



## Filing Receipt

**Received - 2021-12-23 03:09:12 PM**

**Control Number - 52502**

**ItemNumber - 18**



A&S Business Group, Inc.  
PO Box 669  
Seadrift, TX 77983  
512-636-7899

December 23, 2021

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

Re: Docket No. 52502 – Application of Texas Water Systems, Inc. and Undine Development, LLC for Sale, Transfer, or Merger of Facilities and Certificate Rights in Gregg, Henderson, Smith, and Upshur Counties

I am filing revised digital data, maps and written descriptions on behalf of Undine Development, LLC. The revised shapefiles are named “Friendship\_Revision.shp” and MtSylvan\_Revisions\_SingleCertAreaOnly.shp” and are shown as the “add areas” on the detail maps of the Friendship and Mt. Sylvan subdivisions. The attached written descriptions also have updated acreages for Friendship and Mt. Sylvan subdivisions. I am also including the “Need for Service” maps for all amendment areas in this application.

Should you have any further questions concerning the mapping information, please do not hesitate to contact me at (512)636-7899 or at [sburt@asbgi.com](mailto:sburt@asbgi.com).

Sincerely,

Suzanne Burt, President  
A&S Business Group, Inc.

## **Written Descriptions**

### **Camp Joy**

The area subject to this transaction is located within approximately 2 miles north-northeast of downtown Ore City, Texas, and is generally bounded on the north by a line approx. ½ mile south of Upshur County Landing Road; on the east by Lake O' the Pines; on the south by Upshur/Marion County Line; and on the west by N Front Street in Upshur County.

The total area being requested includes approximately 405 acres and serves 119 current customers.

### **Cape Tranquility**

The area subject to this transaction is located within approximately 2 miles north of downtown Coffee City, Texas, and is generally bounded on the north by Jamison Drive; on the east and south by Lake Palestine; and on the west by County Road 4202 in Henderson County.

The total area being requested includes approximately 81 acres and serves 70 current customers.

### **Country Club**

The area subject to this transaction is located within approximately 2 miles south of downtown Gilmer, Texas, and is generally bounded on the north by State Highway 155; on the east by US Highway 271 S; on the south by Sugar Creek; and on the west by FM 2685 in Upshur County.

The total area being requested includes approximately 23 acres and serves 34 current customers.

### **Friendship**

The area subject to this transaction is located within approximately 1.3 miles west of downtown Gilmer, Texas, and is generally bounded on the north by Lake Gilmer and Kelsey Creek; on the east by Brooks Creek; on the south by State Highway 154; and on the west by Kelsey Creek in Upshur County.

The total area being requested includes approximately 1088 acres and serves 92 current customers.

### **Garden Acres**

The area subject to this transaction is located within approximately 4.5 miles west of downtown Longview, Texas, and is generally bounded on the north by Mistletoe Street; on the east by Swinging Bridge Road; on the south by Sabine River; and on the west by Hawkins Creek in Gregg County.

The total area being requested includes approximately 256 acres and serves 79 current customers.

### **Harmony and Rosewood**

The area subject to this transaction is located within approximately 6.2 miles west of downtown Gilmer, Texas, and is generally bounded on the north by FM 852; on the east by FM 1795 and Rocky Branch; on the south by State Highway 154; and on the west by Beck Branch and Kelsey Creek in Upshur County.

The total area being requested includes approximately 1804 acres and serves 199 current customers.

### **Mt. Sylvan**

The area subject to this transaction is located within approximately 4.6 miles southwest of downtown Lindale, Texas, and is generally bounded on the north by IH 20; on the east by County Road 4173 and County Road 412; on the south by Neches River & County Road 49; and on the west by Mill Break Creek & Neches River in Smith County.

The total area being requested includes approximately 4863 acres and serves 312 current customers.

**Stallion Lake and Garden Valley**

The area subject to this transaction is located within approximately 3.5 miles east/southeast of downtown Van, Texas, and is generally bounded on the north and east by State Highway 110; on the south by Neches River and Mill Break Creek; and on the west by County Road 426 in Smith County.

The total area being requested includes approximately 2081 acres and serves 211 current customers.

Approximate total acreages overall:

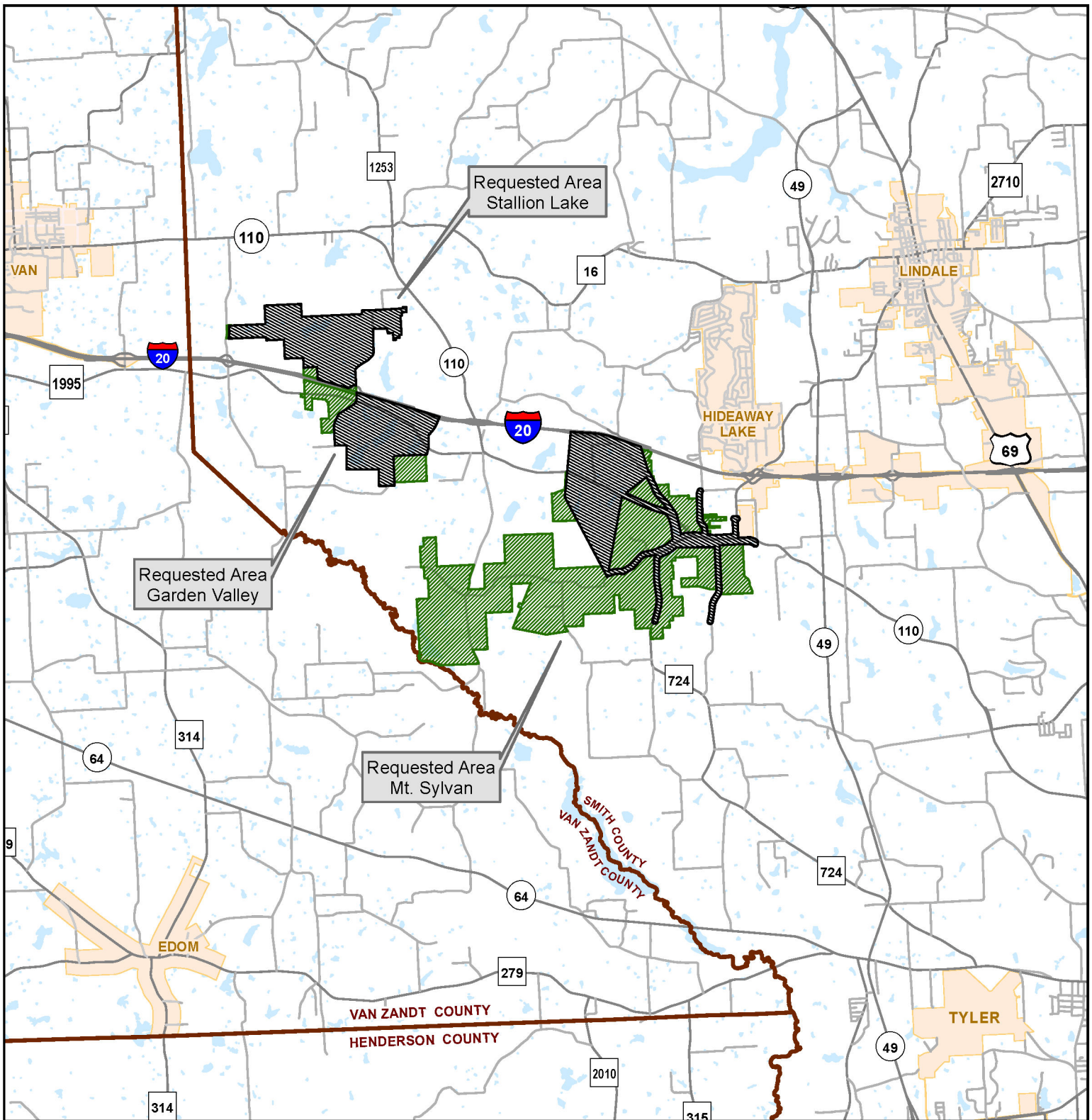
Transfer areas – 5,650 acres; 930 customers (estimated)

Amend/Add areas (single certification) – 4, 922 acres; 186 customers (estimated)

Decertify areas, CCN 12473 – 12 acres; 0 customers

Dual area w/ Pritchett WSC, CCN 10478 – 8 acres; 2 customers



Dual area w/ Crystal Systems, CCN 10804 – 21 acres; 6 customers



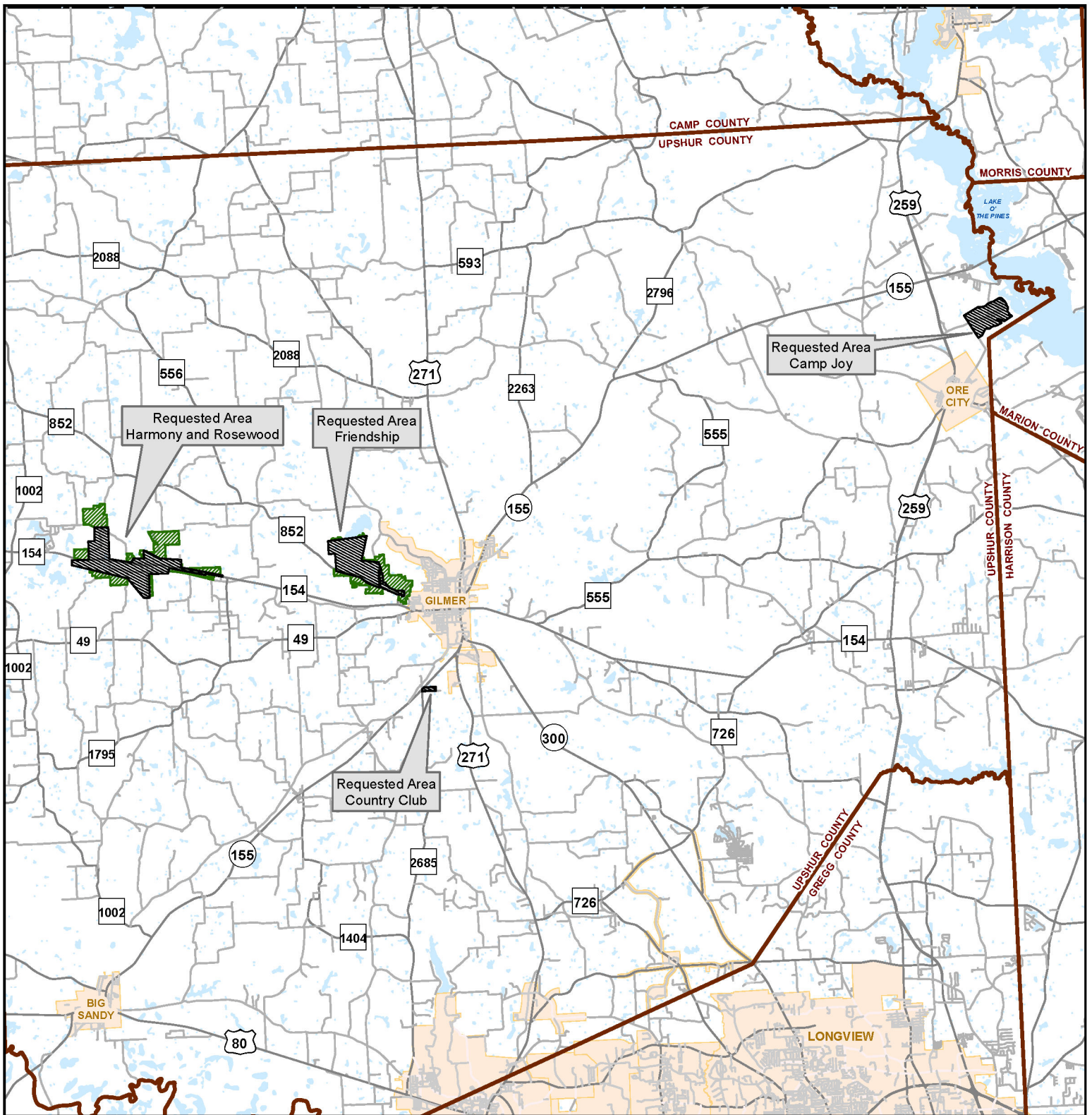
**General Location in Smith County - REVISED**

