transmission, distribution, collection, and treatment.

**Response:**

- a) Enclosed is hard copy full sized (24" x 36"), and rendered to scale map showing the existing water facilities for purchase, distribution and storage.
- b) The proposed water facilities for distribution are labeled on the enclosed map as 'Phase 1', 'Phase 2', 'Phase 3', 'Phase 4' and 'Phase 5'.

**Staff 1-3:** Please provide any requests for service to support the need for service in the requested area.

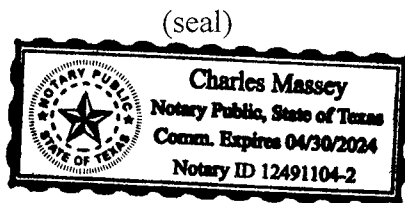
**Response:** Enclosed is a Non-Standard Service Application for the Cope Addition XV (shown on map as Cox Estates).

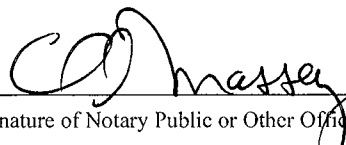
  
\_\_\_\_\_  
AFFIANT  
(Utility's Authorized Representative)

STATE OF TEXAS

COUNTY OF COLLIN

Having been dully sworn, disposes and say that the facts set forth in the above responses are true and correct before me, a Notary Public in and for the State of Texas, this day 25<sup>th</sup> of June, 2020.



  
\_\_\_\_\_  
Signature of Notary Public or Other Office Administering Oath  
  
Charles Massey  
\_\_\_\_\_  
Printed or Typed Name



108 N. Warren Street·Nevada, Texas 75173  
Phone (972) 843-2608·Fax (972) 843-2608  
Website nevadawater.org ·email nevadawater@nevadawater.org

### NON-STANDARD SERVICE APPLICATION

NAME OF DEVELOPMENT: Cope Addition XV \_\_\_\_\_ PHASE: \_\_\_\_\_

Maximum Number of Lots: 100 \_\_\_\_\_ Average Lot Size: 30,000 sf \_\_\_\_\_

FULL NAME OF APPLICANT/DEVELOPER: Cope Equities \_\_\_\_\_

Name & Title of Person Completing Application: Mark H. Hickman, Principal Engineer \_\_\_\_\_

Mailing Address: 900 W. Bethany, Suite 230, Allen, Texas 75013 \_\_\_\_\_

Telephone: 972-908-9947 Fax: \_\_\_\_\_ E-mail: markcope@copedfw.com \_\_\_\_\_

FULL NAME OF PROPERTY OWNER: Glen G Cox Bobby R Varner \_\_\_\_\_

Mailing Address: 3401 Mapleleaf Ln, Richardson, Tx 75082, 703 McKinney Ave, Dallas, Tx. 75202

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

FULL NAME OF ENGINEERING FIRM: Hickman Consulting Engineers \_\_\_\_\_

Responsible Engineer: Mark H. Hickman, P.E. \_\_\_\_\_ License No. 78409 \_\_\_\_\_

Mailing Address: 612 N. Kentucky Street, McKinney, Texas 75069 \_\_\_\_\_

Telephone: 972-877-4175 Fax: \_\_\_\_\_ E-mail: markredhick@gmail.com \_\_\_\_\_

LEGAL DESCRIPTION OF PROPERTY (State or Attach): \_\_\_\_\_

Indicate all intended land uses in the development: (Attach additional sheets if necessary)

☒ Residential Subdivision ☐ Apartments ☐ Manufactured Home Park ☐ RV Park  
☐ Commercial Other: \_\_\_\_\_

SPECIAL SERVICE NEEDS (irrigation, fire sprinklers, etc.): This is proposed to be approximately 85

Residential Lots with one irrigation meter at the entrance. Fire hydrants will be provided.

