



## Filing Receipt

**Received - 2022-03-10 09:16:47 AM**

**Control Number - 52502**

**ItemNumber - 31**

**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**

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**PUBLIC UTILITY COMMISSION  
  
OF TEXAS**

**UNDINE DEVELOPMENT, LLC RESPONSE TO ORDER NO. 6**

COMES NOW, Applicant, Undine Development, LLC ("Undine") and files this Response to Order No. 6. Order No. 6 establishes a deadline of March 10, 2022 to provide the information contained herein. Accordingly, this response is timely filed.

Attached as Exhibit A is the notice to affected parties, an affidavit of delivery and notice, and the maps associated with Undine's application.

Attached as Exhibit B (submitted confidentially) is the list of recipients.

Respectfully submitted,

**Gregg Law PC**



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Peter T. Gregg  
State Bar No. 00784174  
910 West Ave., No. 3  
Austin, Texas 78701  
Phone: 512-522-0702  
Fax: 512-727-6070  
[pgregg@gregglawpc.com](mailto:pgregg@gregglawpc.com)

**Attorneys for Undine Development, LLC.**

## **CERTIFICATE OF SERVICE**

I certify pursuant to the above signature that, unless otherwise ordered by the presiding officer, notice of the filing of this document was provided to all parties of record via electronic mail on March 10, 2022, in accordance with the Order Suspending Rules, issued in Project No. 50664.

**EXHIBIT A**

***Notice to Current Customers, Landowners, Neighboring Systems, and Cities***  
UNDINE DEVELOPMENT, LLC, CERTIFICATE OF CONVENIENCE AND NECESSITY  
(CCN) NO. 12407, NOTICE OF INTENT TO AMEND ITS CCN, TO PURCHASE WATER  
FACILITIES AND TO TRANSFER WATER SERVICE AREA UNDER CCN NO. 12473  
FROM TEXAS WATER SYSTEMS, INC., AND FOR DUAL CERTIFICATION WITH  
PORTIONS OF BOTH PRITCHETT WATER SUPPLY CORPORATION, CCN NO. 10478,  
AND CRYSTAL SYSTEMS TEXAS, INC., CCN NO. 10804, IN GREGG, HENDERSON,  
SMITH, AND UPSHUR COUNTIES, TEXAS

To: Current Customers, Landowners, Neighboring Systems, and Cities  
Date Notice Mailed: February 18, 2022

Undine Development, LLC	17681 Telge Road	Cypress, TX	77429
(Purchaser's Name)	(Address)	(City), (State)	(Zip Code)

has submitted an application with the Public Utility Commission of Texas (Commission) to amend uncertificated service area to CCN No. 12407, for dual certification with portions of both Pritchett Water Supply Corporation, CCN No. 10478, and Crystal Systems Texas, Inc., CCN No. 10804, and to purchase all of the water facilities and to transfer water certificated service area under CCN No. 12473, in Gregg, Henderson, Smith, and Upshur Counties, TX from:

Texas Water Systems, Inc.	7891 Highway 271	Tyler, TX	75708
(Seller's Name)	(Address)	(City), (State)	(Zip Code)

The sale is scheduled to take place if approved by the Commission (Texas Water Code § 13.301). The transaction and the transfer of the CCN includes the following subdivisions:

**Camp Joy**

The requested 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. half 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 North Front Street in Upshur County. The requested area includes approximately 406 acres and serves 119 customer connections.

**Cape Tranquility**

The requested 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 approximately 200 feet west of County Road 4202 in Henderson County. The requested area includes approximately 81 acres and serves 70 customer connections.

**Country Club Estates**

The requested area subject to this transaction is located within approximately 2 miles south-southwest of downtown Gilmer, Texas, and is generally bounded on the north by State Highway 155; on the east by U.S. Highway 271 South; on the south by Sugar Creek; and on the west by

Farm to Market 2685 in Upshur County. The requested area includes approximately 23 acres and serves 34 customer connections.

### **Friendship**

The requested 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 and North Bradford Street; on the south by State Highway 154; and on the west by Farm to Market 852 and Kelsey Creek in Upshur County. The requested area includes approximately 1,091 acres and serves 92 customer connections.

### **Garden Acres**

The requested 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 requested area includes approximately 256 acres and serves 79 customer connections.

### **Harmony and Rosewood**

The requested 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 Farm to Market 852; on the east by Farm to Market 1795 and State Highway 154; on the south by Cedar Road; and on the west by Raintree Lakes and Kelsey Creek in Upshur County. The requested area includes approximately 1,807 acres and serves 199 customer connections.

### **Mount Sylvan**

The requested 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 Interstate Highway 20; on the east by the intersection of State Highway 110 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 requested area includes approximately 4,880 acres (includes 12 acres to be decertified) and serves 312 customer connections.

### **Stallion Lake and Garden Valley Resort**

The requested 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 by the intersection of County Road 424 and State Highway 110; 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 requested area includes approximately 2,087 acres and serves 211 customer connections.

**Approximate total acreage for the requested area includes 10,619 acres [10,631 acres minus 12 acres to be decertified] with 1,116 total customer connections, comprised of:**

- Transfer Areas from Texas Water Systems (CCN 12473) includes 5,669 acres;
- Decertify Areas from Texas Water Systems (CCN 12473) includes 12 acres;
- Uncertificated (add) Areas includes 4,921 acres;
- Dual Areas with Pritchett WSC (CCN 10478) includes 8 acres; and
- Dual Areas with Crystal Systems (CCN 10804) includes 21 acres.

The requested area overlaps the district boundaries of the Upper Sabine Valley SWMD. If the Upper Sabine Valley SWMD does not request a public hearing, the Commission shall determine that the district is consenting to the Undine Development, LLC's request to provide retail water utility service in the requested area.

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

The proposed transaction may change the current customers' rates and services to the current approved rates and services of Undine Development, LLC, which are higher than the current rate for a 5/8" meter plus gallonage for Texas Water Systems, Inc. To view a copy of the current approved tariff, go to:

<https://undinellc.com/Tariff/Undine%20Development%20Water%20Tariff.pdf>

Or email [info@undinellc.com](mailto:info@undinellc.com) or call [\(713\) 574-5953](tel:(713)574-5953) to request a copy.

*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 (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. The letter must include the person's name, address, email address and fax number if applicable.*

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 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 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 (30) days from the date that notice was provided by the Utility. All opt out requests must include a large-scale map, a metes and bounds description of the landowner's tract of land, landowner's name, address, email address and fax number, if applicable.

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

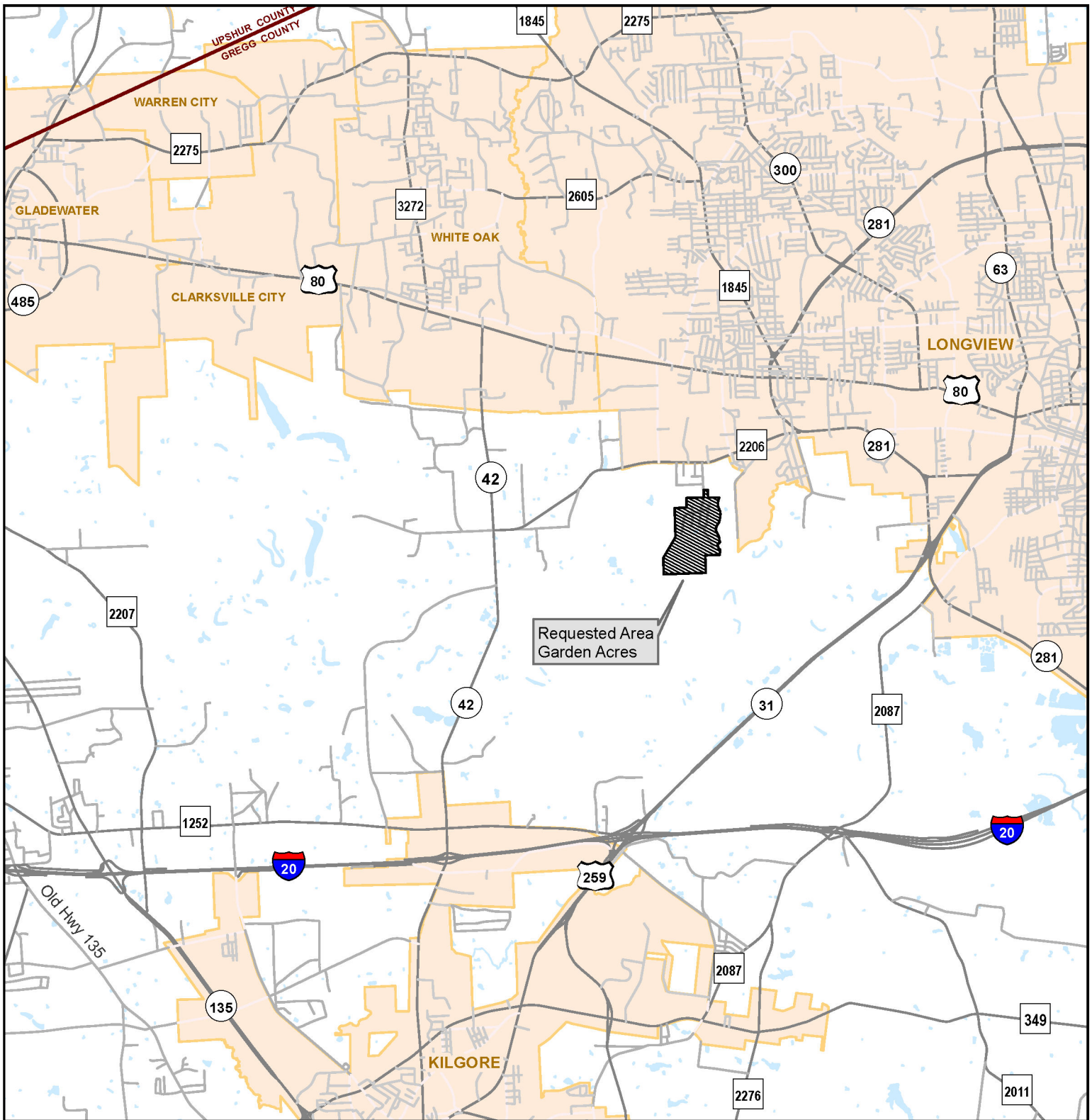
Public Utility Commission of Texas  
Central Records  
1701 N. Congress, P. O. Box 13326  
Austin, TX 78711-3326

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.

Carey Thomas  
Utility Representative

Undine Development, LLC  
Utility Name




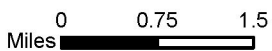
**General Location in Gregg County**

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

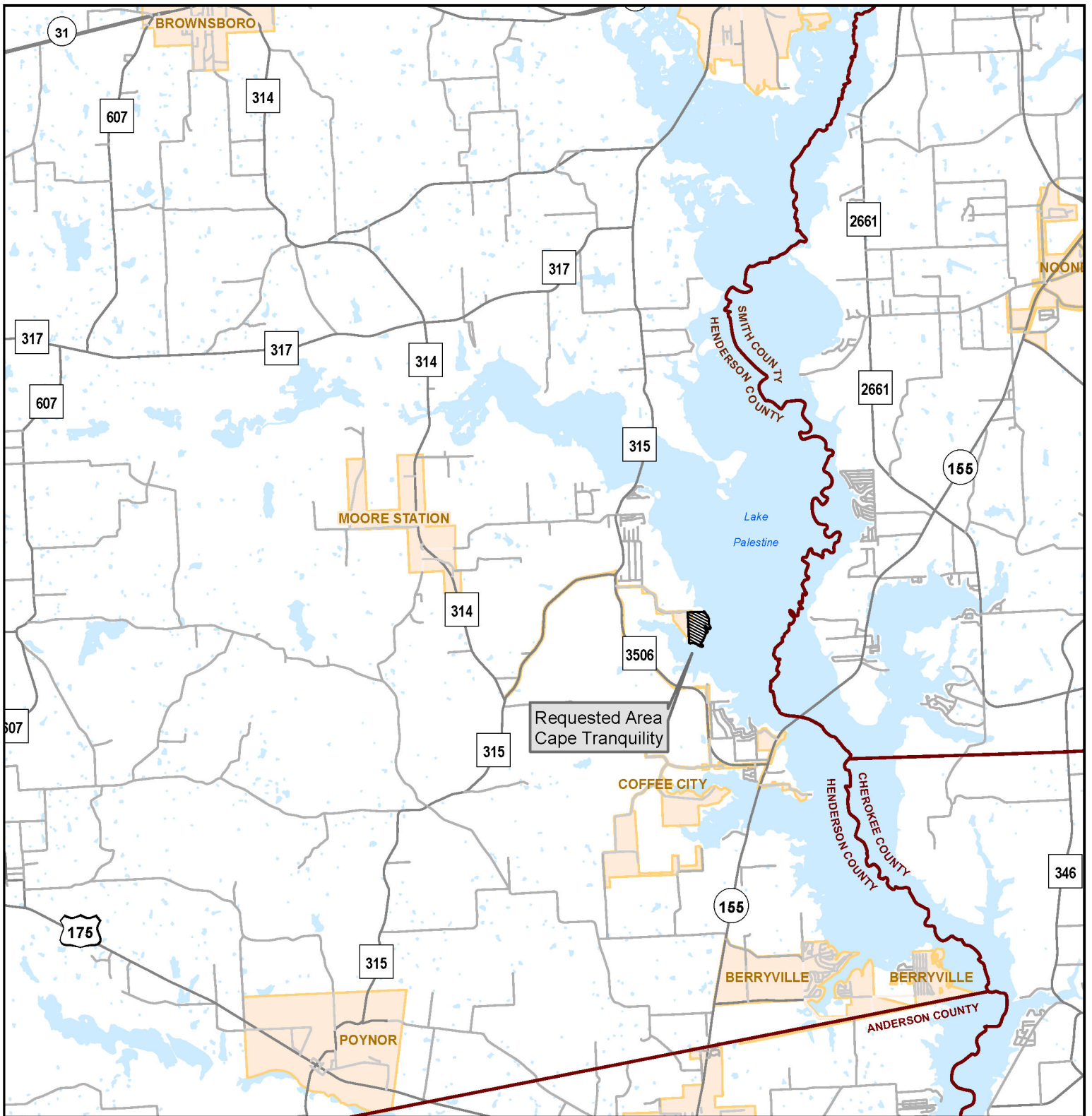


**Requested Water Service Area to Transfer**

 CCN 12473 - Texas Water Systems, Inc.








