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PUC DOCKET NO. 52530

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| PETITION BY E REAL ESTATE, LLC | § | BEFORE THE |
| FOR EXPEDITED RELEASE FROM | § | |
| WATER CCN NO. 10150 | § | PUBLIC UTILITY COMMISSION |
| HELD BY MARILEE SPECIAL UTILITY | § | |
| DISTRICT IN COLLIN COUNTY | § | OF TEXAS |

PETITIONER'S SUBMISSION OF APPRAISAL REPORT

TO THE PUBLIC UTILITY COMMISSION OF TEXAS:

In accordance with the Final Order and Order No. 7, E Real Estate, LLC ("Petitioner") submits its appraisal report in support of its contention that Marilee Special Utility District is not entitled to compensation in this docket.

Respectfully submitted,

COATS | ROSE

By: _____



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ATTORNEY FOR PETITIONER

CERTIFICATE OF SERVICE

I hereby certify that on this 22nd day of November, 2022, a true and correct copy of this document was served on all parties of record in this proceeding by electronic mail and by filing on the PUC Interchange System.

Counsel for Marilee SUD:

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Natalie B. Scott



November 21, 2022

Ms. Natalie B. Scott, Attorney
COATS ROSE, P.C.
2700 Via Fortuna, Suite 350
Austin, Texas 78748

Re: Compensation Determination for Area Subject to Petition E Real Estate, LLC to Amend Marilee Special Utility District's Certificate of Convenience and Necessity in Collin County by Expedited Release (PUC Docket No. 52530)

Dear Ms. Scott,

On behalf of Willdan Financial Services ("Willdan"), my staff and I have completed our valuation of the decertified 55.88-acre tract (the "Property" or "Decertified Area") that is the subject of a petition set forth by E Real Estate, LLC ("E Real Estate") for Streamlined Expedited Release from Marilee Special Utility District ("Marilee") Water CCN No. 10150. This property is located in Collin County and is identified in Texas Public Utility Commission Docket No. 52530. The petition was approved via the issuance of an Order dated September 15, 2022, and included in this summary valuation as **Appendix A**.

Specifically, Ordering Paragraph Number 7 states that "the amount of compensation to be awarded to the CCN holder, if any, commences with the filing of this Order in accordance with the schedule adopted in Order No. 7. Any decision on compensation will be made by a separate order." The purpose of this summary letter is to provide our opinion on the amount of compensation, if any, owed to the prior certificate holder, Marilee, as a result of the streamlined expedited release of the Property in accordance with applicable laws and statutes.

Based on this valuation, the recommended just and adequate compensation that Marilee should receive for the decertification of the Property from its CCN service area should be \$0, other than necessary and reasonable legal expenses and professional fees, if any, as discussed in detail in the remainder of this Letter Report.

Governing Statutes and Rules

The Petition in this proceeding was filed in accordance with Texas Water Code (TWC) §13.2541 and 16 Texas Administrative Code (TAC) § 24.245(h). TWC §13.2541 provides for the following relative to the valuation to be conducted as part of this proceeding:

- (f) The utility commission may require an award of compensation by the petitioner to the certificate holder in the manner provided by this section, and
- (h) Section 13.254(g) applies to a determination of the monetary amount of compensation under this section.

In reference to TWC §13.254(g) and 16 TAC § 24.245(j), the factors ensuring that the compensation to a retail public utility is just and adequate shall include:

- (1). Specific to real property, the value of real property owned and utilized by the retail public utility for its facilities determined in accordance with the standards set forth in Chapter 21, Property Code, governing actions in eminent domain.
- (2). Specific to personal property, the factors ensuring that the compensation to a retail public utility is just and adequate shall include:
 - (A) The amount of the former CCN holder's debt allocable to service to the removed area;
 - (B) The value of the service facilities belonging to the former CCN holder that are located within the removed area;
 - (C) The amount of any expenditures for planning, design, or construction of the service facilities of the former CCN holder that are allocable to service to the removed area;
 - (D) The amount of the former CCN holder's contractual obligations allocable to the removed area;
 - (E) Any demonstrated impairment of service or any increase of cost to consumers of the former CCN holder remaining after a CCN revocation or amendment under 16 TAC § 24.245;
 - (F) The impact on future revenues lost from existing customers;
 - (G) Necessary and reasonable legal expenses and professional fees, including costs incurred to comply with TWC §13.257(r); and
 - (H) Any other relevant factors as determined by the Commission.

Documents Reviewed

Documents that Willdan reviewed in conducting this valuation analysis, include, but are not limited to the following:

- Texas Water Code Section 13.2541, Section 13.254, and others
- Texas Administrative Code Section 24.245
- Filings with the Public Utility Commission of Texas in Docket No. 52530
- The Petition filed by E Real Estate, LLC to Amend Marilee Special Utility District's Water Certificate of Convenience and Necessity in Collin County by Expedited Release
- Order Approving Expedited Release in PUC Docket No. 52530 (included as **Appendix A**)
- 2021 Region C Water Plan Dated November 2020: Prepared for The Region C Water Planning Group, which includes extensive data on forecast and expected growth in Marilee's service territory



Background

On December 13, 2021, E Real Estate filed an amended petition for streamlined expedited release of property in Collin County from the service area under water certificate of convenience and necessity (CCN) number 10150. Marilee Special Utility District was identified as the holder of CCN number 10150. The tract of land owned by E Real Estate is approximately 56.916 of contiguous acres of land in Collin County. In the amended petition, E Real Estate requested that the Property's acreage that was included within the Marilee CCN (approximately 55.88 acres) be released from Marilee's CCN. On September 15, 2022, the Commission issued an Order releasing the tract of land identified in the petition from the Marilee's service area under CCN number 10150.

As of today, the property is vacant, and has no existing development. Further, as noted in the PUC's Decertification Order, "the CCN holder has no facilities or lines that provide water service to the tract of land."

Analysis of Valuation Criteria

In this section we evaluate each of the factors outlined in TWC §13.254(g) and 16 TAC § 24.245(j) for the purposes of assessing a valuation of the decertified CCN. I will first state the criteria and then provide my analysis and conclusions regarding an appropriate valuation.

1. The value of real property owned and utilized by the retail public utility for its facilities.

Findings:

Specific to the expedited release, the certificated area is being released from Marilee's water CCN. However, no real property is changing hands as a result of the decertification. Further, according to Findings of Fact Nos. 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, and 32 in **Appendix A**:

"The tract of land is not receiving actual water service from the CCN holder or any other water utility."

"The petitioner has not requested that the CCN holder provide water service to the tract of land."

"The petitioner has not paid to the CCN holder any fees or charges to initiate or maintain water service at the tract of land."

"There are no billing records or other documents indicating an existing account with the CCN holder for the provision of water service to the tract of land."

"The CCN provides water service to a portion of the petitioner's property which lies outside of the tract of land."

"The CCN holder owns and operates a water meter, meter number 78, that is located just inside of the western boundary of the petitioner's property, but outside of the tract of land."



“The CCN holder owns and operates a two-inch water line that runs, east to west, through the northern portion of the tract of land; and a two-inch waterline that runs just inside the northwestern boundary of the tract of land.”

“Neither water meter number 78 nor either of the two-inch water lines provides water service to the tract of land.”

“The CCN is capable of providing water service to the tract of land, if requested to do so.”

“The CCN holder has not committed or dedicated any facilities or lines to the tract of land for water service.”

“The CCN holder has no facilities or lines that provide water service to the tract of land.”

“The CCN holder has not performed any acts for or supplied anything to the tract of land.”

In summary, **there are no facilities in the area to be decertified**, nor to the best of my knowledge has Marilee performed acts or supplied any service to the subject area. There is no real property that is owned and utilized by Marilee (“retail public facility”) for its facilities within the Decertified Area. While there is a water line that runs just outside the northwestern boundary of the Property, as discussed in the Order, as well as a water line that runs through the northern portion of the Property, these do not provide service to the Property and will remain assets of Marilee.

The lack of documentation from Marilee of specific growth in the CCN area leads to the reasonable conclusion that no growth or development would be expected in the CCN area in the foreseeable future if Marilee were to continue to possess the CCN. This point is explored in further detail in **Section 2A**.

Therefore, as there is no real property being transferred nor rendered useless or permanently under-utilized as a result of this expedited release, it is my opinion that the value for **Factor 1** is \$0.00 associated with real property owned and utilized by the retail public utility.

2A. The amount of the retail public utility's debt allocable for service to the removed area.

Findings:

Similar to Item No. 1 above, Marilee has no facilities and/or customers within the subject area, nor has Marilee performed acts or supplied any service to the subject area. While Marilee may have outstanding debt, no detailed information regarding the specific projects and improvements that were funded through existing outstanding debt service, if any has been provided by Marilee.

Marilee has not provided any documentation regarding forecast growth in the subject CCN area and, has therefore failed to prove that any of their general investment in system assets (or any debt used to fund such investment) was for the purpose of serving anticipated growth in the subject CCN area. This failure to meet a reasonable burden of



proof of forecast account or connection growth should in and of itself disqualify Marilee from being compensated based on “future growth”.

Finally, any use of “future growth” estimates to reimburse Marilee through the allocation of existing debt service would be excessively speculative and unjustifiable. This is not only due to fact that there is a lack of documentation of specific accounts or forecast growth in the CCN area. Marilee can only justify being reimbursed for the loss of the CCN if it could prove that it would have benefited financially from continuing to hold the CCN while the property was being developed. Yet there are no assurances from the property holder regarding the timing and extent of the development if the retail water service territory was left under the current CCN holder (Marilee). The amount that the developer would have to invest to bring service to the property, and the fees that would be due to Marilee, significantly impact the potential profitability of the development and therefore make it **highly uncertain whether the development would proceed at all**. If there is no development, then there is no financial benefit to Marilee.

To summarize: account and growth forecasts are by their very nature speculative and uncertain. Development of the property may be significantly delayed or abandoned altogether if the CCN were to continue to be held by Marilee. This means that Marilee cannot prove that it would have benefitted financially if it had continued to possess the CCN. Nor can Marilee make the claim that it constructed assets to serve this “future growth” when the growth itself within this CCN may not even occur. In conclusion, there is no justification to “reimburse” Marilee by allocating existing debt service to presently non-existent “future customers” based on a highly speculative and hypothetical calculation of future growth in the CCN area.

Finally, in **Section 2H**, I outline evidence from the 2021 Region C Water Plan Dated November 2020 that refutes any argument that capacity in Marilee’s existing system including water supply purchases and distribution facilities would be “stranded” or lose value due to the decertification of this portion of the CCN. This evidence, along with the documentation stated above showing that there is no guarantee of any development in the CCN area if Marilee continues to possess the CCN, undermines any argument that any of Marilee’s existing developed capacity is for the purpose of serving the CCN area. Further, even if this were the case, Marilee could use this capacity to service its expected growth in other areas. Therefore, the investment could not be considered stranded, or dedicated to the CCN area, nor should Marilee be entitled to compensation for this investment.

Therefore, it is my opinion that \$0.00 in Marilee’s current debt is allocable to this area for **Factor 2A**.

2B. The value of the service facilities of the retail public utility located within the removed area.

Findings:

The Findings of Fact cited above state conclusively that Marilee does not maintain service facilities on the subject area. While Marilee does have one water line running through and another one running adjacent to the Decertified Area, the water lines are not being transferred as a result of the decertification and they are not providing service to the



Decertified Area as determined by the Commission. Therefore, it is my opinion that there is \$0.00 value to be assigned to **Factor 2B**.

2C. The amount of any expenditures for planning, design, or construction of the service facilities that are allocable to service to the removed area.

Findings:

As Marilee did not provide any documentation to the contrary, it is assumed that additional investment and additional action would be necessary to provide and expand the utility's service to the subject area.

Therefore, based on documentation provided and reviewed as part of the filings in Docket No. 52530, and to the best of my knowledge, I have seen no evidence that expenditures associated with the planning, design, or construction of service facilities can be allocable to the area to be decertified. As a result, I have assigned a \$0.00 value to **Factor 2C**.

2D. The amount of contractual obligations allocable to the removed area.

Findings:

As previously stated in the Findings of Fact, Marilee does not have any existing customers or stranded infrastructure located within the subject area. Any "future customer" calculation would be hypothetical and would not be guaranteed. I would not recommend awarding compensation to Marilee based on a calculation of non-existing future customers who may never exist.

Therefore, it is unreasonable to allocate any existing contractual obligations to the removed area. As a result, my opinion of value for **Factor 2D** is \$0.00.

2E. Any demonstrated impairment of service or any increase of cost to consumers remaining after the decertification.

Findings:

There are no current customers or stranded facilities within the subject area, and the evidence in **Factor 2A** leads to the reasonable conclusion that limited to no growth or development would be expected in the CCN area for the foreseeable future if Marilee were to continue to possess the CCN for the Decertified Area. Any "future customer" calculation would be hypothetical and would not be contrary to the stated intention of the owner of the property. I would not recommend awarding compensation to Marilee based on a calculation of non-existing future customers who may never exist.

Therefore, it is my opinion that there is no evidence of impairment of services and/or increase in costs to the remaining customers of Marilee as a result of decertification. No current customers contribute to fixed cost recovery currently from the subject area, and there is no reasonable expectation of future development that will lead to future customers contributing to fixed cost recovery. As a result, my opinion of value for **Factor 2E** is \$0.00.



2F. The impact on future revenues lost from existing customers.

Findings:

As previously stated, there are no existing customers within the subject area as specifically stated in the Findings of Fact. Therefore, there is no loss of future revenues from existing customers in the area. Given this, my opinion of value for **Factor 2F** is \$0.00.

2G. Necessary and reasonable legal expenses and professional fees.

Findings:

Marilee is entitled to recovery of any necessary and reasonable legal expenses related to its participation in Docket No. 52530, along with professional fees incurred in preparing its determination of compensation. (Note: **per the Texas Water Code, the cost of Marilee's Independent Appraisal cannot be included in Factor 2G**).

At this time, I do not have any information regarding any legal expenses or professional fees incurred by Marilee. I recommend that the Commission order Marilee to produce invoice documentation in support of any requested legal expenses and professional fees, as well as specific justification for the reasonableness of such expenses. Based on that evidence provided by Marilee, the Commission should make a determination as to whether Marilee is entitled to reimbursement for legal and professional expenses, and if so, the total amount of such reimbursement.

2H. Any other relevant factors.

Findings:

As indicated in Docket No. 52530, while Marilee may provide service to nearby properties in the vicinity of the property subject to decertification within this proceeding, there are no assets located within the Decertified Area. Marilee would incur additional capital cost to provide service to the subject area.

Marilee is located in northeastern Collin County and southeastern Grayson County and gets its water supplies from treated water purchased from Sherman and from the Trinity aquifer. As shown in the 2021 Region C Water Plan Dated November 2020 and prepared for The Region C Water Planning Group, Section 5E, pages 275-276, based on current projections, the Total Projected Demands for Sherman (including current, future direct customers, and GTUA Regional Water System Customers) will exceed its currently available supply by 16,869 ac-ft/year by 2030 within the region. According to the Water Plan, "Water management strategies for Marilee include conservation and additional water from Sherman through the GTUA Regional Water System."

This refutes any argument that capacity in Marilee's existing system including water supply purchases and distribution facilities would be "stranded" or lose value due to the decertification of this portion of the CCN. First, the evidence in **Factor 2A** leads to the reasonable conclusion that no growth or development may be expected in the CCN area for the foreseeable future if Marilee were to continue to possess the CCN. This undermines any argument that any of Marilee's existing capacity is for the purpose of serving the CCN area. Second, even if this were the case, Marilee could use this capacity



to service its expected growth in other areas. Therefore, the investment could not be considered stranded, or dedicated to the CCN area, nor should Marilee be entitled to compensation for this investment.

Selected pages from the Water Plan are included as **Appendix B**.

Further, I have researched other transactions involving parcels that have been decertified from both water and sewer CCN's. A summary of the transactions is included in **Appendix C**. These transactions date from 2015 through present. The majority of the transactions identified were for decertified parcels that were similar to the circumstances identified in the E Real Estate petition and Order Findings of Fact for PUC Docket No. 52530. Many of the transactions involved one or more appraisals as shown on **Schedule 1**. Additionally, a some of the transactions did not involve an appraisal as a settlement was reached between the two parties before the appraisal process was begun, as identified on **Schedule 2**. As shown on **Schedule 1** and **Schedule 2**, other than an allowance for "necessary and reasonable legal expenses and professional fees" the vast majority of the transactions identified resulted in a PUC Order of no compensation due.

I am unaware of any other relevant factors to be considered within this proceeding which would merit further analysis for determining just and adequate compensation.

Conclusion

Based upon my analysis, as governed by TWC §13.254(g) and 16 TAC § 24.245(j), and on the Commission's Findings of Fact noted above, it is my opinion that the compensation determination for streamlined expedited release of the Property from Marilee's CCN is zero dollars (\$0.00), with the exception that Marilee should be allowed to recover necessary and reasonable legal and professional fees as approved by the Commission.

We appreciate this opportunity to assist you in this matter. If you have any questions, please do not hesitate to contact me at 972.378.6588 or djackson@willdan.com.

Respectfully submitted,

WILLDAN FINANCIAL SERVICES



Dan V. Jackson
Vice President

List of Appendices

- Appendix A – Order Approving Expedited Release in PUC Docket No. 52530
- Appendix B – 2021 Region C Water Plan Dated November 2020 (Selected Pages)
- Appendix C – Selected Decertified Parcel Analysis – Texas Public Utility Commission Dockets
- Appendix D – Resume of Dan V. Jackson, MBA



Appendices

Appendix A



Control Number: 52530



Item Number: 28

DOCKET NO. 52530

**PETITION OF E REAL ESTATE, LLC
TO AMEND MARILEE SPECIAL
UTILITY DISTRICT'S CERTIFICATE
OF CONVENIENCE AND NECESSITY
IN COLLIN COUNTY BY EXPEDITED
RELEASE**

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**PUBLIC UTILITY COMMISSION
OF TEXAS**

ORDER

This Order addresses the amended petition by E Real Estate, LLC for streamlined expedited release of a tract of land in Collin County from Marilee Special Utility District's service area under certificate of convenience and necessity (CCN) number 10150. For the reasons stated in this Order, the Commission releases the tract of land from Marilee SUD's certificated service area. In addition, the Commission amends Marilee SUD's CCN number 10150 to reflect the removal of the tract of land from the service area.