ADDITIONAL INFORMATION REQUIRED TO DETERMINE LEVEL AND MANNER OF SERVICE:

1. Is the property located in the corporate limits or ETJ of a municipality?.....Yes \_\_\_\_ No \_\_\_\_  
If yes, provide the name of the municipality: \_\_\_\_\_
2. Are additional phases planned for this development?.....Yes \_\_\_\_ No \_\_\_\_  
If yes, please explain: \_\_\_\_\_

REQUIRED ATTACHMENTS: Please indicate whether the following items are attached:

1. 3 physical copies and 1 electronic PDF copy of the preliminary plat signed and sealed by a licensed surveyor or registered professional engineer. Yes \_\_\_\_ No X  
*Not Yet Completed*
2. 3 physical copies and 1 electronic PDF copy of the final plat.....Yes \_\_\_\_ No X
3. 3 physical copies and 1 electronic PDF copy of the construction plans including plans for waterline extensions, if any, internal water distribution, and irrigation.....Yes \_\_\_\_ No X
4. A location map of the proposed development.....Yes X No \_\_\_\_
5. Deed(s) showing the current owner of the property.....Yes X No \_\_\_\_
6. A description of improvements the Applicant proposes to build.....Yes X No \_\_\_\_
7. A proposed calendar for the design, plat approval, construction phasing and and initial occupancy.....Yes \_\_\_\_ No X
8. Applicant's projected demand for water service when the development is fully built-out and occupied.....Yes \_\_\_\_ No X
9. A projected schedule of the build-out and of associated water demand during the build-out.....Yes \_\_\_\_ No X
10. For development in phases, a map depicting the currently estimated location of each phase.....N/A Yes \_\_\_\_ No \_\_\_\_
11. Letter from the county/city describing the fire protection requirements.....Yes \_\_\_\_ No X
12. For development in phases, a signed letter from the Applicant specifying the level and manner of service and estimated time frame for each phase.....N/A Yes \_\_\_\_ No \_\_\_\_

All information provided to the Nevada Special Utility District (the "District") related to a Non-Standard Service Application shall be considered public information and will be made available for inspection and copying by the public. Any person who submits information to the District related to a Non-Standard Service Application consents to the inspection and copying of that information.

This application must be completed by the Applicant only. The District will take no action related to the above-described development until this application is complete. **A signed application will be considered complete only after the District has received all required documents described, including any additional information required to determine the level and manner of service for the proposed development, together with a valid check for the Service Investigation Fee: \$1,200.**

The Service Investigation Fee covers all administrative, legal and engineering costs associated with an investigation of the District's ability to provide service to the Applicant's development. Unused funds will be refunded to the Applicant. Applicant shall be responsible for covering any service investigation costs incurred by the District in excess of the initial Service Investigation Fee paid by Applicant.

Please be advised that a hydraulic analysis performed by the District's engineer is valid for 6 months from the date of the engineer's written hydraulic analysis report or approval.



ADDITIONAL INFORMATION REQUIRED TO DETERMINE LEVEL AND MANNER OF SERVICE:

1. Is the property located in the corporate limits or ETJ of a municipality?.....Yes X No \_\_\_\_  
If yes, provide the name of the municipality: Nevada, Texas
2. Are additional phases planned for this development?.....Yes \_\_\_\_ No X  
If yes, please explain: \_\_\_\_\_

All information provided to the Nevada Special Utility District (the "District") related to a Non-Standard Service Application shall be considered public information and will be made available for inspection and copying by the public. Any person who submits information to the District related to a Non-Standard Service Application consents to the inspection and copying of that information.

This application must be completed by the Applicant only. The District will take no action related to the above-described development until this application is complete. **A signed application will be considered complete only after the District has received all required documents described, including any additional information required to determine the level and manner of service for the proposed development, together with a valid check for the Service Investigation Fee: \$2500.00.**

The Service Investigation Fee covers all administrative, legal and engineering costs associated with an investigation of the District's ability to provide service to the Applicant's development. Unused funds will be refunded to the Applicant.

Please be advised that a hydraulic analysis performed by the District's engineer is valid for 6 months from the date of the engineer's written hydraulic analysis report or approval.

By signing this application, you acknowledge that this document is only an application for non-standard service to a residential or commercial development. The District will prepare a Non-standard Service Contract to be executed by the District, Developer and Owner (if not the same persons or entities) governing the facilities to be constructed by Developer or the District, payment of Connection Fees, and terms of service.

