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Control Number - 52774

ItemNumber - 13

PUC DOCKET NO. 52774

**PETITION OF MCCART ST, LLC § BEFORE THE PUBLIC UTILITY
TO AMEND CITY OF DENTON'S § COMMISSION OF TEXAS
CERTIFICATES OF CONVENIENCE §
AND NECESSITY IN DENTON §
COUNTY BY §
EXPEDITED RELEASE §**

PETITIONER'S APPRAISAL REPORT

In accordance with Order No. 2 in this matter, Petitioner submits the attached Appraisal Report.

Dated: April 28, 2022

Respectfully submitted,

/s/ David Tuckfield

ANDY BARRETT & ASSOCIATES, PLLC

Andrew N. Barrett
State Bar No. 01808900
3300 Bee Cave Road, Suite 650 #189
Austin, Texas 78746
512-600-3800
512-330-0499 FAX

THE LAW OFFICE OF DAVID J. TUCKFIELD, PLLC

David J. Tuckfield
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(512) 576-2481
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david@allawgp.com

**ATTORNEYS FOR PETITIONER
MCCART ST, LLC**

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the above and foregoing was served on this the 28th day of April, 2022 as follows:

Electronic Delivery:

R. Floyd Walker
1701 N. Congress Avenue
P.O. Box 13326
Austin, Texas 78711-3326
(512) 936-7261
(512) 936-7268 (facsimile)
floyd.walker@puc.texas.gov

By First Class Mail

The City of Denton
901-A Texas Street
Denton, TX 76209

/s/ David Tuckfield

David J. Tuckfield



April 19, 2022

Mr. David J. Tuckfield, Principal Attorney
The AL Law Group, PLLC
12400 Highway 71 West
Suite 350-150
Austin TX 78738

Re: Compensation Determination for Area Subject to Petition of McCart St, LLC to Amend City of Denton's Certificate of Convenience and Necessity in Denton County by Expedited Release (PUC Docket No. 52774)

Dear Mr. Tuckfield,

On behalf of Willdan Financial Services ("Willdan"), my staff and I have completed our valuation of the property that is the subject of a petition set forth by McCart St, LLC ("McCart") for Streamlined Expedited Release from City of Denton ("Denton") Water CCN No. 10195 and Sewer CCN No. 20072. This property is located in Denton County and is identified in Texas Public Utility Commission Docket No. 52774. The petition was approved via the issuance of an Order dated February 17, 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. 2. Any decision on compensation will be made by a separate order." The purpose of this summary letter is to provide our opinion on the value of the CCN to the prior certificate holder, City of Denton, in accordance with applicable laws and statutes.

Based on this valuation, the recommended just and adequate compensation that the City of Denton should receive for the decertification of the 250.6-acre tract from its CCN service area should be \$0, 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) §13.254 and 16 Texas Administrative Code (TAC) § 24.245(h). TWC §13.254 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 this section;
 - (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

On March 11, 2022, representatives of McCart submitted an extensive Request for Information (RFI) to Denton. The RFI and associated certified mail receipts are included as **Appendix B**. The purpose of this RFI was to obtain the background documentation and data required to enable us to prepare a valuation, and to justify any assessment of value to be offered by Denton's representatives. Denton did not provide any information in response to this RFI. Documents that Willdan reviewed in conducting this valuation analysis, include, but are not limited to the following:

- Texas Water Code Section 13.254 and others
- Texas Administrative Code Section 24.245
- Filings with the Public Utility Commission of Texas in Docket No. 52774
- The Original Petition filed by McCart St, LLC to Amend Denton's Water and Sewer Certificates of Convenience and Necessity in Denton County by Expedited Release



- Order Approving Expedited Release in PUC Docket No. 52774 (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 Denton's service territory

Background

On October 29, 2021, McCart St, LLC filed a petition for streamlined expedited release of property in Denton County from the service area under water certificate of convenience and necessity (CCN) number 10195 and sewer CCN number 20072. The City of Denton was identified as the holder of CCN numbers 10195 and 20072. The tract of land owned by McCart is approximately 298.204 contiguous acres of land in Denton County, Texas. McCart is requesting that 250.6 acres of this tract be released as part of this petition. This tract is located to the west of the City of Denton and is bounded on the north by FM 1173 and the west by FM 156 in Denton County, Texas. On February 17, 2022, the Commission issued an Order releasing the tracts of land identified in the petition from the Denton's service area under CCN numbers 10195 (water) and 20072 (sewer).

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 or sewer 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 Denton's water and sewer CCN. However, no real property is changing hands as a result of the decertification. Further, according to Findings of Fact Nos. 17, 18, 19, 20, 21, 22, 23, and 24 in **Appendix A**:

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

"There are no water or sewer connections or meters on the tract of land."