Following entry of this Order, the Commission will determine the amount of compensation, if any, to be awarded to Marilee SUD, which will be addressed by separate order.

I. Findings of Fact

The Commission makes the following findings of fact.

Petitioner

1. E Real Estate is a Texas limited liability company registered with the Texas secretary of state under filing number 803505346.

CCN Holder

2. Marilee SUD is a special utility district operating under chapter 65 of the Texas Water Code (TWC).
3. Marilee SUD holds CCN number 10150 that obligates it to provide retail water service in its certificated service area in Collin County.
4. On November 2, 2021, Marilee SUD and Mustang Special Utility District were consolidated into a single entity.

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Petition, Amended Petition, and Supplemental Filings

5. On September 8, 2021, the petitioner filed a petition for streamlined expedited release of a tract of land from the CCN holder's service area under CCN number 10150.
6. The petition includes an affidavit, dated September 7, 2021, of Gregg Allen, president of E Management Corp., which is the petitioner's manager; maps; a metes-and-bounds description of the tract of land; and a special warranty deed, with an effective date of January 1, 2020.
7. On October 8, 2021, the petitioner filed supplemental maps; a metes-and-bounds description of the tract of land; and a duplicate of the deed provided in the petition.
8. On October 26, 2021, the petitioner filed supplemental maps; a metes-and-bounds description of the tract of land; and digital mapping data.
9. On December 13, 2021, the petitioner filed a first amended petition, which included an affidavit, dated December 10, 2021, of Mr. Allen; maps; a metes-and-bounds description of the tract of land; and a special warranty deed, with an effective date of January 1, 2020.
10. On March 25, 2022, the petitioner supplemented the amended petition with a special warranty deed, with an effective date of January 1, 2020, and maps.
11. In Order No. 7 filed on April 26, 2022, the administrative law judge (ALJ) found the petition, as amended and supplemented, administratively complete.

Notice

12. The petitioner sent a copy of the petition by certified mail, return receipt requested, to the CCN holder on September 8, 2021.
13. In Order No. 5 filed on January 24, 2022, the ALJ found the notice sufficient.

Intervention and Response to the Petition

14. In Order No. 2 filed on October 11, 2021, the ALJ granted the CCN holder's motion to intervene.
15. On May 16, 2022, the CCN holder filed a response to the petition.
16. The response includes an affidavit, dated May 12, 2022, of Michael Garrison, the CCN holder's special project inspector; customer detail billing for Eland Energy's account

number 78, Eland Energy; a water service application, dated February 13, 2007, by Central Frisco, Ltd.; a not-fully-executed service agreement between Central Frisco, Ltd. and Gunter SUD, dated February 13, 2007; a cost of service notice from Gunter SUD to Central Frisco, Ltd. from Gunter SUD, dated February 13, 2007; a special warranty deed dated April 25, 2006; a loan commitment letter from LiveOakBank to the CCN holder dated April 13, 2021; a letter concerning a loan from the United States Department of Agriculture to the CCN holder dated July 19, 2021, with attachments; a voting proposition form from the CCN holder dated November 2, 2021; a summary results report of general and special elections held by the CCN holder on November 2, 2021, dated November 8, 2021; an affidavit, dated May 16, 2022, of Jason Kelliher, the CCN holder's engineer; a map; an affidavit, dated May 12, 2022, of Chris Boyd, general manager for Mustang SUD; an active contests options list dated November 2, 2021 for Mustang SUD; and a cumulative results report for a Mustang SUD election held on November 2, 2021, dated November 9, 2021.

The Tract of Land

17. The petitioner owns property in Collin County that is approximately 56.916 acres.
18. The tract of land for which the petitioner seeks streamlined expedited release is a portion of the petitioner's property that is approximately 55.88 acres.
19. The tract of land is located within the CCN holder's certificated service area.

Ownership of the Tract of Land

20. The petitioner acquired its property by a special warranty deed with an effective date of January 1, 2020.

Water Service

21. The tract of land is not receiving actual water service from the CCN holder or any other water utility.
22. The petitioner has not requested that the CCN holder provide water service to the tract of land.
23. The petitioner has not paid to the CCN holder any fees or charges to initiate or maintain water service to the tract of land.

24. There are no billing records or other documents indicating an existing account with the CCN holder for the provision of water service to the tract of land.
25. The CCN holder provides water service to a portion of the petitioner's property which lies outside of the tract of land.
26. The CCN holder owns and operates a water meter, meter number 78, that is located just inside of the western boundary of the petitioner's property, but outside of the tract of land.
27. The CCN holder owns and operates a two-inch water line that runs, east to west, through the northern portion of the tract of land; and a two-inch waterline that runs just inside the northwestern boundary of the tract of land.
28. Neither water meter number 78 nor either of the two-inch water lines provides water service to the tract of land.
29. The CCN holder is capable of providing water service to the tract of land, if requested to do so.
30. The CCN holder has not committed or dedicated any facilities or lines to the tract of land for water service.
31. The CCN holder has no facilities or lines that provide water service to the tract of land.
32. The CCN holder has not performed any acts for or supplied anything to the tract of land.

Qualifying County

33. Collin County is adjacent to Dallas County and has a population of more than 47,500.
34. Dallas County has a population of at least one million.

Map and Certificate

35. On June 6, 2022, Commission Staff filed its recommendation on final disposition that included a certificate and a map on which it identified the tract of land in relationship to the CCN holder's certificated service area.

II. Conclusions of Law

The Commission makes the following conclusions of law.

1. The Commission has authority over the petition for streamlined expedited release under TWC §§ 13.254 and 13.2541.
2. The petitioner provided notice of the petition in compliance with 16 Texas Administrative Code (TAC) § 24.245(h)(3)(F).
3. No opportunity for a hearing on a petition for streamlined expedited release is provided under TWC §§ 13.254 or 13.2541 and, under 16 TAC § 24.245(h)(7), no hearing will be held on such a petition.
4. Petitions for streamlined expedited release filed under TWC §§ 13.254 and 13.2541 and 16 TAC § 24.245(h) are not contested cases.
5. Landowners seeking streamlined expedited release under TWC §§ 13.254 and 13.2541 and 16 TAC § 24.245(h) are required to submit a verified petition through a notarized affidavit, and the CCN holder may submit a response to the petition that must be verified by a notarized affidavit.
6. Under 16 TAC § 24.245(h)(7), the Commission's decision is based on the information submitted by the landowner, the CCN holder, and Commission Staff.
7. To obtain release under TWC § 13.2541(b), a landowner must demonstrate that the landowner owns a tract of land that is at least 25 acres, that the tract of land is located in a qualifying county, and that the tract of land is not receiving service of the type that the current CCN holder is authorized to provide under the applicable CCN.
8. The time that the petition is filed is the only relevant time period to consider when evaluating whether a tract of land is receiving water service under TWC § 13.2541(b). Whether a tract of land might have previously received water service is irrelevant.
9. A landowner is not required to seek the streamlined expedited release of all of its property.
10. The petitioner owns the tract of land that is at least 25 acres for which it seeks streamlined expedited release.
11. Collin County is a qualifying county under TWC § 13.2541(b) and 16 TAC § 24.245(h)(2).

12. The tract of land is not receiving water service under TWC §§ 13.002(21) and 13.2541(b) and 16 TAC § 24.245(h), as interpreted in *Texas General Land Office v. Crystal Clear Water Supply Corporation*, 449 S.W.3d 130 (Tex. App.—Austin 2014, pet. denied).
13. The petitioner is entitled under TWC § 13.2541(b) to the release of the tract of land from the CCN holder's certificated service area.
14. Under TWC §§ 13.254(h) and 13.2541(a), after the date of this Order the CCN holder has no obligation to provide retail water service to the tract of land.
15. The Commission may release only the property of the landowner from a CCN under TWC § 13.2541(b). The Commission has no authority to decertificate any facilities or equipment owned and operated by the CCN holder to provide retail water service through the streamlined-expedited-release process under TWC § 13.2541(b).
16. The Commission processed the petition in accordance with the TWC and Commission rules.
17. Under TWC § 13.257(r) and (s), the CCN holder is required to record certified copies of the approved certificate and map, along with a boundary description of the service area, in the real property records of Collin County no later than the 31st day after the date the CCN holder receives this Order.
18. A retail public utility may not under TWC § 13.254(d) provide retail water service to the public within the tract of land unless just and adequate compensation under TWC § 13.254(g) has been paid to the CCN holder.

III. Ordering Paragraphs

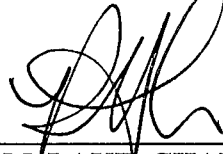
In accordance with these findings of fact and conclusions of law, the Commission issues the following orders.

1. The Commission releases the tract of land identified in the amended and supplemented petition from the CCN holder's certificated service area under CCN number 10150.
2. The Commission does not decertificate any of the CCN holder's equipment or facilities that may lay on or under the tract of land.
3. The Commission amends CCN number 10150 in accordance with this Order.

- 4. The Commission approves the map attached to this Order.
- 5. The Commission issues the certificate attached to this Order.
- 6. The CCN holder must file in this docket proof of the recording required in TWC § 13.257(r) and (s) within 45 days of the date of this Order.
- 7. The proceeding to determine the amount of compensation to be awarded to the CCN holder, if any, commences on the date of this Order in accordance with the schedule adopted in Order No. 7. Any decision on compensation will be made by a separate order.
- 8. The Commission denies all other motions and any other requests for general or specific relief not expressly granted by this Order.

Signed at Austin, Texas the 15th day of September 2022.

PUBLIC UTILITY COMMISSION OF TEXAS



PETER M. LAKE, CHAIRMAN



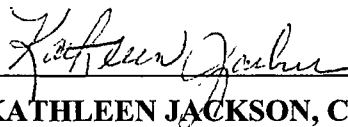
WILL MCADAMS, COMMISSIONER



LORI COBOS, COMMISSIONER



JIMMY GLOTFELTY, COMMISSIONER



KATHLEEN JACKSON, COMMISSIONER



Public Utility Commission of Texas

By These Presents Be It Known To All That

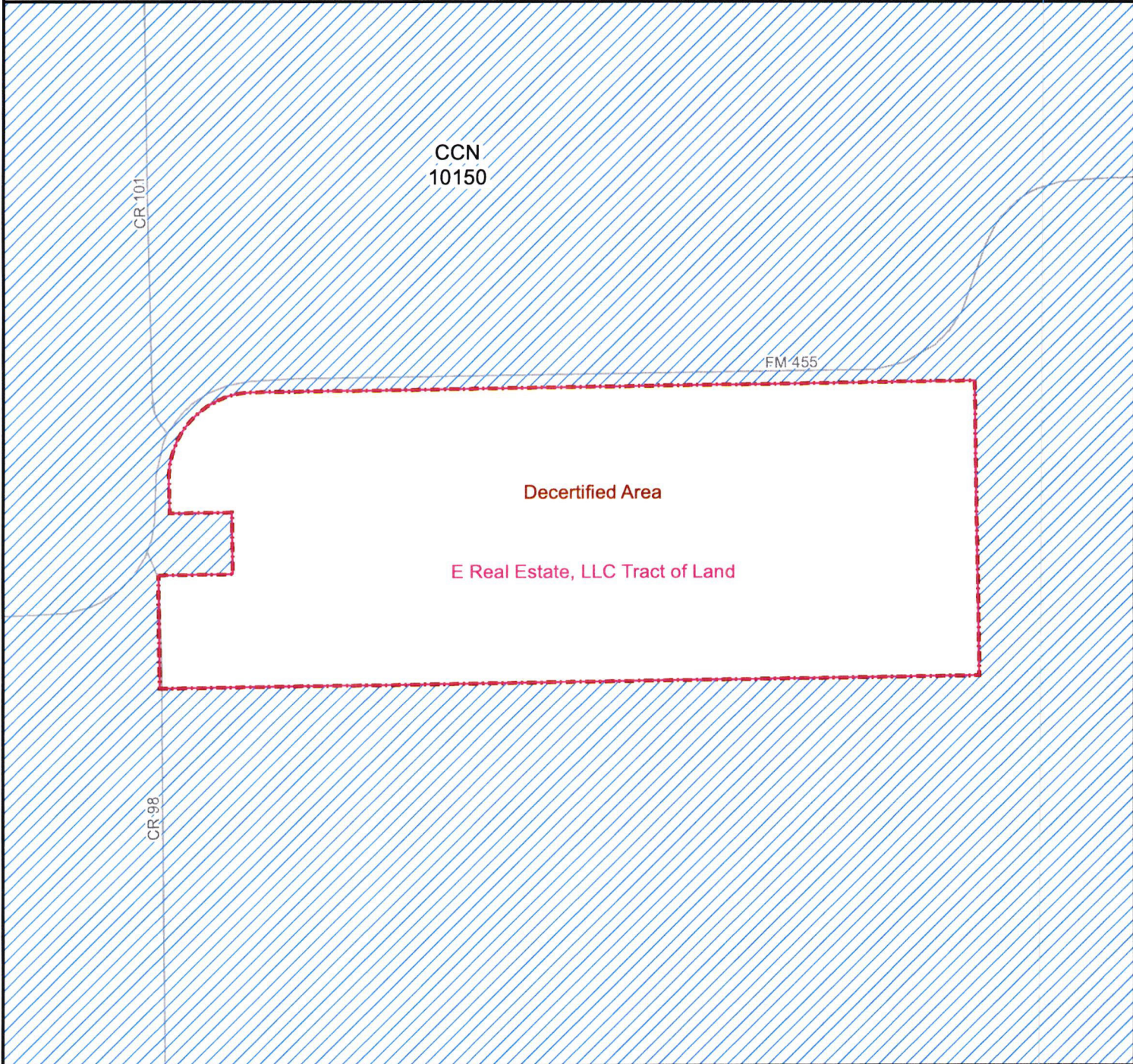
Marilee Special Utility District

having obtained certification to provide water utility service for the convenience and necessity of the public, and it having been determined by this Commission that the public convenience and necessity would in fact be advanced by the provision of such service, Marilee Special Utility District is entitled to this

Certificate of Convenience and Necessity No. 10150

to provide continuous and adequate water utility service to that service area or those service areas in Collin and Grayson Counties as by final Order or Orders duly entered by this Commission, which Order or Orders resulting from Docket No. 52530 are on file at the Commission offices in Austin, Texas; and are matters of official record available for public inspection; and be it known further that these presents do evidence the authority and the duty of the Marilee Special Utility District to provide such utility service in accordance with the laws of this State and Rules of this Commission, subject only to any power and responsibility of this Commission to revoke or amend this Certificate in whole or in part upon a subsequent showing that the public convenience and necessity would be better served thereby.

Marilee Special Utility District
Portion of Water CCN No. 10150
PUC Docket No. 52530
Petition by E Real Estate, LLC to Amend
Marilee Special Utility District's CCN by Streamlined Expedited Release in Collin County



Public Utility Commission of Texas
1701 N. Congress Ave
Austin, TX 78701

Water CCN

 10150 - Marilee Special Utility District

 Tract of Land

 Decertified Area

0 225 450
Feet



Map by: Komal Patel
Date: May 19, 2022
Project: 52530MarileeSUD.mxd

Appendix B

2021 **REGION C** WATER PLAN

Volume I. Main Report

November 2020

Prepared for the Region C Water Planning
Group

Freese and Nichols, Inc.
Plummer Associates, Inc.