I CERTIFY, AS THE APPLICANT OR AS AN AUTHORIZED REPRESENTATIVE ON BEHALF OF THE APPLICANT, THAT THE FOREGOING REPRESENTATIONS CONTAINED IN THIS APPLICATION ARE TRUE AND CORRECT.

Signature: Mark Hickman Title: Principal Engineer Date: 08-13-2020

SIGNED APPLICATION RECEIVED BY DISTRICT on \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_

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FOR DISTRICT USE ONLY

**SERVICE INVESTIGATION FEE: \$2,500.00**

Amount: \_\_\_\_\_

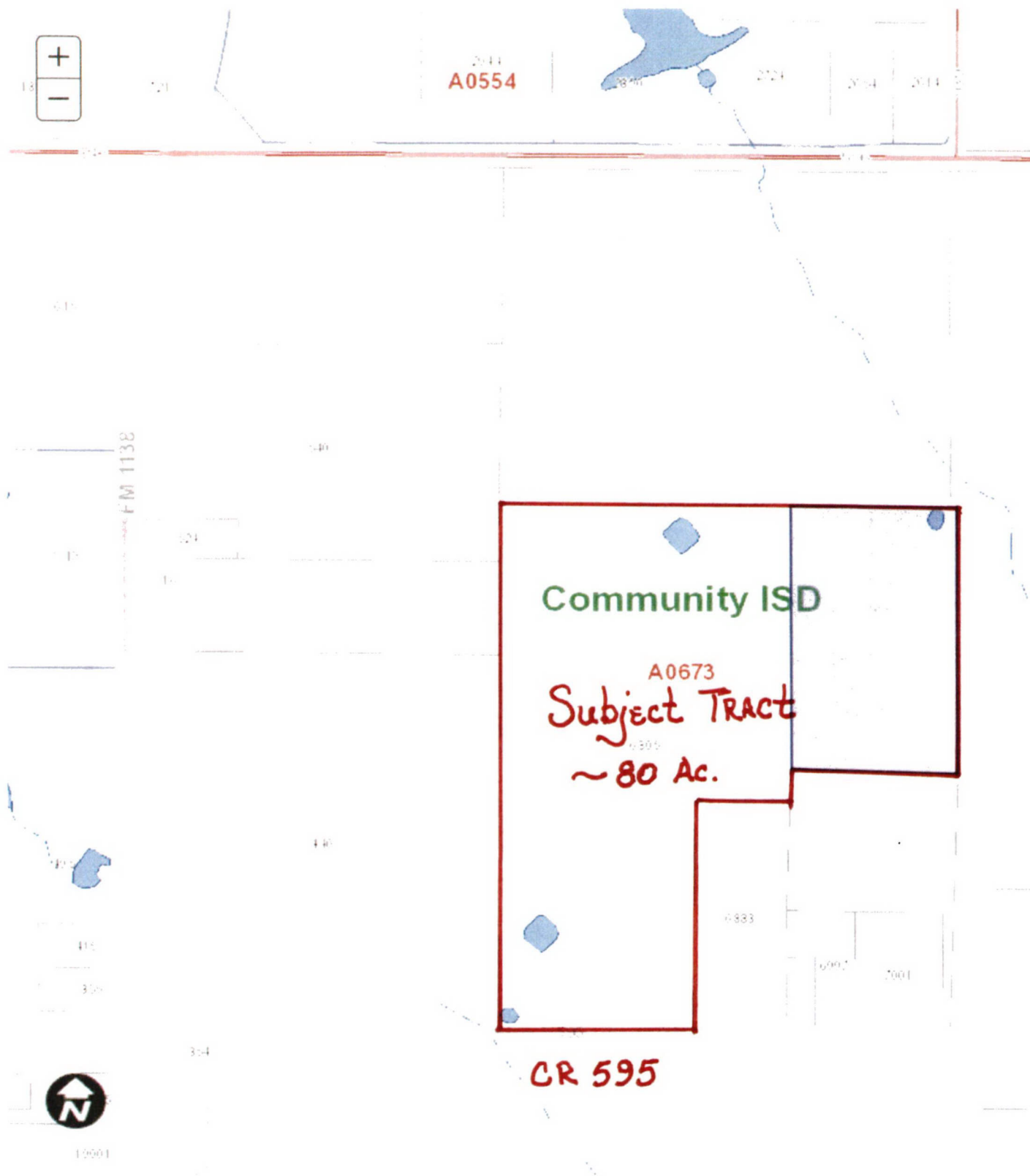
Check #: \_\_\_\_\_

Date Paid: \_\_\_\_\_

Received By: \_\_\_\_\_

Map Sheet #: \_\_\_\_\_

Between Nodes: \_\_\_\_\_



If you'd prefer to use a standalone version of this map, please [click here](#).

Location Map



**DESCRIPTION**

BEING a 59.899 acre tract of land, situated in James Osgood Survey, Abstract No. 673, in Collin County, Texas and being part of a 70 acre tract of land conveyed to Mitchell B. Storfer by deed recorded in County Clerk's File No. 97-0032198, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set at the Southeast corner of a tract of land conveyed to Sam W. Inman by deed recorded in Volume 826, Page 657, Deed Records, Collin County, Texas, said point being in the right-of-way line of County Road 595, said point also being in the North property line of Sid Jones by deed recorded in County Clerk's File No. 95-0044917, Deed Records, Collin County, Texas;

THENCE North 00 degrees 20 minutes 25 seconds East, along the East property line of said Inman tract a distance of 1656.88 feet to the Southeast corner of a tract of land conveyed to George E. Webb by deed recorded in Volume 2055, Page 876, Deed Records, Collin County, Texas and continuing a distance of 500.03 feet to the Southeast corner of a tract of land conveyed to Community Independent School District, by deed recorded in County Clerk's File No. 97-0055019, Deed Records, Collin County, Texas and continuing a total distance of 2437.94 feet to a 1/2 inch iron rod found at the Southwest corner of a tract of land conveyed to Beryl Ann Turner by deed recorded in Volume 826, Page 662, Deed Records, Collin County, Texas;