**General Location in Henderson County**

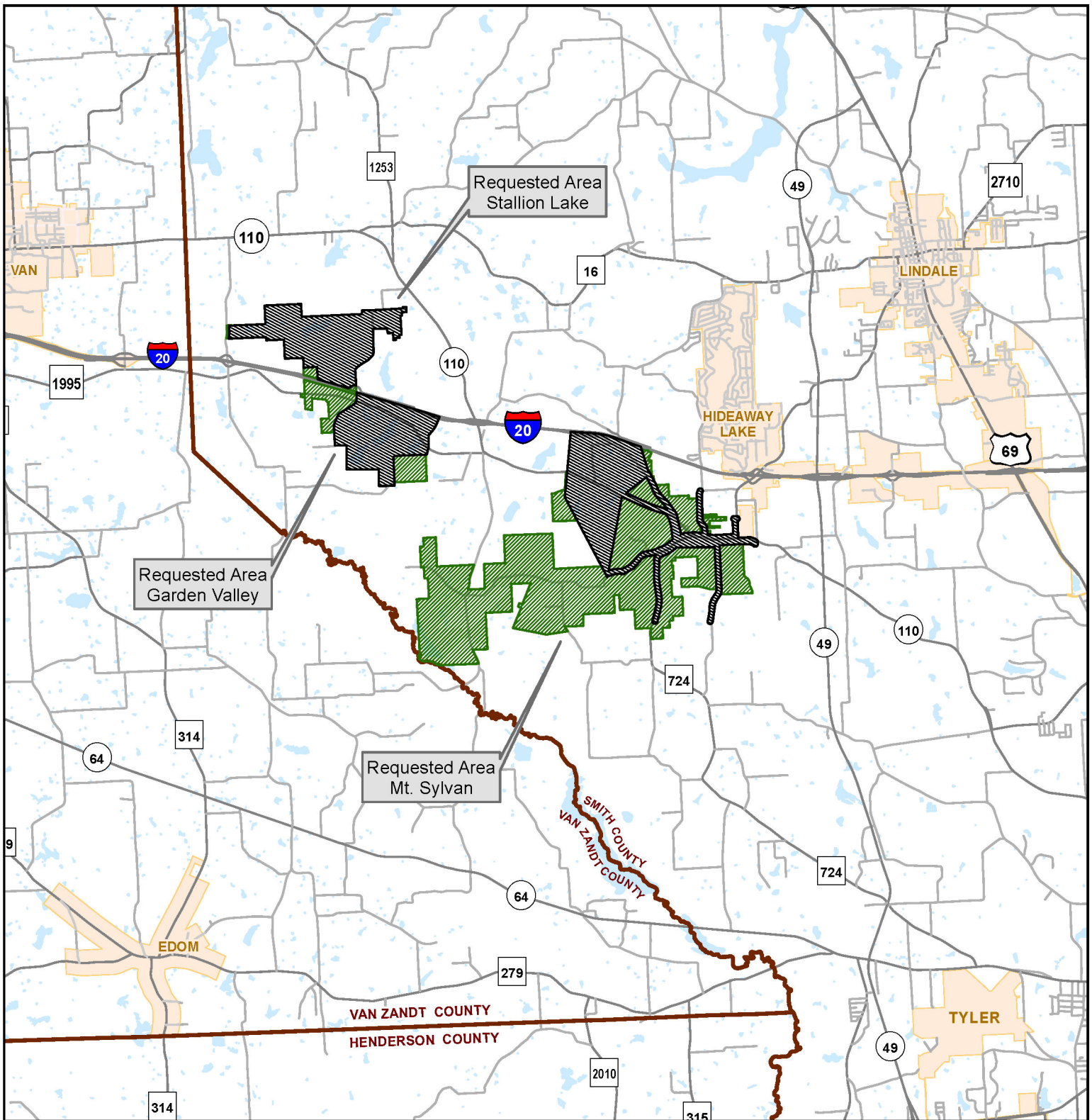
Undine Development, LLC  
 Application to Transfer a Portion of Texas Water Systems Inc., CCN No. 12473 to Undine Development, LLC, CCN No. 12407  
 and to Amend Portions of CCN 12473 to be Transferred  
 in Gregg, Henderson, Smith and Upshur Counties



**Requested Water Service Area to Transfer**

 CCN 12473 - Texas Water Systems, Inc.



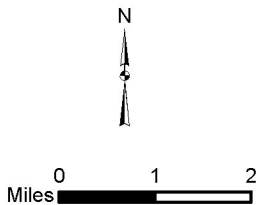


**General Location in Smith County - REVISED**

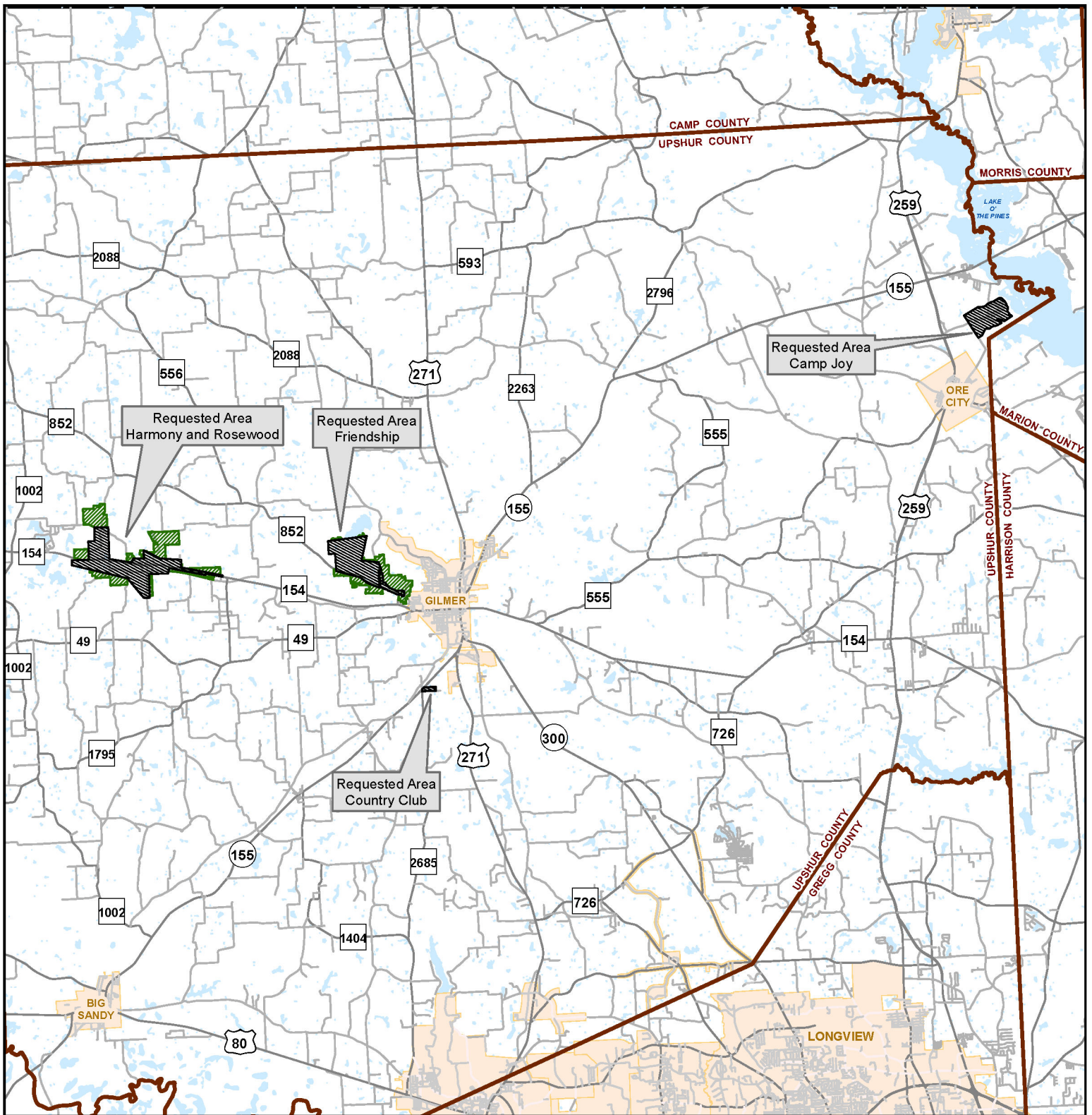
Undine Development, LLC  
 Application to Transfer a Portion of Texas Water Systems Inc., CCN No. 12473 to Undine Development, LLC, CCN No. 12407  
 and to Amend Portions of CCN 12473 to be Transferred  
 in Gregg, Henderson, Smith and Upshur Counties

**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**

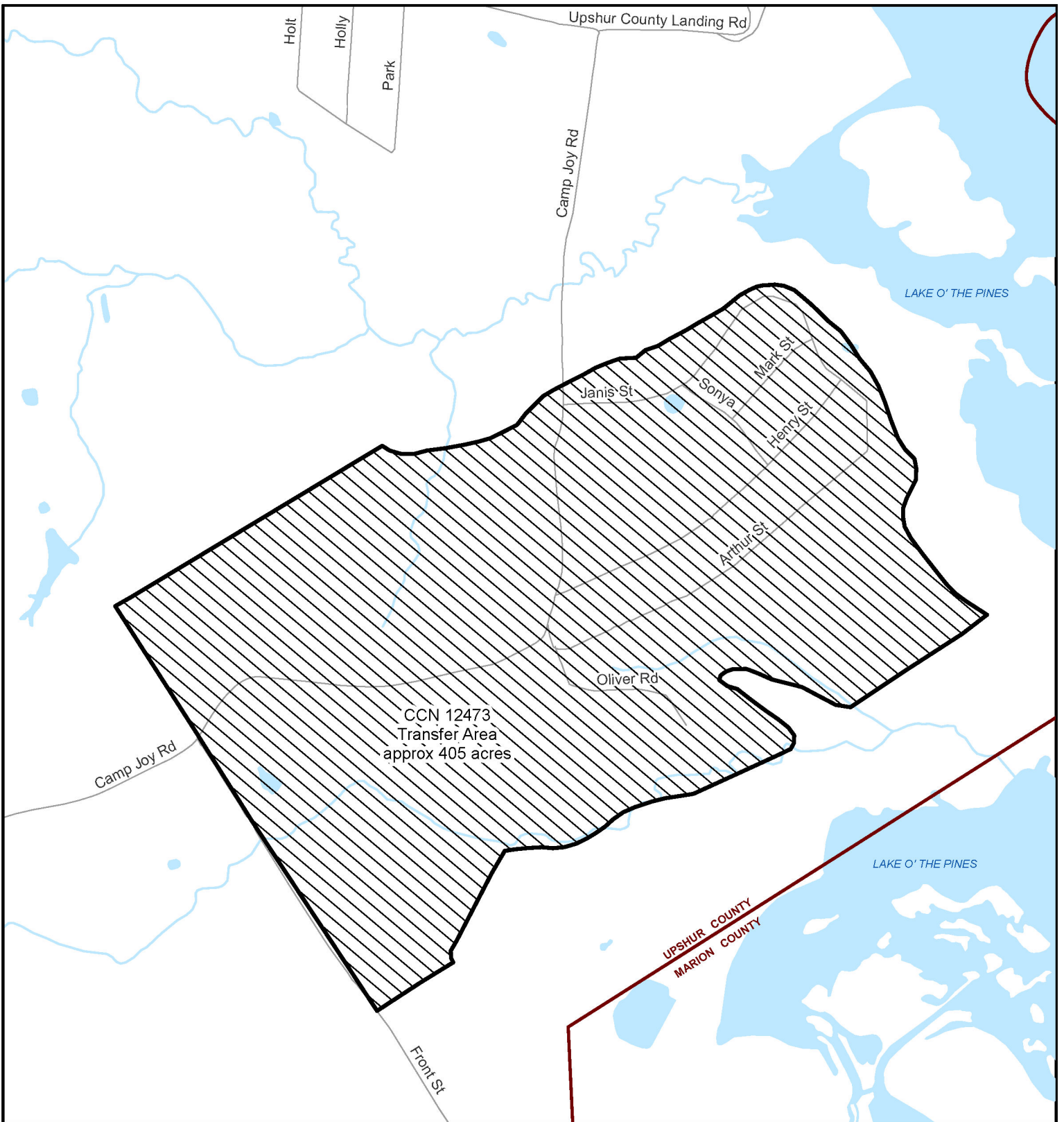
Undine Development, LLC  
 Application to Transfer a Portion of Texas Water Systems Inc., CCN No. 12473 to Undine Development, LLC, CCN No. 12407  
 and to Amend Portions of CCN 12473 to be Transferred  
 in Gregg, Henderson, Smith and Upshur Counties



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

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





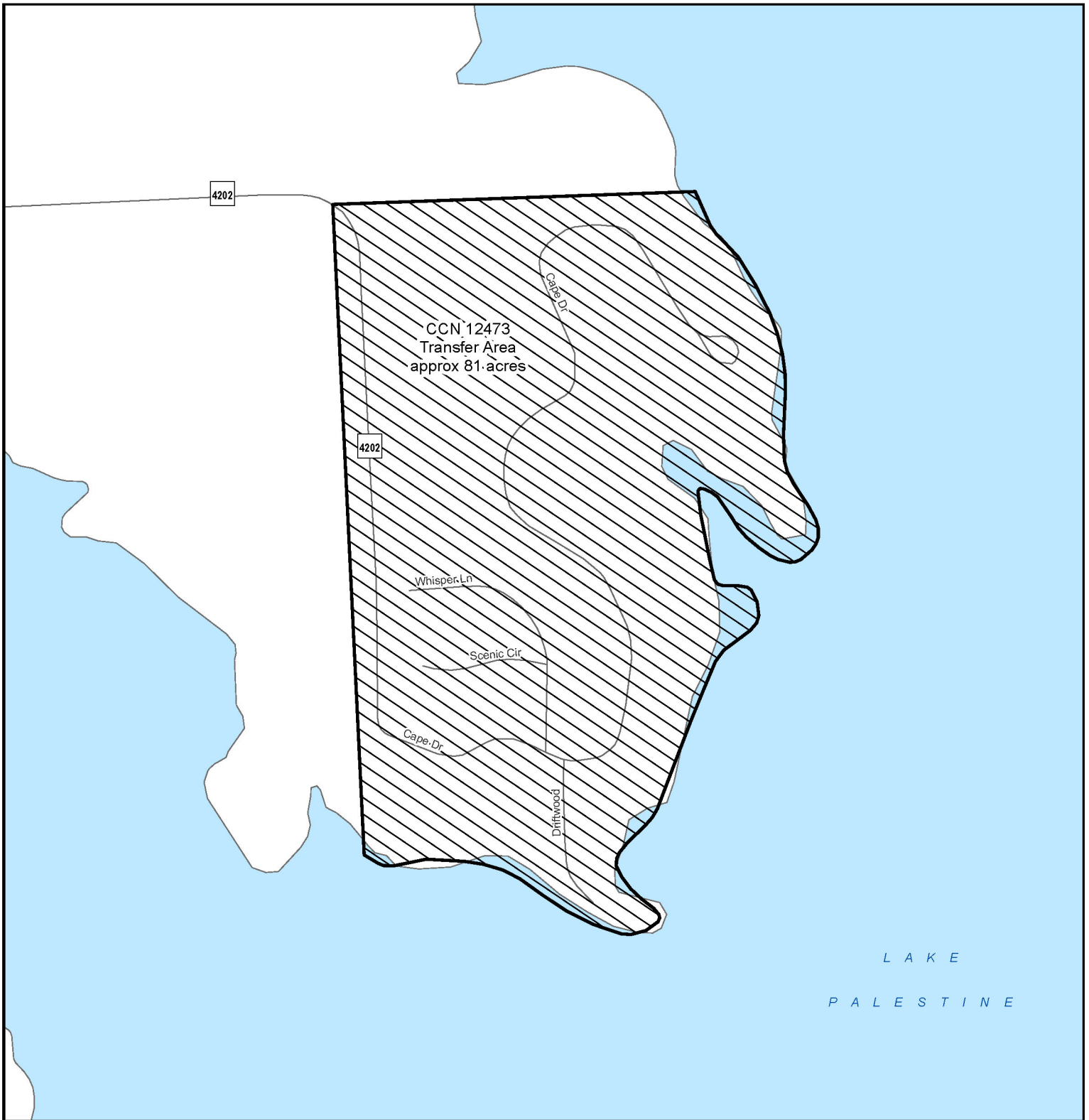
**Camp Joy in Upshur County**

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 Transfer**

 CCN 12473 - Texas Water Systems, Inc.