CP&Y, Inc.
Cooksey Communications

Attachment Two

*Projected Population for WUGs in
Multiple Counties or Regions*

| County | Water User Group (WUG) | Final Region C Population | | | | | |
|----------------|---------------------------------|---------------------------|----------------|----------------|----------------|----------------|----------------|
| | | 2020 | 2030 | 2040 | 2050 | 2060 | 2070 |
| JOHNSON (G) | JOHNSON COUNTY SUD | 39,437 | 45,811 | 52,381 | 59,562 | 67,296 | 75,558 |
| | JOHNSON COUNTY SUD TOTAL | 42,213 | 48,855 | 55,782 | 63,321 | 71,416 | 80,041 |
| COLLIN | JOSEPHINE | 1,434 | 2,300 | 3,226 | 4,175 | 4,352 | 4,352 |
| HUNT (D) | JOSEPHINE | 184 | 325 | 517 | 783 | 783 | 783 |
| | JOSEPHINE TOTAL | 1,618 | 2,625 | 3,743 | 4,958 | 5,135 | 5,135 |
| DALLAS | LEWISVILLE | 841 | 841 | 841 | 841 | 841 | 841 |
| DENTON | LEWISVILLE | 106,485 | 121,082 | 138,526 | 158,014 | 176,513 | 176,513 |
| | LEWISVILLE TOTAL | 107,326 | 121,923 | 139,367 | 158,855 | 177,354 | 177,354 |
| HENDERSON | MABANK | 3,715 | 4,141 | 4,568 | 5,975 | 8,339 | 11,619 |
| KAUFMAN | MABANK | 6,048 | 6,673 | 7,208 | 9,726 | 13,712 | 19,106 |
| VAN ZANDT (D) | MABANK | 243 | 271 | 299 | 391 | 546 | 761 |
| | MABANK TOTAL | 10,006 | 11,085 | 12,075 | 16,092 | 22,597 | 31,486 |
| KAUFMAN | MACBEE SUD | 267 | 331 | 399 | 501 | 611 | 730 |
| HUNT (D) | MACBEE SUD | 346 | 430 | 544 | 701 | 925 | 1,250 |
| VAN ZANDT (D) | MACBEE SUD | 7,068 | 7,757 | 8,283 | 8,806 | 9,240 | 9,612 |
| | MACBEE SUD TOTAL | 7,681 | 8,518 | 9,226 | 10,008 | 10,776 | 11,592 |
| ELLIS | MANSFIELD | 110 | 130 | 162 | 236 | 293 | 361 |
| TARRANT | MANSFIELD | 67,501 | 85,935 | 102,678 | 127,297 | 146,050 | 164,697 |
| JOHNSON (G) | MANSFIELD | 2,576 | 3,695 | 4,849 | 6,115 | 7,481 | 8,942 |
| | MANSFIELD TOTAL | 70,187 | 89,760 | 107,689 | 133,648 | 153,824 | 174,000 |
| COLLIN | MARILEE SUD | 4,580 | 4,580 | 4,663 | 4,663 | 4,663 | 4,663 |
| GRAYSON | MARILEE SUD | 3,106 | 3,375 | 3,570 | 3,570 | 3,570 | 3,570 |
| | MARILEE SUD TOTAL | 7,686 | 7,955 | 8,233 | 8,233 | 8,233 | 8,233 |
| DALLAS | MESQUITE | 149,800 | 164,758 | 186,045 | 202,822 | 219,171 | 235,561 |
| KAUFMAN | MESQUITE | 136 | 170 | 204 | 257 | 313 | 374 |
| | MESQUITE TOTAL | 149,936 | 164,928 | 186,249 | 203,079 | 219,484 | 235,935 |
| PARKER | MINERAL WELLS | 2,107 | 2,078 | 2,044 | 2,004 | 1,958 | 1,905 |
| PALO PINTO (G) | MINERAL WELLS | 15,820 | 16,978 | 17,760 | 18,483 | 19,034 | 19,470 |

Attachment Four

*Municipal Demand for WUGs in Multiple
Counties or Regions*

| County | Water User Group (WUG) | Region C Final Demand (Acre-Feet per Year) | | | | | |
|----------------|----------------------------------|--|---------------|---------------|---------------|---------------|---------------|
| | | 2020 | 2030 | 2040 | 2050 | 2060 | 2070 |
| HUNT (D) | MACBEE SUD | 23 | 29 | 37 | 47 | 62 | 84 |
| VAN ZANDT (D) | MACBEE SUD | 475 | 521 | 557 | 592 | 621 | 646 |
| | MACBEE SUD TOTAL | 516 | 572 | 621 | 673 | 724 | 779 |
| ELLIS | MANSFIELD | 30 | 35 | 44 | 64 | 79 | 97 |
| TARRANT | MANSFIELD | 18,494 | 23,327 | 27,730 | 34,279 | 39,293 | 44,295 |
| JOHNSON (G) | MANSFIELD | 706 | 1,003 | 1,310 | 1,647 | 2,013 | 2,405 |
| | MANSFIELD TOTAL | 19,230 | 24,365 | 29,084 | 35,990 | 41,385 | 46,797 |
| COLLIN | MARILEE SUD | 675 | 665 | 668 | 666 | 665 | 665 |
| GRAYSON | MARILEE SUD | 458 | 490 | 513 | 510 | 510 | 508 |
| | MARILEE SUD TOTAL | 1,133 | 1,155 | 1,181 | 1,176 | 1,175 | 1,173 |
| DALLAS | MESQUITE | 22,314 | 23,822 | 26,318 | 28,392 | 30,609 | 32,880 |
| KAUFMAN | MESQUITE | 20 | 25 | 29 | 36 | 44 | 52 |
| | MESQUITE TOTAL | 22,334 | 23,847 | 26,347 | 28,428 | 30,653 | 32,932 |
| PARKER | MINERAL WELLS | 343 | 330 | 318 | 308 | 300 | 292 |
| PALO PINTO (G) | MINERAL WELLS | 2,579 | 2,692 | 2,759 | 2,840 | 2,919 | 2,985 |
| | MINERAL WELLS TOTAL | 2,922 | 3,022 | 3,077 | 3,148 | 3,219 | 3,277 |
| ELLIS | MOUNTAIN PEAK SUD | 2,971 | 3,733 | 3,937 | 5,635 | 6,517 | 7,309 |
| JOHNSON (G) | MOUNTAIN PEAK SUD | 1,123 | 1,351 | 1,591 | 1,857 | 2,149 | 2,461 |
| | MOUNTAIN PEAK SUD TOTAL | 4,094 | 5,084 | 5,528 | 7,492 | 8,666 | 9,770 |
| COOKE | MOUNTAIN SPRING WSC | 445 | 468 | 486 | 506 | 801 | 1,279 |
| DENTON | MOUNTAIN SPRING WSC | 9 | 10 | 11 | 12 | 13 | 15 |
| | MOUNTAIN SPRING WSC TOTAL | 454 | 478 | 497 | 518 | 814 | 1,294 |
| DENTON | MUSTANG SUD | 4,549 | 8,361 | 12,201 | 16,049 | 19,904 | 23,763 |
| GRAYSON | MUSTANG SUD | 40 | 39 | 40 | 40 | 41 | 41 |

Attachment Five

Population Served by Major Water Providers and Projected Dry-Year Water Demand for Major Water Providers by Use Category

5D.2.2 Greater Texoma Utility Authority

The Greater Texoma Utility Authority (GTUA) is a political subdivision of the State and is governed by a Board of Directors. GTUA provides its member cities with assistance in financing and construction of water and wastewater facilities. GTUA may also be requested to provide operations services for water and wastewater facilities by member cities and others.

An example of such services is the Collin-Grayson Municipal Alliance (CGMA). The Collin-Grayson Municipal Alliance is a pipeline to deliver water from NTMWD to Anna, Howe, Melissa and Van Alstyne in southern Grayson and northern Collin Counties. **Table 5D.20** lists the projected demands for GTUA and customers.

The GTUA has an existing water right for 83,200 acre-feet per year from Lake Texoma. Of this amount, 11,200 acre-feet per year (limited by the Sherman water treatment plant capacity) is available to existing customers as potable water. Several water users in the surrounding Cooke, Collin, Denton, and Grayson counties have water rights in Lake Texoma but no infrastructure to transport or treat the

supplies. GTUA is currently sponsoring a study to evaluate potential configurations of a Regional Water System to treat and transport these supplies.

To meet the needs of GTUA's current and future demands, the following strategies are recommended:

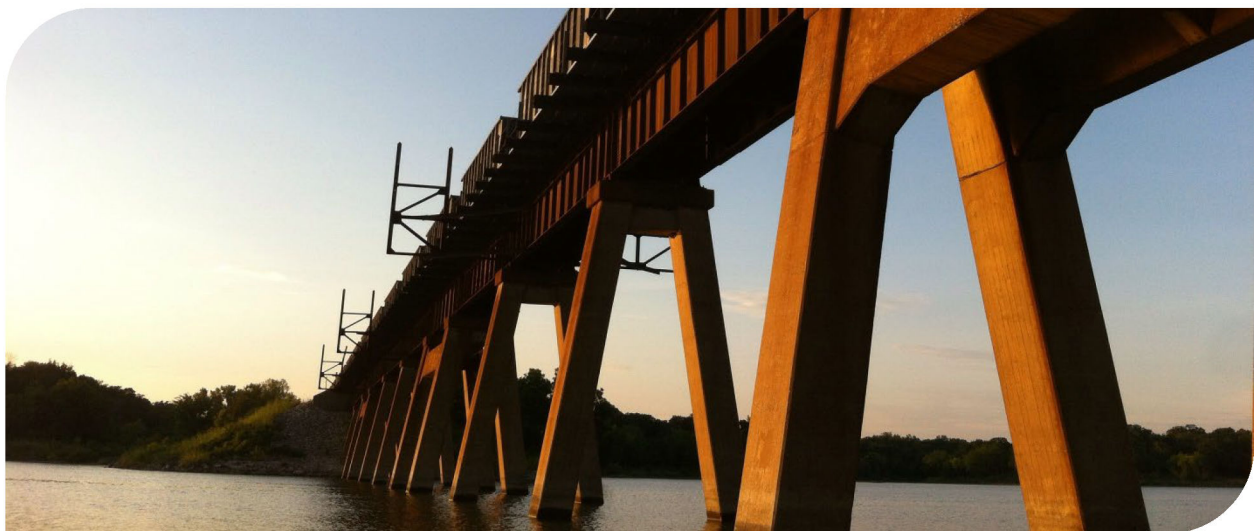
- **Conservation**
- **GTUA Regional Water System – Phase 1**
- **GTUA Regional Water System – Phase 2**
- **Connection from Sherman to CGMA**
- **Parallel CGMA Pipeline (NTMWD)**

If any of the projects identified in the recommended plan are not implemented, GTUA may wish to pursue an alternative strategy.

The following alternative water management strategy is recommended for GTUA:

- **Grayson County Water Supply Project**

These strategies are discussed individually below.



Railway Bridge over Lake Texoma

Conservation. Conservation is the projected conservation savings for the GTUA’s existing and potential customers, based on the recommended Region C water conservation program. Water savings by the GTUA and customers is projected to reach 4,418 acre-feet per year by 2070.

GTUA Regional Water System (Phase I and II). A regional water system strategy was developed for communities in northern Collin, Cooke, northern Denton and Grayson counties. Several of the entities in this area hold water rights in Lake Texoma but currently do not have access to this resource. This strategy focuses on treating

and connecting these entities to Lake Texoma supplies. Phase One will connect participating entities south of Sherman and Phase Two will connect entities west of Sherman.

Connection from Sherman to CGMA. The proposed connection from Sherman to CGMA plans for 5 MGD peak delivery from Sherman.

Parallel CGMA Pipeline (NTMWD). The proposed parallel pipeline for the CGMA is needed to increase the delivery capacity for the system beyond 16,800 acre-feet per year.

Figure 5D.8 Recommended Strategies for Greater Texoma Utility Authority

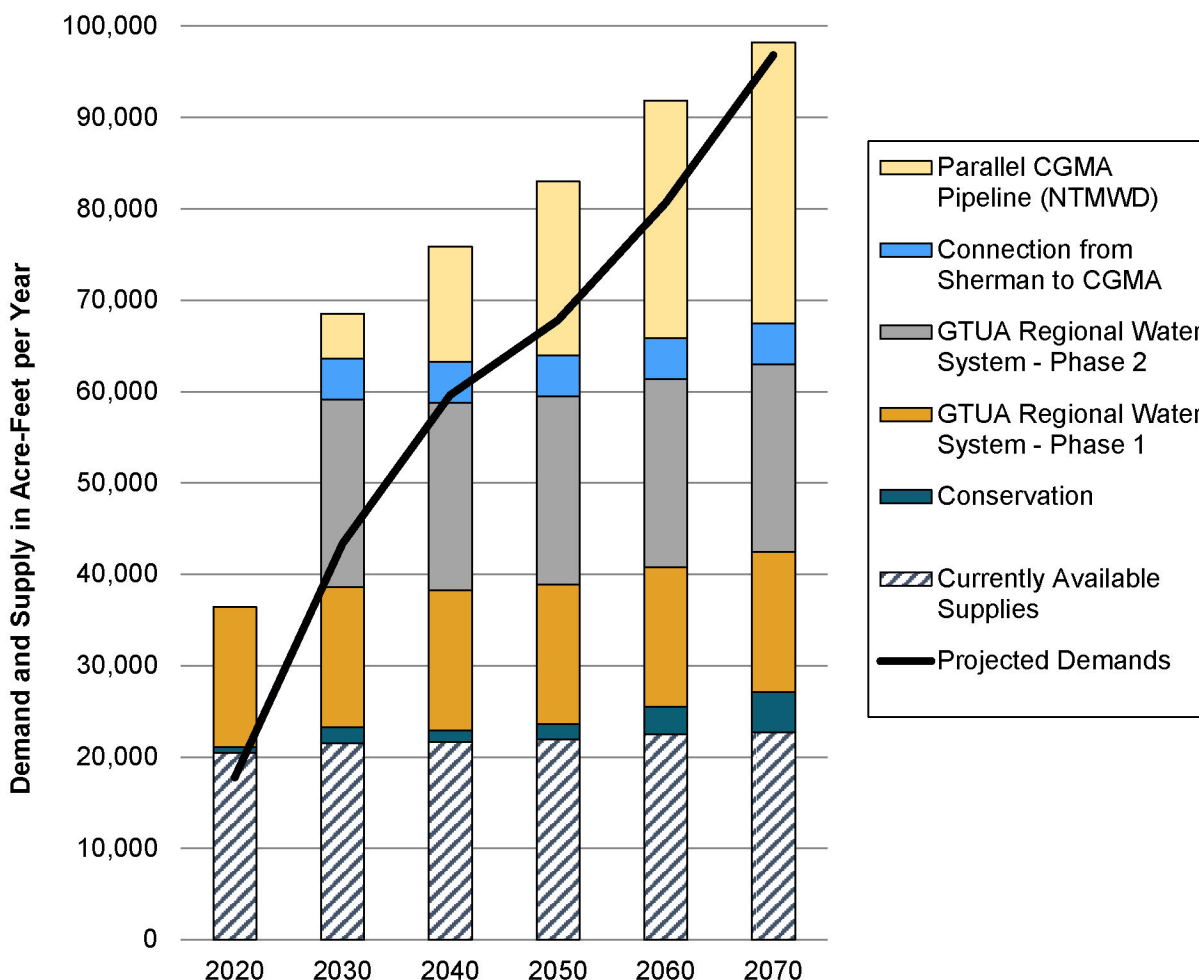


Table 5D.20 Summary of Regional Water Provider Plan – Greater Texoma Utility Authority

| GTUA (Ac-Ft/Yr) | 2020 | 2030 | 2040 | 2050 | 2060 | 2070 |
|---|---------------|---------------|---------------|---------------|---------------|---------------|
| Projected Demands | | | | | | |
| Sherman | 4,967 | 5,309 | 5,418 | 6,275 | 10,091 | 18,492 |
| County Other, Grayson | 747 | 747 | 747 | 747 | 747 | 1,196 |
| Dorchester | 0 | 0 | 0 | 0 | 0 | 0 |
| Manufacturing, Grayson | 2,213 | 2,257 | 2,257 | 2,257 | 2,257 | 2,257 |
| Marilee SUD | 194 | 216 | 242 | 237 | 235 | 235 |
| Steam Electric Power, Grayson | 4,387 | 4,387 | 4,387 | 4,387 | 4,387 | 4,387 |
| <i>Bells</i> | 0 | 10 | 36 | 54 | 384 | 587 |
| <i>County Other, Grayson (Additional)</i> | 0 | 760 | 860 | 960 | 1,060 | 1,160 |
| <i>KentuckyTown WSC</i> | 0 | 47 | 104 | 160 | 300 | 487 |
| <i>Luella SUD</i> | 0 | 40 | 85 | 118 | 181 | 277 |
| <i>Pottsboro</i> | 0 | 0 | 0 | 0 | 0 | 1,126 |
| <i>South Grayson SUD</i> | 0 | 51 | 156 | 222 | 293 | 354 |
| <i>Southmayd</i> | 49 | 59 | 70 | 85 | 146 | 229 |
| <i>Tioga</i> | 0 | 10 | 19 | 31 | 265 | 424 |
| <i>Tom Bean</i> | 0 | 27 | 52 | 83 | 157 | 353 |
| <i>Whitewright</i> | 0 | 0 | 50 | 50 | 100 | 100 |
| Subtotal | 12,557 | 13,920 | 14,483 | 15,666 | 20,603 | 31,664 |
| Other Grayson County through Denison | | | | | | |
| Pottsboro | 406 | 543 | 679 | 918 | 1,512 | 1,682 |
| Subtotal | 406 | 543 | 679 | 918 | 1,512 | 1,682 |
| Collin-Grayson Municipal Alliance | | | | | | |
| Anna | 1,235 | 2,893 | 5,275 | 7,182 | 9,662 | 12,899 |
| Howe | 0 | 24 | 57 | 88 | 134 | 182 |
| Grayson County Manufacturing | 30 | 30 | 30 | 30 | 30 | 30 |
| Melissa | 3,210 | 11,682 | 16,629 | 20,906 | 24,150 | 25,009 |
| Van Alstyne | 10 | 202 | 475 | 750 | 1,912 | 2,539 |
| Subtotal | 4,485 | 14,831 | 22,466 | 28,956 | 35,888 | 40,659 |
| GTUA Regional System (Future) | | | | | | |
| Celina | 0 | 5,605 | 5,605 | 5,605 | 5,605 | 5,605 |
| Collinsville | 0 | 91 | 153 | 231 | 256 | 411 |
| County Other, Collin (Weston) | 0 | 550 | 1,099 | 1,099 | 1,099 | 1,099 |
| Gainesville and Customers | 0 | 1,632 | 5,605 | 5,605 | 5,605 | 5,605 |
| Gunter | 297 | 695 | 2,859 | 2,859 | 2,859 | 2,859 |
| Lake Kiowa SUD | 0 | 886 | 886 | 886 | 886 | 886 |
| Marilee SUD (Additional) | 0 | 1,390 | 1,558 | 1,558 | 1,515 | 1,439 |
| Northwest Grayson County WCID 1 | 0 | 194 | 572 | 572 | 572 | 572 |
| Pilot Point | 0 | 975 | 1,256 | 1,256 | 1,256 | 1,256 |

| GTUA (Ac-Ft/Yr) | 2020 | 2030 | 2040 | 2050 | 2060 | 2070 |
|---|---------------|---------------|---------------|---------------|---------------|---------------|
| Two Way SUD | 0 | 867 | 1,007 | 1,204 | 1,603 | 1,682 |
| Whitesboro | 0 | 461 | 453 | 441 | 471 | 471 |
| Woodbine WSC | 0 | 716 | 942 | 942 | 942 | 942 |
| Subtotal | 297 | 14,062 | 21,995 | 22,258 | 22,669 | 22,827 |
| | | | | | | |
| Projected Demands | 17,745 | 43,356 | 59,623 | 67,798 | 80,672 | 96,832 |
| <i>Treated Water Demand</i> | <i>13,358</i> | <i>38,969</i> | <i>55,236</i> | <i>63,411</i> | <i>76,285</i> | <i>92,445</i> |
| <i>Raw Water Demand</i> | <i>4,387</i> | <i>4,387</i> | <i>4,387</i> | <i>4,387</i> | <i>4,387</i> | <i>4,387</i> |
| | | | | | | |
| Existing Supplies | | | | | | |
| Lake Texoma (Potable-Limited by Sherman WTP) | 11,210 | 11,210 | 11,210 | 11,210 | 11,210 | 11,210 |
| Supply for Pottsboro (from Denison) | 406 | 543 | 679 | 918 | 1,512 | 1,682 |
| Collin-Grayson Municipal Alliance Pipeline Project (From NTMWD) | 4,485 | 5,400 | 5,400 | 5,400 | 5,400 | 5,400 |
| Potable Water Available | 16,101 | 17,153 | 17,289 | 17,528 | 18,122 | 18,292 |
| Lake Texoma Raw (current use) ^a | 4,387 | 4,387 | 4,387 | 4,387 | 4,387 | 4,387 |
| Total Supplies | 20,488 | 21,540 | 21,676 | 21,915 | 22,509 | 22,679 |
| | | | | | | |
| Treated Water Need (Demand-Supply) | 0 | 21,816 | 37,947 | 45,883 | 58,163 | 74,153 |
| Raw Water Need (Demand-Supply) | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | | | | |
| Water Management Strategies | | | | | | |
| Conservation (Wholesale Customers) | 607 | 1,712 | 1,249 | 1,668 | 2,965 | 4,418 |
| GTUA Regional Water System – Phase 1 | 15,332 | 15,332 | 15,332 | 15,332 | 15,332 | 15,332 |
| GTUA Regional Water System – Phase 2 | 0 | 20,540 | 20,540 | 20,540 | 20,540 | 20,540 |
| Connection from Sherman to CGMA | 0 | 4,484 | 4,484 | 4,484 | 4,484 | 4,484 |
| Parallel CGMA Pipeline (NTMWD) | 0 | 4,947 | 12,582 | 19,072 | 26,004 | 30,775 |
| Total Supplies from Strategies | 15,939 | 47,015 | 54,187 | 61,096 | 69,325 | 75,549 |
| Total Supplies | 36,427 | 68,555 | 75,863 | 83,011 | 91,834 | 98,228 |
| Reserve or (Shortage) | 18,682 | 25,200 | 16,240 | 15,213 | 11,162 | 1,396 |
| Management Supply Factor | 2.05 | 1.58 | 1.27 | 1.22 | 1.14 | 1.01 |

^aGTUA has a water right in Texoma for 83,200 acre-feet per year. Currently, they have facilities to use 11,210 acre-feet per year of treated water and 6,163 acre-feet per year of raw water. Use of additional water will require additional facilities.

