



Control Number: 52698



Item Number: 16

**DOCKET NO. 52698**

**PETITION OF CROSSLAND  
CONSTRUCTION COMPANY, INC. TO  
AMEND BOLIVAR WATER SUPPLY  
CORPORATION'S CERTIFICATE OF  
CONVENIENCE AND NECESSITY IN  
DENTON COUNTY BY EXPEDITED  
RELEASE**

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**PUBLIC UTILITY COMMISSION  
OF TEXAS**

2022 MAY 26 AM 11:33  
RECEIVED  
PUBLIC UTILITY COMMISSION  
DENTON COUNTY

**ORDER**

This Order addresses the petition by Crossland Construction Company, Inc. for streamlined expedited release of a portion of a tract of land in Denton County from Bolivar Water Supply Corporation's service area under certificate of convenience and necessity (CCN) number 11257. For the reasons stated in this Order, the Commission releases the portion of the tract of land from Bolivar WSC's certificated service area. In addition, the Commission amends Bolivar WSC's CCN number 11257 to reflect the removal of the released portion 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 Bolivar WSC, which will be addressed by separate order.

**I. Findings of Fact**

The Commission makes the following findings of fact.

**Petitioner**

1. Crossland Construction Company is a Kansas corporation registered with the Texas secretary of state under filing number 800083196.

**CCN Holder**

2. Bolivar WSC is a Texas non-profit corporation registered with the Texas secretary of state under filing number 25730701.
3. Bolivar WSC holds CCN number 11257 that obligates the utility to provide retail water service in its certificated service area in Cooke, Denton, and Wise counties.

**Petition**

4. On October 12, 2021, the petitioner filed a petition for streamlined expedited release of a portion of a tract of land from the CCN holder's service area under CCN number 11257.
5. The petition includes an affidavit, dated October 11, 2021, of Matt Moore, professional engineer and authorized representative of petitioner; maps of the tract of land and the portion of the tract of land; a special warranty deed dated May 7, 2021, with a metes-and-bounds description; an access and utility easement dated May 7, 2021; a statement of change of registered agent dated November 16, 2016; digital mapping data; and proof of notice to the CCN holder.
6. In Order No. 2 filed on November 15, 2021, the administrative law judge (ALJ) found the petition administratively complete.

**Notice**

7. The petitioner sent a copy of the petition by certified mail to the CCN holder on October 12, 2021.
8. In Order No. 2 filed on November 15, 2021, the ALJ found the notice sufficient.

**Response to the Petition**

9. The CCN holder filed a response to the petition on November 19, 2021.
10. The response includes a declaration, dated November 10, 2021, of James Parkman, general manager of the CCN holder.

**The Tract of Land**

11. The petitioner owns a tract of land in Denton County that is approximately 67 acres.
12. The portion of the tract of land for which the petitioner seeks streamlined expedited release is approximately 7 acres and is located within the CCN holder's certificated service area.

**Ownership of the Tract of Land**

13. The petitioner acquired its tract of land by a special warranty deed dated May 7, 2021.

**Qualifying County**

14. Denton County abuts Dallas and Tarrant counties and has a population of more than 47,500.

15. Dallas and Tarrant counties each has a population of at least one million.

**Water Service**

16. The tract of land is not receiving actual water service from the CCN holder.
17. The tract of land has never received water service from the CCN holder.
18. The CCN holder has not committed or dedicated any facilities or lines to the tract of land for water service.
19. The CCN holder has no facilities or lines that provide water service to the tract of land.
20. The CCN holder has not performed any acts for or supplied anything to the tract of land.

**Map and Certificate**

21. On January 5, 2022, Commission Staff filed its final recommendation that included a certificate and a map on which it identified the tract of land and the portion of the tract of land for which the petitioner seeks streamlined expedited release 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 this petition for streamlined expedited release under Texas Water Code (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.

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 might have previously received water or sewer service is irrelevant.
9. A landowner is not required to seek the streamlined expedited release of all of its tract of land.
10. The petitioner owns the tract of land that is at least 25 acres, and the petitioner seeks streamlined expedited release of a portion of the tract of land through the petition.
11. Denton 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 portion 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 released portion of the petitioner's 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 Denton County by 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) and 13.2541(a) provide retail water service to the public within the released portion of 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 portion of the tract of land identified in the petition from the CCN holder's certificated service area under CCN number 11257.
2. The Commission does not decertificate any of the CCN holder's equipment or facilities that may lay on or under the portion of the tract of land.
3. The Commission amends CCN number 11257 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 with the filing of this Order in accordance with the schedule adopted in Order No. 3. 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 20<sup>th</sup> day of May 2022.