Map by: S. Burt, ASBGI  
 Date: Nov. 20, 2019  
 Base: TxDOT 2015 Roadways  
 Project: CampJoy\_UpshurCounty.mxd

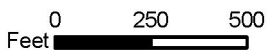


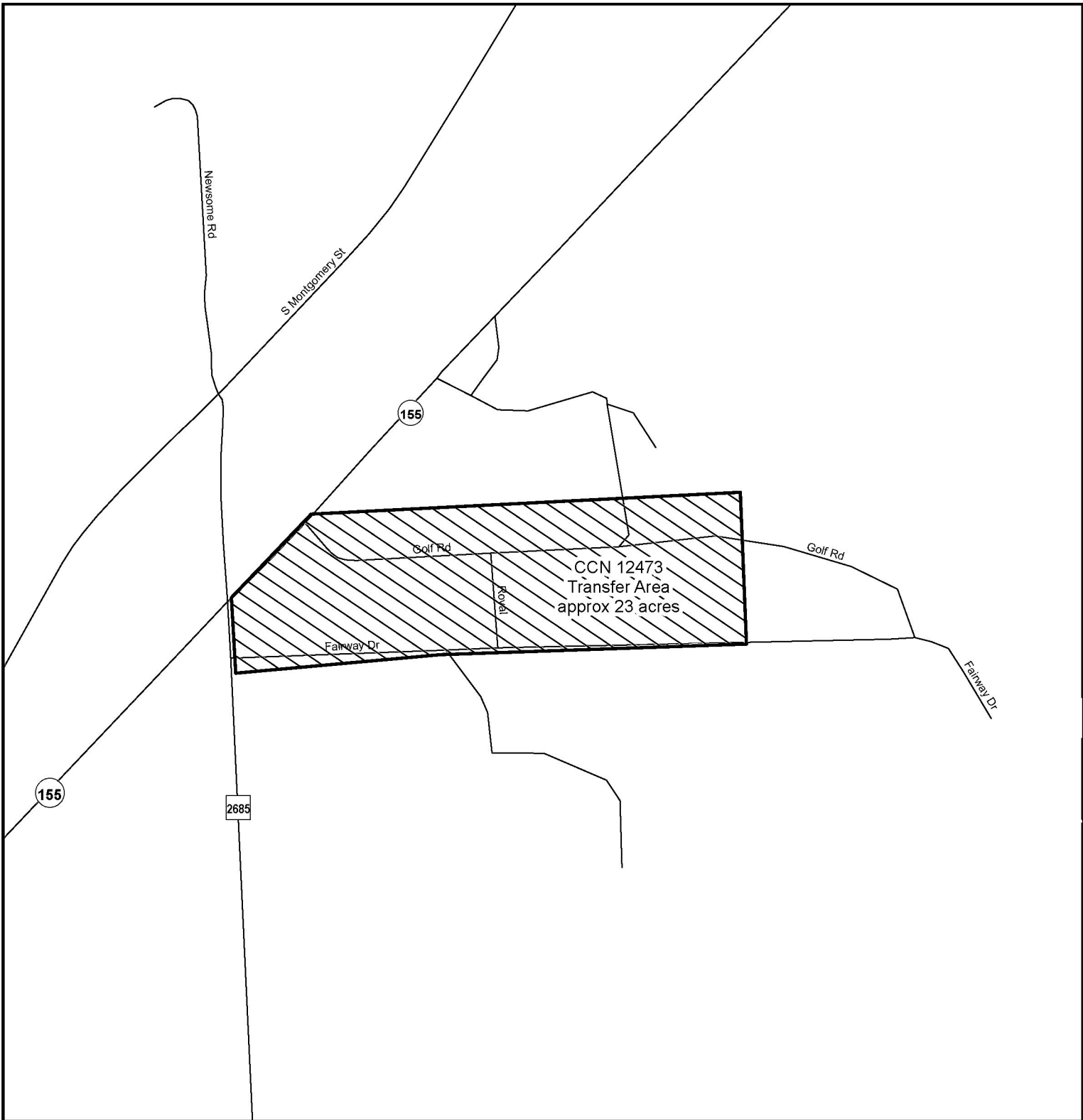
**Cape Tranquility in Henderson County**

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



<b>Water CCN Area to Transfer</b>	
	CCN 12473 - Texas Water Systems, Inc.



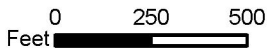


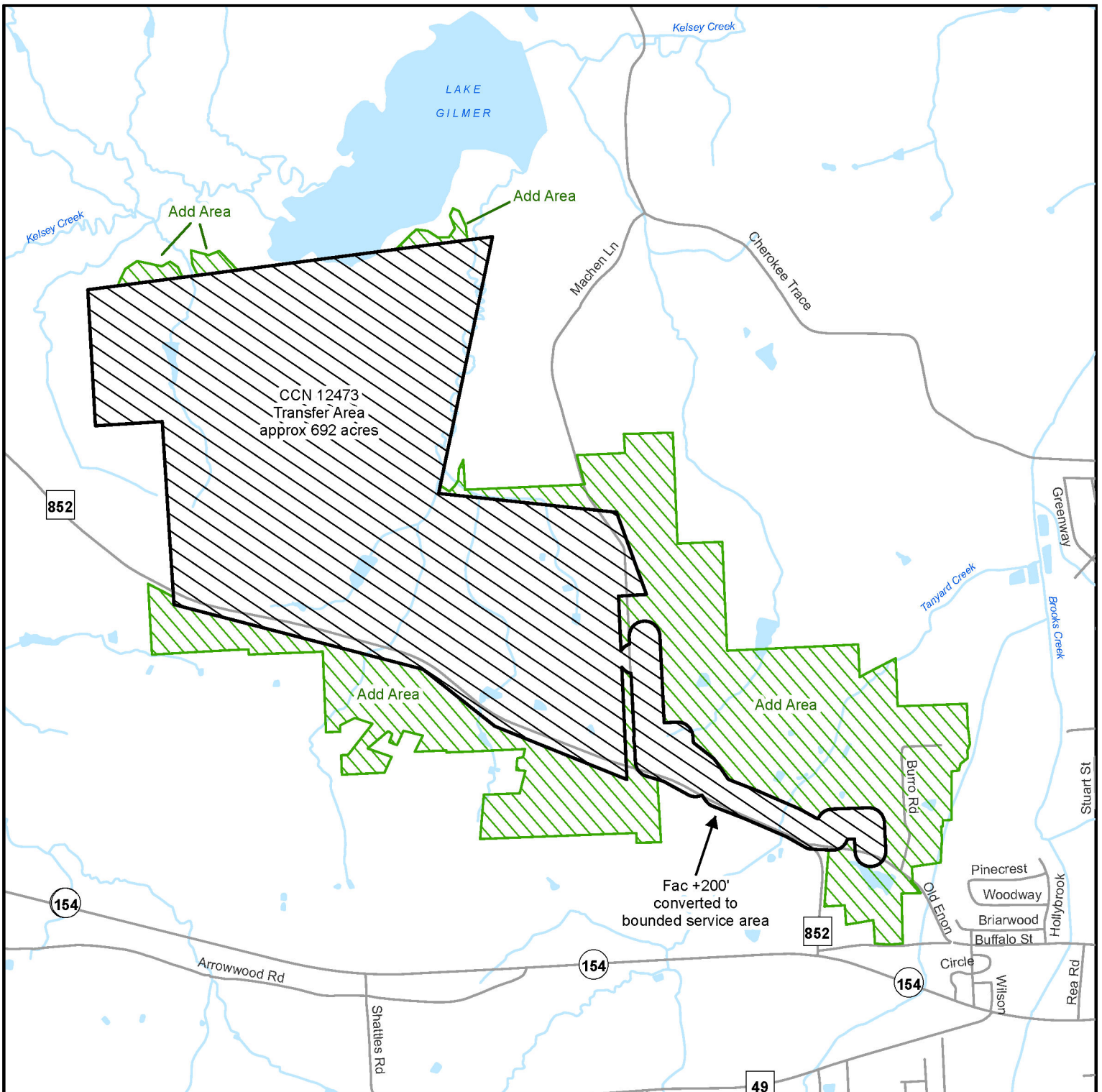
**Country Club in Upshur County**

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



<b>Water CCN Area to Transfer</b>	
	CCN 12473 - Texas Water Systems, Inc.







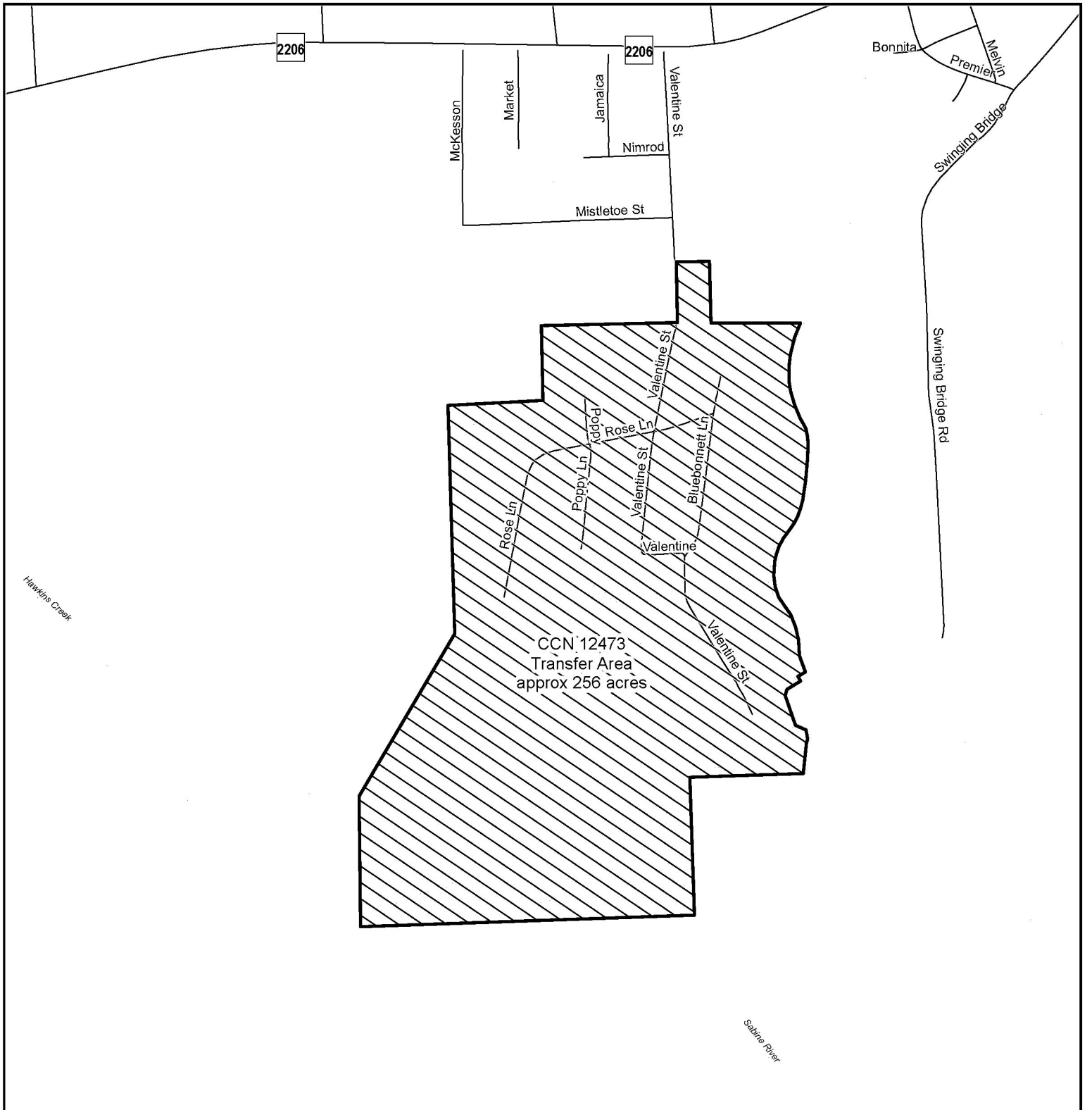
### Friendship in Upshur County - REVISED