Table 5D.21 Summary of Costs for Recommended Strategies - GTUA

| Strategy | Date to be Developed | Quantity for GTUA (Ac-Ft/Yr) | GTUA Share of Capital Costs | Unit Cost (\$/1000 gal) | | Table for Details |
|--------------------------------------|----------------------|------------------------------|--|-------------------------|--------------------|-------------------|
| | | | | With Debt Service | After Debt Service | |
| Conservation ^a | 2020 | 4,418 | Included under County Summaries in Chapter 5E. | | | |
| GTUA Regional Water System – Phase 1 | 2020 | 15,332 | \$243,986,000 | \$5.72 | \$3.06 | H.72 |
| GTUA Regional Water System – Phase 2 | 2030 | 20,540 | \$224,083,000 | \$4.75 | \$2.93 | H.73 |
| Connection from Sherman to CGMA | 2030 | 4,484 | \$31,115,000 | \$1.78 | \$0.28 | H.71 |
| Parallel CGMA Pipeline (NTMWD) | 2030 | 30,775 | \$89,989,000 | \$3.55 | \$2.72 | H.70 |
| Total GTUA Capital Costs | | | \$589,173,000 | | | |

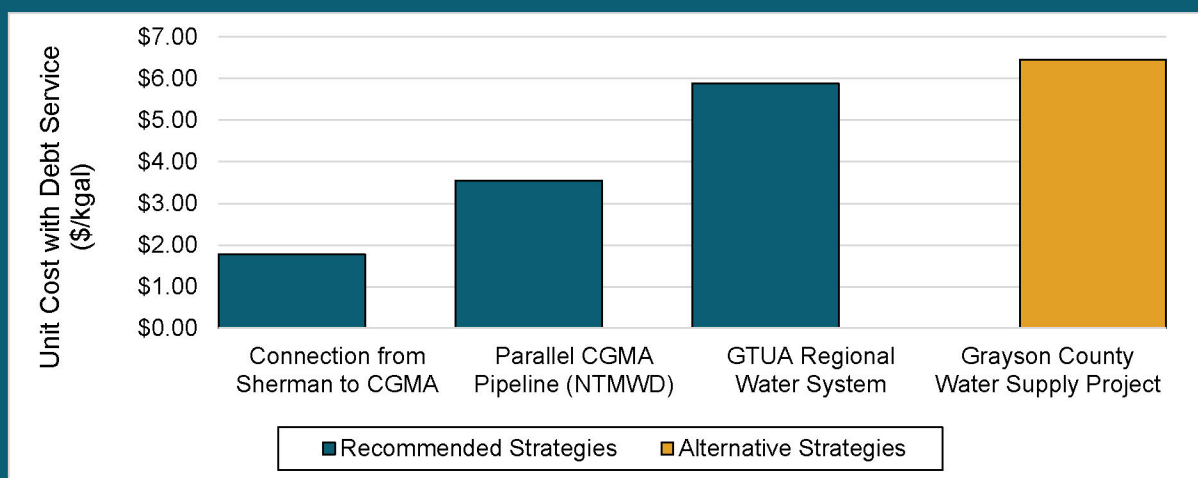
^aGTUA has no retail sales, so conservation savings are reflected in their customers' conservation savings.

Table 5D.22 Summary of Costs for Alternative Strategies - GTUA

| Strategy | Date to be Developed | Quantity for GTUA (Ac-Ft/Yr) | GTUA Share of Capital Costs | Unit Cost (\$/1000 gal) | | Table for Details |
|-------------------------------------|----------------------|------------------------------|-----------------------------|-------------------------|--------------------|-------------------|
| | | | | With Debt Service | After Debt Service | |
| Grayson County Water Supply Project | 2020 | 37,610 | \$657,965,000 | \$6.45 | \$3.53 | H.74 |
| Total GTUA Capital Costs | | | \$657,965,000 | | | |

Strategy Unit Costs

Costs were developed for both recommended and alternative strategies. Costs are summarized in Table 5D.21 and Table 5D.22.



Marilee Special Utility District

Marilee SUD is located in northeastern Collin County and southwestern Grayson County. The SUD currently gets its water supplies from treated water purchased from Sherman and from the Trinity aquifer. Water management strategies include conservation and additional water from Sherman through the GTUA Regional Water System. **Table 5E.212** shows the projected population and demand, the current supplies, and the water management strategies for Marilee SUD.

Table 5E.212 Summary of Water User Group – Marilee SUD

| (Values in Ac-Ft/Yr) | 2020 | 2030 | 2040 | 2050 | 2060 | 2070 |
|---|--------------|--------------|--------------|--------------|--------------|--------------|
| Projected Population | 7,686 | 7,955 | 8,233 | 8,233 | 8,233 | 8,233 |
| Projected Demands | | | | | | |
| Municipal Demand | 1,133 | 1,155 | 1,181 | 1,176 | 1,174 | 1,174 |
| Total Projected Demand | 1,133 | 1,155 | 1,181 | 1,176 | 1,174 | 1,174 |
| | | | | | | |
| Currently Available Supplies | | | | | | |
| Trinity Aquifer | 939 | 939 | 939 | 939 | 939 | 939 |
| Sherman | 194 | 216 | 242 | 237 | 192 | 116 |
| Total Currently Available Supplies | 1,133 | 1,155 | 1,181 | 1,176 | 1,131 | 1,055 |
| | | | | | | |
| Need (Demand – Supply) | 0 | 0 | 0 | 0 | 43 | 119 |
| | | | | | | |
| Water Management Strategies | | | | | | |
| Water Conservation | 10 | 14 | 12 | 16 | 20 | 23 |
| GTUA Regional Water System | 0 | 1,376 | 1,546 | 1,542 | 1,538 | 1,535 |
| Total Supplies from Strategies | 10 | 1,390 | 1,558 | 1,558 | 1,558 | 1,558 |
| Reserve (Shortage) | 10 | 1,390 | 1,558 | 1,558 | 1,515 | 1,439 |

Mustang Special Utility District

Mustang SUD is located in northeastern Denton County and Grayson County. The SUD is a wholesale water provider, and the discussion of its water supply plans is under Denton County in **Section 5E.4**.

Sherman

Sherman is the largest city in Grayson County and is located in the center of the county. Sherman is a wholesale water provider (WWP) that provides water to Grayson County Steam Electric Power, Grayson County Manufacturing, Grayson County Other, Dorchester and Marilee Special Utility District.

In the future, Sherman is assumed to treat water for other water suppliers in Collin, Grayson, Denton, and Cooke Counties through their own Texoma supplies, the GTUA Regional Water System and the existing Collin-Grayson Municipal Alliance (Anna, Howe, Melissa and Van Alstyne).

Several water users in the county plan to participate in the GTUA Regional Water System. Several entities hold water rights in Lake Texoma but currently do not have access to this resource. The GTUA Regional Water System strategy would make additional supplies available by treating Lake Texoma water and delivering to these WUGs. The strategy assumes that supplies will be transported to and then treated at the existing Sherman WTP. Details on the GTUA Regional Water System are discussed further in **Appendix G**.

Sherman uses groundwater from the Trinity and Woodbine aquifers and water from Lake Texoma purchased from the Greater Texoma Utility Authority. Sherman's existing water treatment plant has a peak capacity of 20 MGD and is capable of treating the high TDS levels from Lake Texoma without needing to blend with other sources. There are sufficient supplies in Lake Texoma to meet needs for Sherman and its customers over the planning period. Recommended water management strategies include expanding the existing treatment plant and the necessary raw water delivery infrastructure. Planned WTP expansions will be located at the existing site.

Table 5E.218 shows the projected demand, the current supplies, and the water management strategies for Sherman.

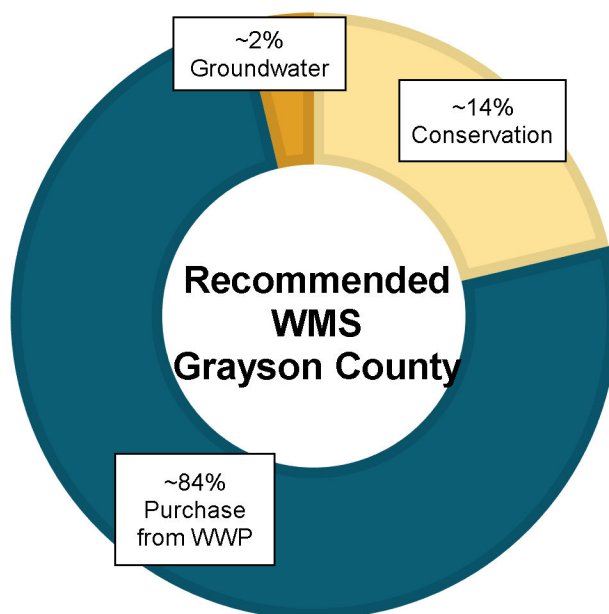
Table 5E.218 Summary of Wholesale Water Provider and Customers – Sherman

| (Values in Ac-Ft/Yr) | 2020 | 2030 | 2040 | 2050 | 2060 | 2070 |
|---|---------------|---------------|---------------|---------------|---------------|---------------|
| Projected Demands | | | | | | |
| Sherman | 10,701 | 11,043 | 11,152 | 12,009 | 15,825 | 24,226 |
| County Other, Grayson | 747 | 747 | 747 | 747 | 747 | 1,196 |
| Dorchester | 84 | 84 | 84 | 84 | 84 | 84 |
| Manufacturing, Grayson | 2,213 | 2,257 | 2,257 | 2,257 | 2,257 | 2,257 |
| Marilee SUD | 194 | 216 | 242 | 237 | 235 | 235 |
| Steam Electric Power, Grayson | 4,387 | 4,387 | 4,387 | 4,387 | 4,387 | 4,387 |
| Future Direct Customers | | | | | | |
| Anna | 0 | 1,235 | 875 | 1,053 | 1,112 | 1,207 |
| Bells | 0 | 10 | 36 | 54 | 384 | 587 |
| County Other, Grayson (Additional) | 0 | 760 | 860 | 960 | 1,060 | 1,160 |
| Howe | 0 | 7 | 11 | 14 | 17 | 20 |
| Manufacturing, Grayson | 0 | 9 | 6 | 5 | 4 | 3 |
| Kentucky Town WSC | 0 | 47 | 104 | 160 | 300 | 487 |
| Luella SUD | 0 | 40 | 85 | 118 | 181 | 277 |
| Melissa | 0 | 3,172 | 3,497 | 3,296 | 3,112 | 2,974 |
| Pottsboro | 0 | 0 | 0 | 0 | 0 | 1,126 |
| South Grayson SUD | 0 | 51 | 156 | 222 | 293 | 354 |
| Southmayd | 49 | 59 | 70 | 85 | 146 | 229 |
| Tioga | 0 | 10 | 19 | 31 | 265 | 424 |
| Tom Bean | 0 | 27 | 52 | 83 | 157 | 353 |
| Van Alstyne | 0 | 61 | 95 | 116 | 239 | 280 |
| Whitewright | 0 | 0 | 50 | 50 | 100 | 100 |
| GTUA Regional Water System Customers | | | | | | |
| Celina | 0 | 5,605 | 5,605 | 5,605 | 5,605 | 5,605 |
| Collinsville | 0 | 91 | 153 | 231 | 256 | 411 |
| County Other, Collin (Weston) | 0 | 550 | 1,099 | 1,099 | 1,099 | 1,099 |
| Gainesville and Customers | 0 | 1,632 | 5,605 | 5,605 | 5,605 | 5,605 |
| Gunter | 297 | 695 | 2,859 | 2,859 | 2,859 | 2,859 |
| Lake Kiowa SUD | 0 | 886 | 886 | 886 | 886 | 886 |
| Marilee SUD (Additional) | 0 | 1,390 | 1,558 | 1,558 | 1,515 | 1,439 |
| Northwest Grayson County WCID 1 | 0 | 194 | 572 | 572 | 572 | 572 |
| Pilot Point | 0 | 975 | 1,256 | 1,256 | 1,256 | 1,256 |
| Two Way SUD | 0 | 867 | 1,007 | 1,204 | 1,603 | 1,682 |
| Whitesboro | 0 | 461 | 453 | 441 | 471 | 471 |
| Woodbine WSC | 0 | 716 | 942 | 942 | 942 | 942 |
| Total Projected Demand | 18,672 | 38,284 | 46,780 | 48,226 | 53,574 | 64,793 |
| Treated Water Demand | 14,285 | 33,897 | 42,393 | 43,839 | 49,187 | 60,406 |
| Raw Water Demand (for SEP) | 4,387 | 4,387 | 4,387 | 4,387 | 4,387 | 4,387 |
| | | | | | | |

| (Values in Ac-Ft/Yr) | 2020 | 2030 | 2040 | 2050 | 2060 | 2070 |
|--|---------------|---------------|---------------|---------------|---------------|---------------|
| Currently Available Supplies | | | | | | |
| Trinity Aquifer | 4,822 | 4,822 | 4,822 | 4,822 | 4,822 | 4,822 |
| Woodbine Aquifer | 996 | 996 | 996 | 996 | 996 | 996 |
| GTUA (Lake Texoma, Treated, Limited by WTP) | 11,210 | 11,210 | 11,210 | 11,210 | 11,210 | 11,210 |
| GTUA (Lake Texoma, Raw for SEP) | 4,387 | 4,387 | 4,387 | 4,387 | 4,387 | 4,387 |
| Total Currently Available Supplies (Treated Supplies) | 17,028 | 17,028 | 17,028 | 17,028 | 17,028 | 17,028 |
| Total Currently Available Supplies (Raw Supplies) | 4,387 | 4,387 | 4,387 | 4,387 | 4,387 | 4,387 |
| | | | | | | |
| Treated Need (Demand – Supply) | 0 | 16,869 | 25,365 | 26,811 | 32,159 | 43,378 |
| Raw Water Need (Demand – Supply) | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | | | | |
| Water Management Strategies | | | | | | |
| Conservation (retail) | 152 | 206 | 195 | 251 | 1,048 | 1,868 |
| Conservation (wholesale) | 93 | 190 | 173 | 216 | 352 | 732 |
| Additional Texoma Supply from GTUA: | 20,937 | 41,477 | 47,082 | 47,082 | 52,687 | 63,897 |
| <i>GTUA Regional Water System</i> | 15,332 | 35,872 | 35,872 | 35,872 | 35,872 | 35,872 |
| <i>10 MGD WTP Expansion (desal)</i> | 5,605 | 5,605 | 5,605 | 5,605 | 5,605 | 5,605 |
| <i>10 MGD WTP Expansion (desal)</i> | | | 5,605 | 5,605 | 5,605 | 5,605 |
| <i>10 MGD WTP Expansion (desal)</i> | | | | | 5,605 | 5,605 |
| <i>20 MGD WTP Expansion (desal)</i> | | | | | | 11,210 |
| Total Supplies from Strategies | 21,182 | 41,873 | 47,450 | 47,549 | 54,087 | 66,497 |
| Reserve (Shortage) | 42,597 | 63,288 | 68,865 | 68,964 | 75,502 | 87,912 |

5E.8.2 Summary of Costs for Grayson County

Table 5E.228 summarizes the costs of the water management strategies recommended for the WUGs and WWPs who have the majority of their demand located in Grayson County. Total quantities from **Table 5E.228** will not necessarily match total county demands. This is due mainly to water users whose sum of strategies results in a reserve as well as due to water users located in multiple counties (or wholesale water providers who develop strategies and then sell water to users in other counties). Quantities from infrastructure projects needed to deliver and/or treat water (shown in *gray italics*) are not included since the supplies are associated with other strategies. To avoid double-counting quantities of supplies, the quantities in *gray italics* are **not** included in the total.



The majority of the future supplies needed to meet demands within Collin County are projected to come through purchases from wholesale water providers and the GTUA Regional System Project. Other strategies include conservation and groundwater.

Table 5E.229 summarizes the recommended water management strategies within Grayson County individually. Alternative strategies are also included. More detailed cost estimates are located in **Appendix H**.

