



Control Number: 52533



Item Number: 30

DOCKET NO. 52533

PETITION OF E REAL ESTATE, LLC
TO AMEND MARILEE SPECIAL
UTILITY DISTRICT'S CERTIFICATE
OF CONVENIENCE AND NECESSITY
IN COLLIN COUNTY BY EXPEDITED
RELEASE (TRACT 2)

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PUBLIC UTILITY COMMISSION
OF TEXAS

ORDER

This Order addresses the first 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 Texas water district and 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.

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 information which includes better copies of the maps and deed provided with the petition.
8. On November 4, 2022, the petitioner filed supplemental information which includes 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 includes an affidavit, dated December 10, 2021, of Mr. Allen; maps; a metes-and-bounds description of the tract of land; a special warranty deed with an effective date of January 1, 2020; and digital mapping data.
10. In Order No. 4 filed on February 18, 2022, the administrative law judge (ALJ) found the petition administratively complete.
11. On April 4, 2022, the petitioner filed supplemental information which includes a highlighted version of the special warranty deed with an effective date of January 1, 2020.
12. On April 20, 2022, the petitioner filed supplemental information which includes maps; a metes-and-bounds description of the tract of land; and digital mapping data.

Notice

13. The petitioner sent a copy of the petition by certified mail, return receipt requested, to the CCN holder on September 8, 2021.
14. In Order No. 4 filed on February 18, 2022, the ALJ found the notice sufficient.

Intervention and Response to the Petition

15. In Order No. 2 filed on October 11, 2021, the ALJ granted the CCN holder's motion to intervene.

16. On March 10, 2022, the CCN holder filed a response to the petition.
17. The response includes an affidavit, dated March 8, 2022, of Michael Garrison, the CCN holder's special project inspector; records related to well and account number 144; a loan commitment letter dated April 13, 2021; a letter from the United States Department of Agriculture 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 March 8, 2022, of Eddy Daniel, the CCN holder's engineer; a map; an affidavit, dated March 10, 2022, of Chris Boyd, general manager for the Mustang Special Utility District; 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

18. In 2020, the petitioner acquired five parcels of land, as follows:
 - a 154.059-acre parcel;
 - a 57.414-acre parcel;
 - a 272.545-acre parcel;
 - a 43.777-acre parcel; and
 - a 2.5-acre parcel.
19. The 154.059-acre, 57.414-acre, and 2.5-acre parcels are contiguous with one another, but are not contiguous with the 272.545-acre and 43.777-acre parcels.
20. The 154.059-acre, 57.414-acre, and 2.5-acre parcels comprise a single property owned by the petitioner in Collin County that is approximately 213.933 acres.
21. The tract of land for which the petitioner seeks streamlined expedited release is a portion of the petitioner's property that is approximately 154 acres.
22. The tract of land is located within the CCN holder's certificated service area.

Ownership of the Tract of Land

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

Water Service

24. The tract of land is not receiving actual water service from the CCN holder or any other water utility.
25. The petitioner has not requested that the CCN holder provide water service to the tract of land.
26. The petitioner has not paid to the CCN holder any fees or charges to initiate or maintain water service at the tract of land.
27. 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.
28. The CCN holder provides water service to a portion of the petitioner's property which lies outside of the tract of land.
29. The CCN holder owns and operates a water meter, meter number 144, that is located just inside of the northern boundary of the petitioner's property, but outside of the tract of land.
30. The CCN holder owns and operates a water meter, meter number 1316, that is located just outside of the southwestern boundary of the petitioner's property, and outside of the tract of land.
31. The CCN holder owns and operates a two-inch water line and a four-inch water line, both of which run parallel to and just inside the western boundary of the tract of land.
32. Water meter numbers 144 and 1316 and the two-inch and four-inch lines do not provide water service to the tract of land.
33. The CCN holder owns and operates additional water system infrastructure located outside of, but in proximity to, the tract of land. None of this infrastructure provides water service to the tract of land.
34. The CCN holder has not committed or dedicated any facilities or lines to the tract of land for water service.

35. The CCN holder has no facilities or lines that provide water service to the tract of land.
36. The CCN holder has not performed any acts for or supplied anything to the tract of land.

Qualifying County

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

Map and Certificate

39. On June 21, 2022, Commission Staff filed a revised 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. After the date of this Order, the CCN holder has no obligation under TWC § 13.254(h) 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 decertify 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 decertify 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. 4. 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.