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



### Garden Acres in Gregg County

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

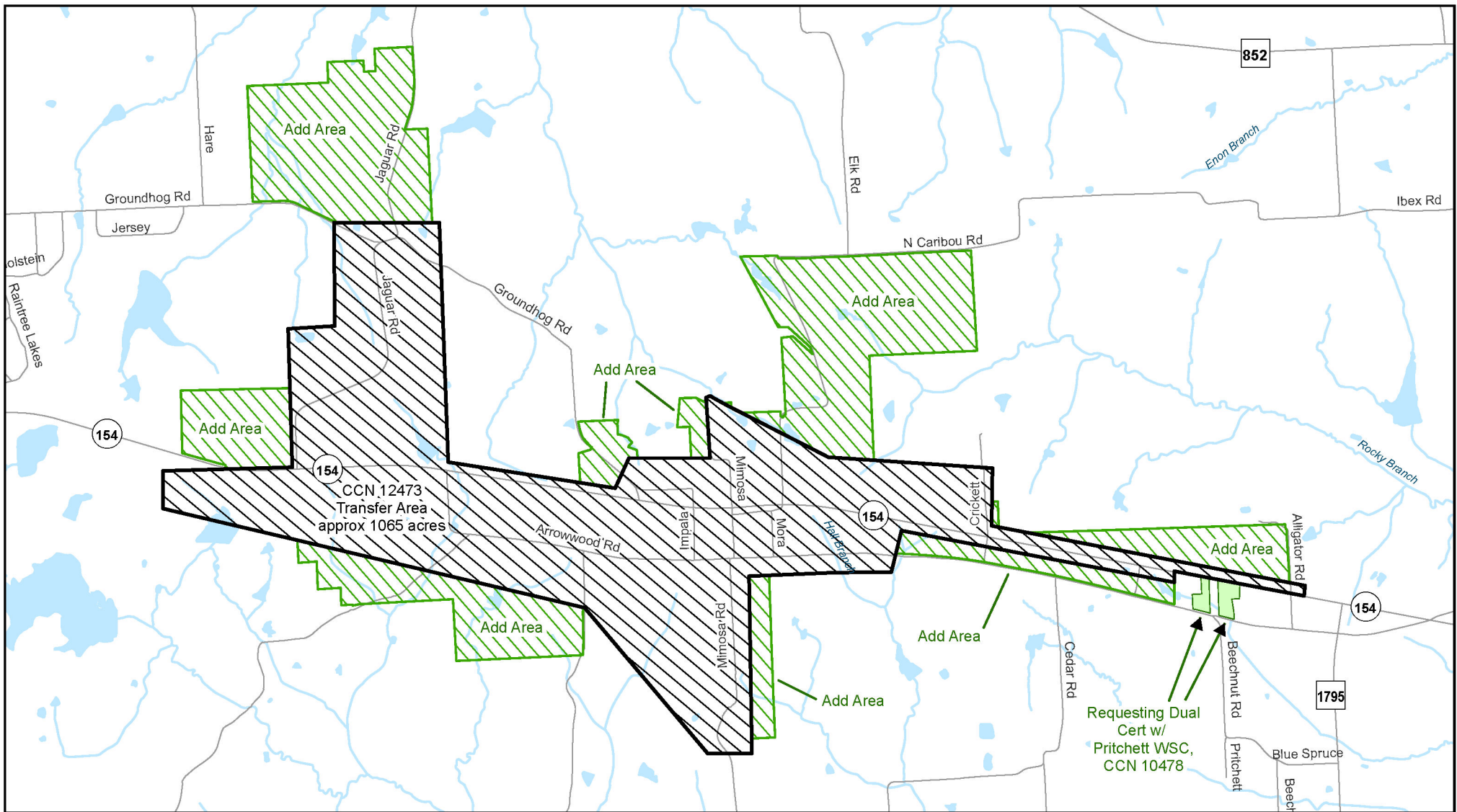


Water CCN Area to Transfer	
	CCN 12473 - Texas Water Systems, Inc.



Map by: S. Burt, ASBGI  
 Date: Feb. 4, 2019  
 Base: TxDOT 2015 Roadways  
 Project: GardenAcres\_GreggCounty.mxd








### Harmony and Rosewood in Upshur County

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

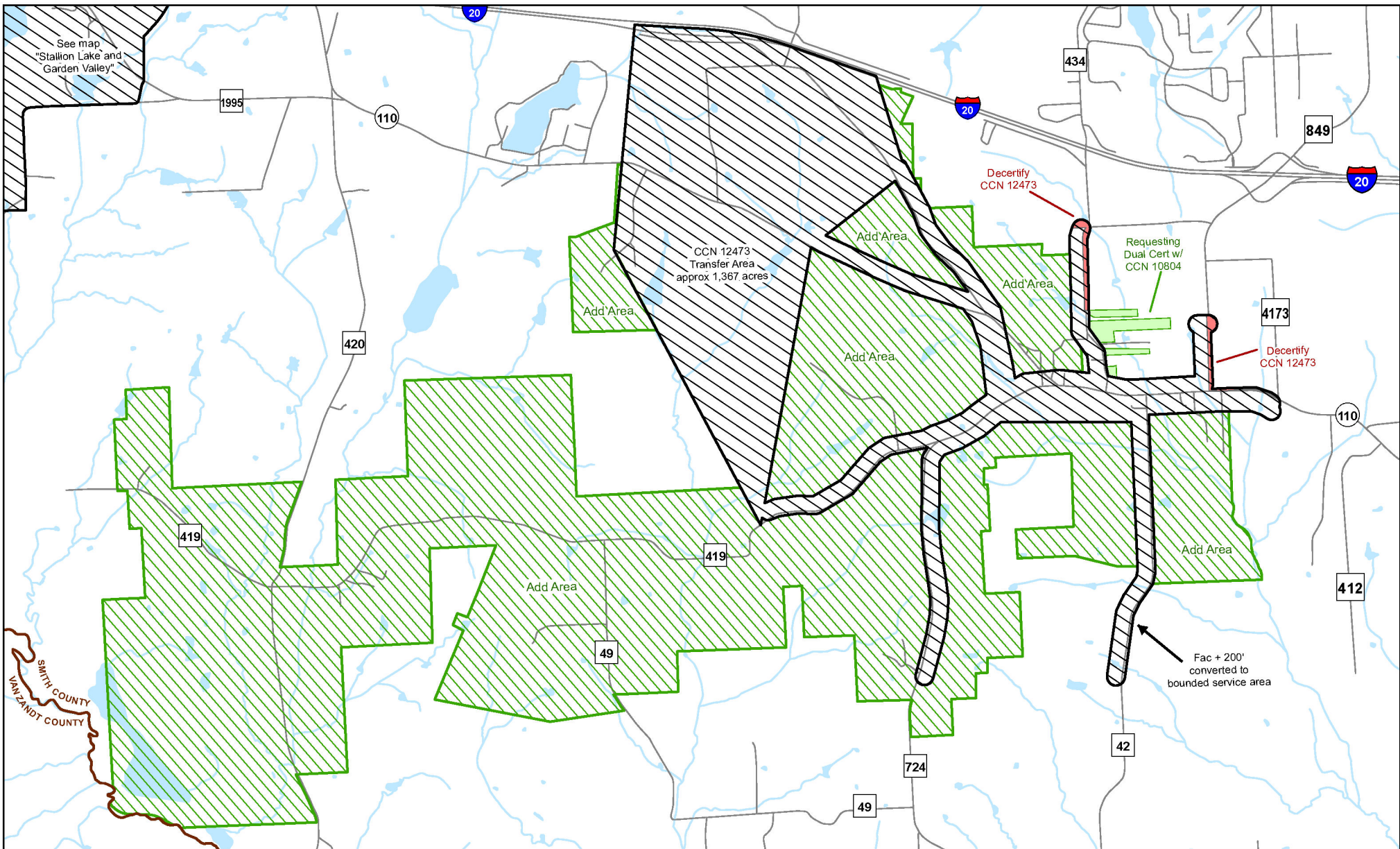


0 1,250 2,500  
 Feet

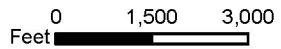
Water CCN Area to Transfer and Amend	
	CCN 12473 - Texas Water Systems, Inc.
	Water Amendment Areas (Uncertificated)- approx 731 acres
	Requesting Dual Certification w/ Pritchett WSC, CCN 10478 - approx 8 acres

Map by: S. Burt, ASBGI  
 Date: July 8, 2019  
 Base: StratMapTransv2

Project: Harmony\_Rosewood\_UpshurCounty.mxd



**Mt. Sylvan 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

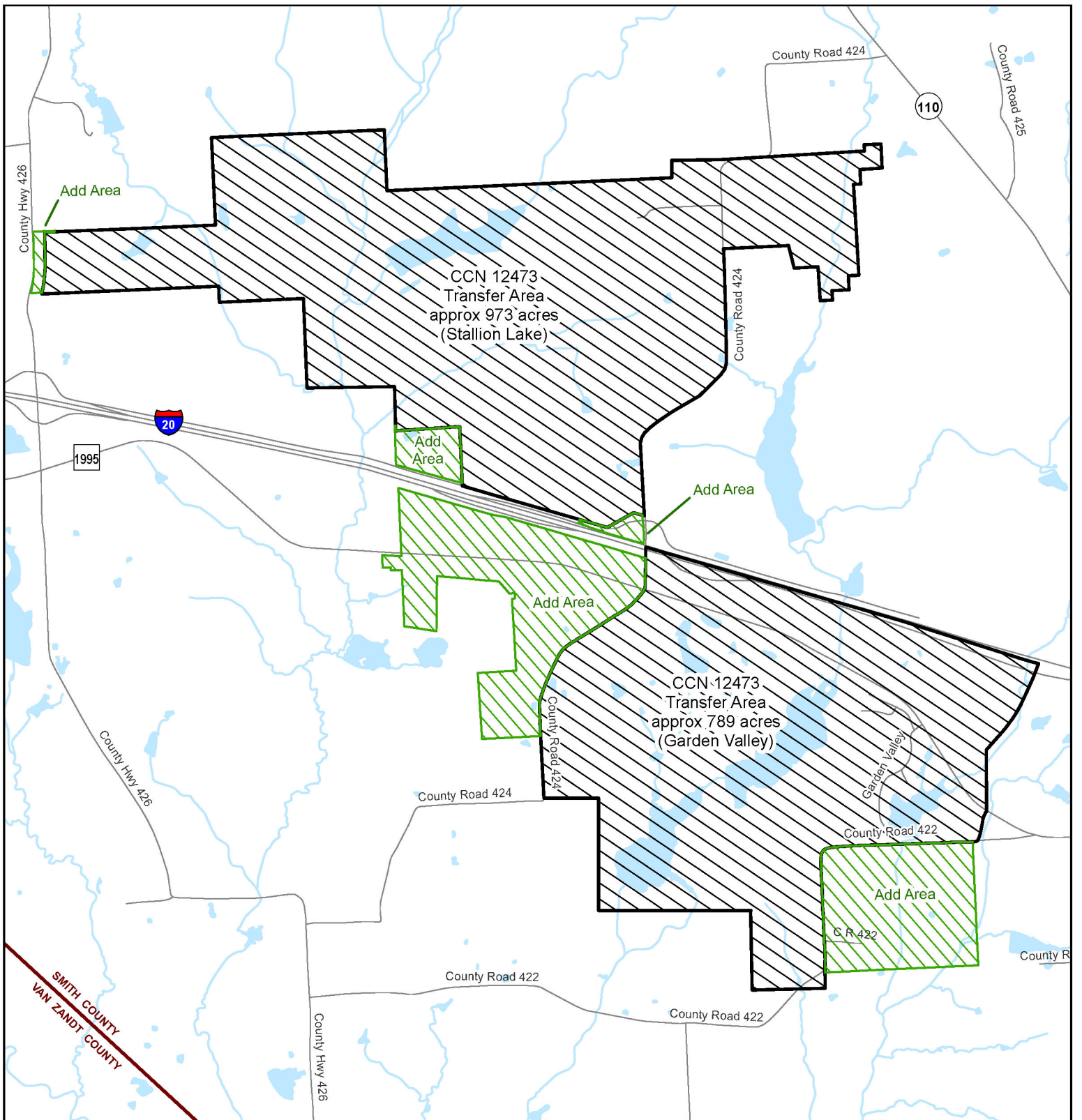


**Water CCN Area to Amend**

- 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





### Stallion Lake and Garden Valley in Smith County

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 1,100 2,200  
 Feet

Water CCN Areas to Transfer and Amend	
	CCN 12473 - Texas Water Systems, Inc.
	Water Amendment Areas - approx 319 acres

Map by: S. Burt, ASBGI  
 Date: July 8, 2019  
 Base: StratMapTransv2  
 Project: StallionLake\_GardenValley\_SmithCounty.mxd

PUBLIC UTILITY COMMISSION OF TEXAS



PUBLISHER'S AFFIDAVIT  
DOCKET NO. 52502

STATE OF TEXAS  
COUNTY OF Gregg

Before me, the undersigned authority, on this day personally appeared Danielle N. KieBakley  
who being by me duly sworn, deposes and that (s)he is the

Lead Clerk of the Longview News-Dournal  
(TITLE) (NAME OF NEWSPAPER)

that said newspaper is regularly published in Gregg  
(COUNTY/COUNTIES)

and generally circulated in Gregg, Texas;  
(COUNTY/COUNTIES)

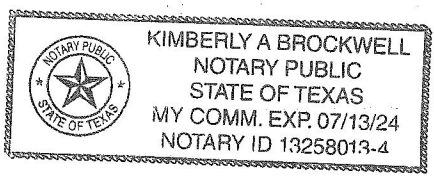
and that the attached notice was published in said newspaper on the following dates, to wit:  
2/11/22 & 2/18/22  
(DATES)

[Signature]  
(SIGNATURE OF NEWSPAPER REPRESENTATIVE)

Subscribed and sworn to before me this 18th day of February, 2022,  
to certify which witness my hand and seal of office.

Kimberly A Brockwell  
Notary Public in and for the State of Texas

Kimberly A. Brockwell  
Print or Type Name of Notary Public



CLASSIFIEDS

903.758.3000 | 800.395.8212



BOATS & SUPPLIES

Express Alum. Bass Boat w/ 60hp, Yamaha, Minn Kota Trol mtr. 2 Hummingbird Helix 7. Charging system. Perfect condition. Garage kept. \$9,000 OBO (903)261-0641.

AUTO PARTS

1968 289 V8 four-barrel high performance complete corrobator to oil pan. \$1,000 Cummins 12V engine complete. \$1,500 (903)845-2933

CHEVROLET



1999 Chevrolet Corvette Coupe. Great shape - interior/exterior. LS1 V8 engine. Good tires. Everything works. 101,000 miles. Runs great! \$17,000 (903)399-3723 Leave message.

LEGAL NOTICES

LEGAL NOTICES

STATE OF MAINE PROBATE COURT CUMBERLAND, SS. In re: Roselynn Eve Walker Petition for Guardianship of a Minor This notice is directed to Victoria Esperanza Duran, last of Longview, County of Gregg, State of Texas, whereabouts unknown.