Undine Development, LLC  
 Application to Transfer a Portion of Texas Water Systems Inc., CCN No. 12473 to Undine Development, LLC, CCN No. 12407  
 and to Amend Portions of CCN 12473 to be Transferred  
 in Gregg, Henderson, Smith and Upshur Counties

**Requested Water Service Area to Transfer and Amend**

-  CCN 12473 - Texas Water Systems, Inc.
-  Water Amendment Areas

Map by: S. Burt, ASBGI  
 Date: Dec. 6, 2021  
 Base: TxDOT 2015 Roadways, TxDOT Cities 2021  
 TxDOT County Boundary Line 2021  
 Project: General Location Smith.mxd



**General Location in Upshur County - REVISED**

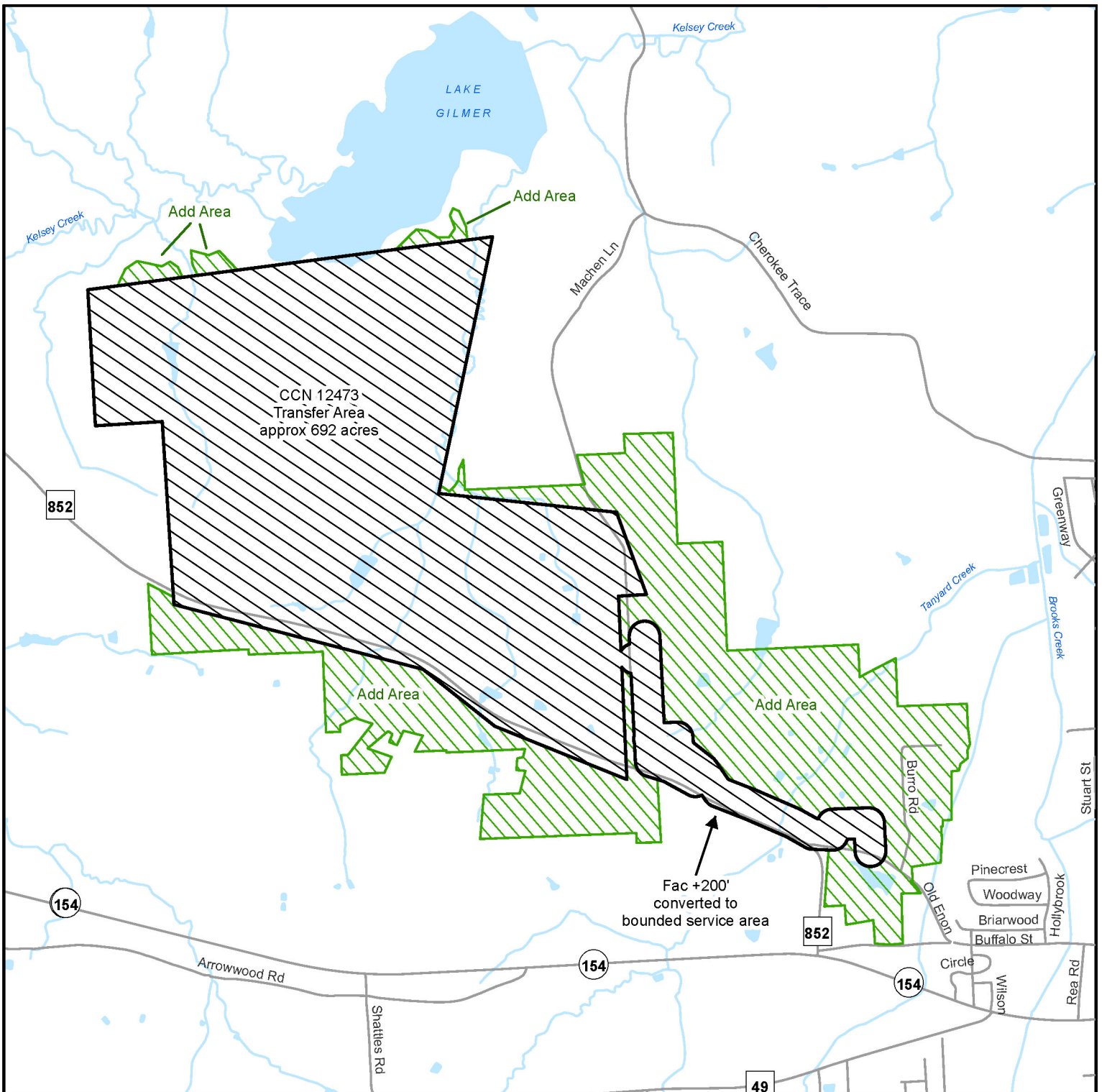
Undine Development, LLC  
 Application to Transfer a Portion of Texas Water Systems Inc., CCN No. 12473 to Undine Development, LLC, CCN No. 12407  
 and to Amend Portions of CCN 12473 to be Transferred  
 in Gregg, Henderson, Smith and Upshur Counties