THENCE South 88 degrees 56 minutes 06 seconds East, along the South property line of said Turner tract, a distance of 1257.62 feet to a 1/2 inch iron rod found at the Northwest corner of a tract of land conveyed to David Daniel, Paul Daniel and Gregg Daniel by deed recorded in Volume 2123, Page 295, Deed Records, Collin County, Texas;

THENCE South 00 degrees 27 minutes 38 seconds West, along the West property line of said Daniel tract, a distance of 1205.85 feet to the Northwest corner of a tract of land conveyed to Stephen Brittain and wife, Tamara Brittain by deed recorded in County Clerk's File No. 96-0052586, Deed Records, Collin County, Texas and continuing a total distance of 1345.88 feet to a 5/8 inch iron rod set for corner;

THENCE South 89 degrees 59 minutes 49 seconds West, a distance of 407.64 feet to a 5/8 inch iron rod set for corner;

THENCE South 00 degrees 27 minutes 41 seconds West, a distance of 1068.59 feet to a 5/8 inch iron rod set in the North property line of said Jones tract;

THENCE South 89 degrees 59 minutes 34 seconds West, along the North property line of said Jones tract, a distance of 844.82 feet to the POINT OF BEGINNING and containing 2609237.796 square feet or 59.899 acres of land.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Ex. A

BERYL ANN TURNER  
VOL. 826, PG. 662

DEED=S 89°01'52" E 1257.42'  
MEAS.=S 88°36'06" E 1257.62'

PENDENT  
RICT  
-0035019

WEBB  
PG. 876

2609237.796 SQ. FT.  
59.899 ACRES

DAVID

MEAS.=S 00°27'38" W  
DEED=S 00°21'43" W  
1345.88'

NMAN  
PG. 657

(BASIS OF BEARINGS)  
N 00°20'45" E 2437.54'

S 89°59'49" W  
407.64'

STEPHEN I  
TAM,  
C.C. FIL



NOTE POWER POLES  
OVERHEAD LINES TO  
TEXAS UTILITIES ELECTRIC  
COMPANY VOL. 41R, PG. 54

GUY WIRE

POLE

POLE

50'0" X 32.4'  
ONE STORY  
METAL BARN

POLE PIPE  
FENCE

4.6'