This cause came to be heard on a Motion of the Petitioner whose address is: 5 Kathryn St., Gorham, ME 04038 for Service by Publication on Victoria Esperanza Duran.

This Motion has been submitted for the following reasons: After diligent search, the Petitioner cannot locate Victoria Esperanza Duran (the mother) to notify her at this proceeding.

Petitioner believes that Victoria Esperanza Duran is most likely located at the following address: on the streets of Longview, Texas.

Petitioner believes the newspaper in which public notice is most likely to reach Victoria Esperanza Duran is: the Longview News-Journal, 320 E. Methvin St., Longview, TX 75601 (name and address of newspaper) for the following reasons: biggest newspaper in Longview, Texas.

It is hereby ORDERED that Victoria Esperanza Duran appear and defend the cause and serve a response to the Petition upon Petitioner, on or before 3/23/22. Victoria Esperanza Duran is notified that if he/she shall fail to do so, the petition for Guardianship will proceed without objection. His/her response should also be filed with the Cumberland County Probate Court, 142 Federal Street, Portland, ME 04101.

It is FURTHERED ORDERED that this Order be published in the above named newspaper of general circulation on or before February 15, 2022.

1/11/2022 Date /s/ Paul Aranson Paul Aranson, Judge of Probate

LEGAL NOTICES

(Longview, TX) The Longview Metropolitan Planning Organization (MPO) has scheduled a Policy Board meeting on Wednesday, February 16, 2022, at 2:00 p.m. in the Longview City Council Chambers located in the Jo Ann Metcaif Municipal Building, 300 W. Cotton Street, to consider approval of a resolution adopting the Texas Department of Transportation's (TxDOT) 2022 Safety Performance Measure (PM1) targets, and a resolution to adopt the revised (February 23, 2021) Group Project Definitions and Notes for use in the Statewide Transportation Improvement Program (STIP).

To satisfy federal requirements for performance-based planning, the MPO Policy Board will consider adopting and supporting the Texas Department of Transportation's (TxDOT) PM1 targets. Additionally, the MPO Policy Board will consider adopting the revised (February 23, 2021) Group Project Definitions and Notes to be consistent with the Statewide Transportation Improvement Program. The public is invited to attend and will be given an opportunity to provide comments at the meeting.

The meeting will be live streamed on Facebook Live, on CityView Municipal TV at LongviewTexas.gov/CityView and on Longview Cable TV, Channel 10.1 or 215. After the meeting, citizens may view the recorded meeting online in the CityView Video Library. Comments and questions may be sent to the Longview MPO, P.O. Box 1952, Longview, TX 75606 or emailed to MPO@LongviewTexas.gov.

EMPLOYMENT

DRIVERS

Bobtail Fuel Delivery Driver Needed. CDL with Hazmat and Tank license required. Apply at Pete McCarty Oil Co. 3900 E End Blvd South, Marshall, TX 75672.

GENERAL EMPLOYMENT

NEW TODAY ALPINE CLEANERS is now hiring All Positions. Apply at: 108 Delwood Ln, Longview.

LEGAL

Full time Legal secretary/assistant position available; Very busy/fast paced environment. Please send resume to P.O. Box 6700, Longview, Texas 75608.

BUSINESS SERVICES

ELDERLY/HANDICAP CARE & SERVICES

Free room rent and job, 26 hrs week. \$8 hr. Background check. (903)576-1148

APPLY NOW! The Longview News-Journal is currently looking for Independent Contractors to deliver routes in Longview, Henderson, & Marshall.

The Longview News Journal is currently looking for Independent Contractors to deliver routes in Longview, Henderson, & Marshall. Interested parties should have dependable transportation, current auto insurance and be available nights and weekends.

Earn a \$250.00 bonus after 90 days on select routes! Please fill out an information sheet in person at 320 East Methvin St. in Longview, TX, OR Call Steven Briggs at 903-237-7768 for more info.

Longview News-Journal

HEALTH CARE

VISITING NEEDED CAREGIVERS NEEDED (903)215-8183

MERCHANDISE

ANTIQUES/ COLLECTIBLES

GET HIRED FAST ETXJOBS.com

INDUSTRIAL

Rushing Machine Shop is accepting applications for experienced Machinist for Mazak CNC lathe with mazatrol experience. Fanuc horizontal mills w/ Fanuc controls and Hass Vertical mills. Also hiring for Entry Level Assembly and Shipping. Drug Test required. Apply at 1106 Cherokee Trace, White Oak.

BETTY'S ANTIQUES: BIG SALE!!! 10-50% OFF THRU-OUT STORE. PACKED TO THE RAFTERS!!! Curios, corner cabinets, china cabinet, trunks, old arvil, old time boxing ring bell, drop leaf tables, buffets, hall trees, matching parlor chairs, mirrors, prints, quilts, linens, china, lamps, western & primitive items, desk, coffee tables, armiores, old doors, & windows. Too much to list! 414 E. Cotton, LGV, Tues-Sat, 10-4. 903-753-8204

www.news-journal.com

Notice for Publication Docket No. 52502 UNDISURVEYED DEVELOPMENT, LLC, CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) NO. 12407, NOTICE OF INTENT TO AMEND ITS CCN, TO PURCHASE WATER FACILITIES AND TO TRANSFER WATER SERVICE AREA UNDER CCN NO. 12473 FROM TEXAS WATER SYSTEMS, INC., AND FOR DUAL CERTIFICATION WITH PORTIONS OF BOTH PRITCHETT WATER SUPPLY CORPORATION, CCN NO. 10478, AND CRYSTAL SYSTEMS TEXAS, INC., CCN NO. 10804, IN GREGG, HENDERSON, SMITH, AND UPSHUR COUNTIES, TEXAS

M. Roberts Media is looking for a Full-Time Controller.

The controller will handle high-level accounting, managerial accounting, and oversee the financial activities of the company. As head of the accounting department, the controller will manage and supervise all aspects of accounting from payroll to tax compliance. Will report to the chief financial officer and will assist with the development of internal control policies, procedures, and financial planning as needed.

DUTIES AND RESPONSIBILITIES

- Manage the monthly, quarterly and annual accounting close and reporting process
• Manage annual budget process
• Reconcile monthly revenue and expenses
• Analyze revenue and expense trends
• Provide support to internal and external audit activities
• Perform self-assessment testing on internal controls
• Evaluate, coordinate and comply with insurance requirements
• Able to analyze financial statements, financial reports, and provide recommendations for organizational improvements
• Troubleshoot problems with accounting and other departmental software (or assist a consultant in the same)
• Has complete responsibility for cash, cash receipts and disbursements, accounts payable and receivable systems and prepaid expenses.
• Has complete responsibility for items billed, including invoice mailing, handling cash receipts and statements, and processing interdepartmental transfers.
• Prepares journal entries.
• Performs account reconciliations for cash, accounts receivable, accounts payable and inventory on a daily/monthly basis to the subsidiary ledger reports.
• Prepares and records asset, liability, revenue, and expenses entries by compiling and analyzing account information and resolving discrepancies.
• Analyze complex financial reports and records
• Make recommendations based on analysis and status of reserves, assets and expenditures
• Perform variance analyses and prepare account reconciliations

JOB REQUIREMENTS:

Education and Experience: The requirements listed below are representative of the knowledge, skill, and/or ability required.

- Accounting degree preferred
• 3-5 years of experience in accounting or finance
Essential Qualifications: To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of the knowledge, skill, and/or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.
• Advanced Microsoft Excel skills
• Strong verbal and written communication skills
• Ability to work and participate in a team-oriented environment
• Flexible and adaptable to a dynamic and changing environment
• Strong analytical skills with effective problem-solving abilities
• Strong attention to detail
• High degree of initiative, highly motivated self-starter

Language Skills: • Ability to read, write, and speak English; bilingual in Spanish preferred?

Physical Demands: The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

- While performing the duties of this job, the employee is regularly required to talk or hear.
• The employee possesses the ability to fulfill and any all office activities normally expected in an office setting, to include, but not limited to: remaining seated for periods of time to perform computer entry, participating in filing activity, lifting and carrying office supplies (paper reams, mail, etc.).
• May require more than 40 hours per week to perform the essential duties of the position.
• The individual possesses fine hand manipulation (keyboarding) skills.
Work Environment: The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.
• This position works in internal office space setting.
• The noise level is usually moderate.
• This role routinely uses standard office equipment such as a computer, phone, printer/scanner, and filing cabinets.

Please send your resume to bwooten@mrobertsmedia.com EOE/M/F/V/D

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# Longview News-Journal CLASSIFIEDS 903.758.3000 news-journal.com/classifieds

**ESTATE SALES**

**Betty Shaw Estate Sale**  
117 Katy - Longview

In Longview take Loop 281 east to Highway 80. Exit off the Loop and go east on Highway 80 for about one mile to the first traffic light which is Page Road. Turn and go north on Page Road to the second street on the left which is Katy Street. Turn and go west on Katy to the second house on the right at 117 Katy Street.

**Wednesday, February 16<sup>th</sup> 8am to 5pm**  
**Thursday, February 17<sup>th</sup> 8am to 7pm**  
**Friday, February 18<sup>th</sup> 8am to 5pm**

1997 Toyota Camry, Sofa, Loveseat, Recliner, Chair with Ottoman, Rocker, Rolltop Desk, Bed/Baby Bed/Youth Bed, Chests, Dresser, Table w/6 Chairs/leaf, Table w/6 Chairs, Bistro Table/4 Chairs, China Cabinets, Various Coffee and End Tables, Lamps, Home Décor, Table Lamp, Mirrors, Bench, King Headboard, Vanities, with bench, Cedar Chest, Desks, Curio Cabinet, Books, Lobo and East Mountain Yearbooks, Cds, Dvds, Lots of Records, Electronics, Folding Tables, Basket Deploys, Organizing Boxes, Clothes-Men, Women, Shoes, Purses, Jewelry, Lots of Linens, Washers, Dryers, Refrigerator, Small Appliances, Corningware, Fostoria, Crystal, China, Kitchenalia, Cookbooks, Lots of Brand New Jewelry Boxes, Patio Rugs, and lots more.

**For Video, Slideshow, Pictures, and a Map; Please go to our website at www.TexasProOnTheGo.com 903-931-1407 or 903-931-1226**

Texas Pro On The Go LLC Estate Sales is an Accredited Member of the American Society of Estate Liquidators, Accredited Appraiser of CAGA, and an Accredited Member of the BBB.

**RENTALS**

**APARTMENTS UNFURNISHED**

Age 55+, 319 EDEN Dr., Garden Ridge Studio apt in Longview. 1/1 avail., all bills paid. Call 903-553-1177.

**SIXCEED PROPERTIES**

One-bedroom units available at our newly-remodeled Fredonia Manor and Davis Garden locations. Davis Gardens offers units with all bills paid for \$585.00 per month. Fredonia Manor offers beautiful units at an affordable price. Contact us at (713) 502-0008 or online at www.6ixceed.com.

**MOBILE HOME**

**Mobile Home for Rent.** 3br/2bth. In quiet, small, Hallsville, Adults 55+ preferred, (903)738-4594

**RV LOT & RENTAL**

**Nightingale Farms RV Park.** 6215 Nightingale Rd, Gilmer. 5 miles North of Longview. Lots for rent. 47 Lots. \$400mo. All bills pd. incl. elec & WI-Fi. Dog park. Coin operated washers & dryers. Also tiny homes \$700mo. 903-738-4535, 738-8888

**RV Spots For Rent.** All bills paid. Close to I-20, HISD. Weekly/monthly rates avail. 903-331-7161

**REAL ESTATE**

**MOBILE HOMES**

**Nice 2/2 Mobile Home** in Western Villa. Lot #103. Nice storage building, carport, and covered front deck. Home can be moved. \$29,900. (903)746-5317 or (903)738-4594

**ACREAGE**

**7 ACRES WITH POND** Between Gilmer & Gladewater \$79,999 Call 713-248-9130

**REAL ESTATE WANTED**

**BUY HOUSES. \$\$\$ CASH \$\$\$** Local Investor. 903-309-0408. www.tomtothehousebuyer.com

**LAKE CHEROKEE**

**SEE THIS ONE SOON**  
~~Beautiful Lake Cherokee~~  
NS-08 Lake Cherokee  
Unique Ranch Style Home with updates, 4/4/CP/Shop & Boathouse. Enjoy the Sun Rise to begin the day & relax at the end of the evening with the Moon Rise over Lake Cherokee. This property is Bright, Fresh, Spacious, Easy Access & Ready for FUN. There is a large shady lot, great for family or fun entertaining. Enjoy the "Lake Life All Year" or as a "Change of Pace Weekender".  
**Call Carol Coolidge Real Estate, 903-643-2828**  
**Patty R. Clark, 903-643-2833**

**GARAGE SALES**

**NORTH LONGVIEW/JUDSON**

**370 HONEYSUCKLE LANE**  
Off of 449 in Honeysuckle Farms. **Friday, February 18th, 8-2**  
Electronics, home decor, antiques, light fixtures, DVDs, yard art, child's oak desk & chair. Worth the drive!  
**Cold outside, but hot deals here!**

**Garage Sale**  
**208 MYRA LYNN DR**  
**FRI & SAT All Day**  
Lawn mower, household items, clothes, TVs

**AGRICULTURE & PETS**

**DOGS**

**Siberian Husky Puppies.** Makes excellent family pet. Beautiful, smart, healthy, 1st shots. \$150 each. Text (903)736-9450

**Two male F2b Golden Doodles,** vet checked, healthy, first shots, training started. (469)371-8959 or (903)472-2454

**Weimaraner "Ghost dog" Puppies** for Sale. Silver, AKC. Perfect family dog. Due 25th of Feb. (903)663-8884

**BUS/COMM RENTAL**

**110 Magnolia Ln, Longview.** +/- 1,368 SF retail or office space. Crprt. Large yrd. Net lease. For info call 903-431-2407

**1907 Judson Rd, LGV.** +/- 4,920 SF of Offices, Showroom & Warehouse. Carport. \$3,000/mo. NNN. Call 903-431-2407

**LEGAL NOTICES**

**LEGAL NOTICES**

**LEGAL NOTICES**

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Longview News-Journal  
news-journal.com

**TEXAS COMMISSION ON ENVIRONMENTAL QUALITY**

**NOTICE OF RECEIPT OF APPLICATION AND INTENT TO OBTAIN WATER QUALITY PERMIT**

**PROPOSED PERMIT NO. WQ0005344000**

**APPLICATION.** White Oak Radiator Service, Inc., P.O. Box 606, White Oak, Texas 75693, which owns a radiator and manifolds repair facility, has applied to the Texas Commission on Environmental Quality (TCEQ) for proposed Texas Pollutant Discharge Elimination System (TPDES) Permit No. WQ0005344000 (EPA I.D. No. TX0142158) to authorize the discharge of stormwater at a volume not to exceed a daily average flow of 43,600 gallons per day via Outfall 001; 935 gallons per day via Outfall 002; 12,100 gallons per day via Outfall 003, and 1,990 gallons per day via Outfall 004. The facility will be located at 620 West Superior Road, White Oak, in Gregg County, Texas 75693. The discharge route will be from the plant site via Outfalls 001, 002, and 003 to an unnamed tributary; thence to Sabine River Above Toledo Bend and via Outfall 004 to a culvert; thence to an unnamed tributary; thence to Sabine River Above Toledo Bend. TCEQ received this application on November 16, 2021. The permit application is available for viewing and copying at Longview Public Library, 222 West Cotton Street, Longview, Texas. This link to an electronic map of the site or facility's general location is provided as a public courtesy and not part of the application or notice. For the exact location, refer to the application.  
<https://tceq.maps.arcgis.com/apps/webappviewer/index.html?id=db5bac44afbc468bbddd360f8168250f&marker=-94.871944%2C32.509166&level=12>

**ADDITIONAL NOTICE.** TCEQ's Executive Director has determined the application is administratively complete and will conduct a technical review of the application. After technical review of the application is complete, the Executive Director may prepare a draft permit and will issue a preliminary decision on the application. **Notice of the Application and Preliminary Decision will be published and mailed to those who are on the county-wide mailing list and to those who are on the mailing list for this application. That notice will contain the deadline for submitting public comments.**

**PUBLIC COMMENT / PUBLIC MEETING.** You may submit public comments or request a public meeting on this application. The purpose of a public meeting is to provide the opportunity to submit comments or to ask questions about the application. TCEQ will hold a public meeting if the Executive Director determines that there is a significant degree of public interest in the application or if requested by a local legislator. A public meeting is not a contested case hearing.