PUBLIC UTILITY COMMISSION OF TEXAS



PETER M. LAKE, CHAIRMAN



WILL MCADAMS, COMMISSIONER



LORI COBOS, COMMISSIONER



# **Public Utility Commission of Texas**

**By These Presents Be It Known To All That**

## **Bolivar Water Supply Corporation**

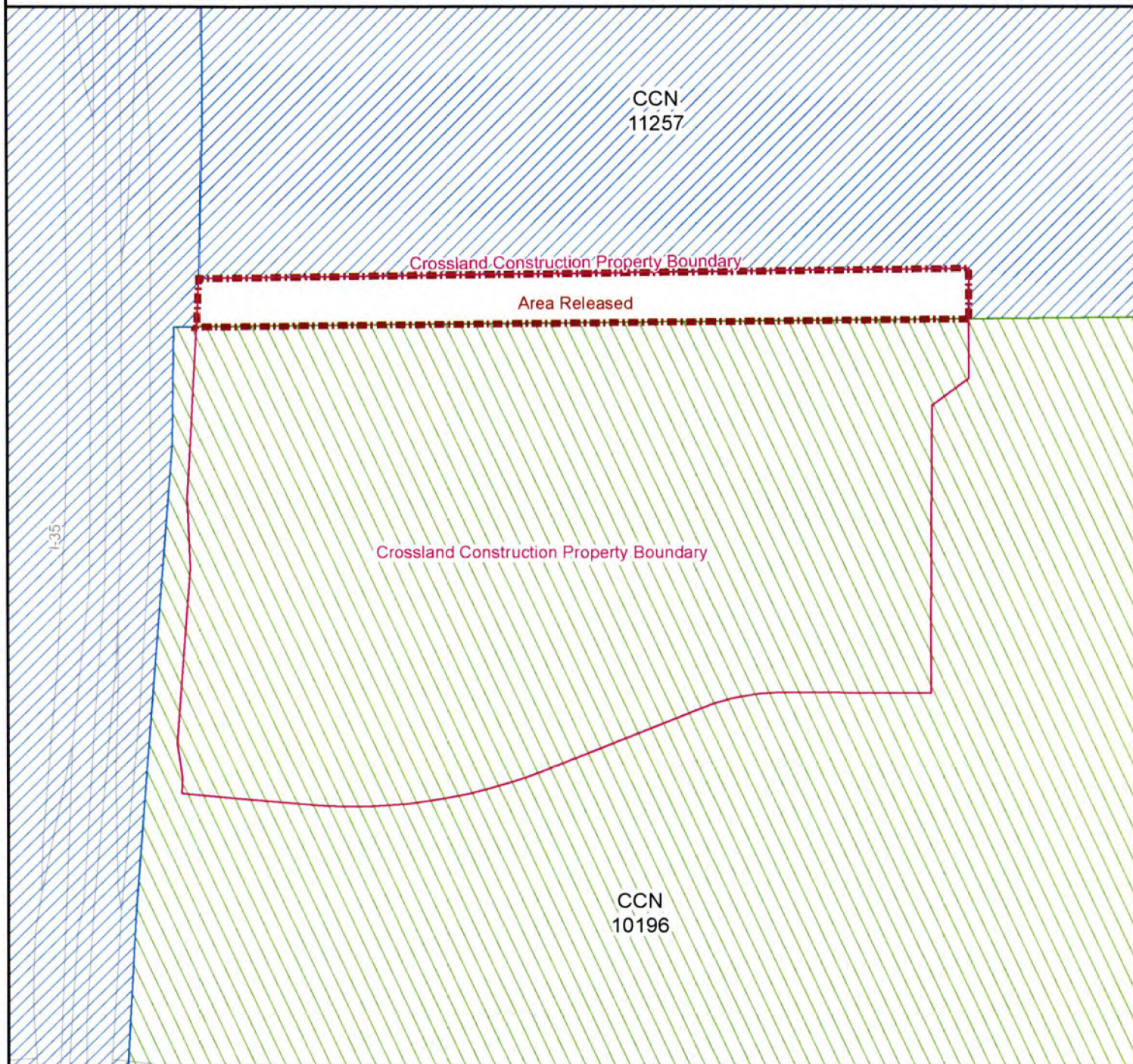
having obtained certification to provide water utility service for the convenience and necessity of the public, and it having been determined by this Commission that the public convenience and necessity would in fact be advanced by the provision of such service, Bolivar Water Supply Corporation is entitled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

### **Certificate of Convenience and Necessity No. 11257**

to provide continuous and adequate water utility service to that service area or those service areas in Cooke, Denton, and Wise Counties as by final Order or Orders duly entered by this Commission, which Order or Orders resulting from Docket No. 52698 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 Bolivar Water Supply Corporation 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.





Bolivar Water Supply Corporation  
Portion of Water CCN No. 11257  
PUC Docket No. 52698  
Petition by Crossland Construction to Amend  
Bolivar Water Supply Corporation's CCN by Expedited Release in Denton County



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

**Water CCN**

-  11257 - Bolivar WSC
-  10196 - City of Sanger

0 200 400  
Feet



Map by: Komal Patel  
Date: January 4, 2022  
Project: 52698BolivarWSC.mxd





## Filing Receipt

**Received - 2022-06-20 02:07:42 PM**

**Control Number - 52698**

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<b>CONSTRUCTION COMPANY, INC. TO</b>	<b>§</b>	
<b>AMEND BOLIVAR WATER SUPPLY</b>	<b>§</b>	<b>OF TEXAS</b>
<b>CORPORATION'S CERTIFICATE</b>	<b>§</b>	
<b>OF CONVENIENCE AND NECESSITY</b>	<b>§</b>	
<b>IN DENTON COUNTY BY</b>	<b>§</b>	
<b>EXPEDITED RELEASE</b>	<b>§</b>	

**BOLIVAR WATER SUPPLY CORPORATION'S RESPONSES TO  
CROSSLAND CONSTRUCTION COMPANY, INC.'S FIRST REQUEST FOR  
INFORMATION – QUESTION NOS. 1-1 THROUGH 1-15**

COMES NOW Bolivar Water Supply Corporation, Respondent, ("Bolivar") and files Responses to Crossland Construction Company, Inc.'s First Request for Information – Question Nos. 1-1 through 1-15.

Respectfully submitted,

**RUSSELL RODRIGUEZ HYDE BULLOCK,  
L.L.P.**

1633 Williams Drive, Building 2, Suite 200  
Georgetown, Texas 78628  
(512) 930-1317  
(866) 929-1641 (Fax)

/s/ Arturo D. Rodriguez, Jr.

ARTURO D. RODRIGUEZ, JR.  
State Bar No. 00791551

**ATTORNEY FOR BOLIVAR WATER  
SUPPLY CORPORATION**

**CERTIFICATE OF SERVICE**

I hereby certify that on the 20<sup>th</sup> day of June, 2022, a true and correct copy of the foregoing document was served on all parties of record by hand delivery, email, facsimile or First Class Mail.

/s/ Arturo D. Rodriguez, Jr.  
ARTURO D. RODRIGUEZ, JR.

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**BOLIVAR WATER SUPPLY CORPORATION'S RESPONSES TO  
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INFORMATION – QUESTION NOS. 1-1 THROUGH 1-15**

**RFI 1-1:** Please provide copies of Bolivar's audited financial statements, comprehensive annual financial report, and Annual Financial Statements for the previous three years. If audited financials are unavailable, please provide Fiscal Year ending Balance Sheets, Income Statements, and Statements of Cash flow for the indicated period.

**RESPONSE:**

Documents responsive to this RFI may be downloaded using the following link:

<https://txlocalgovlaw.sharefile.com/d-s9eee9399b51d46a9a8e63a5f2c73dc1b>

Prepared by: Will be supplemented  
Sponsored by: Will be supplemented

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INFORMATION – QUESTION NOS. 1-1 THROUGH 1-15**

**RFI 1-2:** Please provide Bolivar's current budget for Fiscal Year 2022 and the budget applicable for Fiscal Year 2021.

**RESPONSE:**

Documents responsive to this RFI may be downloaded using the following link:

<https://txlocalgovlaw.sharefile.com/d-s9eee9399b51d46a9a8e63a5f2c73dc1b>

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INFORMATION – QUESTION NOS. 1-1 THROUGH 1-15**

**RFI 1-3:** Please provide any and all copies of engineering reports, maps, drawing, plans and specifications, construction documents, cost projections and/or any other documents that identify improvements that are currently in-place and operational located within the Subject Area.

**RESPONSE:**

Bolivar does not have facilities within the Subject Area.

Prepared by: Will be supplemented  
Sponsored by: Will be supplemented

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**BOLIVAR WATER SUPPLY CORPORATION'S RESPONSES TO  
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INFORMATION – QUESTION NOS. 1-1 THROUGH 1-15**

**RFI 1-4:** Please provide copies of any and all Bolivar's contracts related to the purchase or sale of treated or raw water that are allocable to the Subject Area or Bolivar's CCN.