**Requested Water Service Areas to Transfer and Amend**

- CCN 12473 - Texas Water Systems, Inc.
- Water Amendment Areas







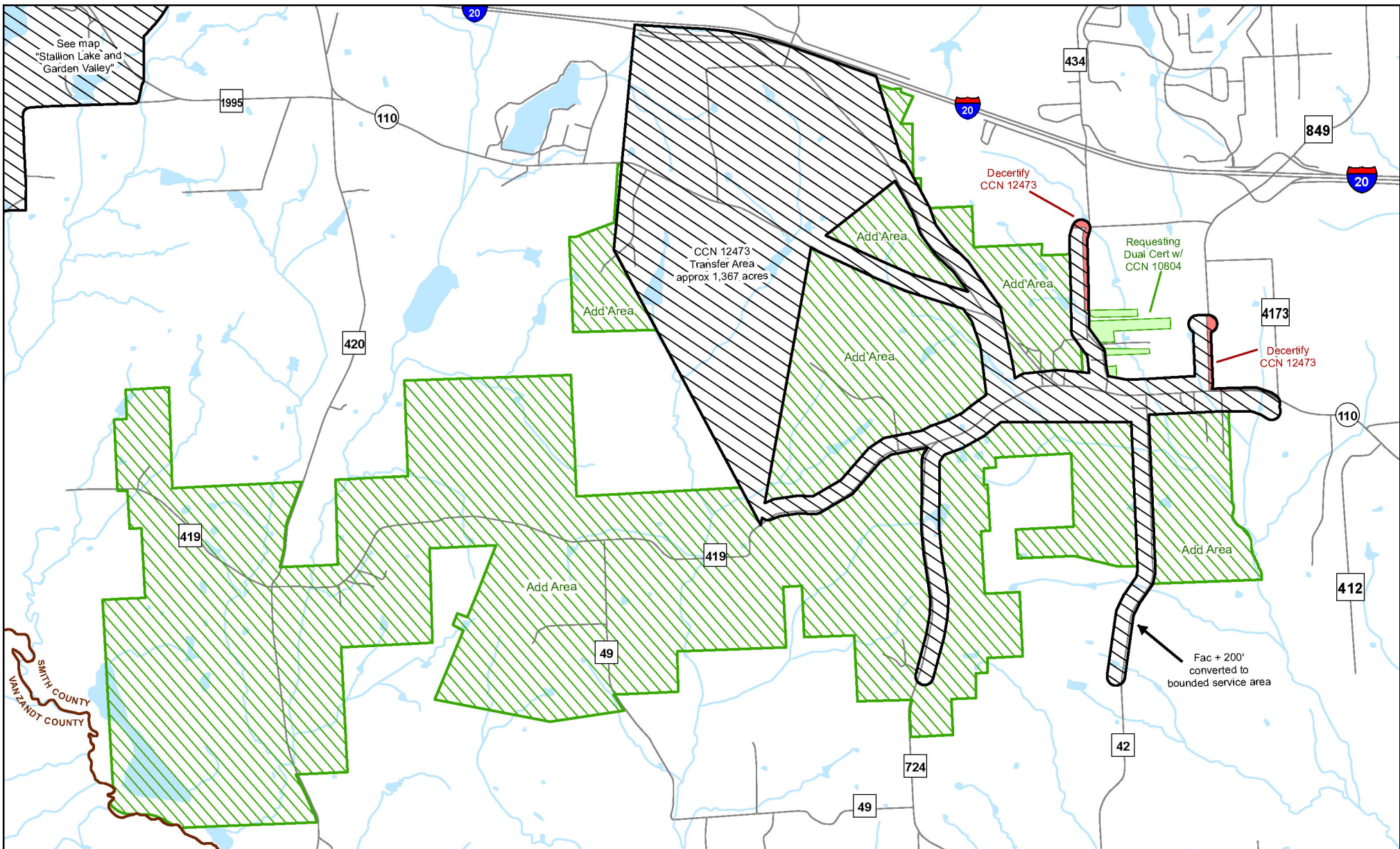
### Friendship in Upshur County - REVISED