**OPPORTUNITY FOR A CONTESTED CASE HEARING.** After the deadline for submitting public comments, the Executive Director will consider all timely comments and prepare a response to all relevant and material, or significant public comments. **Unless the application is directly referred for a contested case hearing, the response to comments, and the Executive Director's decision on the application, will be mailed to everyone who submitted public comments and to those persons who are on the mailing list for this application. If comments are received, the mailing will also provide instructions for requesting reconsideration of the Executive Director's decision and for requesting a contested case hearing.** A contested case hearing is a legal proceeding similar to a civil trial in state district court.

**TO REQUEST A CONTESTED CASE HEARING, YOU MUST INCLUDE THE FOLLOWING ITEMS IN YOUR REQUEST:** your name, address, phone number; applicant's name and proposed permit number; the location and distance of your property/activities relative to the proposed facility; a specific description of how you would be adversely affected by the facility in a way not common to the general public; a list of all disputed issues of fact that you submit during the comment period and, the statement "[I/we] request a contested case hearing." If the request for contested case hearing is filed on behalf of a group or association, the request must designate the group's representative for receiving future correspondence; identify by name and physical address an individual member of the group who would be adversely affected by the proposed facility or activity; provide the information discussed above regarding the affected member's location and distance from the facility or activity; explain how and why the member would be affected; and explain how the interests the group seeks to protect are relevant to the group's purpose.

Following the close of all applicable comment and request periods, the Executive Director will forward the application and any requests for reconsideration or for a contested case hearing to the TCEQ Commissioners for their consideration at a scheduled Commission meeting.

The Commission may only grant a request for a contested case hearing on issues the requestor submitted in their timely comments that were not subsequently withdrawn. **If a hearing is granted, the subject of a hearing will be limited to disputed issues of fact or mixed questions of fact and law relating to relevant and material water quality concerns submitted during the comment period.**

**MAILING LIST.** If you submit public comments, a request for a contested case hearing or a reconsideration of the Executive Director's decision, you will be added to the mailing list for this specific application to receive future public notices mailed by the Office of the Chief Clerk. In addition, you may request to be placed on: (1) the permanent mailing list for a specific applicant name and permit number; and/or (2) the mailing list for a specific county. If you wish to be placed on the permanent and/or the county mailing list, clearly specify which list(s) and send your request to TCEQ Office of the Chief Clerk at the address below.

**INFORMATION AVAILABLE ONLINE.** For details about the status of the application, visit the Commissioners' Integrated Database at [www.tceq.texas.gov/goto/cid](http://www.tceq.texas.gov/goto/cid). Search the database using the permit number for this application, which is provided at the top of this notice.

**AGENCY CONTACTS AND INFORMATION.** Public comments and requests must be submitted either electronically at <http://www14.tceq.texas.gov/epic/eComment/>, or in writing to the Texas Commission on Environmental Quality, Office of the Chief Clerk, MC-105, P.O. Box 13087, Austin, Texas 78711-3087. Please be aware that any contact information you provide, including your name, phone number, email address, and physical address will become part of the agency's public record. For more information about this permit application or the permitting process, please call the TCEQ Public Education Program, Toll Free, at 1-800-687-4040 or visit their website at [www.tceq.texas.gov/goto/pep](http://www.tceq.texas.gov/goto/pep). Si desea información en Español, puede llamar al 1-800-687-4040.

Further information may also be obtained from White Oak Radiator Service, Inc. at the address stated above or by calling Mr. John Mattingly at 903-759-6421.

Issuance Date: February 1, 2022

**Docket No. 52502**

**Notice for Publication**

UNDINE DEVELOPMENT, LLC, CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) NO. 12407, NOTICE OF INTENT TO AMEND ITS CCN, TO PURCHASE WATER FACILITIES AND TO TRANSFER WATER SERVICE AREA UNDER CCN NO. 12473 FROM TEXAS WATER SYSTEMS, INC., AND FOR DUAL CERTIFICATION WITH PORTIONS OF BOTH PRITCHETT WATER SUPPLY CORPORATION, CCN NO. 10478, AND CRYSTAL SYSTEMS TEXAS, INC., CCN NO. 10804, IN GREGG, HENDERSON, SMITH, AND UPSHUR COUNTIES, TEXAS

Undine Development, LLC (Purchaser's Name)	17681 Telge Road (Address)	Cypress, TX (City), (State)	77429 (Zip Code)
Texas Water Systems, Inc. (Seller's Name)	7891 Highway 271 (Address)	Tyler, TX (City), (State)	75708 (Zip Code)

The sale is scheduled to take place if approved by the Commission (Texas Water Code § 13.301). The transaction and the transfer of the CCN includes the following subdivisions:

**Camp Joy**  
The requested 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. half 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 North Front Street in Upshur County. The requested area includes approximately 406 acres and serves 119 customer connections.

**Cape Tranquility**  
The requested 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 approximately 200 feet west of County Road 4202 in Henderson County. The requested area includes approximately 81 acres and serves 70 customer connections.

**Country Club Estates**  
The requested area subject to this transaction is located within approximately 2 miles south-southwest of downtown Gilmer, Texas, and is generally bounded on the north by State Highway 155; on the east by U.S. Highway 271 South; on the south by Sugar Creek; and on the west by Farm to Market 2685 in Upshur County. The requested area includes approximately 23 acres and serves 34 customer connections.

**Friendship**  
The requested 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 and North Bradford Street; on the south by State Highway 154; and on the west by Farm to Market 852 and Kelsey Creek in Upshur County. The requested area includes approximately 1,091 acres and serves 92 customer connections.

**Garden Acres**  
The requested 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 requested area includes approximately 256 acres and serves 79 customer connections.

**Harmony and Rosewood**  
The requested 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 Farm to Market 852; on the east by Farm to Market 1795 and State Highway 154; on the south by Cedar Road; and on the west by Raintree Lakes and Kelsey Creek in Upshur County. The requested area includes approximately 1,807 acres and serves 199 customer connections.

**Mount Sylvan**  
The requested 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 Interstate Highway 20; on the east by the intersection of State Highway 110 and County Road 412; on the south by Neches River and County Road 49; and on the west by Mill Break Creek & Neches River in Smith County. The requested area includes approximately 4,880 acres (includes 12 acres to be decertified) and serves 312 customer connections.

**Stallion Lake and Garden Valley Resort**  
The requested 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 by the intersection of County Road 424 and State Highway 110; 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 requested area includes approximately 2,087 acres and serves 211 customer connections.

**Approximate total acreage for the requested area includes 10,619 acres** [10,631 acres minus 12 acres to be decertified] with 1,116 total customer connections, comprised of:

- Transfer Areas from Texas Water Systems (CCN 12473) includes 5,669 acres;
- Decertify Areas from Texas Water Systems (CCN 12473) includes 12 acres;
- Uncertificated (add) Areas includes 4,921 acres;
- Dual Areas with Pritchett WSC (CCN 10478) includes 8 acres; and
- Dual Areas with Crystal Systems (CCN 10804) includes 21 acres.

The requested area overlaps the district boundaries of the Upper Sabine Valley SWMD. If the Upper Sabine Valley SWMD does not request a public hearing, the Commission shall determine that the district is consenting to the Undine Development, LLC's request to provide retail water utility service in the requested area.

The proposed transaction may change the current customers' rates and services to the current approved rates and services of Undine Development, LLC, which are higher than the current rate for a 5/8" meter plus gallonage for Texas Water Systems, Inc. To view a copy of the current approved tariff, go to:  
<https://undinellc.com/Tariff/Undine%20Development%20Water%20Tariff.pdf>

Or email [info@undinellc.com](mailto:info@undinellc.com) or call (713) 574-5953 to request a copy.

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 (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. The letter must include the person's name, address, email address and fax number if applicable.

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

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.

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# PUBLIC UTILITY COMMISSION OF TEXAS



PUBLISHER'S AFFIDAVIT  
DOCKET NO. 52502

STATE OF TEXAS  
COUNTY OF Henderson

Before me, the undersigned authority, on this day personally appeared Amy Hennessey,

who being by me duly sworn, deposes and that (s)he is the

Classified executive of the Athens Daily Review  
(TITLE) (NAME OF NEWSPAPER)

that said newspaper is regularly published in Henderson County  
(COUNTY/COUNTIES)

and generally circulated in Henderson County, Texas;  
(COUNTY/COUNTIES)

and that the attached notice was published in said newspaper on the following dates, to wit:

2-19-2022 2-26-2022  
(DATES)

Amy Hennessey  
(SIGNATURE OF NEWSPAPER REPRESENTATIVE)

Subscribed and sworn to before me this 8 day of March, 2022,  
to certify which witness my hand and seal of office.

Terry E Bell  
Notary Public in and for the State of Texas



Legal

Legal

Legal

Legal

Legal

Legal

Legal

Legal

Legal



NOTICE OF PUBLIC HEARING

NOTICE is hereby given to owners of property adjacent to and to all other persons, as provided by the law, that the Planning & Zoning Commission for the City of Athens, Texas, will hold a public hearing for the items below on Monday, March 7, 2022 at 5:30 p.m. and the City Council will hold a public hearing on Monday, March 14, 2022 at 5:30 p.m. in the Civic Hall of the Cain Center, 915 South Palestine Street, Athens, Texas to consider the following request and at which time and place all interested persons will be given an opportunity to be heard.

Consider a request for a demolition order for the substandard structure located at 603 Lee St, also known as Lot 3, Block B of the F. M. Coker Addition, B. C. Walters Survey, Abstract 797. Owner: Jacqueline Williams.

Consider a request from Steve Grant of BB & G Properties, Inc. for approval of a zoning change from Industrial to Multi-Family – 2 for Tract 46, J. B. Atwood Survey, tract 19; located the northwest corner of Old Tyler Hwy and Short St, also known as Property ID R1759.

Consider a request from Amir Ali Jafri for approval of a zoning change from Commercial to Single-Family – 7 for Lot D, C. L. Loper, T. Parmer Survey, Abstract 782; located at 206 W Cayuga St.

Consider a request from Scott Barrett of Red Dot Corporation for approval of a zoning change from Single-Family – 5 to Commercial for Lots 1, 3, 5, 7, 9 & 17A of Block 4 and Lots 2-15 of Block 5 of West Hylands, T. Parmer Survey, Abstract 782; located at 1209 W Corsicana St, and also known as Property IDs C2557, C2558, R81189, R81191, R81193, R81194, R81196 & C122818.

Consider a request from request from Rogue Architects for approval of site plan for minor automotive repair use located in the Planned Development – 1 zoning district for Lot 7A of Athens Center, R. A. Clark Survey, Abstract 171; located at 1101 E Tyler St. Owner: SCC East Tyler Athens LLC

Docket No. 52502

Notice for Publication

UNDINE DEVELOPMENT, LLC, CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) NO. 12407, NOTICE OF INTENT TO AMEND ITS CCN, TO PURCHASE WATER FACILITIES AND TO TRANSFER WATER SERVICE AREA UNDER CCN NO. 12473 FROM TEXAS WATER SYSTEMS, INC., AND FOR DUAL CERTIFICATION WITH PORTIONS OF BOTH PRITCHETT WATER SUPPLY CORPORATION, CCN NO. 10478, AND CRYSTAL SYSTEMS TEXAS, INC., CCN NO. 10804, IN GREGG, HENDERSON, SMITH, AND UPSHUR COUNTIES, TEXAS

Undine Development, LLC      17681 Telge Road      Cypress, TX      77429  
(Purchaser's Name)      (Address)      (City), (State)      (Zip Code)

has submitted an application with the Public Utility Commission of Texas (Commission) to amend uncertificated area to CCN No. 12407, for dual certification with portions of both Pritchett Water Supply Corporation, CCN No. 10478, and Crystal Systems Texas, Inc., CCN No. 10804, and to purchase all of the water facilities and to transfer water certificated service area under CCN No. 12473, in Gregg, Henderson, Smith, and Upshur Counties, TX from:

Texas Water Systems, Inc.      7891 Highway 271      Tyler, TX      75708  
(Seller's Name) (Address)      (City), (State)      (Zip Code)

The sale is scheduled to take place if approved by the Commission (Texas Water Code § 13.301). The transaction and the transfer of the CCN includes the following subdivisions:

Camp Joy

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Cape Tranquility

The requested area subject to this transaction is located within approximately 2 miles north of downtown Coffey 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 approximately 200 feet west of County Road 4202 in Henderson County. The requested area includes approximately 81 acres and serves 70 customer connections.

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The requested 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 Interstate Highway 20; on the east by the inter-section of State Highway 110 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 requested area includes approximately 4,880 acres (includes 12 acres to be decertified) and serves 312 customer connections.