**RESPONSE:**

None.

Prepared by: Will be supplemented  
Sponsored by: Will be supplemented



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INFORMATION – QUESTION NOS. 1-1 THROUGH 1-15**

**RFI 1-5:** Please provide a map showing the Subject Area in relation to the remaining portions of the Bolivar System. On the map, please indicate all assets owned by Bolivar that are allocable to the Subject Area.

**RESPONSE:**

Documents responsive to this RFI may be downloaded using the following link:

<https://txlocalgovlaw.sharefile.com/d-s9eee9399b51d46a9a8e63a5f2c73dc1b>

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INFORMATION – QUESTION NOS. 1-1 THROUGH 1-15**

**RFI 1-6:** Please provide a list and valuation of Bolivar's assets within the Subject Area.

**RESPONSE:**

Documents responsive to this RFI may be downloaded using the following link:

<https://txlocalgovlaw.sharefile.com/d-s9eee9399b51d46a9a8e63a5f2c73dc1b>

Prepared by: Will be supplemented

Sponsored by: Will be supplemented

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INFORMATION – QUESTION NOS. 1-1 THROUGH 1-15**

**RFI 1-7:** Please identify any portions of the assets in response to request 1-5 or 1-6 that were funded by debt that is still outstanding.

**RESPONSE:**

As to the area identified in RFI 1-6, none. As to the assets in RFI 1-5, Bolivar will supplement.

Prepared by: Will be supplemented  
Sponsored by: Will be supplemented

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INFORMATION – QUESTION NOS. 1-1 THROUGH 1-15**

**RFI 1-8:** Please list any and all assets associated within the Subject Area rendered useless or valueless as a result of the decertification in this docket.

**RESPONSE:**

See documents produced in response to RFI 1-6.

Prepared by: Will be supplemented  
Sponsored by: Will be supplemented

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INFORMATION – QUESTION NOS. 1-1 THROUGH 1-15**

**RFI 1-9:** Please provide Bolivar's currently applicable capital improvement plan and its most recently completed master plan.

**RESPONSE:**

Documents responsive to this RFI may be downloaded using the following link:

<https://txlocalgovlaw.sharefile.com/d-s9eee9399b51d46a9a8e63a5f2c73dc1b>

Prepared by: Will be supplemented  
Sponsored by: Will be supplemented

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INFORMATION – QUESTION NOS. 1-1 THROUGH 1-15**

**RFI 1-10:** Please provide any and all documents concerning Bolivar's expenses related to the planning, design, or construction of water facilities that are allocable, in the opinion of Bolivar, to the Subject Area.

**RESPONSE:**

Bolivar will supplement when its appraisal is completed and finalized. Also see documents produced in response to RFI 1-6 and 1-9.

Prepared by: Will be supplemented  
Sponsored by: Will be supplemented

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INFORMATION – QUESTION NOS. 1-1 THROUGH 1-15**

**RFI 1-11:** Please provide a copy of Bolivar's current tariff, including a schedule of all rates, fees and charges.

**RESPONSE:**

Documents responsive to this RFI may be downloaded using the following link:

<https://txlocalgovlaw.sharefile.com/d-s9eee9399b51d46a9a8e63a5f2c73dc1b>

Prepared by: Will be supplemented

Sponsored by: Will be supplemented

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INFORMATION – QUESTION NOS. 1-1 THROUGH 1-15**

**RFI 1-12:** Please state the amount of compensation to which Bolivar is entitled as a result of the expedited release of the Subject Area from Bolivar's CCN, in the opinion of Bolivar.

**RESPONSE:**

Bolivar will supplement when its appraisal is completed and finalized.

Prepared by: Will be supplemented  
Sponsored by: Will be supplemented



**PUC DOCKET NO. 52698**

<b>PETITION OF CROSSLAND</b>	<b>§</b>	<b>PUBLIC UTILITY COMMISSION</b>
<b>CONSTRUCTION COMPANY, INC. TO</b>	<b>§</b>	
<b>AMEND BOLIVAR WATER SUPPLY</b>	<b>§</b>	<b>OF TEXAS</b>
<b>CORPORATION'S CERTIFICATE</b>	<b>§</b>	
<b>OF CONVENIENCE AND NECESSITY</b>	<b>§</b>	
<b>IN DENTON COUNTY BY</b>	<b>§</b>	
<b>EXPEDITED RELEASE</b>	<b>§</b>	

**BOLIVAR WATER SUPPLY CORPORATION'S RESPONSES TO  
CROSSLAND CONSTRUCTION COMPANY, INC.'S FIRST REQUEST FOR  
INFORMATION – QUESTION NOS. 1-1 THROUGH 1-15**

**RFI 1-13:** Please list all active connections on Bolivar's system by meter size.

**RESPONSE:**

Documents responsive to this RFI may be downloaded using the following link:

<https://txlocalgovlaw.sharefile.com/d-s9eee9399b51d46a9a8e63a5f2c73dc1b>

Prepared by: Will be supplemented

Sponsored by: Will be supplemented

**PUC DOCKET NO. 52698**

<b>PETITION OF CROSSLAND</b>	<b>§</b>	<b>PUBLIC UTILITY COMMISSION</b>
<b>CONSTRUCTION COMPANY, INC. TO</b>	<b>§</b>	
<b>AMEND BOLIVAR WATER SUPPLY</b>	<b>§</b>	<b>OF TEXAS</b>
<b>CORPORATION'S CERTIFICATE</b>	<b>§</b>	
<b>OF CONVENIENCE AND NECESSITY</b>	<b>§</b>	
<b>IN DENTON COUNTY BY</b>	<b>§</b>	
<b>EXPEDITED RELEASE</b>	<b>§</b>	

**BOLIVAR WATER SUPPLY CORPORATION'S RESPONSES TO  
CROSSLAND CONSTRUCTION COMPANY, INC.'S FIRST REQUEST FOR  
INFORMATION – QUESTION NOS. 1-1 THROUGH 1-15**

**RFI 1-14:** Please provide water consumption by customer class by month from May 2019 to the present.

**RESPONSE:**

Documents responsive to this RFI may be downloaded using the following link:

<https://txlocalgovlaw.sharefile.com/d-s9eee9399b51d46a9a8e63a5f2c73dc1b>

Prepared by: Will be supplemented  
Sponsored by: Will be supplemented

**PUC DOCKET NO. 52698**

<b>PETITION OF CROSSLAND</b>	<b>§</b>	<b>PUBLIC UTILITY COMMISSION</b>
<b>CONSTRUCTION COMPANY, INC. TO</b>	<b>§</b>	
<b>AMEND BOLIVAR WATER SUPPLY</b>	<b>§</b>	<b>OF TEXAS</b>
<b>CORPORATION'S CERTIFICATE</b>	<b>§</b>	
<b>OF CONVENIENCE AND NECESSITY</b>	<b>§</b>	
<b>IN DENTON COUNTY BY</b>	<b>§</b>	
<b>EXPEDITED RELEASE</b>	<b>§</b>	

**BOLIVAR WATER SUPPLY CORPORATION'S RESPONSES TO  
CROSSLAND CONSTRUCTION COMPANY, INC.'S FIRST REQUEST FOR  
INFORMATION – QUESTION NOS. 1-1 THROUGH 1-15**

**RFI 1-15:** Please provide current projections of future growth for Bolivar, including both customer account projections and demand needs. Please provide projection for a minimum of 5 years.

