



## Filing Receipt

**Received - 2022-04-11 10:23:27 AM**

**Control Number - 52536**

**ItemNumber - 16**

**Peter M. Lake**  
Chairman

**Will McAdams**  
Commissioner

**Lori Cobos**  
Commissioner

**Jimmy Glotfelty**  
Commissioner



**Greg Abbott**  
Governor

**Thomas J. Gleeson**  
Executive Director

## *Public Utility Commission of Texas*

TO: Stephen Journey  
Commission Counsel

All Parties of Record

A handwritten signature in black ink, appearing to be "LB".

FROM: Hunter Burkhalter  
Chief Administrative Law Judge

RE: **Docket No. 52536** – *Petition of E Real Estate, LLC to Amend Marilee Special Utility District's Certificate of Convenience and Necessity in Collin County by Expedited Release (Mesouaokee Ranch)*

DATE: April 11, 2022

Enclosed is the Proposed Order in the above-referenced case. By copy of this memo, the parties to this proceeding are being served with the Proposed Order.

Please place this docket on an open meeting agenda for the Commissioners' consideration. Please notify me and the parties of the open meeting date. The parties must file corrections or exceptions to the Proposed Order by April 25, 2022.

**If a party proposes a correction or exception, the party must fully explain the correction or exception and must provide a citation to the record to support the correction or exception.**

**If there are no corrections or exceptions, no response is necessary.**

/ag  
q:\cadm\doCKET management\water\ccn\_expedited\52xxx\52536 po memo.docx



**DOCKET NO. 52536**

<b>PETITION OF E REAL ESTATE, LLC</b>	<b>§</b>	<b>PUBLIC UTILITY COMMISSION</b>
<b>TO AMEND MARILEE SPECIAL</b>	<b>§</b>	
<b>UTILITY DISTRICT'S CERTIFICATE</b>	<b>§</b>	<b>OF TEXAS</b>
<b>OF CONVENIENCE AND NECESSITY</b>	<b>§</b>	
<b>IN COLLIN COUNTY BY EXPEDITED</b>	<b>§</b>	
<b>RELEASE (MESOUAOKEE RANCH)</b>	<b>§</b>	

**PROPOSED ORDER**

This Order addresses the 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 chapters 49 and 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 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 2, 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 two special warranty deeds, each with an effective date of January 1, 2020.
7. On October 20, 2021, the petitioner filed supplemental maps.
8. On October 26, 2021, the petitioner filed supplemental maps and digital mapping data.
9. On December 7, 2021, the petitioner filed supplemental information which includes maps, a metes-and-bounds description of the tract of land; duplicates of the deeds provided with the petition; and digital mapping data.
10. In Order No. 4 filed on February 24, 2022, the administrative law judge (ALJ) found the supplemented petition administratively complete.

**Notice**

11. The petitioner sent a copy of the petition by certified mail, return receipt requested, to the CCN holder on September 8, 2021.
12. In Order No. 4 filed on February 24, 2022, the ALJ found the notice sufficient.

**Intervention and Response to the Petition**

13. In Order No. 2 filed on October 11, 2021, the ALJ granted the CCN holder's motion to intervene.
14. On March 16, 2022, the CCN holder filed a response to the petition.
15. The response includes an affidavit, dated March 15, 2022, of Michael Garrison, the CCN holder's special project inspector; 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 15, 2022, of Eddy Daniel, the

CCN holder's engineer; a map; an affidavit, dated March 10, 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**

16. The petitioner owns property in Collin County that is approximately 156.7 acres.
17. The tract of land for which the petitioner seeks streamlined expedited release is a portion of the petitioner's property that is approximately 156.4 acres.
18. The tract of land is located within the CCN holder's certificated service area.

**Ownership of the Tract of Land**

19. The petitioner acquired the tract of land through two transactions.
20. The petitioner acquired an approximately 73.335-acre portion of the tract by a special warranty deed with an effective date of January 1, 2020.
21. The petitioner acquired the remainder, an approximately 81.321-acre portion of the tract, by a second special warranty deed with an effective date of January 1, 2020.

**Water Service**

22. The tract of land is not receiving actual water service from the CCN holder or any other water utility.
23. The petitioner has not requested that the CCN holder provide water service to the tract of land.
24. The petitioner has not paid to the CCN holder any fees or charges to initiate or maintain water service to the tract of land.
25. 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.
26. There are two water meters located just inside the western boundary of the tract of land.
27. The CCN holder owns and operates an eight-inch water line that runs just inside, and parallel to, a portion of the northern boundary of the tract of land.

28. The CCN holder owns a one-and-a-half-inch waterline that runs parallel to, and just outside of, the western boundary of the tract of land. For a short distance, the one-and-a-half-inch waterline also runs through the tract of land and connects to one of the two inactive meters located on the land.
29. The water lines and inactive meters are not providing water service to the tract of land.
30. The CCN holder is capable of providing water service to the tract of land, if requested to do so.
31. The CCN holder has not committed or dedicated any facilities or lines to the tract of land for water service.
32. The CCN holder has no facilities or lines that provide water service to the tract of land.
33. The CCN holder has not performed any acts for or supplied anything to the tract of land.

**Qualifying County**

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

**Map and Certificate**

36. On March 29, 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 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 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. 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 \_\_\_\_\_ day of \_\_\_\_\_ 2022.

**PUBLIC UTILITY COMMISSION OF TEXAS**

---

**PETER M. LAKE, CHAIRMAN**

---

**WILL MCADAMS, COMMISSIONER**

---

**LORI COBOS, COMMISSIONER**

---

**JIMMY GLOTFELTY, COMMISSIONER**