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The requested area overlaps the district boundaries of the Upper Sabine Valley SWMD. If the Upper Sabine Valley SWMD does not request a public hearing, the Commission shall determine that the district is consenting to the Undine Development, LLC's request to provide retail water utility service in the requested area. The proposed transaction may change the current customers' rates and services to the current approved rates and services of Undine Development, LLC, which are higher than the current rate for a 5/8" meter plus gallonage for Texas Water Systems, Inc. To view a copy of the current approved tariff, go to: <https://undinellc.com/Tariff/Undine%20Development%20Water%20Tariff.pdf>

Or email [info@undinellc.com](mailto:info@undinellc.com) or call (713) 574-5953 to request a copy.

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 (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. The letter must include the person's name, address, email address and fax number if applicable.

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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.

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# Texas Supreme Court hears arguments in state abortion case

**ALI LINAN**  
CNHI TEXAS STATEHOUSE REPORTER

AUSTIN — The Texas Supreme Court heard oral arguments Thursday on a narrow challenge to the state's law that created a near-total abortion ban. The case surrounds whether medical licensing officials have the authority to enforce the state's Senate Bill 8 passed last year, and in doing so, makes them a target for legal action. Senate Bill 8, also referred to as the Heart-beat Act, bans abortions in Texas after cardiac activity is detected in a fetus, usually around six weeks of pregnancy, before many women know they are pregnant. It was also designed to evade judicial review by instead deputizing private citizens as the enforcers, allowing them to bring lawsuits seeking damages of up to \$10,000 against anyone who "aids or abets" an abortion after a heartbeat is detected. Additionally, doctors, nurses and other medical professionals are potentially threatened with loss of licensure — managed by the Texas Medical Board and the Texas Board of Nursing — should a medical provider be sued for breaking the law. Marc Hearron, senior counsel at the Center for Reproductive Rights who argued on behalf of abortion advocates, said allowing medical licensing officials to revoke credentials constitutes an enforcement by a state agency. Therefore, abortion providers can sue licensing officials, allowing pro-choice advocates another avenue to block SB 8. Conversely, Solicitor General Judd Stone II, arguing on behalf of the state, said the law clearly prohibits enforcement by a state agency or official therefore making the argument moot. "The legislature has directed that no enforcement of that prohibition may be taken or threatened by the state," he said. "If a state official revoked a doctor's license as a consequence of violating SB 8, any ordinary individual would describe that as enforcement."

Even as Hearron argued that the state licensing boards have enforcement power per its code, Stone said that the justices could rule that the medical licensing officials do not have the power of enforce-

ment regarding SB 8, essentially ending the case for abortion advocates and their last-ditch effort to declare SB 8 unconstitutional. Hearron admitted that if justices went this route, it would still be beneficial to his clients by providing "certainty" that they wouldn't lose their license solely for being sued due to an SB 8 violation. Thursday's arguments are only the latest step in a string of court proceedings between the state and abortion advocates. The case, formally known as Whole Woman's Health v. Jackson, continues to circulate through the system making its way up to the U.S. Supreme Court before being returned to the lower courts.

While before SCOTUS in November, justices only answered a procedural question on whether abortion providers can sue judges, court clerks and others in their role as an enforcer of SB 8. The court struck down most of the case, only allowing abortion providers to continue the case against medical licensing officials, and sent the case back to the Fifth U.S. Circuit Court of Appeals. The court of appeals then diverted the case to the Texas Supreme Court for further state law interpretation before the case goes before the appellate court once again. Currently, the ban also remains in effect despite several opportunities for courts, including SCOTUS and the Fifth U.S. Circuit Court of Appeals, to place a stay on the law until legal issues are sorted out. Texas' SB 8 made national headlines for its unique enforcement structure and stringent timeline on legal abortion access. It will also likely lead to other copycat laws in other states seeking to outlaw abortions, experts say. However, it is the case currently before SCOTUS — Dobbs v. Jackson Women's Health Organization — may be the one to overturn the 1973 case Roe v. Wade, which legalized abortion. Should the conservative-leaning court overturn Roe v. Wade, Texas already has a trigger law in place that would ban abortions statewide. A decision on the Mississippi case will likely come in June, at the end of the SCOTUS term, experts predict.

Legal

Legal

Legal

Legal

Legal

Legal

Docket No. 52502

## Notice for Publication

UNDINE DEVELOPMENT, LLC, CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) NO. 12407, NOTICE OF INTENT TO AMEND ITS CCN, TO PURCHASE WATER FACILITIES AND TO TRANSFER WATER SERVICE AREA UNDER CCN NO. 12473 FROM TEXAS WATER SYSTEMS, INC., AND FOR DUAL CERTIFICATION WITH PORTIONS OF BOTH PRITCHETT WATER SUPPLY CORPORATION, CCN NO. 10478, AND CRYSTAL SYSTEMS TEXAS, INC., CCN NO. 10804, IN GREGG, HENDERSON, SMITH, AND UPSHUR COUNTIES, TEXAS

**Undine Development, LLC**      **17681 Telge Road**      **Cypress, TX**      **77429**  
(Purchaser's Name)      (Address)      (City), (State)      (Zip Code)

has submitted an application with the Public Utility Commission of Texas (Commission) to amend uncertificated area to CCN No. 12407, for dual certification with portions of both Pritchett Water Supply Corporation, CCN No. 10478, and Crystal Systems Texas, Inc., CCN No. 10804, and to purchase all of the water facilities and to transfer water certificated service area under CCN No. 12473, in Gregg, Henderson, Smith, and Upshur Counties, TX from:

**Texas Water Systems, Inc.**      **7891 Highway 271**      **Tyler, TX**      **75708**  
(Seller's Name) (Address)      (City), (State)      (Zip Code)

The sale is scheduled to take place if approved by the Commission (Texas Water Code § 13.301). The transaction and the transfer of the CCN includes the following subdivisions:

### Camp Joy

The requested 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. half 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 North Front Street in Upshur County. The requested area includes approximately 406 acres and serves 119 customer connections.

### Cape Tranquility

The requested 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 Pales-tine; and on the west by approximately 200 feet west of County Road 4202 in Henderson County. The requested area includes approximately 81 acres and serves 70 customer connections.

### Country Club Estates

The requested area subject to this transaction is located within approximately 2 miles south-southwest of downtown Gilmer, Texas, and is generally bounded on the north by State Highway 155; on the east by U.S. Highway 271 South; on the south by Sugar Creek; and on the west by Farm to Market 2685 in Upshur County. The requested area includes approximately 23 acres and serves 34 customer connections.

### Friendship

The requested 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 and North Bradford Street; on the south by State Highway 154; and on the west by Farm to Market 852 and Kelsey Creek in Upshur County. The requested area includes approximately 1,091 acres and serves 92 customer connections.

### Garden Acres

The requested 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 requested area includes approximately 256 acres and serves 79 customer connections.

### Harmony and Rosewood

The requested 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 Farm to Market 852; on the east by Farm to Market 1795 and State Highway 154; on the south by Cedar Road; and on the west by Raintree Lakes and Kelsey Creek in Upshur County. The requested area includes approximately 1,807 acres and serves 199 customer connections.

### Mount Sylvan

The requested 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 Interstate Highway 20; on the east by the inter-section of State Highway 110 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 requested area includes approximately 4,880 acres (includes 12 acres to be decertified) and serves 312 customer connections.

### Stallion Lake and Garden Valley Resort

The requested 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 by the intersection of County Road 424 and State Highway 110; 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 requested area includes approximately 2,087 acres and serves 211 customer connections.

**Approximate total acreage for the requested area includes 10,619 acres [10,631 acres minus 12 acres to be decertified] with 1,116 total customer connections, comprised of:**

- Transfer Areas from Texas Water Systems (CCN 12473) includes 5,669 acres;
- Decertify Areas from Texas Water Systems (CCN 12473) includes 12 acres;
- Uncertificated (add) Areas includes 4,921 acres;
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- Dual Areas with Crystal Systems (CCN 10804) includes 21 acres.

The requested area overlaps the district boundaries of the Upper Sabine Valley SWMD. If the Upper Sabine Valley SWMD does not request a public hearing, the Commission shall determine that the district is consenting to the Undine Development, LLC's request to provide retail water utility service in the requested area. The proposed transaction may change the current customers' rates and services to the current approved rates and services of Undine Development, LLC, which are higher than the current rate for a 5/8" meter plus gallonage for Texas Water Systems, Inc. To view a copy of the current approved tariff, go to: <https://undinellc.com/Tariff/Undine%20Development%20Water%20Tariff.pdf>

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- #45: Drivers/Transportation
- #18: Education
- #19: Engineering
- #20: Environmental
- #24: Factory & Warehouse
- #57: Health Care Assistants
- #44: Hotel & Hospitality
- #23: Human Resources
- #21: Insurance/Financial Services
- #25: Janitorial & Grounds Maintenance
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- #47: Skilled Trades: Construction
- #40: Skilled Trades: Building Prof.
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- #49: Travel and Recreation
- #43: Trucking

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List your telephone number so that the potential buyer will know how to contact you. State the best hours to call so they'll know when they can reach you.

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PUBLIC UTILITY COMMISSION OF TEXAS



PUBLISHER'S AFFIDAVIT  
DOCKET NO. 52502

STATE OF TEXAS  
COUNTY OF Smith

Before me, the undersigned authority, on this day personally appeared Nikki Blakeley,  
who being by me duly sworn, deposes and that (s)he is the

Legal Clerk of the Tyler Morning Telegraph  
(TITLE) (NAME OF NEWSPAPER)

that said newspaper is regularly published in Smith  
(COUNTY/COUNTIES)

and generally circulated in Smith, Texas;  
(COUNTY/COUNTIES)

and that the attached notice was published in said newspaper on the following dates, to wit:

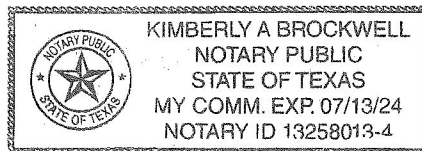
2/11/22 + 2/18/22  
(DATES)

[Signature]  
(SIGNATURE OF NEWSPAPER REPRESENTATIVE)

Subscribed and sworn to before me this 18th day of February, 2022,  
to certify which witness my hand and seal of office.

Kimberly A Brockwell  
Notary Public in and for the State of Texas

Kimberly A. Brockwell  
Print or Type Name of Notary Public







**PUBLISHER'S AFFIDAVIT**

**THE STATE OF TEXAS, COUNTY OF UPSHUR**

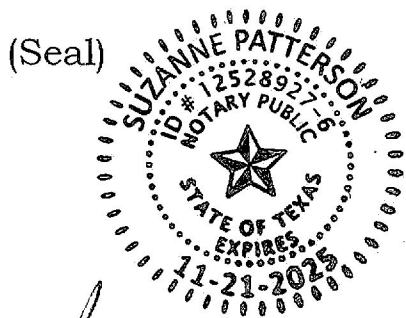
On this 28TH day of FEBRUARY, 2022, personally appeared before me, the undersigned, a Notary Public in and for said County and State, William R. Greene, Publisher/Editor of The Gilmer Mirror, a newspaper published at Gilmer, County of Upshur, State of Texas, who, being by me duly sworn on oath, states that:

**PUBLIC NOTICE: UNDINE DEVELOPMENT LLC CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) NO 12407**

A true copy of which is hereto annexed, was published in said newspaper in its issue, FEBRUARY 17 & 24, 2022.

William R. Greene  
Publisher/Editor

Subscribed and sworn to before me, this the 28TH day of FEBRUARY, 2022.



Suzanne Patterson  
Notary Public, Upshur County, Texas

# 'Disgust' prompts A.D. Atholi's run for House seat

By Phillip Williams

A.D. Atholi told the Republican Women of Upshur County club recently he is seeking the District 1 congressional seat because "I am absolutely disgusted with what I'm seeing coming out of D.C." Atholi, a former aide to U.S. Rep. Louie Gohmert, is among four Republicans seeking the seat which Gohmert is vacating

to run for state attorney general. The candidate in the March 1 GOP primary touted conservative positions on a range of issues in his address at the Barbwire Halo Cowboy Church outside Gilmer. Atholi decried what he termed a "health-care system that doesn't work for the middle class," inflation, and national debt, saying the federal government caused those

issues and "we're about to head off a cliff here." "Our enemies are domestic," asserted Atholi, a former oil field roughneck and ex-Marine who said he wants to use "military and business strategy in the political sphere" to achieve goals. On another matter, Atholi said he didn't favor open borders. He urged getting "the federal government out of border security," saying "that money should be

sent straight to the border states" as "it would secure our borders immediately." "Even the Democrats in border states want their border secured," said Atholi, a legal immigrant from India who said he favored capping the number of legal immigrants who come to America because the nation has a "culture" and "we don't want that melting pot to change too fast."

He criticized COVID expert Dr. Anthony Fauci, saying "there's no reason he should still be working" as he "lied to Congress." The candidate also charged that career politicians want to see what to do to get campaign donations and more votes, so their

agenda isn't for the people. In addition, Atholi said Democrats and "RINOs" (Republicans in name only) are "getting together to screw the American public" and asked "If it's RINOs running the deal, are we gonna get any change in results?"

## Kelsey Memorial Cemetery group to hold annual meeting Feb. 24

The Kelsey Memorial Cemetery Association will hold its annual board meeting on Thursday, Feb. 24, at 7 p.m. at the Kelsey Cemetery Heritage Cemetery Center Building. There will be a business report and board election. Three board members are up for election. One must be a member of the association to vote or run for office (own a plot). Board members include President Kevin Ward, Danny Grizzle, Dorothea Carroll, Ben Dawson, Kelsey Goughnour, Gaylia Jones, Jeff Lima, Orval Lindsey and Lance Seahorn. Those wishing to make donations to the cemetery may mail them to Kelsey Memorial Cemetery Association, P.O. Box 33, Gilmer, TX 75644. For more information call Board President Kevin Ward at 903-725-6439 or 903-736-7660. For any needs you may call Kelsey Goughnour at 903-780-8086. All members and interested parties are invited.

## Dinner theater planned March 5

By Phillip Williams

Upshur County 4-H and the Upshur County Community Players will present a dinner theater play, "Dastardly Doings at the County Fair," written by Amy Patterson, March 5 at the Yamboree Exhibit Building. The event is scheduled for 6 p.m. at the facility, located in the Yamboree park off U.S. 271. Tickets, which include the price of dinner, are \$25 per person, \$125 for a sponsoring table of six. Sales will benefit the Upshur 4-H program and the community players. For more information, email County Extension Agent Julie York at Julie.York@ag.tamu.edu.