Table 5E.228 Summary of Recommended Water Management Strategies for Grayson County

| Type of Strategy | Quantity (Ac-Ft/Yr) | Capital Costs |
|----------------------------------|---------------------|----------------------|
| Conservation ^a | 4,491 | \$2,036,218 |
| Purchase from WWP | 28,114 | \$0 |
| <i>Additional Infrastructure</i> | <i>45,167</i> | <i>\$543,531,000</i> |
| Groundwater | 790 | \$10,214,000 |
| Total | 33,395 | \$555,781,218 |

^aThe conservation quantities represent the sum of the individual water user groups who have the majority of their service areas located in the county, not the total conservation in the county.

Table 5E.229 Costs for Recommended Water Management Strategies for Grayson County

| WWP or WUG | Strategy | Online by: | Quantity (Ac-Ft/Yr) ^b | Capital Costs ^c | Unit Cost (\$/1000 gal) | | Table |
|--------------|--|--------------------|----------------------------------|---------------------------------|-------------------------|--------------------|-------|
| | | | | | With Debt Service | After Debt Service | |
| WWPs | | | | | | | |
| Denison | Conservation (retail) | 2020 | 1,695 | \$698,755 | \$1.65 | \$0.83 | H.11 |
| | Conservation (wholesale) | 2020 | Included with WUGs. | | | | |
| | <i>New 4 MGD Desalination WTP</i> | 2030 | 2,242 | \$36,137,000 | \$7.33 | \$3.85 | H.13 |
| | <i>10 MGD Desalination WTP Expansion</i> | 2060 | 4,531 | \$82,213,000 | \$6.46 | \$3.30 | H.12 |
| | <i>Expand Raw Water Delivery from Lake Texoma - Phase I</i> | 2030 | 2,242 | \$17,674,000 | \$1.95 | \$0.25 | H.127 |
| | <i>Expand Raw Water Delivery from Lake Texoma - Phase II</i> | 2060 | 5,605 | \$9,022,000 | \$0.41 | \$0.06 | H.128 |
| Sherman | Conservation (retail) | 2020 | 1,868 | \$628,668 | \$0.89 | \$0.00 | H.11 |
| | Conservation (wholesale) | 2020 | Included with WUGs. | | | | |
| | GTUA Regional Water System | 2020 | 13,045 | See GTUA in Chapter 5D . | | | |
| | <i>10 MGD WTP Expansion (desal)</i> | 2020 | 5,605 | \$82,213,000 | \$6.46 | \$3.30 | H.13 |
| | <i>10 MGD WTP Expansion (desal)</i> | 2040 | 5,605 | \$82,213,000 | \$6.46 | \$3.30 | H.13 |
| | <i>10 MGD WTP Expansion (desal)</i> | 2060 | 5,605 | \$82,213,000 | \$6.46 | \$3.30 | H.13 |
| | <i>20 MGD WTP Expansion (desal)</i> | 2070 | 11,210 | \$149,002,000 | \$5.90 | \$3.03 | H.13 |
| WUGs | | | | | | | |
| Bells | Conservation | 2020 | 16 | \$292,347 | \$31.56 | \$0.00 | H.11 |
| | Connect to Sherman | 2030 | 571 | \$0 | \$3.48 | \$3.48 | None |
| | New Well(s) in Woodbine Aquifer | 2030 | 55 | \$822,000 | \$5.91 | \$2.68 | H.14 |
| Collinsville | Conservation | 2020 | 13 | \$16,010 | \$1.73 | \$0.00 | H.11 |
| | GTUA Regional Water System | 2030 | 398 | \$0 | \$4.75 | \$2.93 | None |
| Desert WSC | Conservation | See Fannin County. | | | | | |
| | New Well | | | | | | |
| Dorchester | Conservation | 2020 | 3 | \$5,172 | \$1.12 | \$0.00 | H.11 |

| WWP or WUG | Strategy | Online by: | Quantity (Ac-Ft/Yr) ^b | Capital Costs ^c | Unit Cost (\$/1000 gal) | | Table |
|---------------------------------|--|--------------------|----------------------------------|--------------------------------|-------------------------|--------------------|-------|
| | | | | | With Debt Service | After Debt Service | |
| | New Well(s) in Trinity Aquifer | 2020 | 90 | \$1,845,000 | \$6.33 | \$1.90 | H.14 |
| Gunter | Conservation | 2020 | 19 | \$22,898 | \$6.30 | \$0.00 | H.11 |
| | New Well(s) in Trinity Aquifer | 2020 | 50 | \$1,835,000 | \$10.41 | \$2.48 | H.14 |
| | GTUA Regional Water System | 2030 | 2,854 | \$0 | \$5.72 | \$3.06 | None |
| Howe | Conservation | 2020 | 9 | \$28,900 | \$3.12 | \$0.00 | H.11 |
| | NTMWD through GTUA (CGMA) | 2040 | 66 | \$0 | \$0.50 | \$0.50 | None |
| | Sherman through GTUA (CGMA) | 2030 | 20 | \$0 | \$3.48 | \$3.48 | None |
| | <i>CGMA Supplies</i> | <i>2030</i> | <i>86</i> | <i>See GTUA in Chapter 5D.</i> | | | |
| | <i>ALTERNATIVE Grayson County Water Supply Project</i> | <i>2030</i> | <i>79</i> | <i>See GTUA in Chapter 5D.</i> | | | |
| Kentuckytown WSC | Conservation | 2020 | 17 | \$18,044 | \$1.30 | \$0.00 | H.11 |
| | Connect to Sherman | 2030 | 470 | \$0 | \$3.48 | \$3.48 | None |
| Luella SUD | Conservation | 2020 | 13 | \$23,749 | \$1.71 | \$0.00 | H.11 |
| | Connect to Sherman | 2040 | 264 | \$0 | \$3.48 | \$3.48 | None |
| Marilee SUD ^a | Conservation | See Collin County. | | | | | |
| | Sherman | | | | | | |
| Mustang SUD ^a | Conservation | See Denton County. | | | | | |
| | Other measures | | | | | | |
| Northwest Grayson County WCID 1 | Conservation | 2020 | 8 | \$4,053 | \$0.44 | \$0.00 | H.11 |
| | GTUA Regional Water System | 2030 | 572 | \$0 | \$4.75 | \$2.93 | H.73 |
| | New Well(s) in Trinity Aquifer | 2020 | 247 | \$2,730,000 | \$4.18 | \$1.80 | H.14 |
| Oak Ridge South Gale WSC | Conservation | 2020 | 9 | \$6,787 | \$0.73 | \$0.00 | H.11 |
| | Denison | 2020 | 225 | \$0 | \$3.00 | \$3.00 | None |
| Pink Hill WSC | Conservation | 2020 | 10 | \$10,957 | \$1.18 | \$0.00 | H.11 |
| | New Well(s) in Woodbine Aquifer | 2030 | 124 | \$1,088,000 | \$3.72 | \$1.83 | H.14 |

| WWP or WUG | Strategy | Online by: | Quantity (Ac-Ft/Yr) ^b | Capital Costs ^c | Unit Cost (\$/1000 gal) | | Table |
|--|--|--------------------|----------------------------------|--------------------------------|-------------------------|--------------------|-------|
| | | | | | With Debt Service | After Debt Service | |
| | New Well(s) in Trinity Aquifer | 2030 | 124 | \$1,088,000 | \$3.72 | \$1.83 | H.14 |
| Pottsboro | Conservation | 2020 | 211 | \$26,823 | \$1.41 | \$0.82 | H.11 |
| | Denison | 2020 | 1,009 | \$0 | \$3.00 | \$3.00 | None |
| | Connect to Sherman | 2070 | 915 | \$0 | \$3.48 | \$3.48 | None |
| Red River Authority of Texas | Conservation | 2020 | 9 | \$30,217 | \$2.17 | \$0.00 | H.11 |
| South Grayson SUD ^a | Conservation | 2020 | 17 | \$7,852 | \$0.34 | \$0.00 | H.11 |
| | Connect to Sherman | 2030 | 337 | \$0 | \$3.48 | \$3.48 | None |
| Southmayd | Conservation | 2020 | 6 | \$10,849 | \$2.34 | \$0.00 | H.11 |
| | Connect to Sherman | 2020 | 223 | \$0 | \$3.48 | \$3.48 | None |
| Southwest Fannin County SUD ^a | Conservation | See Fannin County. | | | | | |
| | New Well in Woodbine with Transmission Facilities | | | | | | |
| | Fannin County WSP | | | | | | |
| Starr WSC | Conservation | 2020 | 10 | \$14,384 | \$1.55 | \$0.00 | H.11 |
| Tioga | Conservation | 2020 | 95 | \$14,836 | \$0.19 | \$0.00 | H.11 |
| | Connect to Sherman | 2050 | 329 | \$0 | \$3.48 | \$3.48 | None |
| | <i>ALTERNATIVE Grayson County Water Supply Project</i> | 2050 | 329 | <i>See GTUA in Chapter 5D.</i> | | | |
| Tom Bean | Conservation | 2020 | 168 | \$9,742 | \$1.05 | \$0.99 | H.11 |
| | Connect to Sherman | 2060 | 185 | \$0 | \$3.48 | \$3.48 | None |
| Two Way SUD ^a | Conservation | 2020 | 46 | \$39,344 | \$1.70 | \$0.11 | H.11 |
| | GTUA Regional Water System | 2030 | 1,636 | \$0 | \$4.75 | \$2.93 | None |
| Van Alstyne | Conservation | 2020 | 181 | \$41,490 | \$0.37 | \$0.04 | H.11 |
| | Sherman through GTUA (CGMA) | 2030 | 280 | \$0 | \$3.48 | \$3.48 | None |
| | NTMWD through GTUA (CGMA) | 2040 | 1,067 | \$0 | \$0.50 | \$0.50 | None |
| | <i>CGMA Supplies</i> | 2040 | 1,347 | <i>See GTUA in Chapter 5D.</i> | | | |

| WWP or WUG | Strategy | Online by: | Quantity (Ac-Ft/Yr) ^b | Capital Costs ^c | Unit Cost (\$/1000 gal) | | Table |
|---------------------------------------|--|--------------------|----------------------------------|--------------------------------|-------------------------|--------------------|-------|
| | | | | | With Debt Service | After Debt Service | |
| | <i>Water System Improvements</i> | 2040 | 1,067 | \$2,844,000 | \$0.72 | \$0.15 | H.129 |
| Westminster WSC ^a | Conservation | See Collin County. | | | | | |
| Whitesboro | Conservation | 2020 | 15 | \$44,649 | \$2.41 | \$0.00 | H.11 |
| | GTUA Regional Water System | 2030 | 462 | \$0 | \$4.75 | \$2.93 | None |
| Whitewright ^a | Conservation | 2020 | 6 | \$21,871 | \$2.36 | \$0.00 | H.11 |
| | Connect to Sherman | 2040 | 96 | \$0 | \$3.48 | \$3.48 | None |
| Woodbine WSC ^a | Conservation | See Cooke County. | | | | | |
| | GTUA Regional Water System | | | | | | |
| County Other and Non-Municipal | | | | | | | |
| County Other, Grayson | Conservation | 2020 | 47 | \$17,821 | \$0.64 | \$0.00 | H.11 |
| | Denison | 2020 | 205 | \$0 | \$3.00 | \$3.00 | None |
| | Sherman | 2020 | 1,719 | \$0 | \$3.48 | \$3.48 | None |
| Irrigation, Grayson | None | None | | | | | |
| Livestock, Grayson | None | None | | | | | |
| Manufacturing, Grayson | Sherman | 2060 | 1,144 | \$0 | \$3.48 | \$3.48 | None |
| | NTMWD through GTUA (CGMA) | 2030 | 13 | \$0 | \$0.50 | \$0.50 | None |
| | Sherman through GTUA (CGMA) | 2030 | 9 | \$0 | \$3.48 | \$3.48 | None |
| | <i>CGMA Supplies</i> | 2030 | 22 | <i>See GTUA in Chapter 5D.</i> | | | |
| | <i>ALTERNATIVE Direct Reuse from Sherman</i> | 2020 | 561 | \$8,289,000 | \$3.80 | \$0.61 | H.130 |
| Mining, Grayson | New Well(s) in Trinity Aquifer | 2020 | 100 | \$806,000 | \$2.04 | \$0.29 | H.14 |
| Steam Electric Power, Grayson | None | None | | | | | |

^aWater User Groups extend into more than one county

^bQuantities listed are for the WUG only. They do not include the WUG's customers.

^cPurchases from wholesale water providers that require no new infrastructure have no capital costs. The unit costs shown in the table represent the cost to purchase water from the WWP.

Appendix C

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| Trans. No. | Control No. | CCN Holder (CCN No.) | Appraiser | Value for Factor: (1) | | | | | | | | Notes | Final Commission Order (If any) | | |
|------------|-------------|---|--------------------------------|-----------------------|------|------------|------|----------|------|-----------|------|------------|--|---|---|
| | | | | A | B | C | D | E | F | G | H | | | Total | |
| 1 | 44555 | Tall Timbers Utility Company, Inc. (20694 S) | NewGen Strategies & Solutions | | | | | | | | | | \$ - | Conclusion that there is no property that has been rendered useless and valueless as a result of decertification by the TCEQ and the provision of service by the City to the area in question. | No Compensation due. |
| 2 | 45244 | Aqua Texas, Inc. (13201 W, 21059 S) | NewGen Strategies & Solutions | | | | | | | | | | \$ - | Conclusion that there is no property that has been rendered useless and valueless as a result of decertification by the TCEQ and the provision of service by the City to the area in question. | Fort Worth owes no compensation to Aqua and may provide retail water and sewer service to the Property. |
| 3 | 45292 | Suetrak USA Company, Inc. (11916 W, 20629 S) | NewGen Strategies & Solutions | | | | | | | | | | \$ - | Conclusion that there is no property that has been rendered useless and valueless as a result of decertification by the TCEQ and the provision of service by the City to the area in question. | No Compensation due. |
| 4 | 45450 | Aqua Texas, Inc. (13201 W) | NewGen Strategies & Solutions | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 542 | \$ - | \$ 542 | Conclusion that there is no property that has been rendered useless and valueless as a result of decertification by the TCEQ and the provision of service by Mustang SUD to the area in question. However, if a monetary compensation determination were to be made, it is our opinion that the compensation to be provided is \$541.96. | No Compensation due. | |
| 5 | 45462 | Aqua Texas, Inc. (13201 W) | NewGen Strategies & Solutions | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 4,341 | \$ - | \$ 4,341 | Conclusion that there is no property that has been rendered useless and valueless as a result of decertification by the TCEQ and the provision of service by Mustang SUD to the area in question. However, if a monetary compensation determination were to be made, it is our opinion that the compensation to be provided is \$4,340.54. | No Compensation due. | |
| 6 | 45679 | Guadalupe-Blanco River Authority (20892 S) | DGRA, Inc. | \$ 29,933 | \$ - | \$ - | \$ - | \$ 4,225 | \$ - | \$ 10,000 | \$ - | \$ 44,158 | Appraiser for Zipp Road Utility Company, LLC. | Under the settlement agreement, Zipp Road and Guadalupe-Blanco agree that Zipp Road will obtain wholesale sewer treatment services from Guadalupe-Blanco for the area Zipp Road seeks to certify. Because Zipp Road is obtaining wholesale sewer treatment services from Guadalupe-Blanco, no property of Guadalupe-Blanco will be rendered useless or valueless by the decertification of certificate 20892. | |
| 6 | | | NewGen Strategies & Solutions | \$ 747,940 | | | | | | \$ 11,000 | | \$ 758,940 | Appraiser for GBRA (previous CCN Holder) The particular circumstances in this decertification limit GBRA compensation to: 1) The allocable share of debt and loan payments until the excess capacity in the collection system and WWTP are fully utilized; and 2) Reasonable legal expenses related to the decertification. | | |
| 6 | | | Jones-Heroy & Associates, Inc. | \$ 438,900 | \$ - | \$ 271,100 | \$ - | \$ - | \$ - | \$ 20,000 | \$ - | \$ 730,000 | | | |
| 7 | 45702 | Green Valley Special Utility District (20973 S) | NewGen Strategies & Solutions | | | | | | | | | | \$ - | Conclusion that there is no property that has been rendered useless and valueless as a result of decertification by the TCEQ and the provision of service by the City to the area in question. | |

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| Trans. No. | Control No. | CCN Holder (CCN No.) | Appraiser | Value for Factor: (1) | | | | | | | | | Notes | Final Commission Order (If any) |
|------------|-------------|---|--------------------------------|-----------------------|------|-----------|------|------|------|-----------|------------|------------|---|--|
| | | | | A | B | C | D | E | F | G | H | Total | | |
| 8 | 45848 | Aqua Texas, Inc. (13201 W, 21059 S) | Jones-Heroy & Associates, Inc. | \$ - | \$ - | \$ 28,000 | \$ - | \$ - | \$ - | \$ 10,000 | \$ - | \$ 38,000 | | 1. Aqua does not have any property that was rendered useless or valueless as a result of the decertification in Docket No. 45329. |
| 8 | | | KOR Group | \$ - | \$ - | \$ 38,250 | \$ - | \$ - | \$ - | \$ 31,589 | \$ 916,107 | \$ 985,946 | In order to determine the lost economic opportunity, and intangible personal property right, firm analyzed the achievable profits that are lost due to the decertification over a 25-year time period and included under other factors. | 2. Celina does not owe any compensation to Aqua and may provide water and sewer service to the tract that was decertified in Docket No. 45329. Aqua appealed but did not find anything in this case number about the appeal. |
| 8 | | | B&D Environmental Inc. | \$ - | \$ - | \$ 38,250 | \$ - | \$ - | \$ - | \$ 31,589 | \$ - | \$ 69,839 | | |
| 9 | 45956 | Green Valley Special Utility District (20973 S) | NewGen Strategies & Solutions | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Preliminary value \$0, however, they reserved the right to update the valuation based on additional information being provided. They also pointed out that Rule 24.120 (g) provides for the reimbursement of reasonable legal and professional fees. | No Compensation due. Green Valley Special Utility District filed a motion for Rehearing. |
| 10 | 50109 | Aqua Texas, Inc. (13203 W, 21065 S) | NewGen Strategies & Solutions | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | NewGen Valuation Report showed \$0 value. | No Compensation due, however, parties agreed to pay \$4,000. |
| 11 | 50258 | UA Holdings 1994-5, LP (20586 S) | NewGen Strategies & Solutions | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | NewGen Valuation Report showed \$0 value. | No Compensation due. |
| 12 | 50495 | City of Lakewood Village (20075 W) | Kimley-Horn | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | No compensation is owed by the petitioner to the CCN holder for the streamlined expedited release. |
| 13 | 50787 | Tall Timbers Utility Company, Inc. (20694 S) | NewGen Strategies & Solutions | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Opinion that the compensation determination for the area subject to the Landowner's application for Expedited Decertification is zero dollars (\$0.00), with the exception that Liberty Utilities should be allowed to recover necessary and reasonable legal and professional fees as approved by the Commission. | Filed Motion of Abatement on 4/1/2021 stating parties have reached an agreement in principle on compensation and, in lieu of further pursuing the appraisal process, will coordinate to memorialize the details of their agreement in writing. |
| 14 | 51044 | Rockett Special Utility District (10099 W) | Willdan Financial Services | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Opinion that the compensation determination for the area subject to the Landowner's application for Expedited Decertification is zero dollars (\$0.00), with the exception that Rockett Special Utility District should be allowed to recover necessary and reasonable legal and professional fees as approved by the Commission. | No Compensation due. |
| 15 | 51166 | SWWC Utilities, Inc. (11978 W and 20650 S) | DGRA, Inc. | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 10,000 | \$ - | \$ 10,000 | Only value is for necessary and reasonable legal expenses and professional fees. However, this is an estimate as no expense information was provided to the appraiser. | No Compensation due. |
| 16 | 51545 | Rockett Special Utility District (10099 W) | Willdan Financial Services | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Opinion that the compensation determination for the area subject to the Landowner's application for Expedited Decertification is zero dollars (\$0.00), with the exception that Rockett Special Utility District should be allowed to recover necessary and reasonable legal and professional fees as approved by the Commission. | No Compensation due. |