**RESPONSE:**

See documents produced in response to RFI 1-9.

Prepared by: Will be supplemented  
Sponsored by: Will be supplemented

**From:** [Art Rodriguez](#)  
**To:** [Josh Korman](#)  
**Cc:** [Jessica Newlin](#)  
**Subject:** Re: Bolivar - Expedited Release Response - Crossland 67 Acre Tract  
**Date:** Tuesday, August 2, 2022 1:17:43 PM

---

Regarding legal fees this amount is good through Friday:

Crossland: \$4,955.67

I would estimate \$1750 each for the remainder of the case.

Art Rodriguez  
512.930.1317



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**From:** Josh Korman <[josh@korgrp.com](mailto:josh@korgrp.com)>  
**Date:** Tuesday, August 2, 2022 at 11:10 AM  
**To:** Jessica Newlin <[jnewlin@txlocalgovlaw.com](mailto:jnewlin@txlocalgovlaw.com)>  
**Cc:** Art Rodriguez <[arodriguez@txlocalgovlaw.com](mailto:arodriguez@txlocalgovlaw.com)>  
**Subject:** RE: Bolivar - Expedited Release Response - Crossland 67 Acre Tract

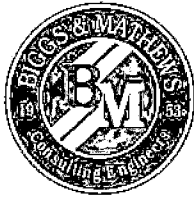
Jessica/Art –

Please forward your current billings for Crossland and the anticipated amount going forward.

Thanks.

Josh Korman  
p: 817-870-0420  
**KOR GROUP**  
600 E Exchange Ave | Suite 200  
Fort Worth, Tx 76164

**From:** Jessica Newlin <[jnewlin@txlocalgovlaw.com](mailto:jnewlin@txlocalgovlaw.com)>



# BIGGS & MATHEWS INC.

---

Consulting Engineers

July 27, 2022

Art Rodriguez  
Russell Rodriguez Hyde Bullock, LLP  
1633 Williams Drive  
Bldg. 2, Suite 200  
Georgetown, Texas 78628

RE: Letter of Engineering Review – Expedited Release Request  
Crossland Tract – 67 Acres – BWSC Pressure Plane No. 2

Dear Mr. Rodriguez:

As requested, we have reviewed the location and the request for expedited release of the above tract, commonly known as the Crossland Tract, and based on our review we have provided the following responses. In support of our responses, we have attached 1) Planning Report for Water Facility Improvements and 2) Distribution System Inventory and Value.

**Question No. 1: What is the size of (acreage) of Bolivar WSC CCN:**

➤ *212,035 acres*

**Question No. 2: What is the remaining debt for CCN:**

➤ *Unknown*

**Specific Tract Information:**

**Crossland Tract (Located in Pressure Plane No. 2)**

- *BWSC Pressure Plane No. 2*
- *Pressure Plane Size – 24,000 Acres*
- *Total Value of Facilities in Pressure Plane No. 2 - \$14,170,000*
- *Elevated Storage Value in Pressure Plane No. 2 - \$500,000*
- *Pump Station Value in Pressure Plane No. 2 - \$1,700,000*
- *Water Supply Well Value in Pressure Plane No. 2 - \$2,250,000*
- *Distribution Line Value in Pressure Plane No. 2 - \$9,720,000*

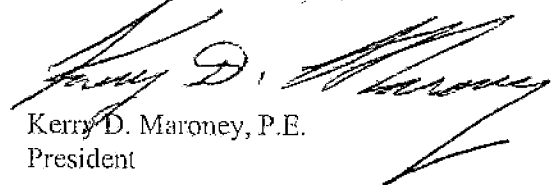
*Notes: BWSC does not have distribution lines fronting or adjacent to this property, however, BWSC could extend the existing 8" line from the north, approximately 3,500 LF to provide for continuous and adequate water service to this tract. To date, no request for service has been received by BWSC.*

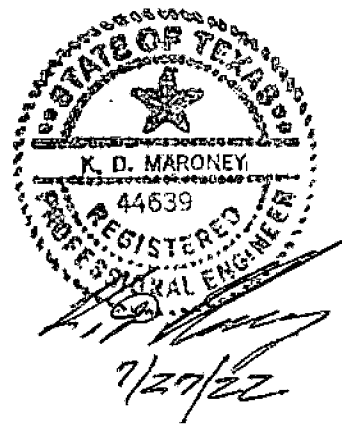
*Based on land use in the general vicinity, this 67-acre tract will typically accommodate fifteen (15) LUE's. Therefore, the revenue fees lost by BWSC due to decertification would be \$4,500 per platted lot and annual average water sales of approximately \$650 per platted lot.*

Please contact me with any additional questions or comments or if additional information is required.

Sincerely,

BIGGS & MATHEWS, INC.

  
Kerry D. Maroney, P.E.  
President



Application Exhibit  
**Exhibit "C"**

CHISAM RD

CITY OF SANGER

B.N.S.F. RAILROAD CO.

CHEROKEE RD

SEMINOLE CIR

CORRIDA LN

VIEW RD

**Tract of Land for Streamlined Expedited  
Release From Bolivar WSC CCN No. 11257  
(Water Only)**

**MAP SCALE: 1" = 800'**

0 400 800 1,600 Feet

August 25, 2021

Tract of land for decertification is located east of  
IH-35, south of Chasam Road, west of B.N.S.F.  
Railroad Co. railroad, and north of Lois Road East.