Undine Development, LLC  
 Application to Transfer a Portion of Texas Water Systems Inc., CCN No. 12473 to Undine Development, LLC, CCN No. 12407  
 and to Amend Portions of CCN 12473 to be Transferred  
 in Gregg, Henderson, Smith and Upshur Counties



0 900 1,800  
 Feet

Water CCN Area to Transfer and Amend	
	CCN 12473 - Texas Water Systems, Inc.
	Water Amendment Areas - approx 396 acres



**Mt. Sylvan in Smith County - REVISED**

0 1,500 3,000  
Feet

Undine Development, LLC  
 Application to Transfer a Portion of Texas Water Systems Inc., CCN No. 12473 to Undine Development, LLC, CCN No. 12407  
 and to Amend Portions of CCN 12473 to be Transferred  
 in Gregg, Henderson, Smith and Upshur Counties



**Water CCN Area to Amend**

- Water Amendment Areas (Uncertificated) - approx 3,476 acres
- Requesting Dual Certification w/ Crystal Systems, CCN 10804 - approx 21 acres

**Water CCN Area to Transfer**

- CCN 12473 - Texas Water Systems, Inc.
- Decertify Texas Water Systems, CCN 12473 - approx 12 acres

Map by: S. Burt, ASBGI  
 Date: Dec 5, 2021  
 Base: StratMapTransv2, TxDOT County 2021  
 Project: Mt Sylvan\_SmithCounty.mxd



# Need For Service Detail Map Friendship in Upshur County

## Legend

- Requested CCN Service Area
- Existing CCN 12473 Transfer Area
- Land Parcels - Upshur County
- Current Customer
- Portion Inside Existing CCN
- Existing Facilities
- Intermediate Parcel

An adequate facilities map has not been received by Undine. Dispersement of existing customers confirms that infrastructure is in place to provide water service. Intent is to transfer and amend to include all existing customers and infrastructure.

Map by: S. Burt, ASBGI  
Date: Dec. 6, 2021  
Base: Upshur CAD Parcels  
Project: Friendship Need For Service Map.mxd