## Early voting stats given

By Phillip Williams

Some 177 ballots were cast Monday on the first day of early voting for the March 1 party primaries in Upshur County, 170 Republican and seven Democrat, said deputy county Election Administrator Kami Whitworth. Early voting continues at Election Administrator Lory Harle's second-floor office at the Upshur County Courthouse from 8 a.m. to 5 p.m. Thursday (today) and Friday, and from 7 a.m. to 7 p.m. on Tuesday through Friday of next week. (No voting will be held Monday since it is Presidents' Day, a federal holiday.) Those casting in-person early votes must bring a photo form of identification, such as a driver's license, passport or one of the other five forms permitted by state law, Whitworth said. Individuals can only vote in one party's primary. Whitworth said she would describe Monday's turnout as moderate so far in a county of 28,291 registered voters. While both parties' ballots have races for federal and state offices, the Republican ballot has the only two contested races for county public office, and also a contest for county GOP chairman. No Democrats are seeking county office in a county where all elected officials are Republicans, and county Democratic Chairman Winifred Jackson is unopposed for re-election. In the GOP primary, District Clerk Karen Bunn, seeking re-election, opposes Nicole Hernandez, while Precinct 3 Justice of the Peace Rhonda Welch, also seeking re-election, faces Ashleigh Duncan. Several other incumbent county officials escaped opposition for re-election. GOP Chairman De'borah Deaz is opposed for re-election by party secretary Carl Byers.

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# CLASSIFIED

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Docket No. 52502

### Notice for Publication

UNDINE DEVELOPMENT, LLC, CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN NO. 12407, NOTICE OF INTENT TO AMEND ITS CCN, TO PURCHASE WATER FACILITIES AND TO TRANSFER WATER SERVICE AREA UNDER CCN NO. 12473 FROM TEXAS WATER SYSTEMS, INC., AND FOR DUAL CERTIFICATION WITH PORTIONS OF BOTH PRITCHETT WATER SUPPLY CORPORATION, CCN NO. 10478, AND CRYSTAL SYSTEMS TEXAS, INC., CCN NO. 10804, IN GREGG, HENDERSON, SMITH, AND UPSHUR COUNTIES, TEXAS

Undine Development, LLC 17681 Telge Road Cypress, TX 77429  
(Purchaser's Name) (Address) (City), (State) (Zip Code)

has submitted an application with the Public Utility Commission of Texas (Commission) to amend uncertificated area to CCN No. 12407, for dual certification with portions of both Pritchett Water Supply Corporation, CCN No. 10478, and Crystal Systems Texas, Inc., CCN No. 10804, and to purchase all of the water facilities and to transfer water certificated service area under CCN No. 12473, in Gregg, Henderson, Smith, and Upshur Counties, TX from:

Texas Water Systems, Inc. 7891 Highway 271 Tyler, TX 75708  
(Seller's Name) (Address) (City), (State) (Zip Code)

The sale is scheduled to take place if approved by the Commission (Texas Water Code § 13.301). The transaction and the transfer of the CCN includes the following subdivisions:

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#### Garden Acres

The requested 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 requested area includes approximately 256 acres and serves 79 customer connections.

#### Harmony and Rosewood

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Approximate total acreage for the requested area includes 10,619 acres [10,631 acres minus 12 acres to be decertified] with 1,116 total customer connections, comprised of:

- Transfer Areas from Texas Water Systems (CCN 12473) includes 5,669 acres;
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<https://undinellc.com/Tariff/Undine%20Development%20Water%20Tariff.pdf>

Or email [info@undinellc.com](mailto:info@undinellc.com) or call (713) 574-5953 to request a copy.

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# Numerous hopefuls address Cherokee Rose women

By Phillip Williams

Several candidates in next Tuesday's Republican primary addressed a recent candidate forum held by Cherokee Rose Republican Women outside Gilmer.

As previously reported in The Mirror, the club afterward endorsed candidates in some races at the end of the Feb. 7 forum at Lantana Activity Center.

They included Nicole Hernandez for Upshur County district clerk, Smith County Judge Nathaniel Moran for District 1 U.S. representative, Gov. Greg Abbott for re-election, and U.S. Rep. Louie Gohmert for state attorney general. Of those, only Hernandez addressed the gathering, as did her opponent, incumbent Karen Bunn.

At a prior forum, the club

had unanimously voted to endorse Carl Byers for county Republican chairman. Both he and his opponent, incumbent De'Borah Deaz, spoke at the most recent forum, but only Byers addressed the first one.

The club decided against making an endorsement in the Upshur Precinct 3 justice of the peace race between incumbent Rhonda Welch, seeking re-election, and Ashleigh Duncan, both of whom spoke at the latest forum.

Republican primary candidates for offices at the county, state and national level also addressed the second gathering, as did some special speakers.

Hernandez, who lost her 2018 primary race to Bunn, said she had worked in the district clerk's office about three years, including about a year as chief deputy, and that she

wanted the office open from 8 a.m. to 5 p.m., "not closed during lunch."

She also said she wanted a larger room for "more research area for the public" and pledged to have "well-trained" deputies.

Bunn, seeking re-election to a third term, said "I have all the experience needed."

That "I do work 40 hours a week and more."

Welch said her office's hours are 8 a.m. to 4 p.m., cited her endorsement by East Texans for Liberty, and said she has signed 345 death certificates on death calls since taking office.

Duncan pledged to work with veterans, the elderly, the county commissioners court and law enforcement, adding she would "bring fairness and compassion to our justice

system.

"This will be my full-time job," said Duncan, who said she has had considerable training in dealing with the public.

Deaz, asked by an audience member how she felt when the county GOP executive committee did not endorse her for re-election, said "I wasn't surprised and it didn't bother me at all."

Byers said "my major number one thing is being a Christian" and that he will "do my best to do things that are right."

Also speaking was State Rep. Jay Dean, who lost Upshur County from his district in redistricting and is running for re-election in his newly redrawn district.

A special speaker, black minister/businessman Britt Davis, said, "I am sick and tired

of Republicans trying to be politically correct" and blasted critical race theory, saying "I don't want someone to think I'm oppressed."

Saying he loved the GOP, Davis said black women are taking a look at the party. He also criticized President Biden, quoting him as saying that "if I voted for the past

president (Donald Trump), I wasn't black. . . It just set me on fire."

Besides candidates with no primary opponents, the speakers included two of the four GOP candidates for the District 1 Congressional seat, John Porro and Joe McDaniel, and District 5 State Rep. Cole Hefner, seeking re-election.

## Contested races develop before file deadline

By Phillip Williams

Three contested races for precinct chairmanships on the Upshur County Republican Party's executive committee developed just before the filing deadline for the May 24 election, said county GOP Chairman De'Borah Deaz.

Deanna Leslie filed to run against Precinct 6 incumbent Jackie Oliver, while Mary Anne Farrow filed to oppose Precinct 10 incumbent John Melvin Dodd, and Sherry Breedlove filed to challenge Bridget Fowler for the Precinct 9 seat being vacated by Pam Dean, said Deaz.

In addition, Precinct 13 incumbent Stacy McMahan filed Saturday to seek re-election without opposition, said Deaz. The chairman also said she rejected Precinct 18 incumbent David Royer's application to run because he forgot to have it notarized.

That leaves no candidates for Royer's seat, nor the Precinct 5 seat vacated months ago by Blanton Dawson's death. The three contested races for the 19-seat committee, however, mark the first time in recent memory that this many seats have been contested.

On the Democratic side, only

two unopposed incumbents, Thelma Carlyn Short in Precinct 2 and Vernell Jeffery in Precinct 7, filed to run in the party's May 24 election, said county Democratic Chairman Winifred Jackson.

Due to redistricting, the precinct chairs will be elected not in the March 1 primary, but during the parties' respective runoff elections. Unopposed candidates' names will not appear on the ballot, however, as they will be automatically elected.

The parties' respective county chairman elections will be on the March 1 ballot. Deaz is opposed for re-election to a second

term by party secretary Carl Byers, while Jackson escaped opposition for re-election.

Madison Barrett is unopposed for the Precinct 17 chairmanship held by Byers.

Unopposed GOP incumbents who filed, and their precinct numbers, include Lanette Crittenden, 1; Jesse Loffler, 2; Lew Miller, 3; Deborah Hodge, 4; Tom Williams, 7; Charlie Pelozo, 8; Brenda Kelsey Beal, 11; Mickey Denton, 12; Judy Dodson Crowder, 14; Carolyn Wade, 15; John Ussery, 16; and Madaline Barber, 20. (There is no Precinct 19 seat as that precinct was merged with another one.)



BUCKEYE

### Corner

#### High School Activities

Feb. 28

Buckeye Baseball @ Harmony - JV 4:30/V 7 p.m.

FFA Welding CDE - Pittsburg HS Area VI FFA Convention

March 1

Lady Buckeye Softball - @ home vs. Lindale - 5:30 p.m.

March 3

One Act Play Performance - 7 p.m. at GHS Auditorium

Lady Buckeye Softball - Hallsville Tourney - March 3-5

Buckeye Varsity Baseball - Emory/Rains Tourney - March 3-5

March 4

Lady Buckeyes and Buckeyes Track - Buckeye Relays @ GHS

# CLASSIFIED

Public Notice

Public Notice

Public Notice

Public Notice

Public Notice

Public Notice

Docket No. 52502

### Notice for Publication

UNDINE DEVELOPMENT, LLC, CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) NO. 12407, NOTICE OF INTENT TO AMEND ITS CCN, TO PURCHASE WATER FACILITIES AND TO TRANSFER WATER SERVICE AREA UNDER CCN NO. 12473 FROM TEXAS WATER SYSTEMS, INC., AND FOR DUAL CERTIFICATION WITH PORTIONS OF BOTH PRITCHETT WATER SUPPLY CORPORATION, CCN NO. 10478, AND CRYSTAL SYSTEMS TEXAS, INC., CCN NO. 10804, IN GREGG, HENDERSON, SMITH, AND UPSHUR COUNTIES, TEXAS

Undine Development, LLC 17681 Telge Road Cypress, TX 77429  
(Purchaser's Name) (Address) (City), (State) (Zip Code)

has submitted an application with the Public Utility Commission of Texas (Commission) to amend uncertificated area to CCN No. 12407, for dual certification with portions of both Pritchett Water Supply Corporation, CCN No. 10478, and Crystal Systems Texas, Inc., CCN No. 10804, and to purchase all of the water facilities and to transfer water certificated service area under CCN No. 12473, in Gregg, Henderson, Smith, and Upshur Counties, TX from:

Texas Water Systems, Inc. 7891 Highway 271 Tyler, TX 75708  
(Seller's Name) (Address) (City), (State) (Zip Code)

The sale is scheduled to take place if approved by the Commission (Texas Water Code § 13.301). The transaction and the transfer of the CCN includes the following subdivisions:

#### Camp Joy

The requested 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. half 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 North Front Street in Upshur County. The requested area includes approximately 406 acres and serves 119 customer connections.

#### Cape Tranquility

The requested 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 approximately 200 feet west of County Road 4202 in Henderson County. The requested area includes approximately 81 acres and serves 70 customer connections.

#### Country Club Estates

The requested area subject to this transaction is located within approximately 2 miles south-southwest of downtown Gilmer, Texas, and is generally bounded on the north by State Highway 155; on the east by U.S. Highway 271 South; on the south by Sugar Creek; and on the west by Farm to Market 2685 in Upshur County. The requested area includes approximately 23 acres and serves 34 customer connections.

#### Friendship

The requested 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 and North Bradford Street; on the south by State Highway 154; and on the west by Farm to Market 852 and Kelsey Creek in Upshur County. The requested area includes approximately 1,091 acres and serves 92 customer connections.

#### Garden Acres

The requested 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 requested area includes approximately 256 acres and serves 79 customer connections.

#### Harmony and Rosewood

The requested 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 Farm to Market 852; on the east by Farm to Market 1795 and State Highway 154; on the south by Cedar Road; and on the west by Raintree Lakes and Kelsey Creek in Upshur County. The requested area includes approximately 1,807 acres and serves 199 customer connections.

#### Mount Sylvan

The requested 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 Interstate Highway 20; on the east by the intersection of State Highway 110 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 requested area includes approximately 4,880 acres (includes 12 acres to be decertified) and serves 312 customer connections.

#### Stallion Lake and Garden Valley Resort

The requested 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 by the intersection of County Road 424 and State Highway 110; 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 requested area includes approximately 2,087 acres and serves 211 customer connections.

**Approximate total acreage for the requested area includes 10,619 acres [10,631 acres minus 12 acres to be decertified] with 1,116 total customer connections, comprised of:**

- Transfer Areas from Texas Water Systems (CCN 12473) includes 5,669 acres;
- Decertify Areas from Texas Water Systems (CCN 12473) includes 12 acres;
- Uncertificated (add) Areas includes 4,921 acres;
- Dual Areas with Pritchett WSC (CCN 10478) includes 8 acres; and
- Dual Areas with Crystal Systems (CCN 10804) includes 21 acres.

The requested area overlaps the district boundaries of the Upper Sabine Valley SWMD. If the Upper Sabine Valley SWMD does not request a public hearing, the Commission shall determine that the district is consenting to the Undine Development, LLC's request to provide retail water utility service in the requested area.

The proposed transaction may change the current customers' rates and services to the current approved rates and services of Undine Development, LLC, which are higher than the current rate for a 5/8" meter plus gallonage for Texas Water Systems, Inc. To view a copy of the current approved tariff, go to:

<https://undinellc.com/Tariff/Undine%20Development%20Water%20Tariff.pdf>

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# PUBLIC UTILITY COMMISSION OF TEXAS



AFFIDAVIT OF NOTICE TO CURRENT CUSTOMERS, LANDOWNERS, NEIGHBORING UTILITIES, AND AFFECTED PARTIES  
DOCKET NO. 52502

STATE OF TEXAS  
COUNTY OF Harris

Undind Development, LLC has provided individual notice to the following entities and customers:

Current Customers, Landowners,  
Neighboring Utilities, and Affected  
Parties

DATE OF NOTICE  
February 18, 2022

### OATH

I, Carey A. Thomas, being duly sworn, file this form as Senior Vice President (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.

Carey A. Thomas  
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 23 day of February, 2022 to certify which witness my hand and seal of office.

Nicia Rotermund  
Notary Public in and for the State of Texas

Nicia Rotermund  
Print or Type Name of Notary Public



Commission Expires January 28, 2025  
Notice Form Updated: October 22, 2021



**EXHIBIT B**  
**(SUBMITTED CONFIDENTIALLY)**