Denton County, TX

**MAP LEGEND:**



Tract of land for streamlined expedited  
release from Bolivar WSC Water CCN  
No. 11257



City of Sanger Jurisdictional Boundary

**PLANNING REPORT**  
**FOR**  
**WATER FACILITY IMPROVEMENTS**  
**YEAR 2022 THROUGH 2032**  
**BOLIVAR WATER SUPPLY CORPORATION**  
**COOKE, DENTON & WISE COUNTY, TEXAS**

**June, 2022**

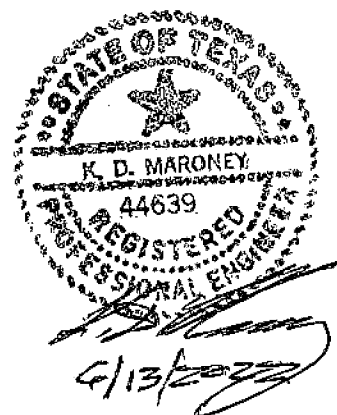
**Board of Directors**

**Kevin Kemplin – President**  
**Janell Shelton – Vice-President**  
**Freida Ashcraft – Secretary/Treasurer**  
**D.L. Bowles – Director**  
**Tommy J. Rhodes – Director**  
**John Kubicek – Director**  
**Bob Montgomery – Director**  
**Fred Yeatts – Director**  
**Kim Markel - Director**

**James Parkman – General Manager**



Biggs & Mathews, Inc. (F-834)  
Consulting Engineers  
2500 Brook Ave.  
Wichita Falls, Texas 76301





## TABLE OF CONTENTS

1.0 GENERAL

2.0 EXISTING SYSTEM FACILITIES

3.0 PROJECTIONS & DISTRIBUTION OF FUTURE GROWTH

4.0 SUMMARY OF PROPOSED SYSTEM IMPROVEMENTS 2022-2032

5.0 REPORT CLOSURE AND RECOMMENDATIONS

APPENDIX A:

System Pressure Plane Map

## **1.0 GENERAL**

Bolivar Water Supply Corporation (BWSC), Public Water System (PWS) I.D. No. TX0610049, was formed February 24, 1969 for the purpose of supplying potable water to unincorporated areas within Cooke, Denton, and Wise County. In accordance with their Certification of Convenience and Necessity (CCN No. 11257) dated November 1, 1979 BWSC was granted a service area that covers approximately 212,035 acres (331 square miles) within portions of three (3) counties. As of January 2022, the system serves 3,671 active connections with an anticipated annual system growth of approximately 100 connections per year.

In an attempt to maintain the level of service in their certificated area and to maintain compliance with the Texas Commission on Environmental Quality (TCEQ), the Board of Directors continues to evaluate and plan for the required future system expansion in a timely manner.

## **2.0 EXISTING SYSTEM FACILITIES**

Currently the BWSC system is segmented into seven (7) pressure planes with the capability of being able to move water between selected planes on an emergency basis or when growth occurs near common pressure plane boundaries. Moving water between planes requires operator intervention, by opening and closing selected system valves as needed. Each pressure plane is served by water supply wells, ground storage facilities, pump stations and elevated storage based on the number of connections served in each plane. The following is a listing of each pressure plane and facilities serving that plane in addition to a system pressure plane map. (See Appendix A).

### **Pressure Plane No. 1 - 514 Connections – 22,000 Acres (Acres Served 19,000)**

- 100,000 Gallon Elevated Tank - \$500,000
- Pump Station & Ground Storage - \$850,000
- 3 - Water Supply Wells – \$2,250,000
- Distribution System - \$4,785,000
- Existing Connections - 514
- Estimated Value of Facilities – \$8,385,000
- Estimated Value of Facilities per Acre Served - \$441

### **Pressure Plane No. 2 - 512 Connections – 24,000 Acres (Acres Served 16,000)**

- 100,000 Gallon Elevated Tank - \$500,000
- 2 – Pump Stations & Ground Storage - \$ 1,700,000
- 3 - Water Supply Wells - \$2,250,000
- Distribution System - \$9,720,000
- Existing Connections – 512
- Estimated Value of Facilities - \$14,170,000
- Estimated Value of Facilities per Acre Served - \$886

*Pressure Plane No. 2A - 30 Connections – 35 Acres (Acres Served 35)*

- 2,500 Gallon Pressure Tank - \$30,000
- Pump Station & Ground Storage - \$100,000
- Water Supply Well – \$100,000
- Distribution System - \$160,000
- Existing Connections – 30
- Estimated Value of Facilities - \$390,000
- Estimated Value of Facilities per Acre Served - \$11,143

*Pressure Plane No. 3 - 1,121 Connections – 60,000 Acres (Acres Served 45,000)*

- 300,000 Gallon Elevated Tank - \$1,500,000
- 100,000 Gallon Elevated Tank - \$500,000
- 3 - Pump Station & Ground Storage - \$2,550,000
- 5 - Water Supply Wells – \$3,750,000
- Distribution System - \$11,925,000
- Existing Connections – 1,121
- Estimated Value of Facilities – 20,225,000
- Estimated Value of Facilities per Acre Served - \$449

*Pressure Plane No. 4 - 607 Connections – 24,000 Acres (Acres Served 20,000)*

- 100,000 Gallon Elevated Tank - \$500,000
- Pump Station & Ground Storage - \$850,000
- 4 - Water Supply Wells – \$3,000,000
- Distribution system - \$10,675,000
- Existing Connections – 607
- Estimated Value of Facilities - \$15,025,000
- Estimated Value of Facilities per Acre Served - \$752

*Pressure Plane No. 5 - 569 Connections – 25,000 Acres (Acres Served 24,000)*

- 100,000 Gallon Elevated Tank - \$500,000
- Pump Station & Ground Storage - \$850,000
- 3 - Water Supply Wells - \$2,250,000
- Distribution System - \$11,200,000
- Existing Connections – 589
- Estimated Value of Facilities - \$14,800,000
- Estimated Value of Facilities per Acre Served - \$617

**Pressure Plane No. 6 - 298 Connections – 57,000 Acres (Acres Served 45,000)**

- 100,000 Gallon Elevated Tank – \$500,000
- 2 - Pump Station & Ground Storage Tank - \$1,700,000
- 3 - Water Supply Wells – \$2,250,000
- Distribution System - \$12,012,500
- Existing Connections – 298
- Estimated Value of Facilities - \$16,462,500
- Estimated Value of Facilities per Acre Served - \$365

**3.0 PROJECTIONS & DISTRIBUTION OF FUTURE GROWTH**

Though it is very difficult to project which portions of the system might experience the most growth in the future, the historical growth over the last two (2) years can be an indicator of future growth distribution within each of the pressure planes as shown below:

- 3% of the growth occurred in Pressure Plane No. 1
- 4% of the growth occurred in Pressure Plane No. 2
- 0% of the growth occurred in Pressure Plane No. 2A
- 30% of the growth occurred in Pressure Plane No. 3
- 30% of the growth occurred in Pressure Plane No. 4
- 30% of the growth occurred in Pressure Plane No. 5
- 3% of the growth occurred in Pressure Plane No. 6

Assuming over the next ten (10) years that the annual system wide growth averages 100 connections per year, the total active connections for the system could grow by approximately 1,000 connections by the year 2032, for a total of 4,671 active connections. Furthermore, based on the above historical growth distribution, the estimated total connections in each pressure plane by the year 2032 would be as shown below:

- Pressure Plane No. 1 – 544 connections
- Pressure Plane No. 2 – 552 connections
- Pressure Plane No. 2A – 30 connections
- Pressure Plane No. 3 – 1,421 connections
- Pressure Plane No. 4 – 907 connections
- Pressure Plane No. 5 – 869 connections
- Pressure Plane No. 6 – 328 connections

In summary, through the year 2032, assuming all existing water supply, pressure maintenance, and storage facilities remain operational at their current capacity, 3 out of the 7 existing pressure planes will need additional pressure maintenance facilities and additional water supply sources. As shown below, new elevated storage tanks and new groundwater supply wells are proposed for Pressure Plane No. 3, Pressure Plane No. 4, and Pressure Plane No. 5.