CCN 12473  
Transfer Area  
approx 692 acres

John Dean Rd

Macken Ln

Burro Rd

Stuart St

Pinecrest

Woodway

Briarwood

Buffalo St

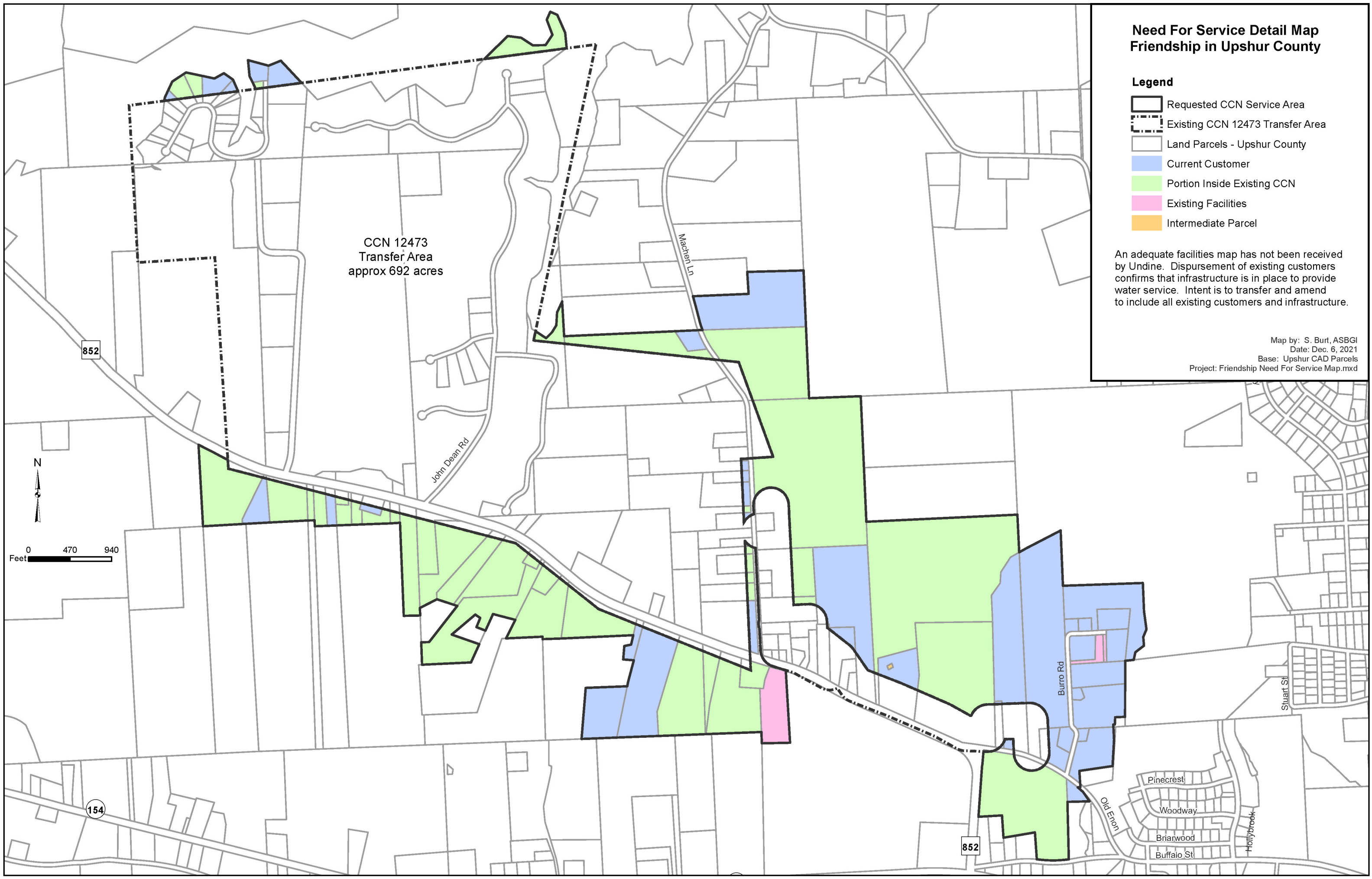
Old Eron

Hollybrook

852







154

852



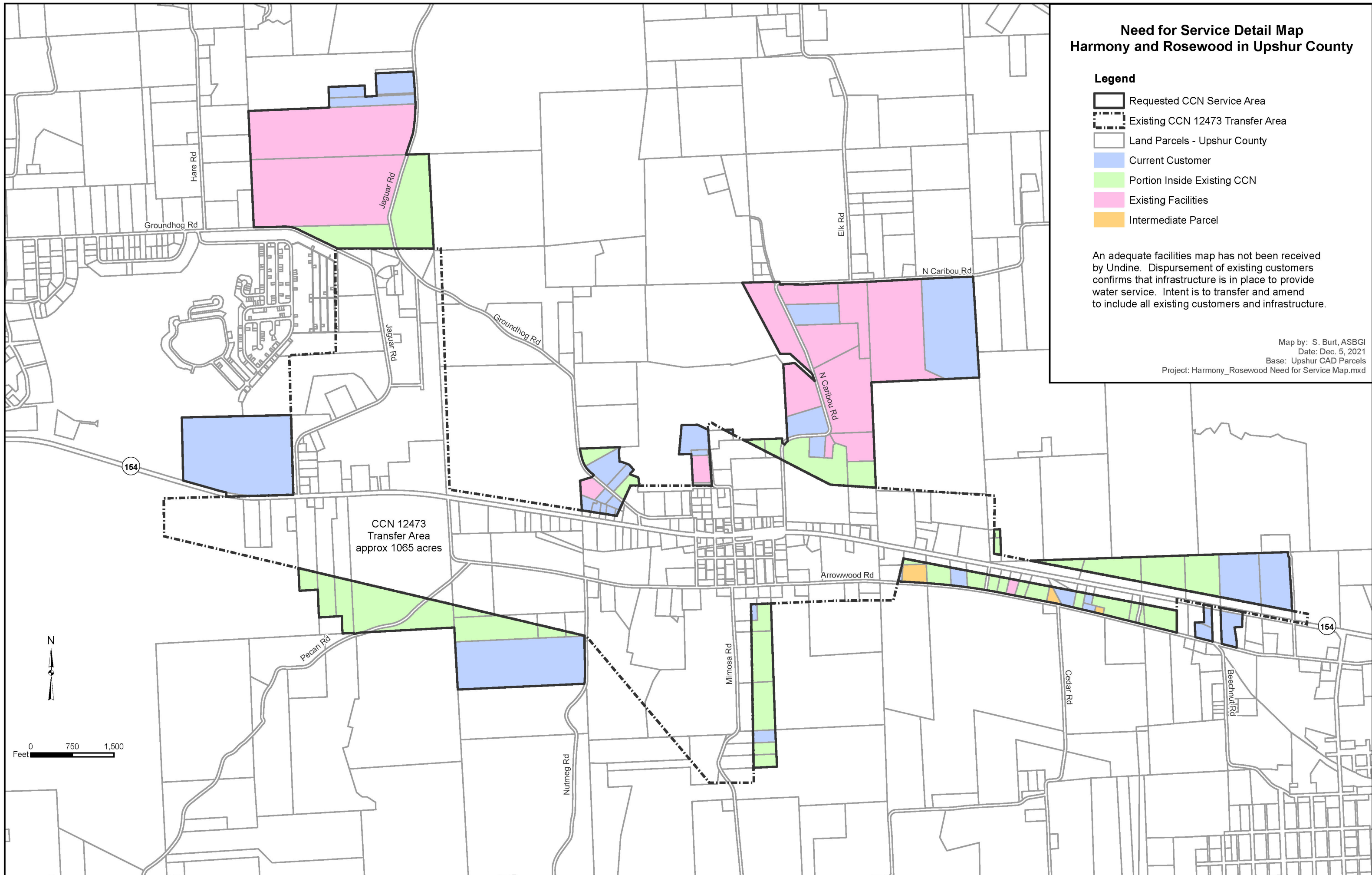
# Need for Service Detail Map Harmony and Rosewood in Upshur County

## Legend

-  Requested CCN Service Area
-  Existing CCN 12473 Transfer Area
-  Land Parcels - Upshur County
-  Current Customer
-  Portion Inside Existing CCN
-  Existing Facilities
-  Intermediate Parcel

An adequate facilities map has not been received by Undine. Dispersment of existing customers confirms that infrastructure is in place to provide water service. Intent is to transfer and amend to include all existing customers and infrastructure.