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| Trans. No. | Control No. | CCN Holder (CCN No.) | Appraiser | Value for Factor: (1) | | | | | | | | | Notes | Final Commission Order (if any) | |
|------------|-------------|---|-------------------------------|-----------------------|-----------|------|------|------------|------|-----------|--------------|-------|--------------|--|---|
| | | | | A | B | C | D | E | F | G | H | Total | | | |
| 17 | 51824 | Town of Little Elm (11202 W) | Kimley-Horn | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Kimley-Horn's Valuation Report showed \$0 value | No Compensation due. |
| 18 | 51933 | CC Water Works Inc. (13038 W) | B & D Environmental, Inc. | \$ - | \$ - | \$ - | \$ - | \$ 202,741 | \$ - | \$ 17,440 | \$ - | \$ - | \$ 220,181 | | Commission ordered \$11,435 for legal expenses and professional fees. |
| 18 | | | Malone Wheeler, Inc. | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,500 | \$ - | \$ - | \$ 2,500 | Only value is for necessary and reasonable legal expenses and professional fees, which they valued at \$2,500. | |
| 18 | | | NewGen Strategies & Solutions | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 11,435 | \$ - | \$ - | \$ 11,435 | Only value is for necessary and reasonable legal expenses and professional fees, which is currently \$11,435. | |
| 19 | 51973 | H-M-W Special Utility District (10342 W) | Stanton Park Advisors LLC | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 6,549,000 | \$ - | \$ 6,549,000 | Appraiser did not follow the standard approach based on the code, but rather provided an appraisal of the potential lost profits if HMW SUD had been able to provide service to the property. | Commission ordered \$648 for debt service. |
| 19 | | | NewGen Strategies & Solutions | \$ 648 | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 648 | Identified a portion of debt service as well as necessary and reasonable legal expenses and professional fees, for which they did not provide a value. | |
| 19 | | | B & D Environmental, Inc. | \$ 648 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 648 | Opinion that the compensation determination for the area subject to the Landowner's application for Expedited Decertification is \$648 related to debt services, together with the exception that HMW SUD should be allowed to recover necessary and reasonable legal and professional fees as approved by the Commission. | |
| 20 | 51979 | Dobbin Plantersville Water Supply Corporation (11052 W) | NewGen Strategies & Solutions | \$ - | \$ 27,714 | \$ - | \$ - | \$ - | \$ - | \$ 16,813 | \$ - | \$ - | \$ 44,527 | Identified a portion of debt service outstanding as well as necessary and reasonable legal expenses and professional fees, for which they provided a value of \$16,813 | No Compensation due, since CCN Holder did not file an Appraisal Report. |
| 21 | 52090 | Dobbin Plantersville Water Supply Corporation (11052 W) | NewGen Strategies & Solutions | \$ - | \$ 9,719 | \$ - | \$ - | \$ - | \$ - | \$ 8,763 | \$ - | \$ - | \$ 18,482 | Identified a portion of debt service associated with a USDA Rural Development Loan as well as necessary and reasonable legal expenses and professional fees, for which they provided a value of \$8,763. | No Compensation due, since CCN Holder did not file an Appraisal Report. |

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| Trans. No. | Control No. | CCN Holder (CCN No.) | Appraiser | Value for Factor: (1) | | | | | | | | | Notes | Final Commission Order (If any) | |
|------------|-------------|---|-------------------------------|-----------------------|------|------|------|------|------|-----------|------|------------|---|---|--|
| | | | | A | B | C | D | E | F | G | H | Total | | | |
| 22 | 52101 | Marlee Special Utility District (10150 W) | NewDay Appraisal Group | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Opinion that the compensation determination for the area subject to the Landowner's application for Expedited Decertification is zero dollars (\$0.00). No current infrastructure to provide water service. Appraiser's opinion that the \$5.4M in infrastructure "expenses" would exceed any potential "cash flow" loss. | Commission ordered compensation due of \$45,125. |
| 22 | | | NewGen Strategies & Solutions | \$ 120,048 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 43,225 | \$ - | \$ 163,273 | Identified a portion of debt service associated with Note Payable to GTUA and Series 2013 Revenue Note as well as necessary and reasonable legal expenses and professional fees, for which they provided a value of \$43,225. | | |
| 22 | | | Valbridge Property Advisors | \$ 1,900 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 43,225 | \$ - | \$ 45,125 | Identified a portion of debt service associated with Note Payable to GTUA and Series 2013 Revenue Note as well as necessary and reasonable legal expenses and professional fees, for which they provided a value of \$43,225. | | |
| 23 | 52435 | Marlee Special Utility District (10150 W) | Willdan Financial Services | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Opinion that the compensation determination for the area subject to the Landowner's application for Expedited Decertification is zero dollars (\$0.00), with the exception that Marlee should be allowed to recover necessary and reasonable legal and professional fees as approved by the Commission. | Commission ordered compensation due of \$109,372. | |
| 23 | | | NewGen Strategies & Solutions | \$ 91,442 | | | | | | \$ 26,272 | | \$ 117,714 | Identified a portion of debt service associated with Note Payable to GTUA and Series 2013 Revenue Note as well as necessary and reasonable legal expenses and professional fees, for which they provided a value of \$26,272. | | |
| 23 | | | Valbridge Property Advisors | \$ 83,100 | | | | | | \$ 26,272 | | \$ 109,372 | Identified a portion of debt service associated with Note Payable to GTUA and Series 2013 Revenue Note as well as necessary and reasonable legal expenses and professional fees, for which they provided a value of \$26,272. | | |
| 24 | 52490 | Marlee Special Utility District (10150 W) | Willdan Financial Services | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Opinion that the compensation determination for the area subject to the Landowner's application for Expedited Decertification is zero dollars (\$0.00), with the exception that Marlee should be allowed to recover necessary and reasonable legal and professional fees as approved by the Commission. | Commission ordered compensation due of \$26,543. | |
| 24 | | | NewGen Strategies & Solutions | \$ 128,056 | | | | | | \$ 10,495 | | \$ 138,551 | Identified a portion of debt service associated with Note Payable to GTUA and Series 2013 Revenue Note as well as necessary and reasonable legal expenses and professional fees, for which they provided a value of \$10,495. | | |
| 24 | | | Raffelis | \$ - | | | | | | \$ 10,495 | | \$ 10,495 | Raffelis identified necessary and reasonable legal expenses and professional fees, for which they provided a value of \$10,495. | | |

Appendix C
Schedule 1
Selected Appraisal Reports Summary for Decertified CCN Parcels

| Trans. No. | Control No. | CCN Holder (CCN No.) | Appraiser | Value for Factor: (1) | | | | | | | | | Notes | Final Commission Order (if any) | |
|------------|-------------|---|-------------------------------|-----------------------|------|------|------|------|------|-----------|------|-----------|---|---|--|
| | | | | A | B | C | D | E | F | G | H | Total | | | |
| 25 | 52497 | Marlee Special Utility District (10150 W) | Willdan Financial Services | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Opinion that the compensation determination for the area subject to the Landowner's application for Expedited Decertification is zero dollars (\$0.00), with the exception that Marlee should be allowed to recover necessary and reasonable legal and professional fees as approved by the Commission. | Commission ordered compensation due of \$12,955. |
| 25 | | | NewGen Strategies & Solutions | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 12,955 | \$ - | \$ 12,955 | Identified necessary and reasonable legal expenses and professional fees, for which they provided a value of \$12,955. | | |
| 25 | | | Utility Valuation Experts | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 12,955 | \$ - | \$ 12,955 | Identified necessary and reasonable legal expenses and professional fees, for which they provided a value of \$12,955. | | |
| 26 | 52518 | Marlee Special Utility District (10150 W) | Willdan Financial Services | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Opinion that the compensation determination for the area subject to the Landowner's application for Expedited Decertification is zero dollars (\$0.00), with the exception that Marlee should be allowed to recover necessary and reasonable legal and professional fees as approved by the Commission. | Commission ordered compensation due of \$12,955. | |
| 26 | | | NewGen Strategies & Solutions | \$ 57,429 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 9,880 | \$ - | \$ 67,309 | Identified a portion of debt service associated with Note Payable to GTUA and Series 2013 Revenue Note as well as necessary and reasonable legal expenses and professional fees, for which they provided a value of \$9,880. | | |
| 26 | | | B&D Environmental Inc. | \$ 19,343 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 9,880 | \$ - | \$ 29,223 | Identified a portion of debt service associated with Note Payable to GTUA and Series 2013 Revenue Note as well as necessary and reasonable legal expenses and professional fees, for which they provided a value of \$9,880. | | |
| 27 | 52542 | Marlee Special Utility District (10150 W) | Willdan Financial Services | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Opinion that the compensation determination for the area subject to the Landowner's application for Expedited Decertification is zero dollars (\$0.00), with the exception that Marlee should be allowed to recover necessary and reasonable legal and professional fees as approved by the Commission. | Commission ordered compensation due of \$66,184. | |
| 27 | | | NewGen Strategies & Solutions | \$ 63,506 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 9,550 | \$ - | \$ 73,056 | Identified a portion of debt service associated with Note Payable to GTUA and Series 2013 Revenue Note as well as necessary and reasonable legal expenses and professional fees, for which they provided a value of \$9,550. | | |
| 27 | | | Vantage Point Advisors, Inc. | \$ 56,634 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 9,550 | \$ - | \$ 66,184 | Identified a portion of debt service associated with Note Payable to GTUA and Series 2013 Revenue Note as well as necessary and reasonable legal expenses and professional fees, for which they provided a value of \$9,550. | | |

Appendix C
Schedule 1
Selected Appraisal Reports Summary for Decertified CCN Parcels

| Trans. No. | Control No. | CCN Holder (CCN No.) | Appraiser | Value for Factor: (1) | | | | | | | | | Notes | Final Commission Order (if any) | |
|------------|-------------|--|---------------------------------|-----------------------|------------|------------|------|------|------|-----------|--------------|--------------|---|--|--|
| | | | | A | B | C | D | E | F | G | H | Total | | | |
| 28 | 52653 | Marlee Special Utility District (10150 W) | Willdan Financial Services | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Opinion that the compensation determination for the area subject to the Landowner's application for Expedited Decertification is zero dollars (\$0.00), with the exception that Marlee should be allowed to recover necessary and reasonable legal and professional fees as approved by the Commission. | Commission ordered compensation due of \$7,760. |
| 28 | | | NewGen Strategies & Solutions | \$ 4,480 | | \$ - | \$ - | \$ - | \$ - | \$ 7,760 | \$ - | \$ 12,240 | Identified a portion of debt service associated with Note Payable to GTUA and Series 2013 Revenue Note as well as necessary and reasonable legal expenses and professional fees, for which they provided a value of \$9,550. | | |
| 28 | | | Texas Values Appraisal Services | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 7,760 | \$ - | \$ 7,760 | Identified necessary and reasonable legal expenses and professional fees, for which they provided a value of \$7,760. | | |
| 29 | 52655 | Bolivar Water Supply Corporation (11257 W) | Willdan Financial Services | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Opinion that the compensation determination for the area subject to the Landowner's application for Expedited Decertification is zero dollars (\$0.00), with the exception that Bolivar should be allowed to recover necessary and reasonable legal and professional fees as approved by the Commission. | Commission ordered compensation due of \$84,699. |
| 29 | | | KOR Group | \$ - | \$ - | \$ 148,730 | \$ - | \$ - | \$ - | \$ 13,777 | \$ 1,765,848 | \$ 1,928,355 | In order to determine the lost economic opportunity, and intangible personal property right, firm analyzed the achievable profits that are lost due to the decertification over a 25-year time period and included under other factors. | | |
| 29 | | | NewGen Strategies & Solutions | \$ 70,922 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 13,777 | \$ - | \$ 84,699 | Identified a portion of debt service associated with Note Payable to GTUA and Note Payable to USDA as well as necessary and reasonable legal expenses and professional fees, for which they provided a value of \$13,777. | | |
| 30 | 52697 | Bolivar Water Supply Corporation (11257 W) | Willdan Financial Services | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Opinion that the compensation determination for the area subject to the Landowner's application for Expedited Decertification is zero dollars (\$0.00), with the exception that Bolivar should be allowed to recover necessary and reasonable legal and professional fees as approved by the Commission. | Commission ordered compensation due of \$26,543. |
| 30 | | | KOR Group | \$ - | \$ 336,000 | \$ 186,867 | \$ - | \$ - | \$ - | \$ 14,506 | \$ 822,427 | \$ 1,359,800 | In order to determine the lost economic opportunity, and intangible personal property right, firm analyzed the achievable profits that are lost due to the decertification over a 25-year time period and included under other factors. | | |
| 30 | | | NewGen Strategies & Solutions | \$ 13,787 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 12,756 | \$ - | \$ 26,543 | Identified a portion of debt service associated with Note Payable to GTUA and Note Payable to USDA as well as necessary and reasonable legal expenses and professional fees, for which they provided a value of \$12,756. | | |

Appendix C
Schedule 1
Selected Appraisal Reports Summary for Decertified CCN Parcels

| Trans. No. | Control No. | CCN Holder (CCN No.) | Appraiser | Value for Factor: (1) | | | | | | | | | Notes | Final Commission Order (if any) | |
|------------|-------------|---|-------------------------------|-----------------------|------|-----------|------|------|------|-----------|------------|------------|--|--|---|
| | | | | A | B | C | D | E | F | G | H | Total | | | |
| 31 | 52698 | Bolivar Water Supply Corporation (11257 W) | Willdan Financial Services | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Opinion that the compensation determination for the area subject to the Landowner's application for Expedited Decertification is zero dollars (\$0.00), with the exception that Bolivar should be allowed to recover necessary and reasonable legal and professional fees as approved by the Commission. | Commission ordered compensation due of \$6,706. |
| 31 | | | KOR Group | \$ - | \$ - | \$ 59,532 | \$ - | \$ - | \$ - | \$ 14,706 | \$ 129,929 | \$ 204,167 | In order to determine the lost economic opportunity, and intangible personal property right, firm analyzed the achievable profits that are lost due to the decertification over a 25-year time period and included under other factors. | | |
| 31 | | | Cushman & Wakefield | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 6,706 | \$ - | \$ 6,706 | Identified necessary and reasonable legal expenses and professional fees, for which they provided a value of \$6,706. | | |
| 32 | 53208 | Mount Zion Water Supply Corporation (10088 W) | Willdan Financial Services | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Opinion that the compensation determination for the area subject to the Landowner's application for Expedited Decertification is zero dollars (\$0.00), with the exception that Bolivar should be allowed to recover necessary and reasonable legal and professional fees as approved by the Commission. | Commission ordered compensation due of \$5,850. | |
| 32 | | | KOR Group | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 15,600 | \$ 411,214 | \$ 426,814 | In order to determine the lost economic opportunity, and intangible personal property right, firm analyzed the achievable profits that are lost due to the decertification over a 20-year time period and included under other factors. | | |
| 32 | | | Utility Valuation Experts | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,850 | \$ - | \$ 5,850 | Identified necessary and reasonable legal expenses and professional fees, for which they provided a value of \$5,850. | | |
| 33 | 53329 | City of Justin (20067 S) | Willdan Financial Services | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Opinion that the compensation determination for the area subject to the Landowner's application for Expedited Decertification is zero dollars (\$0.00), with the exception that Bolivar should be allowed to recover necessary and reasonable legal and professional fees as approved by the Commission. | Commission ordered compensation due of \$40,787. | |
| 33 | | | NewGen Strategies & Solutions | \$ 101,762 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 101,762 | Identified a portion of debt service associated with General Obligation Refunding Bonds, Series 2017 and Certificates of Obligation, Series 2014 as well as necessary and reasonable legal expenses and professional fees. | | |
| 33 | | | Hartman Consultants, LLC | \$ 40,787 | | | | | | | | | Identified a portion of debt service associated with General Obligation Refunding Bonds, Series 2017 and Certificates of Obligation, Series 2014 as well as necessary and reasonable legal expenses and professional fees. | | |

Appendix C
 Schedule 1
 Selected Appraisal Reports Summary for Decertified CCN Parcels

| Trans. No. | Control No. | CCN Holder (CCN No.) | Appraiser | Value of Factor (1) | | | | | | | | Notes | Final Commission Order (Franchise) |
|------------|-------------|----------------------|-----------|---------------------|---|---|---|---|---|---|---|-------|------------------------------------|
| | | | | A | B | C | D | E | F | G | H | | |

- Notes: (1) Value Factors shown above include:
- A The amount of the retail public utility's debt allocable for service to the area in question.
 - B The value of the service facilities of the retail public utility located within the area in question.
 - C The amount of any expenditures for planning, design, or construction of service facilities that are allocable to service to the area in question.
 - D The amount of the retail public utility's contractual obligations allocable to the area in question.
 - E Any demonstrated impairment of service or increase of cost to consumers of the retail public utility remaining after the decertification.
 - F The impact on future revenues lost from existing customers.
 - G Necessary and reasonable legal expenses and professional fees.
 - H Other Relevant Factors.