#### **4.0 SUMMARY OF PROPOSED SYSTEM IMPROVEMENTS 2022-2032**

##### **Pressure Plane No. 3 – Improvements \$2,200,000**

- 300,000 Gallon Elevated Tank - \$1,500,000
- Water Supply Well – \$700,000

##### **Pressure Plane No. 4 – Improvements \$2,200,000**

- 300,000 Gallon Elevated Tank - \$1,500,000
- Water Supply Well – \$700,000

##### **Pressure Plane No. 5 – Improvements \$2,200,000**

- 300,000 Gallon Elevated Tank - \$1,500,000
- Water Supply Well – \$700,000

***ESTIMATED CONSTRUCTION COSTS FOR IMPROVEMENTS - \$6,600,000.***

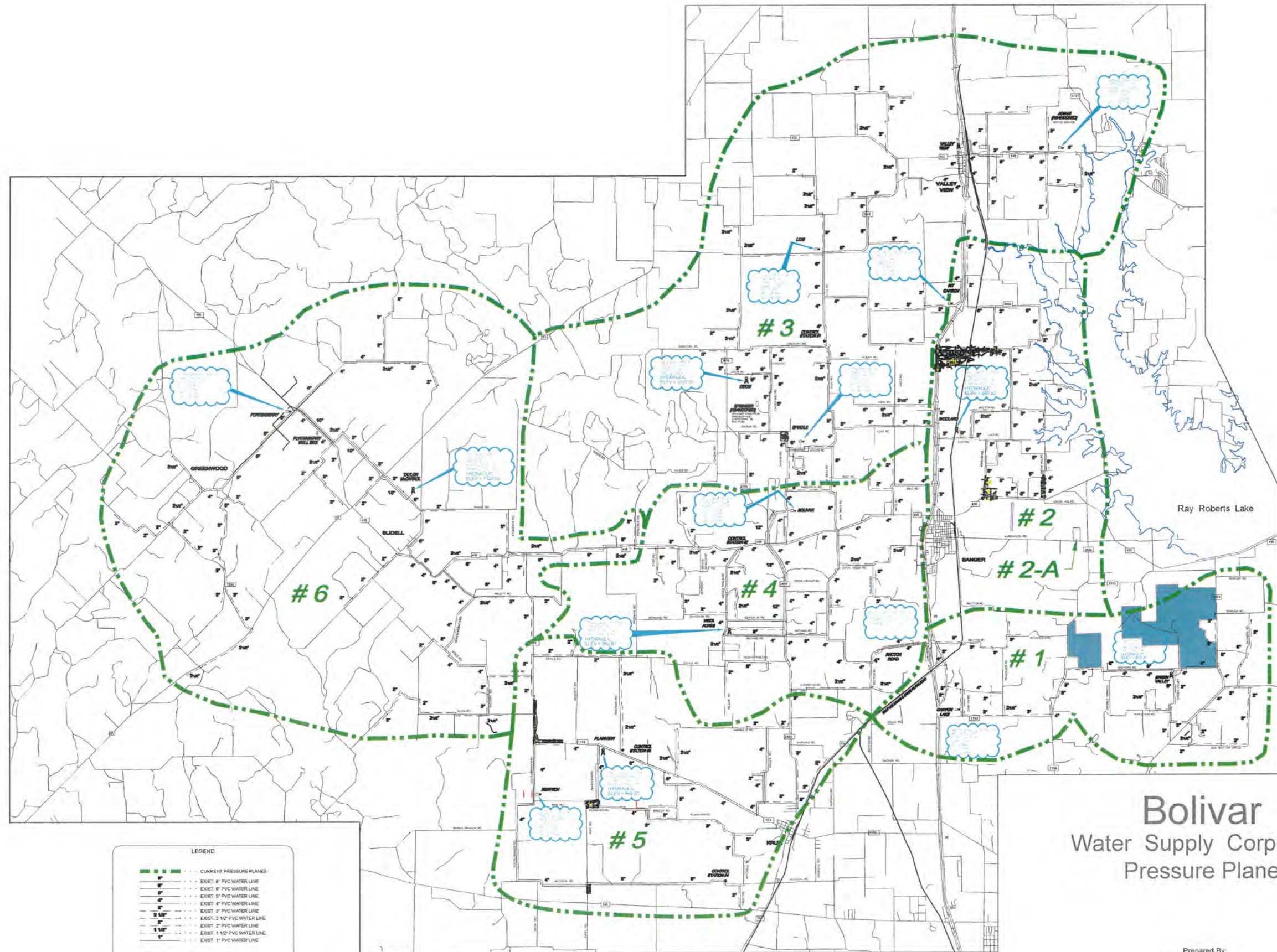
#### **5.0 REPORT CLOSURE AND RECOMMENDATIONS**

BWSC should continue to closely monitor both the over-all system growth and the growth distribution within each of the seven (7) pressure planes and continue to look for opportunities to acquire additional well, pump station, and/or storage tank sites as various areas are developed and/or as existing well production capacities diminish.

Furthermore, BWSC should consider providing for the distribution line capacity to allow for some limited fire flows throughout some of the higher density developments. Typically, this capacity can be achieved by installing a minimum of 8" diameter distribution lines along with looping/interconnecting 6" diameter lines within the system.

## APPENDIX A





LEGEND

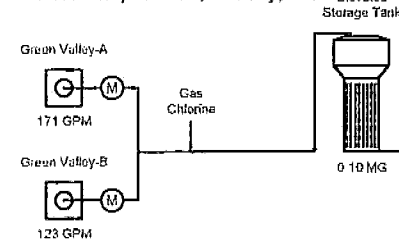
---	CURRENT PRESSURE PLANE
---	EXIST. 8" PVC WATER LINE
---	EXIST. 6" PVC WATER LINE
---	EXIST. 4" PVC WATER LINE
---	EXIST. 3" PVC WATER LINE
---	EXIST. 2" PVC WATER LINE
---	EXIST. 1 1/2" PVC WATER LINE
---	EXIST. 1" PVC WATER LINE
+	EXIST. WELL SITE
+	EXIST. ELEVATED TANK SITE
+	EXIST. STANDPIPE
+	EXIST. PUMP STATION

# **Bolivar** Water Supply Corporation Pressure Planes

Prepared By:  
Biggs & Mathews, Inc.