Map by: S. Burt, ASBGI  
Date: Dec. 5, 2021  
Base: Upshur CAD Parcels  
Project: Harmony\_Rosewood Need for Service Map.mxd










CCN 12473  
Transfer Area  
approx 1065 acres



0 750 1,500  
Feet

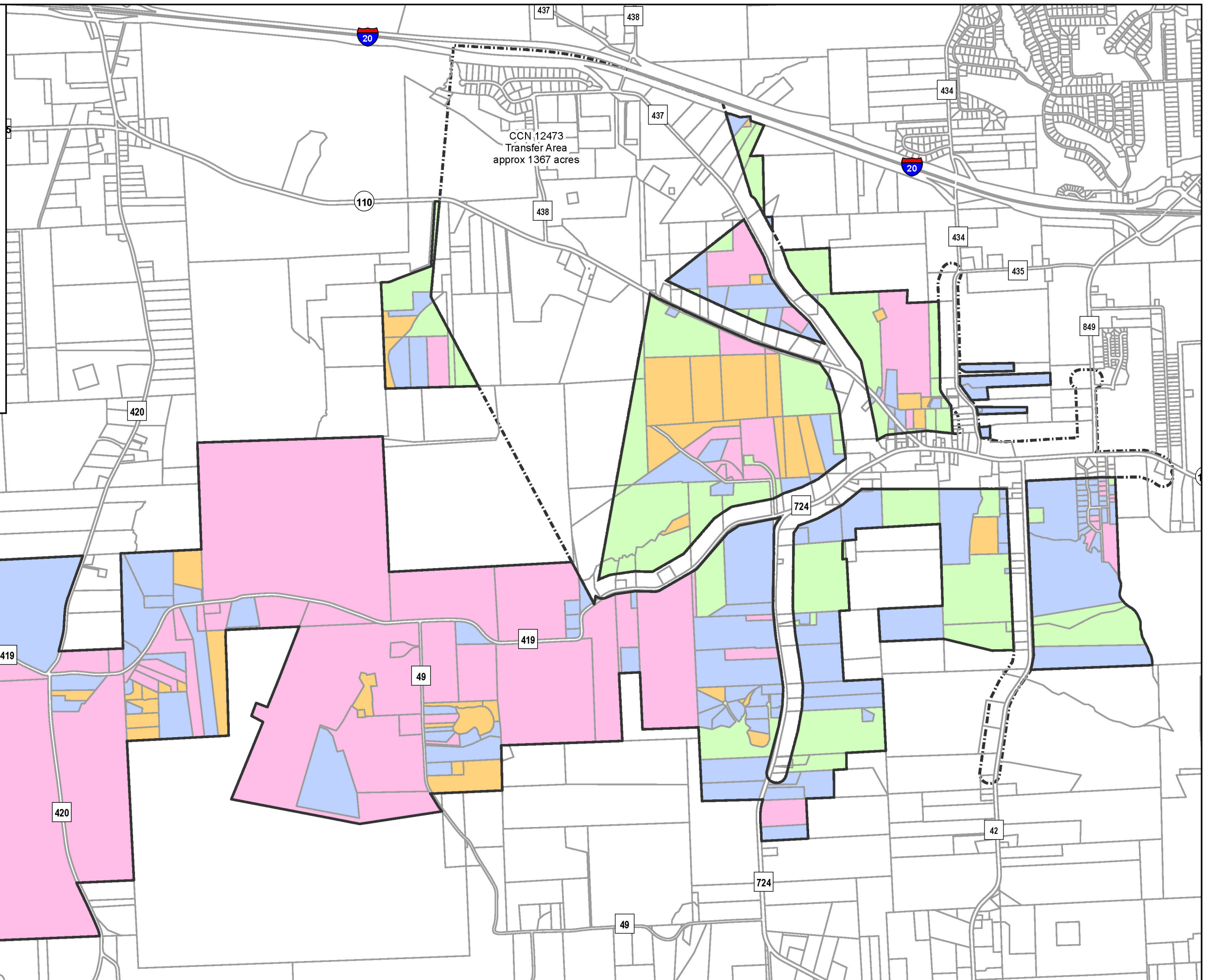
# Need for Service Detail Map Mt. Sylvan in Smith County

## Legend

-  Requested CCN Service Area
-  Existing CCN 12473 Transfer Area
-  Land Parcels - Smith County
-  Current Customer
-  Portion Inside Existing CCN
-  Existing Facilities
-  Intermediate Parcel

An adequate facilities map has not been received by Undine. Dispersment of existing customers confirms that infrastructure is in place to provide water service. Intent is to transfer and amend to include all existing customers and infrastructure.