Appendix C
Schedule 2
Summary Value Results for Decertified CCN Parcels

| Control No. | CCN W | CCN S | CCN Holder | Petitioner/Service Provider | Year | Price | Acres Decertified | Notes |
|-------------|-------|-------|---|---|------------|--------------|-------------------|---|
| 44555 | | 20694 | Tall Timbers Utility Company, Inc. | Tyler Oak Creek Development, LLC/ City of Tyler | 6/19/2015 | \$ - | 129.09 | NewGen Valuation Report showed \$0 value. |
| 45244 | 13201 | 21059 | Aqua Texas, Inc | SLF IV-114 Assemblage, L.P./City of Fort Worth | 12/10/2015 | \$ - | 1,102.00 | NewGen preliminary value \$0 |
| 45292 | 11916 | 20629 | Suetrak USA Company, Inc. | City of Fort Worth | 1/7/2016 | \$ - | 1,102.00 | NewGen Valuation Report showed \$0 value. |
| 45450 | 13201 | | Aqua Texas, Inc | Smiley Road, Ltd./ Mustang Special Utility District's (Mustang SUD) | 3/14/2016 | \$ - | 111.00 | NewGen Valuation Report showed \$0 value. However, it stated if compensation was to be made it should be \$541.96. Order \$0 due. |
| 45462 | 13201 | | Aqua Texas, Inc | Smiley Road, Ltd./ Mustang Special Utility District's (Mustang SUD) | 3/14/2016 | \$ - | 899.00 | NewGen Valuation Report showed \$0 value. However, it stated if compensation was to be made it should be \$4,340.54. |
| 45702 | | 20973 | Green Valley Special Utility District | City of Cibolo | 1/18/2018 | \$ - | 1,694.00 | NewGen preliminary value \$0 |
| 45956 | | 20973 | Green Valley Special Utility District | City of Schertz | 11/17/2017 | \$ - | 405.00 | NewGen preliminary value \$0 |
| 46120 | 10908 | | Mountain Peak Special Utility District | City of Midlothian | 11/17/2017 | \$ - | 97.70 | Initial case was 44394. |
| 46140 | 10456 | | Kempner Water Supply Corporation | City of Lampasas | 8/10/2017 | \$ - | 149.00 | No compensation due. |
| 50077 | 13203 | 21065 | Aqua Texas, Inc | Kristin Calfee Bybee | 7/31/2020 | \$ 4,250.00 | 25.60 | No appraisal report. Only settlement agreement. |
| 50109 | 13203 | 21065 | Aqua Texas, Inc | Carol C. Van Alstyne | 7/17/2020 | \$ 4,000.00 | 25.30 | NewGen Valuation Report showed \$0 value. |
| 50258 | | 20586 | UA Holdings 1994-5, LP | Clay Road 628 Development, LP | 6/18/2020 | \$ - | 194.00 | NewGen Valuation Report showed \$0 value. |
| 50260 | 13259 | | Simply Aquatics, Inc | Clay Road 628 Development, LP | 7/29/2020 | Confidential | 5.50 | No appraisal report. Confidential settlement amount. |
| 50464 | | 20694 | Tall Timbers Utility Company, Inc. | Cooper Empire, LLC, | 9/8/2020 | \$ 32,000.00 | 27.00 | No appraisal report. Only settlement agreement. |
| 50495 | 20075 | | City of Lakewood Village | The Sanctuary Texas LLC | 3/23/2021 | \$ - | 70.13 | Kimley Horn Valuation Report showed \$0 value. |
| 51044 | 10099 | | Rockett Special Utility District | FCS Lancaster, Ltd. | 4/20/2021 | \$ - | 156.00 | Willdan Financial Services preliminary value \$0. |
| 51114 | 13202 | 21065 | Aqua Texas, Inc | Imperial Heights, Ltd. | 2/2/2021 | \$ 8,500.00 | 36.40 | No appraisal needed as settlement agreement between the 2 parties. |
| 51150 | 10908 | | Mountain Peak Special Utility District | DJD Land Partners LLC | 3/8/2021 | Confidential | 65.53 | No appraisal report. Confidential settlement amount. |
| 51163 | 13201 | | Aqua Texas, Inc | Olex (United States), Inc. fka Olex Corporation NV | 4/29/2021 | \$ 5,500.00 | 234.39 | No appraisal report. Only settlement agreement. |
| 51166 | 11978 | 20650 | SWWC Utilities, Inc. | Colorado River Project, LLC | 5/26/2021 | \$ - | 1,322.36 | DGRA, Inc. appraisal only necessary and reasonable legal expenses and professional fees (estimate \$10,000). |
| 51349 | | 20465 | Gulf Coast Waste Disposal Authority | David Speer and Kevin Speer | 1/8/2021 | \$ - | 36.17 | No appraisal report. No compensation due. |
| 51352 | 12037 | | Crest Water Company | Carnegie Development, LLC | 7/30/2021 | \$ 3,000.00 | 195.47 | No appraisal report. Only settlement agreement. |
| 51367 | 10284 | | West Wise Special Utility District | Destiny Development, LLC, on behalf of Cyd Bailey | 2/18/2021 | Confidential | 31.14 | No appraisal report. Confidential settlement amount. |
| 51400 | 12391 | | G&W Water Supply Company u | RCR Hempstead Rail, LP | 6/16/2021 | \$ 20,000.00 | 137.04 | No appraisal report. Only settlement agreement. |
| 51423 | 10294 | | Aqua Water Service Corporation | West Bastrop Village, Ltd | 2/10/2021 | \$ - | 347.90 | No appraisal report. No compensation due. |
| 51455 | 12892 | | T&W Water Service Company | Clay Road 628 Development, LP | 5/10/2021 | Confidential | 269.00 | No appraisal report. Confidential settlement amount. |
| 51492 | 13201 | | Aqua Texas, Inc. | Denton 114 LP | 6/18/2021 | \$ 3,000.00 | 90.55 | No appraisal report. Only settlement agreement. |
| 51545 | 10099 | | Rockett Special Utility District | Compass Datacenters DFW III, LLC | 4/8/2022 | \$ - | 149.34 | Willdan Financial Services preliminary value \$0. Rockett did not file an appraisal. No compensation due. |
| 51698 | 12887 | | MSEC Enterprises, Inc. | Tri Pointe Homes Texas, Inc. | 6/18/2021 | \$ 7,327.00 | 125.08 | No appraisal report. Only settlement agreement. |
| 51799 | 10081 | | Johnson County Special Utility District | WUSF 5 Rock Creek East, LP and Walton Texas, LP | 11/1/2021 | \$ 20,000.00 | 833.00 | No appraisal report. Only settlement agreement. |
| 51824 | 11202 | | Town of Little Elm | Sam Hill Venture | 8/24/2021 | \$ - | 14.50 | Kimley-Horn Valuation Report showed \$0 value. |

Appendix C
Schedule 2
Summary Value Results for Decertified CCN Parcels

| Control No. | CCN W | CCN S | CCN Holder | Petitioner/Service Provider | Year | Price | Acres Decertified | Notes |
|-------------|-------|-------|---|---|------------|---------------|-------------------|--|
| 51842 | | 21116 | Aqua Texas, Inc. | Central Texas Airport, LLC, Hinsvark Family Trust | 3/10/2022 | \$ 4,800.00 | 269.69 | No appraisal report. Only settlement agreement. |
| 51933 | 13038 | | C C Water Works, Inc. | Montgomery Estates, LLC | 2/16/2022 | \$ 11,435.00 | 98.90 | Commission Appraiser NewGen Appraisal only necessary and reasonable professional fees. |
| 51939 | | 20465 | Gulf Coast Authority | NPH Market Street, LLC | 7/16/2021 | \$ - | 134.09 | No appraisal report. No compensation due. |
| 51973 | 10342 | | H-M-W Special Utility District | The Mohnke Living Trust, et al. | 3/21/2022 | \$ 648.00 | 99.00 | Commission Appraiser B&D Environmental, Inc. only debt service and necessary and reasonable professional fees. |
| 51979 | 11052 | | Dobbin Plantersville Water Supply Corporation | SIG Magnolia LP | 5/6/2022 | \$ - | 665.80 | NewGen Valuation Report showed \$44,527 value for debt service and necessary and reasonable professional fees. Commission ruled no compensation due as CCN Holder did not file appraisal report. |
| 52004 | 13203 | | Aqua Texas, Inc. | DPSFLP Ltd. | 11/5/2021 | \$ 8,000.00 | 303.00 | No appraisal report. Only settlement agreement. |
| 52036 | 11844 | | New Progress Water Supply Corporation | Calhoun Acres, LP | 9/24/2021 | \$ - | 150.00 | No appraisal report. No compensation due. |
| 52038 | 11029 | | Creedmoor-Maha Water Supply Corporation | Capital Land Investments I, LP | 2/2/2022 | \$ 45,000.00 | 350.67 | No appraisal report. Only settlement agreement. |
| 52090 | 11052 | | Dobbin Plantersville Water Supply Corporation | Redbird Development, LLC | 4/11/2022 | \$ - | 388.50 | NewGen Valuation Report showed \$18,482 value for debt service and necessary and reasonable professional fees. Commission ruled no compensation due as CCN Holder did not file appraisal report. |
| 52101 | 10150 | | Marilee Special Utility District | CCD-North Sky, LLC | 9/2/2022 | \$ 45,125.00 | 219.67 | Commission Appraiser Valbridge Property Advisors only debt service and necessary and reasonable professional fees. |
| 52148 | 11615 | | City of Cut and Shoot | Stoecker Corp | 9/15/2021 | \$ - | 29.99 | No appraisal report. No compensation due. |
| 52160 | 10081 | | Johnson County Special Utility District | Sewell Family Partnership | 10/27/2021 | \$ 75,000.00 | 293.50 | No appraisal report. Only settlement agreement. |
| 52256 | 11029 | | Creedmoor-Maha Water Supply Corporation | Gateway Oasis V LLC | 11/17/2021 | Confidential | 397.00 | No appraisal report. Only settlement agreement. |
| 52336 | 11844 | | New Progress Water Supply Corporation | Calhoun Acres, LP | 10/25/2021 | \$ - | 92.58 | No appraisal report. No compensation due. |
| 52411 | 10089 | | Bethesda WSC | HMI-Oak Grove LLC | 3/9/2022 | \$ - | 62.70 | No appraisal report. No compensation due. |
| 52435 | 10150 | | Marilee Special Utility District | Legacy Equestrian Center LLC | 10/7/2022 | \$ 109,372.00 | 76.87 | Commission Appraiser Valbridge Property Advisors only debt service and necessary and reasonable professional fees. |
| 52474 | 10420 | | Polonia Water Supply Corporation | Neimann Farm Partners, LP | 1/12/2022 | \$ - | 205.30 | No appraisal report. No compensation due. |
| 52490 | 10150 | | Marilee Special Utility District | Huffines Ranch, LLC | 10/3/2022 | \$ 10,494.73 | 666.16 | Commission Appraiser Raftelis only reasonable and necessary legal and professional fees. |
| 52497 | 10150 | | Marilee Special Utility District | HC Celina 414, LLC | 8/11/2022 | \$ 12,955.00 | 406.70 | Compensation for only reasonable and necessary legal and professional fees. |
| 52518 | 10150 | | Marilee Special Utility District | VPTM Cross Creek LB, LLC | 9/26/2022 | \$ 29,223.00 | 62.70 | Commission Appraiser B&D Environmental, Inc. only debt service and necessary and reasonable professional fees. |
| 52542 | 10150 | | Marilee Special Utility District | Mesquaukee Ranch, LLC | 9/21/2022 | \$ 66,184.00 | 554.50 | Commission Appraiser Vantage Point Advisors, Inc. only debt service and necessary and reasonable professional fees. |
| 52556 | | 20465 | Gulf Coast Authority | Montgomery Estates, LLC | 2/18/2022 | \$ - | 147.00 | No appraisal report. No compensation due. |
| 52621 | 10089 | | Bethesda Water Supply Corporation | Parks of Village Creek, LLC | 2/3/2022 | \$ 1,000.00 | 102.00 | No appraisal report. Only settlement agreement. |
| 52642 | 11612 | 20952 | Quadvest, LP | CR Farms, LLC | 3/3/2022 | \$ - | 64.21 | No appraisal report. No compensation due. |
| 52653 | 10150 | | Marilee Special Utility District | Eland Energy, Inc. | 10/3/2022 | \$ 7,760.00 | 33.23 | Compensation for only reasonable and necessary legal and professional fees. |

Appendix C
Schedule 2
Summary Value Results for Decertified CCN Parcels

| Control No. | CCN W | CCN S | CCN Holder | Petitioner/Service Provider | Year | Price | Acres Decertified | Notes |
|-------------|-------|-------|---|--|------------|---------------|-------------------|--|
| 52655 | 11257 | | Bolivar WSC | McCart St, LLC | 7/15/2022 | \$ 84,699.00 | 250.00 | Commission Appraiser NewGen Strategies and Solutions only debt service and necessary and reasonable professional fees. |
| 52669 | 10089 | | Bethesda WSC | Watermark Infrastructure, LLC | 5/26/2022 | \$ - | 43.00 | CCN Holder did not file appraisal report. No compensation due. |
| 52693 | | 20962 | Aqua Water Supply Corporation | The Garcia's | 6/10/2022 | \$ - | 156.80 | CCN Holder did not file appraisal report. No compensation due. |
| 52697 | 11257 | | Bolivar WSC | Sanger Texas Industrial LLC, Webb Industrial LLC | 8/2/2022 | \$ 26,543.00 | 188.00 | Commission Appraiser NewGen Strategies and Solutions only debt service and necessary and reasonable professional fees. |
| 52698 | 11257 | | Bolivar WSC | Crossland Construction Company, Inc | 9/13/2022 | \$ 6,706.00 | 7.00 | Compensation for only reasonable and necessary legal and professional fees. |
| 52881 | 11029 | | Creedmoor - Maha Water Supply Corporation | GJGTEB Holdings, LLC | 6/2/2022 | \$ - | 93.05 | CCN holder did not file an appraisal report within 70 days. No compensation due. |
| 52882 | 11029 | | Creedmoor - Maha Water Supply Corporation | Silver Mount Holdings | 6/1/2022 | \$ - | 61.90 | CCN holder did not file an appraisal report within 70 days. No compensation due. |
| 53084 | 11256 | | Seis Lagos Utility District | Inspiration West, LLC | 6/17/2022 | \$ 700,000.00 | 72.00 | No appraisal report. Only settlement agreement. |
| 53175 | 11144 | | Mansville Water Supply Corporation | Atlantic Urbana Cameron LLC | 5/10/2022 | Confidential | 96.00 | No appraisal report. Only settlement agreement. |
| 53208 | 10088 | | Mount Zion Water Supply Corporation | Falcon Place SF, Ltd. | 11/15/2022 | \$ 5,850.00 | 78.64 | Commission Appraiser Utility Valuation Experts only necessary and |
| 53329 | | 20061 | City of Justin | Denton Oliver Creek, LP | 11/17/2022 | \$ 40,787.00 | 454.00 | Commission Appraiser Hartman Consultants, LLC only debt service and necessary and reasonable professional fees. |
| 53330 | | 21059 | Aqua Texas, Inc. | Denton Oliver Creek, LP | 10/4/2022 | \$ 3,500.00 | 39.80 | No appraisal report. No compensation due. |

Appendix D

Dan V. Jackson. M.B.A.

Vice President and Principal in Charge

Education

Master of Business Administration,
University of Chicago,
1984;
Specialization in Finance/Accounting

Bachelor of Arts,
University of Chicago,
1982; Major in Social Sciences
Dean's Honor List

Areas of Expertise

Rate Design
Cost of Service
Financial Forecasting
Valuation Analysis
Acquisition Analysis
Privatization Analysis
Economic Impact Analysis
Expert Witness Testimony

Affiliations

Member, American Water Works Association

National Association for Business Economics

Other

The Forgotten Men (fiction) – Mediaguruz

Rainbow Bridge – Fiction – Mirador Publishing

36 Years' Experience

Mr. Jackson has 35 years of experience as an international financial expert, having completed more than 400 water, wastewater, electric, gas, solid waste and stormwater rate/cost of service studies and long-term financial plans for clients in the USA and the Pacific region. He also has served as an expert witness in state court, federal court and before several public utility commissions. Mr. Jackson's prior experience includes positions with Deloitte and Touche, Reed-Stowe & Company and Arthur Andersen. In 1997, Mr. Jackson co-founded Economists.com LLC, an international consulting firm with offices in Dallas and Portland, Oregon. Willdan acquired Economists.com in 2015, and Mr. Jackson now serves as Vice President and Managing Principal. Mr. Jackson has given dozens of lectures and presentations before professional associations. He is also an accomplished author; his award-winning novel **Rainbow Bridge** is now available in bookstores and on Amazon.com and bn.com.

His experience is summarized below.