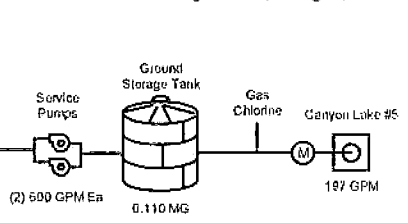
Drawn By: JMJ  
Date: 08-31-2020

**Green Valley Pump Station**  
2888 Shepard Rd., Aubrey, Tx.

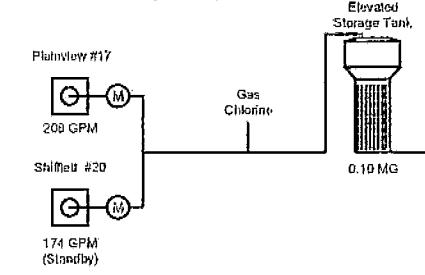


**Pressure Plane #1**  
514  
CONNECTIONS  
HGL 802 MSL

**Canyon Lake Pump Station**  
6253 Canyon Rd., Sanger, Tx.

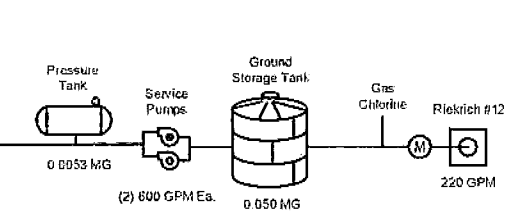


**Plainview Pump Station**  
11955 FM 1173, Krum, Tx.

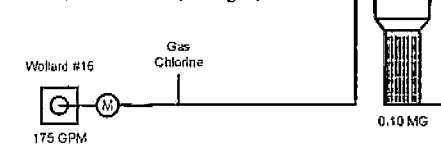


**Pressure Plane #5**  
589  
CONNECTIONS  
H.E. 994 MSL

**Riekrich Pump Station**  
6875 Donald Rd., Krum, Tx.

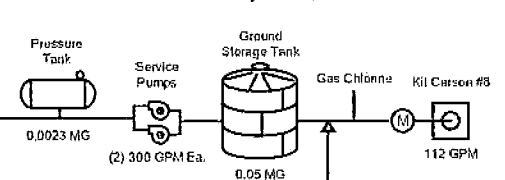


**Wollard Pump Station**  
3310 Lois Rd. E., Sanger, Tx.



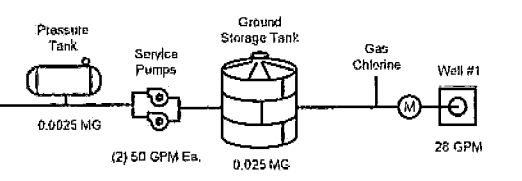
**Pressure Plane #2**  
512  
CONNECTIONS  
HGL 860 MSL

**Kit Carson Pump Station**  
83 W. Lone Oak Rd.,  
Valley View, Tx.

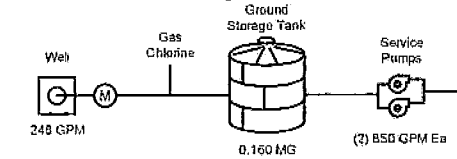


**Terrace Acres**  
McReynolds Rd. / Terrace Rd.

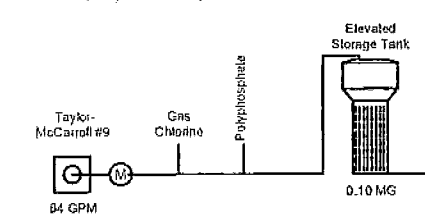
**Pressure Plane #2-A**  
30  
CONNECTIONS  
H.E. 840 MSL



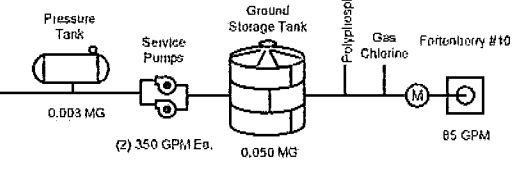
**Melton Road Pump Station**  
2451 Melton Rd., Sanger, Tx. 76266



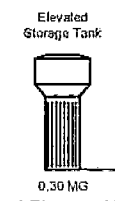
**Taylor-McCarroll Pump Station**  
180 PR 2826, Decatur, Tx.



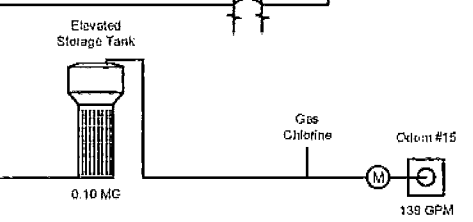
**Pressure Plane #6**  
298  
CONNECTIONS  
H.E. 1152 MSL



**Miller Road Elevated Tank Site**  
597 CR 247, Valley View, Tx. 76272

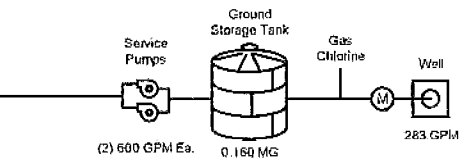


**Pressure Plane #3**  
1121  
CONNECTIONS  
HGL 997 MSL

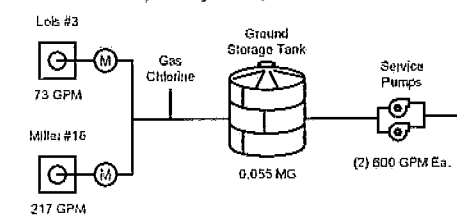


**Odom Pump Station**  
7295 Odom Rd. E., Sanger, Tx.

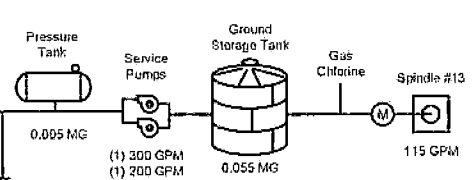
**Metz Road Pump Station**  
2570 C.R. 200, Valley View, Tx. 76272



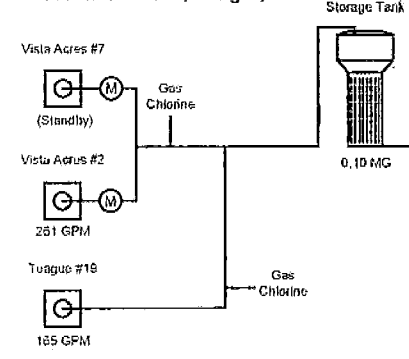
**Lois Pump Station**  
3683 CR 336, Valley View, Tx.