MEAS.=S 89°59'54" W  
DEED=S 89°53'56" W  
844.82'

COUNTY ROAD 505

NOTE: PROPE  
WASTEWAT

NOTE: PROPE  
WATER

OF  
ING

5/8 IRD  
GRAVEL ROAD

5/8 IRD  
15' from fence



## EXHIBIT "A" - Page 2

LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND:

FIELD NOTES

BEING a tract of land located on County Road No. 595 in Collin County, Texas and being situated in the JAMES OSGOOD SURVEY, ABSTRACT NO. 673, Collin County, Texas and being a part of a 53.33 acre remainder tract out of a 320 acre tract of land described in Deed to J.E. Davis, et ux, by California Manning, et al, dated August 17, 1985 and recorded in Book 26, Pages 559, 560 and 561 of the Deed Records of Collin County, Texas; being a 52.75 acre tract of land described in Deed to Mat Davis by J.L. Graves on October 14, 1892 and in Deed from Mat Davis to G.J. Jones on December 29, 1894 as recorded in Book 60, Page 564, 565 and 566 and in Book 65, Page 638, 639 and 640 of the Deed Records of Collin County, Texas; being a 52.75 acre tract described in Deed to N.J. Davis from G.J. Jones and wife, Aurora Jones dated September 3, 1901 and recorded in Book 112, Page 610 of the Deed Records of Collin County, Texas, being a 28.00 acre tract (22.56 acre tract and 5.44 acre tract out of a 25.00 acre tract) formerly owned by Lucille Davis Sorrells; and being part of a 36.8 acre tract of land described in Deed from California Manning and Alfred Manning to S.L. Robinson on November 27, 1885 as recorded in Book 27, Page 314 of the Deed Records of Collin County, Texas, said property described in Deed of Trust dated October 9, 1981, executed by Nick Davis, Sr., et ux, to Federal Land Bank of Texas as recorded in Book 1441, Page 821 of the Land Records of Collin County, Texas, and being part of Tract 3, Tract 2, Tract 5 and Tract 6; and being more particularly described as follows:

COMMENCING at the Southwest corner of a 53.44 acre tract of land described in Deed to Paul Davis, J.E. Davis, Jr. and Golden Evans by Orville Davis and others as recorded in Book 558, Page 337 of the Deed Records of Collin County, Texas, said point also being in the centerline of County Road No. 595 (apparent 40' R.O.W.) and on the extension of old fence line and tree line and also being 1366.95 feet to R.O.W. of F.M. Road 1138; thence East along said centerline of said County Road No. 595 and along the South line of said 53.44 acre tract and 53.33 acre tract 1256.56 feet to point for Place of Beginning;

THENCE North 00 deg. 27 min. 47 sec. East, 20.00 feet to 3/8" iron stake located and continuing across said 53.33 acre tract 1208.55 feet to point for corner;

THENCE South 89 deg. 37 min. 54 sec. East, parallel to said centerline of County Road No. 595 719.77 feet to point for corner in fence line;

THENCE South 00 deg. 24 min. 05 sec. West with fence line 1208.55 feet to point for corner in said centerline of County Road No. 595;

THENCE North 89 deg. 37 min. 54 sec. West along said centerline of County Road No. 595 and along the South line of 28.00 acre tract and said 53.33 acre tract 721.08 feet to Place of Beginning and containing 19.988 acres of land, more or less, with 0.33 acres contained in Public Road R.O.W. leaving a net acreage of 19.658 acres of land, more or less.