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



“The petitioner has not paid to the CCN holder any service reservation or standby fees to initiate or maintain water or sewer services for the tract of land.”

“There are no agreements between the petitioner and the CCN holder for the provision of water or sewer service to the tract of land.”

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

“The CCN holder has no facilities or lines that provide water service or sewer 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 Denton performed acts or supplied any service to the subject area. There is no real property that is owned and utilized by Denton (“retail public facility”) for its facilities within the subject area.

Further, no documents were provided by Denton in response to McCart’s RFIs. Willdan has reviewed growth estimates in the 2021 Region C Water Plan, which are general in nature. Selected pages from the Water Plan are included as **Appendix C**.

This lack of documentation 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 Denton were to continue to possess the CCN.

Therefore, 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, Denton has no facilities and/or customers within the subject area, nor has Denton performed acts or supplied any service to the subject area. Therefore, it is my opinion that \$0.00 in Denton’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 Denton does not maintain service facilities on the subject area. 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 Denton 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. 52774, 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, Denton does not have any existing customers or infrastructure located within the subject area.

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 facilities within the subject area, and the evidence in Factor 1 leads to the reasonable conclusion that no growth or development would be expected in the CCN area for the foreseeable future if Denton were to continue to possess the CCN.

Therefore, it is my opinion that there is no evidence of impairment of services and/or increase in costs to the remaining customers of Denton 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:

Denton is entitled to recovery of any necessary and reasonable legal expenses related to its participation in Docket No. 52774, along with professional fees incurred in preparing its determination of compensation.

I am aware that Denton never filed or recorded the TWC §13.257(r) notice as required by the Order included as **Appendix A**, therefore the Attorney for the petitioner (McCart) prepared the filing, which I have included as **Appendix C**. Although Title 16 TAC § 24.245(j) allows recovery for legal expenses and professional fees "including costs incurred to comply with TWC §13.257(r)", the attached filing in **Appendix C** indicates that Denton did not incur any expenses or fees associated with complying with TWC §13.257(r) because the petitioner took care of complying with that recording requirement.

At this time, I do not have any information regarding any legal expenses or professional fees incurred by Denton. I recommend that the Commission order Denton 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 Denton, the Commission should make a determination as to whether Denton 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. 52774, there are currently no assets located within the area to be decertified. Denton would incur additional capital cost to provide service to the subject area.

As shown in the 2021 Region C Water Plan Dated November 2020 and prepared for The Region C Water Planning Group, Section 5E, pages 122-123, based on current projections, Denton's Total Projected Demands will exceed its currently available supply by 6,434 ac-ft/year by 2030. According to the Water Plan, "The proposed future strategies for Denton are to implement water conservation measures, expand water treatment plant capacity, and purchase additional water from Dallas Water Utilities (DWU)."



Mr. David Tuckfield

April 19, 2022

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This refutes any argument that capacity in Denton's existing treatment plant or distribution facilities would be "stranded" or lose value due to the decertification of this portion of the CCN. First, the evidence in Factor 1 leads to the reasonable conclusion that no growth or development would be expected in the CCN area for the foreseeable future if Denton were to continue to possess the CCN. This undermines any argument that any of Denton's existing capacity is for the purpose of serving the CCN area. Second, even if this were the case, Denton 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 Denton be entitled to compensation for this investment.

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

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 E**. 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 McCart petition and Order Findings of Fact for PUC Docket No. 52774. 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 on the Commission's Findings of Fact noted above, it is my 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 Denton 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



Mr. David Tuckfield

April 19, 2022

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List of Appendices

Appendix A – Order Approving Expedited Release in PUC Docket No. 52774

Appendix B – First Request for Information From City of Denton in PUC Docket No. 52774

Appendix C – Evidence of Recording

Appendix D – 2021 Region C Water Plan Dated November 2020 (Selected Pages)

Appendix E – Selected Decertified Parcel Analysis – Texas Public Utility Commission Dockets

Appendix F – Resume of Dan V. Jackson, MBA



Appendices

Appendix A



Filing Receipt

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Control Number - 52774

ItemNumber - 9

DOCKET NO. 52774

PETITION OF MCCART ST, LLC TO	§	PUBLIC UTILITY COMMISSION
AMEND CITY OF DENTON'S	§	
CERTIFICATES OF CONVENIENCE	§	OF TEXAS
AND NECESSITY IN DENTON	§	
COUNTY BY EXPEDITED RELEASE	§	

**ORDER NO. 4
GRANTING STREAMLINED EXPEDITED RELEASE**

This Order addresses the petition by McCart St, LLC for streamlined expedited release of a tract of land in Denton County from the service area under water certificate of convenience and necessity (CCN) number 10195 and sewer CCN number 20072. The City of Denton is the holder of CCN numbers 10195 and 20072. For the reasons stated in this Order, the Commission releases the tract of land from Denton's certificated service areas. In addition, the Commission amends Denton's CCN numbers 10195 and 20072 to reflect the removal of the tract of land from the service areas.

