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DOCKET NO. 52090

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PUBLIC UTILITY COMMISSION
OF TEXAS

PETITION OF REDBIRD §
DEVELOPMENT, LLC TO AMEND §
DOBBIN PLANTERSVILLE WATER §
SUPPLY CORPORATION'S §
CERTIFICATE OF CONVENIENCE §
AND NECESSITY IN MONTGOMERY §
COUNTY BY EXPEDITED RELEASE §

PUBLIC UTILITY COMMISSION
OF TEXAS

**ORDER NO. 3
FINDING PETITION, AS SUPPLEMENTED, ADMINISTRATIVELY COMPLETE AND
NOTICE SUFFICIENT, AND ESTABLISHING PROCEDURAL SCHEDULE**

This Order addresses sufficiency of the petition filed by Redbird Development, LLC on May 6, 2021. Redbird seeks the expedited release of a portion of its 388.5-acre tract of land that lies within Dobbin Plantersville Water Supply Corporation's CCN number 11052 in Montgomery County.

I. Finding Application Administratively Complete

On June 23, 2021, Commission Staff recommended that the petition, as supplemented, be found administratively complete. The administrative law judge (ALJ) finds the petition, as supplemented, administratively complete.

II. Notice

Redbird's application states that it mailed a copy of its petition to the CCN holder, Dobbin Plantersville WSC, by certified mail on the day the petition was filed and included a statement that a copy of the petition was sent, via certified mail, to Dobbin Plantersville WSC on the date the petition was filed. The ALJ finds the notice sufficient.

III. Establishing Procedural Schedule

Under Texas Water Code (TWC) § 13.2541, the granting of streamlined expedited release initiates an appraisal process to determine the amount of monetary compensation that may be owed by the landowner to the certificate holder for the tract of land that was released. Therefore, an order granting approval for streamlined expedited release is interim in nature and, in the event the requested release is approved, the docket will continue for the purpose of determining the issue of

compensation.

The following procedural schedule applies in this case:

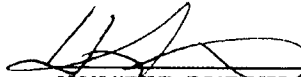
Event	Date
Deadline for CCN holder and intervenors to file a response to the administratively complete petition	June 30, 2021
Deadline for Commission Staff's recommendation on final disposition	July 28, 2021
Deadline for petitioner to file a reply to CCN holder's response and Commission Staff's recommendation on final disposition	August 4, 2021
Sixty-day administrative approval of expedited release	August 23, 2021
<i>In the event expedited release is granted and the petitioner and CCN holder can select an agreed-upon appraiser</i>	
Deadline for petitioner and CCN holder to select an agreed-upon appraiser	Within 10 days after the Commission approves expedited release
Deadline for appraiser's report	Within 70 days after the Commission approves expedited
Deadline for Commission's final order determining the amount of monetary compensation, if any, owed by petitioner to CCN holder	Within 60 days after appraiser's report
Deadline for petition to pay any compensation due to CCN holder	Within 90 days of Commission's final order on compensation
<i>In the event expedited release is granted and petitioner and CCN holder are unable to select an agreed-upon appraiser</i>	
Deadline for petitioner and CCN holder to make a filing stating that they have been unable to select an agreed-upon appraiser and affirming that they will pay half of the cost of Commission Staff's appraiser ¹	Within 10 days after the Commission approves streamlined expedited release
Deadline for reports from petitioner's appraiser and from CCN holder's appraiser	Within 70 days after the Commission approves expedited release
Deadline for Commission Staff's appraiser's report	Within 100 days after the Commission approves expedited

¹ TWC § 13.2541(i).

Deadline for Commission's final order determining the amount of monetary compensation, if any, owed by petitioner to CCN holder	Within 60 days after Commission receives the final appraisal
Deadline for petitioner to pay any compensation due to CCN holder	Within 90 days of Commission's final order on compensation

Signed at Austin, Texas the 24th day of June 2021.

PUBLIC UTILITY COMMISSION OF TEXAS



HUNTER BURKHALTER
CHIEF ADMINISTRATIVE LAW JUDGE