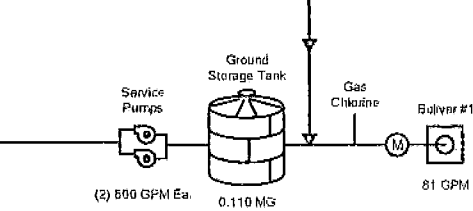
**Spindle Pump Station**  
6080 Nance Rd., Sanger, Tx.



**Vista Acres Pump Station**  
9036 Indian Trail, Sanger, Tx.



**Pressure Plane #4**  
607  
CONNECTIONS  
HGL 962 MSL



**Bolivar Pump Station**  
8949 Sam Bass Rd., Sanger, Tx.

**GENERAL NOTES.**

- Total system Count as of 12/31/2021 is 3,587 (3,671 Active & 132 Inactive)
- 1. Total system count as of 8/31/2020 is 3,587 (3,455 Active & 132 Inactive)...
- 2. Total system count as of 1/1/2019 is 3,524 (3,390 Active & 134 Inactive)...
- 3. Active Com. count as of 7/11/2017 is 3,338 (Added 162 since 9/17/2014).
- 4. Pumps rated for 20 GPM / H.P. (TCEQ Guidance)...
- 5. Wells field tested by B.W.S.C. (7/28/2017)...

Per Brandi email 9/13/2021  
TOTAL SYSTEM WIDE - 3,643 ACTIVE CONN.

REVISIONS		2020 SYSTEM SCHEMATIC	
DATE	DESCRIPTION	BOLIVAR WATER SUPPLY CORP. DENTON COUNTY, TEXAS	
12-31-21	REVISED	<b>BIGGS &amp; MATHEWS, INC.</b> CONSULTING ENGINEERS 2500 BROOK AVENUE V (340) 766-0156 WICHITA FALLS, TX 76701 F: (817) 766-0283 TEXAS REGISTERED ENGINEERING FIRM F-854	
8-31-20	REVISED FACILITIES		
1-10-19	FUTURE FACILITIES		
6-14-18	FUTURE FACILITIES		
10-23-17	FUTURE FACILITIES		
7-28-17	UPDATED FACILITIES	DN: KDM	DATE: 09-11-2014
7-11-17	UPDATED FACILITIES	OW: JMJ	SCALE: AS SHOWN
		CK: KDM	REVISED:
		SHEET 1 OF 1	



**BOLIVAR DISTRIBUTION SYSTEM**  
(June 2022)

**PRESSURE PLANE NO. 1 (22,000 AC.) - (Acres Served 19,000)**

6" Line	16,000	@ 60.00	960,000
4" Line	27,000	@ 40.00	1,080,000
3" Line	53,000	@ 30.00	1,590,000
2.5" Line	15,000	@ 25.00	375,000
2" Line	39,000	@ 20.00	780,000
	<u>150,000</u>		<u>\$ 4,785,000</u>

**PRESSURE PLANE NO. 2 (24,000 AC.) – (Acres Served 16,000)**

12" Line	20,000	@ 120.00	2,400,000
8" Line	10,000	@ 80.00	800,000
6" Line	75,000	@ 60.00	4,500,000
4" Line	5,000	@ 40.00	200,000
3" Line	34,000	@ 30.00	1,020,000
2.5" Line	12,000	@ 25.00	300,000
2" Line	25,000	@ 20.00	500,000
	<u>181,000</u>		<u>\$ 9,720,000</u>

**PRESSURE PLANE NO. 2-A (35 AC.) – (Acres Served 35)**

4" Line	3,000	@ 40.00	120,000
2" Line	2,000	@ 20.00	40,000
	<u>5,000</u>		<u>\$ 160,000</u>

**PRESSURE PLANE NO. 3 (60,000 AC.) – (Acres Served 45,000)**

12" Line	3,000	@ 120.00	360,000
8" Line	12,000	@ 80.00	960,000
6" Line	75,000	@ 60.00	4,500,000
4" Line	55,000	@ 40.00	2,200,000
3" Line	42,000	@ 30.00	1,260,000
2.5" Line	61,000	@ 25.00	1,525,000
2" Line	56,000	@ 20.00	1,120,000
	<u>304,000</u>		<u>\$ 11,925,000</u>

**PRESSURE PLANE NO. 4 (24,000 AC.) – (Acres Served 20,000)**

<i>12" Line</i>	<i>25,000</i>	<i>@ 120.00</i>	<i>3,000,000</i>
<i>8" Line</i>	<i>8,000</i>	<i>@ 80.00</i>	<i>640,000</i>
<i>6" Line</i>	<i>23,000</i>	<i>@ 60.00</i>	<i>1,380,000</i>
<i>4" Line</i>	<i>92,000</i>	<i>@ 40.00</i>	<i>3,680,000</i>
<i>3" Line</i>	<i>10,000</i>	<i>@ 30.00</i>	<i>300,000</i>
<i>2.5" Line</i>	<i>31,000</i>	<i>@ 25.00</i>	<i>775,000</i>
<i>2" Line</i>	<i>45,000</i>	<i>@ 20.00</i>	<i>900,000</i>
	<i>234,000</i>		<i>\$ 10,675,000</i>

**PRESSURE PLANE NO. 5 (25,000 AC.) – (Acres Served 24,000)**

<i>6" Line</i>	<i>110,000</i>	<i>@ 60.00</i>	<i>6,600,000</i>
<i>4" Line</i>	<i>75,000</i>	<i>@ 40.00</i>	<i>3,000,000</i>
<i>3" Line</i>	<i>24,000</i>	<i>@ 30.00</i>	<i>720,000</i>
<i>2.5" Line</i>	<i>20,000</i>	<i>@ 25.00</i>	<i>500,000</i>
<i>2" Line</i>	<i>19,000</i>	<i>@ 20.00</i>	<i>380,000</i>
	<i>248,000</i>		<i>\$ 11,200,000</i>

**PRESSURE PLANE NO. 6 (57,000 AC.) – (Acres Served 45,000)**

<i>12" Line</i>	<i>20,000</i>	<i>@ 120.00</i>	<i>2,400,000</i>
<i>6" Line</i>	<i>66,000</i>	<i>@ 60.00</i>	<i>3,960,000</i>
<i>4" Line</i>	<i>38,000</i>	<i>@ 40.00</i>	<i>1,520,000</i>
<i>3" Line</i>	<i>41,000</i>	<i>@ 30.00</i>	<i>1,230,000</i>
<i>2.5" Line</i>	<i>42,500</i>	<i>@ 25.00</i>	<i>1,062,500</i>
<i>2" Line</i>	<i>92,000</i>	<i>@ 20.00</i>	<i>1,840,000</i>
	<i>299,500</i>		<i>\$ 12,012,500</i>

**TOTAL VALUE OF DISTRIBUTION SYSTEM** **\$ 60,477,000**

***TOTAL ACRES SERVED*** ***169,035***

***VALUE DISTRIBUTION PER ACRE SERVED*** ***\$ 358***