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

I. Findings of Fact

The Commission makes the following findings of fact.

Petitioner

1. McCart is a Delaware limited liability company registered with the Texas secretary of state under filing number 804234840.

CCN Holder

2. Denton is a municipality located in Denton County.
3. Denton holds CCN numbers 10195 and 20072 that obligate it to provide retail water and sewer services in its certificated service areas in Denton County.

Petition

4. On October 29, 2021, the petitioner filed a petition for streamlined expedited release of a tract of land from the CCN holder's service areas under CCN numbers 10195 and 20072.

5. The petition includes a special warranty deed dated January 10, 2018; maps; and an affidavit, dated October 19, 2021, of William J. Savage, the petitioner's chief executive officer.
6. In Order No. 2 filed on November 30, 2021, the administrative law judge (ALJ) found the petition administratively complete.
7. On February 15, 2022, the petitioner supplemented the application with an affidavit, dated January 27, 2022, of Mr. Savage.

Notice

8. The petitioner sent a copy of the petition by certified mail, return receipt requested, to the CCN holder on October 29, 2021.
9. In Order No. 2 filed on November 30, 2021, the ALJ found the notice sufficient.

Response to the Petition and Intervention

10. The CCN holder did not file a response to the petition and did not move to intervene in this proceeding.

The Tract of Land

11. The petitioner owns property in Denton County that is approximately 298.204 acres.
12. The tract of land for which the petitioner seeks streamlined expedited release is a portion of the petitioner's property that is approximately 250.6 acres.
13. The tract of land is located within the CCN holder's certificated service areas.

Ownership of the Tract of Land

14. The petitioner acquired the property by a special warranty deed January 10, 2018.

Qualifying County

15. Denton County has a population of more than 47,5000 and abuts Dallas and Tarrant counties.
16. Dallas and Tarrant counties each has a population of at least one million.

Water Service

17. The tract of land is not receiving actual water or sewer service from the CCN holder.
18. There are no water or sewer connections or meters on the tract of land.

19. The petitioner has not requested that the CCN holder provide water and sewer services to the tract of land.
20. The petitioner has not paid to the CCN holder any service reservation or standby fees to initiate or maintain water or sewer services for the tract of land.
21. There are no agreements between the petitioner and the CCN holder for the provision of water or sewer service to the tract of land.
22. The CCN holder has not committed or dedicated any facilities or lines to the tract of land for water service or sewer service.
23. The CCN holder has no facilities or lines that provide water service or sewer service to the tract of land.
24. The CCN holder has not performed any acts for or supplied anything to the tract of land.

Map and Certificate

25. On December 23, 2021, Commission Staff filed its recommendation on final disposition that included certificates and maps on which it identified the tract of land in relationship to the CCN holder's certificated service areas.

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 or 16 TAC § 24.245(h)(7) 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 CNN 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 or sewer service under TWC § 13.2541(b). Whether a tract of land 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 property.
10. Denton County is a qualifying county under TWC § 13.2541(b) and 16 TAC § 24.245(h)(2).
11. The petitioner owns the tract of land that is at least 25 acres, for which it seeks streamlined expedited release.
12. The tract of land is not receiving water or sewer 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 areas.
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 or sewer service to 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 decertificate any facilities or equipment

- owned and operated by the CCN holder to provide retail water or sewer 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 certificates and maps, along with boundary descriptions of the service areas, in the real property records of Tarrant 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 or sewer 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

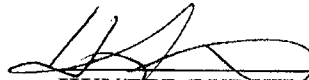
In accordance with these findings of fact and conclusions of law, the Commission issues the following orders.

1. The Commission releases the tract of land identified in the petition from the CCN holder's certificated service areas under CCN numbers 10195 and 20072.
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 numbers 10195 and 20072 in accordance with this Order.
4. The Commission approves the attached maps.
5. The Commission issues the attached certificates.
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. 2. 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 17th day of February 2022.

PUBLIC UTILITY COMMISSION OF TEXAS



**HUNTER BURKHALTER
CHIEF ADMINISTRATIVE LAW JUDGE**



Public Utility Commission of Texas

By These Presents Be It Known To All That

City of Denton

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, City of Denton is entitled to this

Certificate of Convenience and Necessity No. 10195

to provide continuous and adequate water utility service to that service area or those service areas in Denton County as by final Order or Orders duly entered by this Commission, which Order or Orders resulting from Docket No. 52774 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 City of Denton 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.