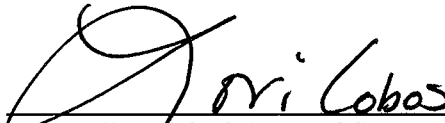
PUBLIC UTILITY COMMISSION OF TEXAS



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

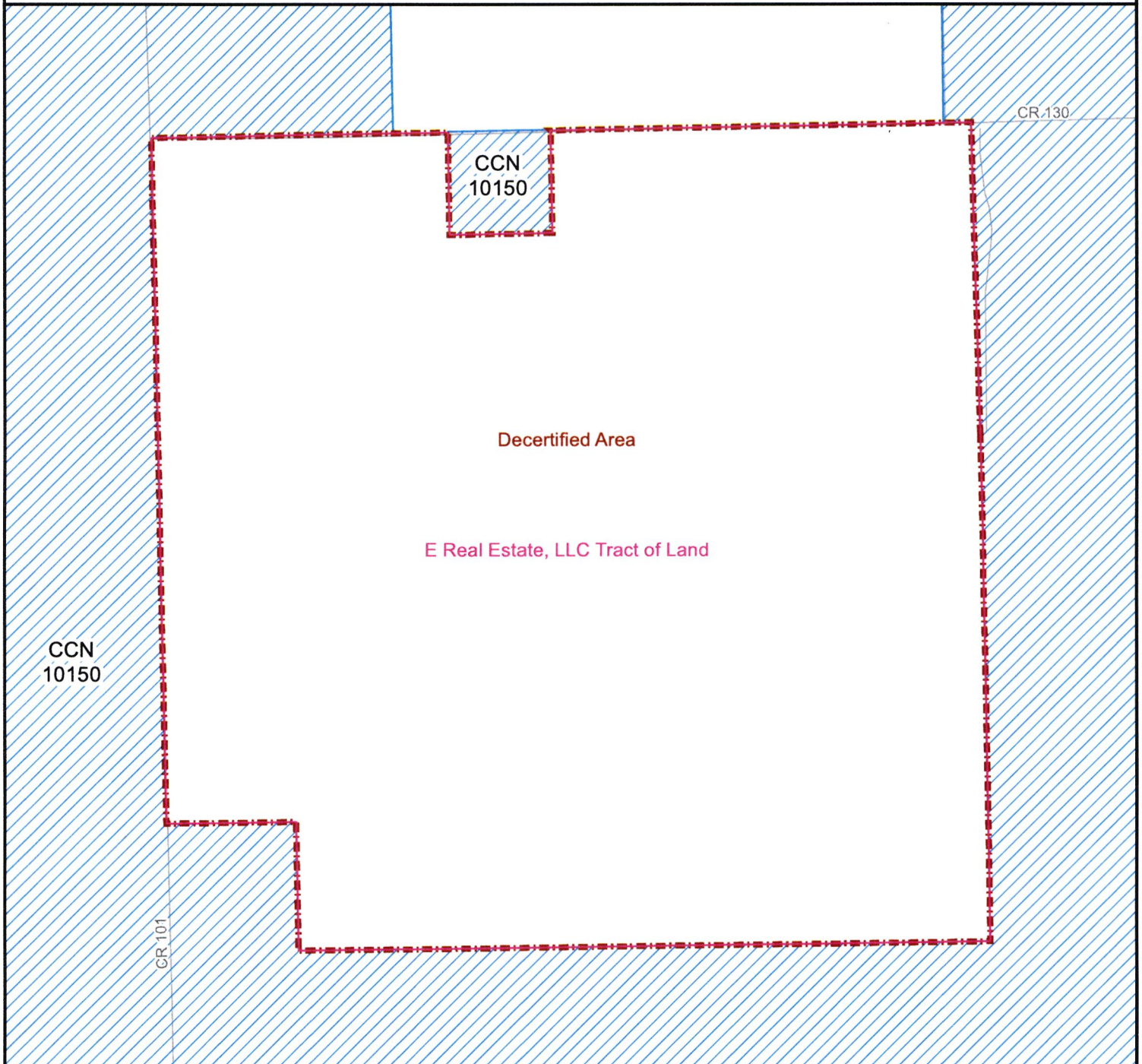
Marilee Special Utility District

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. 52533 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. 52533
Petition by E Real Estate, LLC to Amend
Marilee Special Utility District's CCN by Streamlined Expedited Release in Collin County



Water CCN

 10150 - Marilee SUD



Decertified Area



Tract of Land

0 225 450
Feet