Water/Wastewater – Rate Studies and Long-Term Financial Plans for which Mr. Jackson served as Project Manager

Dallas/Fort Worth

- Allen, TX 2007, 2009, 2012,2016
- Balch Springs, TX 2017,2021
- Cedar Hill, TX 2016, 2018
- Celina, TX 2014, 2018, 2019,2020,2021
- Coppell, TX 2017,2020,2021
- Denton County FWSD 1A, TX 2017
- Denton County FWSD 8C, TX 2018
- DeSoto, TX 2005 -- 2019
- Duncanville, TX 2002, 2003, 2007, 2013, 2014, 2018
- Fairview, TX 2016, 2018
- Ferris, TX 2020
- Frisco, TX 2017
- Garland, TX 2009 –2012
- Grand Prairie, TX 2019,2020
- Hackberry, TX 2006
- Heath, TX 2020
- Hutchins, TX 2017,2019
- Kaufman, TX 1994
- Little Elm, TX 2001, 2004,2008-2016
- McKinney, TX 2010, 2016, 2019
- Mesquite, TX 2018
- Midlothian, TX 2000, 2003, 2006, 2010 2016,2021
- Oak Point, TX 2006, 2011
- Parker, TX 2016
- Plano, TX 2017,2020
- Princeton, TX 2012
- Prosper, TX 2005, 2016, 2018
- Richardson, TX 2016
- Rowlett, TX 2009, 2017, 2019,2021

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- Royse City, TX 2007, 2011,2018
- Rockwall, TX 2018
- Sachse, TX 2014
- Sherman, TX 2021
- Venus, TX 2005, 2012
- Waxahachie, TX 2012

- State of Texas
- Alamo Heights, TX 2018
- Amarillo, TX 2017
- Aqua Water Supply Corporation, TX 2003
- Brownsville PUB, TX 2020,2021
- Brady, TX 2016
- Castroville, TX 2016,2018
- Cibolo Creek Municipal Authority 2012, 2015
- Del Rio, TX 2020,2021
- Donna, TX 2007, 2011, 2012, 2013,2015-2020
- El Paso County WCID #4, TX 2005, 2007, 2010, 2011, 2015,2019
- El Paso County Tornillo WCID, TX 2006, 2010
- Galveston, TX 2020
- Groesbeck, TX 2001, 2004
- Harker Heights, TX 2006
- Hewitt, TX 2009 – 2015, 2021
- Hondo, TX 2019
- Jonah Special Utility District, TX 2006
- Kempner WSC, TX 2014-2015
- Laredo, TX 2018,2019
- Laguna Madre Water District, TX 1991-1999, 2005, 2014, 2018,2020
- La Villa, TX 2007
- Leander, TX 2017-2018, 2020,2021
- League City, TX 2019
- Liberty Hill, TX 2018,2019
- Los Fresnos, TX 2007,2017
- Marble Falls, TX 2020
- McLendon-Chisholm, TX 2019
- Mercedes, TX 2001, 2003
- New Braunfels, TX 2019
- North Fort Bend Water Authority, TX 2011, 2016,2020
- Paris, TX 1995
- Port Arthur, TX 2020
- Port of Houston Authority, TX 2001
- Primera, TX 2021
- Raymondville, TX 2001
- Robinson, TX 2012, 2014, 2015
- Robstown, TX 2014, 2015
- San Juan, TX 2019
- Schertz, TX 2012 – 2019
- Seguin, TX 2015 -- 2020
- Selma, TX 2018
- Schertz-Seguin Local Govt Corporation, TX 2009 – 2021
- Sonora, TX 2012
- Southmost Regional Water Authority, TX 2001

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- Tomball, TX 2018
- Troup, TX 2006
- Venus, TX 2005, 2012
- West Harris County Regional Water Auth, TX 2003, 2006, 2010, 2011, 2016
- Webb County, TX 2011
- Whitehouse, TX 2008
- Winona, TX 2009
- Yancey Water Supply Corporation, TX 2005

Arizona

- Bisbee, AZ 2000 – 2005, 2018
- Buckeye, AZ 2013, 2015, 2016
- Camp Verde Sanitary District, AZ 2006, 2008
- Carefree, AZ 2018
- Casa Grande, AZ 2009
- Chino Valley, AZ 2010-2018
- Chloride Domestic Water Imp District, AZ 2003
- Clarkdale, AZ 2005
- Clifton, AZ 2018
- Cottonwood, AZ 2004, 2007, 2009
- Douglas, AZ 2009, 2011
- Eagar, AZ 2006, 2011, 2012
- Eloy, AZ 2007, 2011-2013
- Florence, AZ 2008, 2012
- Flowing Wells Improvement District, AZ 2008
- Goodyear, AZ 2014, 2015, 2019-2020
- Holbrook, AZ 2004
- Jerome, AZ 2019
- Marana, AZ 2008 – 2013, 2016
- Miami, AZ 2010 – 2012, 2015
- Nogales, AZ 2011, 2015-2016, 2018
- Patagonia, AZ 1999, 2002
- Payson, AZ 2006, 2010, 2012-2014, 2019, 2020
- Prescott, AZ 2008
- Quartzsite, AZ 2004, 2009, 2011, 2012, 2018
- Queen Creek, AZ 2004, 2007, 2015, 2016
- Safford, AZ 2006
- San Luis, AZ 2002, 2012, 2013, 2017, 2018, 2021
- Show Low, AZ 2011, 2014
- Somerton, AZ 1999, 2002, 2005-2010, 2018
- Tombstone, AZ 2001
- Tonto Village DWID, AZ 2018
- Wellton, AZ 2003
- Willcox, AZ 2002
- Winslow, AZ 2016, 2018
- Yuma, AZ 2007, 2014, 2015, 2018

USA

- North Chicago, IL 2001, 2005
- Ada, OK 2014, 2015, 2018
- Altus, OK 2020
- Chickasha, OK 2016

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- Edmond, OK 2010, 2015,2017,2018
- Miami, OK 2009, 2014,2017
- Pryor, OK 2016
- Bryant, AR 2020
- Hot Springs, AR 2005, 2009-2020
- North Little Rock Wastewater Utility, AR 1999, 2003, 2006, 2011-2015
- Russellville, AR 2013,2014,2015,2019
- Sarpy County, NE 2018
- South Adams County WSD, CO 2013

Solid Waste and Stormwater – Rate Studies and Long-Term Financial Plans

- Balch Springs,TX 2021
- Coppell, TX 2020
- Duncanville, TX 2007
- Frisco, TX 2017
- Hewitt, TX 2010
- Mercedes, TX 1999
- San Luis, AZ 2003, 2013
- Somerton, AZ 2006
- San Marcos, TX 2018
- Goodyear, AZ 2020
- Hot Springs, AR 2011, 2012, 2013, 2016
- Miami, OK 2009

Water/Wastewater –CCN/ System Valuations and Acquisitions

- Avondale, AZ 2006
- Bullhead City, AZ 2020
- Buckeye, AZ 2013-2015
- Casa Grande, AZ (private) 2015
- Chino Valley, AZ 2006, 2016,2018
- Cottonwood, AZ 2009, 2012
- Clarksdale, AZ 2009
- Florence, AZ 2007, 2014
- Marana, AZ 2009, 2010
- Pine Strawberry Water Imp District, AZ 2009
- Prescott, AZ 2006
- Prescott Valley, AZ 1998
- Queen Creek, AZ 2008, 2011
- Show Low, AZ 2010, 2011
- Aubrey, TX 2015
- Arlington, TX 1999, 2001
- Celina, TX 2006, 2015
- Forney Lake WSC, TX 2016
- Gunter, TX 2006
- Kempner WSC, TX 2016
- FCS Lancaster,TX 2021
- Taylor, TX 1999

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- Whitehouse, TX 2006
- Van Alstyne, TX 2019
- Rockwall, TX 2005
- Trinity Water Reserve, TX 2000
- North Chicago, IL 2001
- North Little Rock WWU, AR 2015

Water/Wastewater – Impact Fee Studies

- East Medina County Special Utility District, TX 2000
- Cibolo Creek Municipal Authority, TX 2015
- Harlingen, TX 2005
- Laguna Madre Water District, TX 1993, 1996, 2000, 2003
- Liberty Hill, TX 2019
- Los Fresnos, TX 2006
- Mesquite, TX 1996
- Seguin, TX 2015,2020
- San Luis, AZ 2002
- Marana, AZ 2011- 2014
- Wellton, AZ 2003
- Prescott, AZ 2007
- Yuma, AZ 2004, 2007, 2016
- Hot Springs, AR 2005, 2009, 2016

International Regulated Utilities – Pacific and Caribbean

- Water Authority of Fiji 2016,2019
- Palau Public Utilities Corporation 2018
- Kiribati Public Utilities Board 2019,2020
- EPC, Independent State of Samoa 2013
- Commonwealth Utilities Corporation Saipan 2005-2021
- American Samoa Power Authority 2009,2014,2016
- Guam Power Authority 2011
- Virgin Islands Telephone Company 1990-1991

Expert Witness Testimony

City of Arlington, TX – Seven separate cost of service analyses and testimony in wholesale contract rate proceedings before TNRCC. Largest ongoing wastewater rate dispute in Texas history, 1990-1994.

Cameron County Fresh Water Supply District No. 1 vs. Town of South Padre Island (TNRCC Docket 30346-W) – Expert testimony on reasonableness of rate structure, 1992.

Cameron County Fresh Water Supply District No. 1 vs. Sheraton Hotel/Outdoor Resorts (TNRCC Docket 95-0432-UCR) – Expert testimony on reasonableness of rate structure, 1993.

Laguna Madre Water District (PUC Docket 49154) – Expert testimony on the reasonableness of the District’s raw water rate -- 2019.

City of Celina, TX (SOAH Docket 2003-0762-DIS) – Expert testimony on the proposed creation of a Municipal Utility District, 2004.

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City of Celina, TX (PUC Docket No. 49225) – Expert testimony on the reasonableness of outside city limit rates – 2020.

East Medina County Special Utility District (SOAH Docket 582-02-1255) – Expert testimony on CCN application, 2003.

East Medina County Special Utility District (SOAH Docket 582-04-1012) – Expert testimony on CCN application, 2004.

City of Karnes City, TX – Expert testimony on valuation of CCN before the Texas Commission on Environmental Quality, 2009.

City of Princeton, TX (SOAH Docket 582-06-1641 and TCEQ Docket 2006-0044-UCR) – Expert testimony on ability to serve proposed service territory, 2007.

Town of Little Elm, TX (SOAH Docket 582-01-1618) – Expert testimony on reasonableness of rate structure, 2001.

Schertz Seguin Local Government Corporation – Expert testimony addressing application of San Antonio Water System for groundwater permits for Gonzalez County UWCD, 2009.

City of Ruidoso, NM – Expert testimony on reasonableness of Wastewater Rates, 2010.

City of Hot Springs, AR – Expert witness testimony on Reasonableness of Stormwater Rates, 2010.

Dallas County Water Control and Improvement District No. 6 (TNRCC Docket 95-0295-MWD) – Hearing on the merits for proposed wastewater treatment plant permit, 1995.

Commonwealth Utilities Corporation Saipan -- Expert testimony before Commonwealth Public Utilities Commission on reasonableness of rate structure, 2010-2015.

City of Mesquite, Texas vs. Southwestern Bell Telephone Company (No. 3-89-0115-T, U.S. Federal Court Northern Texas) -- 18 year estimate of revenues excluded from municipal franchise fees by SWB. Expert testimony on SWB accounting and franchise policies and Discovery disputes, 1991-1995.

City of Port Arthur, et. al., vs. Southwestern Bell Telephone Company (No. D-142,176, 136th Judicial District Court of Beaumont, Texas) -- 20 year estimate of revenues excluded from municipal franchise fees by SWB. Expert testimony on SWB accounting and franchise policies. 1993-1995.

Southwestern Bell Telephone Company vs. City of Arlington, Texas (No. 3:98-CV-0844-X, U.S. Federal Court Northern Texas) -- 15 year estimate of access revenues excluded from municipal franchise fees by SWB. Expert testimony on SWB accounting and franchise policies, 1996.

Metro-Link Telecom vs. Southwestern Bell Telephone Company (No. 89-CV-0240, 56th Judicial District Court Galveston County Texas) -- 20 year pro forma model calculating lost revenue from the cancellation of a trunk line leasing contract.

Complaint of the City of Denton against GTE Southwest, Inc. (PUC Docket 14152), 1994.

GTE vs. City of Denton (No. 95-50259-367, 367th Judicial District Court of Denton County, Texas) -- 10 year estimate of revenues excluded from municipal franchise fees by GTE, 1994-1996.

MAS vs. City of Denton, Texas (No. 99-50263-367, Judicial District Court of Denton County, Texas) – Testimony on reasonableness of franchise fee payment calculations.

Water/Wastewater – Other Studies

City of Paris, TX – Campbell’s Soup Co. wholesale contract review/negotiations.

City of Conroe, TX – Evaluation of proposed long-term wholesale contract.

Cities of Bellmead, Woodway and Hewitt, TX – Least cost alternative analysis and assistance with

wholesale contract negotiations with City of Waco.

City of Lubbock, TX – Analysis of reasonableness of rates for Franklin Water System, January 2002.

City of Rockwall, TX – Wholesale contract review, 2005.

City of Miami, OK – Non-rate revenue study, 2010.

Town of Payson, AZ – Financial feasibility and economic impact study of C.C. Cragin Reservoir, 2011.

City of Duncanville, TX – Water and wastewater cost allocation study, 2002.

City of Whitehouse, TX – Economic analysis of potential acquisition of a water supply corporation, 2006.

City of Midlothian, TX – Drought management plans, 2001.

City of Midlothian, TX – Assistance with wholesale contract negotiations, 2000-2001.

City of Arlington, TX – Cost of service study for non water/sewer revenues, 1997.

City of Arlington, TX – Lease vs. purchase analysis of city fixed assets, 1998.

City of Donna, TX – Water and wastewater affordability analysis, 2005.

Southmost Regional Water Authority – Economic and financial impact of proposed desalination treatment plant, 2001.

Texas Water Development Board Region M – Financial feasibility analysis of water resource alternatives, 2006.

Laguna Madre Water District – Lost/unaccounted for water study, 1992.

Schertz Seguin Local Government Corporation – Assistance in contract negotiations with SAWS, 2010.

California-American Water Company – Reasonableness of rate structure for City of Thousand Oaks, 2003.

California-American Water Company – Reasonableness of rate structure for City of Felton, 2004.

Forsyth County, GA – Business plan with extensive recommendations for managing unprecedented growth in volume and customer connections. Ten-year projection of operating income, 1998.

City of Lakeland, FL – Valuation of wastewater reuse alternatives over 20-year timeframe.

Border Environment Cooperation Commission and City of Bisbee, AZ – Wastewater system improvements plan, 2003.

Water Infrastructure Finance Authority of Arizona – Evaluation of 40-year wastewater construction financing plan for Lake Havasu City, 2002.

Water Infrastructure Finance Authority of Arizona – Comprehensive residential water and wastewater rate survey for the state of Arizona, 2004-2008.

City of Plano, TX – evaluation of long-term contract with North Texas Municipal Water District, 2015-2020.

Regulated Utilities – USA

City of Miami, OK – Electric, water and wastewater and electric rate study, 2006.

Bonneville Power Administration ---Participation in Average System Cost (ASC) program, including proposed changes in ASC methodology, 1988-1990.

Houston Lighting & Power -- Feasibility/Prudence analysis of South Texas Nuclear Project vs. alternate forms of energy. Analysis formed the basis of partner's expert testimony before the Public Utility Commission of Texas, 1988.

Kansas Power & Light – Analysis of proposed merger with two separate companies, 1988.

Greenville Electric Utility System- Development of short-term cash investment policy in accordance with state law, 1989.

Horizon Communications– Business plan development, 2000.

City of Mercedes, TX – Economic Impact of New City Projects, 2000.

Telecommunications

City of Dallas, TX – Forecast of economic and financial construction and non-construction damages resulting from franchise’s failure to fulfill terms of agreement, 2004

City of Dallas, TX ---Financial evaluation and forecast of alternative wireless services contracts, 2005.

City of Dallas, TX --Evaluation and advice concerning VOIP contract with SBC, 2003

Voice Web Corporation-- Financial forecast and strategic plan for CLEC development, 2001

United Telephone of Ohio -- Pro forma forecast model forecasting the impact on financial statements of proposed changes in state telecommunications regulatory structures. Model was used as the basis for privatization bids for Argentine and Puerto Rican Telephone Companies, 1988.

Bonneville Power Administration – Evaluation and financial forecast of long-term fiber optic leasing operation, 1999.

Bonneville Power Administration – Economics of Fiber Analysis, 1999.

City of Portland, Oregon –Municipal Franchise Fee Review, 2000.

US West, Inc. – Valuation study and financial forecast of headquarters operation. Used as basis for Partner’s allocated cost testimony before the Public Utility Commission in Washington and Utah.

Star-Tel -- Estimate of revenues lost due to rival’s unfair business practices, 1995.

Cities of Denton and Carrollton, Texas -- Review of municipal franchise fee payments by GTE, 1994-1996.

Winstar Gateway Network -- forecast of average lifespan per ANI for specific customer classes.

Advisory Commission on State Emergency Communications -- Review of E911 Equalization Surcharge Payments by AT&T, ATC Satelco, and Lake Dallas Telephone Company.

Northern Telecom -- Projection of potential revenue generated from the long-term lease of DMS-100 switching units to Pacific Bell.

Publications/Presentations/Seminars

- ***The Forgotten Men (fiction)*** – Mediaguruz Publishing, 2012.
- ***Rainbow Bridge (fiction)*** – Mirador Publishing, 2020. Winner, 2021 Feathered Quill Silver Award for Animal-based literature.
- ***Raising Water and Wastewater Rates – How to Maximize Revenues and Minimize Headaches*** – Arizona Small Utilities Association, August 2002; Texas Section AWWA, April 2003
- ***Wholesale Providers and the Duty to Serve: A Case Study*** – Water Environment Federation, September 1996.
- ***Lease vs. Purchase – A Guideline for the Public Sector*** – Texas Town and City, March 1998•.
- ***An Introduction to Lease vs. Purchase*** – Texas City Managers Association – May 1998.
- ***Technische Universiteit Delft*** – Delft Netherlands -- Annual Infrastructure Conference – May 2000, 2001.
- ***The US Water Industry – A Study in the Limits of Privatization*** -- Technische Universiteit Delft – Delft Netherlands – March 2007.

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Resume Continued

- *The New Information Economy: Opportunity or Threat to the Rio Grande Valley?* – Rio Grande Valley Economic Summit -- Oct 2000.
- *The Financial Benefits of Regionalization – A Case Study* – Texas Water Development Symposium – September 2010.
- *Developing Conservation Water Rates Without Sacrificing Revenue* – TWCA Conference, San Antonio Texas, October 2012.
- *Water Rates – Challenges for Pacific Utilities* – Pacific Water and Wastes Conference, American Samoa, September 2014.