Map by: S. Burt, ASBGI  
 Date: Dec. 5, 2021  
 Base: Smith CAD Parcels  
 Project: Mt Sylvan Need For Service Map.mxd



# Need For Service Detail Map Stallion Lake and Garden Valley in Smith County

## Legend

-  Requested CCN Service Area
-  Existing CCN 12473 Transfer Area
-  Land Parcels - Smith County
-  Current Customer
-  Portion Inside Existing CCN
-  Existing Facilities

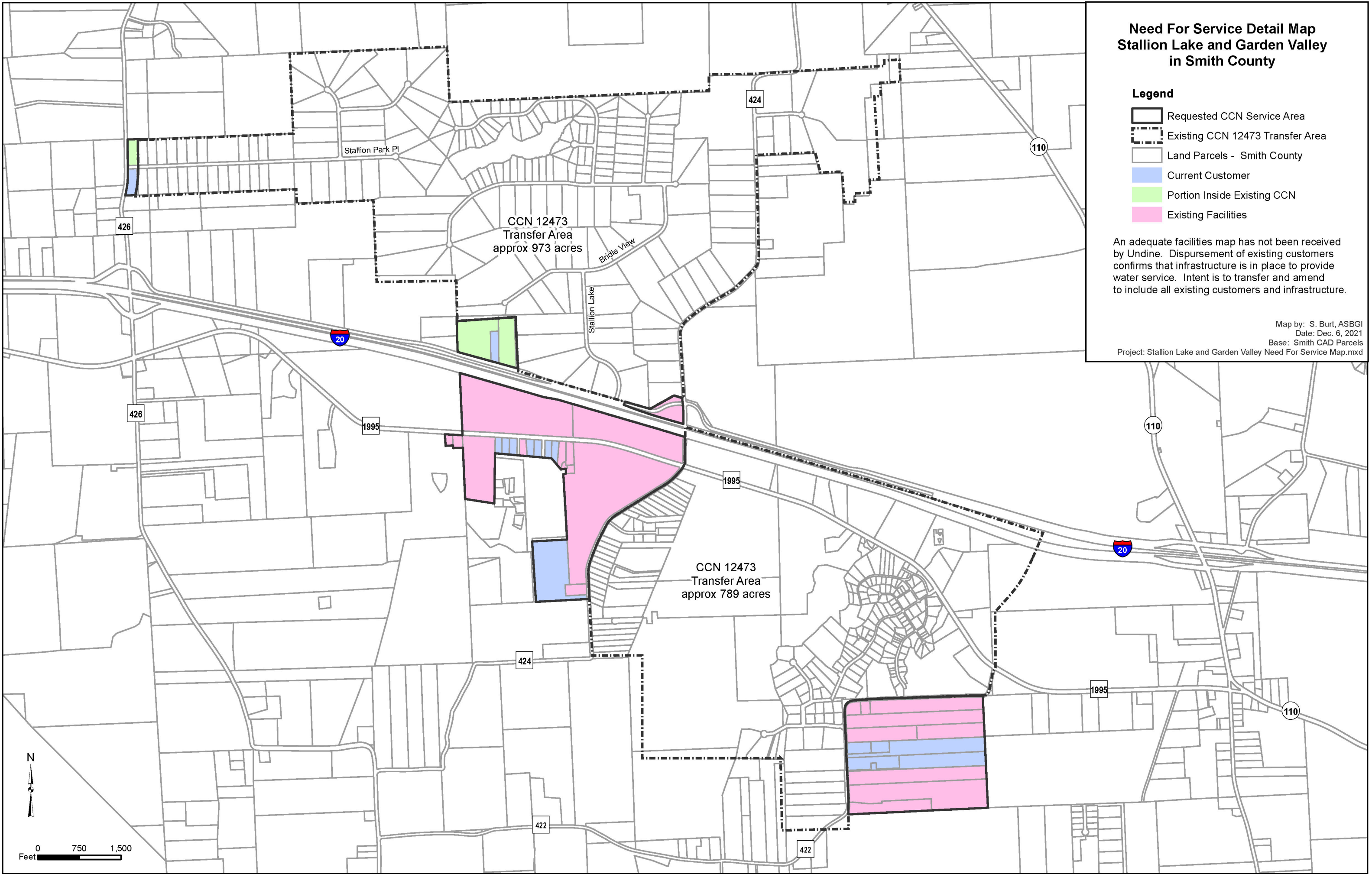
An adequate facilities map has not been received by Undine. Dispersment of existing customers confirms that infrastructure is in place to provide water service. Intent is to transfer and amend to include all existing customers and infrastructure.

Map by: S. Burt, ASBGI

Date: Dec. 6, 2021

Base: Smith CAD Parcels

Project: Stallion Lake and Garden Valley Need For Service Map.mxd



The following files are not convertible:

Friendship\_Revision.dbf  
Friendship\_Revision.prj  
Friendship\_Revision.shp  
Friendship\_Revision.shx

MtSylvan\_Revision\_SingleCertAreaOnly.dbf

MtSylvan\_Revision\_SingleCertAreaOnly.prj

MtSylvan\_Revision\_SingleCertAreaOnly.shp

MtSylvan\_Revision\_SingleCertAreaOnly.shx

CityofGilmore\_TxDOT\_113021\_TSMS.dbf  
CityofGilmore\_TxDOT\_113021\_TSMS.prj  
CityofGilmore\_TxDOT\_113021\_TSMS.shp  
CityofGilmore\_TxDOT\_113021\_TSMS.shx  
CountyBoundary2021\_TSMS.dbf  
CountyBoundary2021\_TSMS.prj  
CountyBoundary2021\_TSMS.shp  
CountyBoundary2021\_TSMS.shx

Please see the ZIP file for this Filing on the PUC Interchange in order to access these files.

Contact [centralrecords@puc.texas.gov](mailto:centralrecords@puc.texas.gov) if you have any questions.