# Hickman Consulting Engineers, Inc.

3094 County Road 1024 Farmersville, Texas 75442

(972) 784-2499

<b>TO:</b>  <b>NEVADA SUD</b> <b>108 WARREN STREET</b> <b>NEVADA, TX. 75173</b>		<b>DATE:</b> <b>8/13/2020</b>  <b>ATTENTION:</b>  <b>JOB NO.:</b>  <b>RE: COPE XV - Nevada</b>	
FED EX <input type="checkbox"/> LONESTAR <input type="checkbox"/> MAIL <input type="checkbox"/> PICK-UP <input type="checkbox"/> HCE DELIVERY <input type="checkbox"/> COURIER <input type="checkbox"/>			
<input type="checkbox"/> Surveys <input type="checkbox"/> Mark-ups <input type="checkbox"/> Plans <input type="checkbox"/> Prints	<input type="checkbox"/> Literature <input type="checkbox"/> Engineering Drawings <input type="checkbox"/> As Requested <input type="checkbox"/> Letters	<input type="checkbox"/> Contract <input type="checkbox"/> Reports <input type="checkbox"/> Specifications <input type="checkbox"/> Other	Reimbursable <input type="checkbox"/> No <input type="checkbox"/> Yes Total # of Sheets
B- Blulines    M- Mylar    S- Sets    C- Copies    R- Reproducibles    O- Other			
<b># of Copies</b>	<b>Type</b>	<b>Description</b>	
1	C	Site Plan (24"x36") Folded	
1	C	Legal Description	
1	C	Location Map	
1	C	Application	
1	O	\$2,500.00 Check	
<input type="checkbox"/> For your approval <input type="checkbox"/> For your use <input type="checkbox"/> For your review		<input type="checkbox"/> For your signature <input type="checkbox"/> For your comments	<input type="checkbox"/> Approved as noted <input type="checkbox"/> Approved as submitted <input type="checkbox"/> Approved as changed
Notes:			
COPY TO:		SIGNATURE: <b>Mark H. Hickman, P.E.</b>	DATE:

## Charles Massey

---

**From:** noreply@puc.texas.gov  
**Sent:** Monday, October 05, 2020 9:20 AM  
**To:** Charles Massey  
**Subject:** PUC Filing submission confirmation.

### Step 1: Electronic Filing Complete

### Step 2: Email the Attachments Described Below

YOU HAVE COMPLETED THE ELECTRONIC PORTION OF YOUR FILING. HOWEVER, IN ORDER FOR THE PUC TO BE ABLE TO PROCESS YOUR FILING, YOU MUST SUBMIT THE FOLLOWING INFORMATION TO THE CENTRAL RECORDS EMAIL ([centralrecords@puc.texas.gov](mailto:centralrecords@puc.texas.gov)):

1. AN ATTACHMENT OF THE FILING TO BE PRINTED BY CR STAFF
2. AN ATTACHMENT OF THE GENERATED TRACKING NUMBER SHEET

WE APPRECIATE YOUR COOPERATION AND PATIENCE DURING THIS TIME. PLEASE LET US KNOW IF YOU HAVE ANY QUESTIONS.

Phone: (512) 936-7180

Email: [centralrecords@puc.texas.gov](mailto:centralrecords@puc.texas.gov)

### Tracking Number: HIYXBIXC

<b>Filing Submitted on</b>	10/5/2020 9:19:49 AM
<b>Control Number</b>	50399 APPLICATION OF NEVADA SPECIAL UTILITY DISTRICT TO AMEND ITS WATER CERTIFICATE OF CONVENIENCE AND NECESSITY AND TO DECERTIFY PORTIONS OF CERTIFICATED WATER SERVICE AREAS OF CADDO BASIN SPECIAL UTILITY DISTRICT, COPEVILLE SPECIAL UTILITY DISTRICT, AND CITY OF JOSEPHINE IN COLLIN COUNTY
<b>Filing Party</b>	Nevada Special Utility District
<b>Filing Type</b>	Unknown
<b>Description</b>	Response to Questions No. Staff 1-1 through 1-3.
<b>Documents</b>	PUC Letter 2020-10-05 - signed.pdf Staff 1-1 Map Response.pdf Staff 1-2 Map Response.pdf
<b>Addendum Included</b>	No
<b>Submitted By</b>	Charles Massey PO Box 606 Farmersville, TX 75442 9727847777 <a href="mailto:Charles@dbiengineers.com">Charles@dbiengineers.com</a>



**OVERSIZED DOCUMENT(S)**

**TO VIEW**

**OVERSIZED DOCUMENT(S)**

**PLEASE GO TO**

**CENTRAL RECORDS**

**(512) 936-7180**