Public Utility Commission of Texas

By These Presents Be It Known To All That

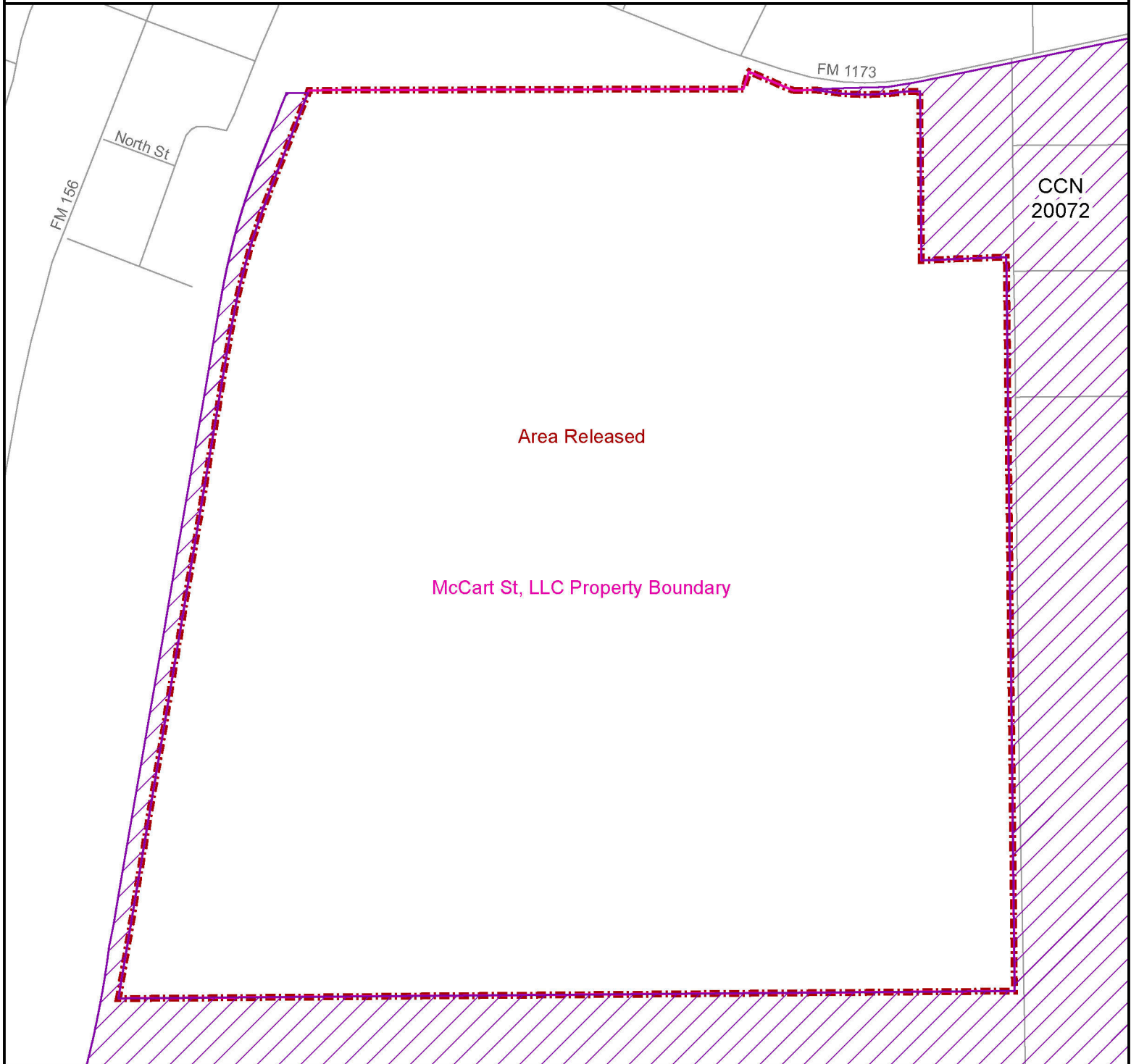
City of Denton

having obtained certification to provide sewer 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, City of Denton is entitled to this


Certificate of Convenience and Necessity No. 20072

to provide continuous and adequate sewer utility service to that service area or those service areas in Denton County as by final Order or Orders duly entered by this Commission, which Order or Orders resulting from Docket No. 52774 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 City of Denton 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.

City of Denton
Portion of Sewer CCN No. 20072
PUC Docket No. 52774
Petition by McCart St, LLC to Amend
City of Denton's CCN by Expedited Release in Denton County



Sewer CCN

 20072 - City of Denton

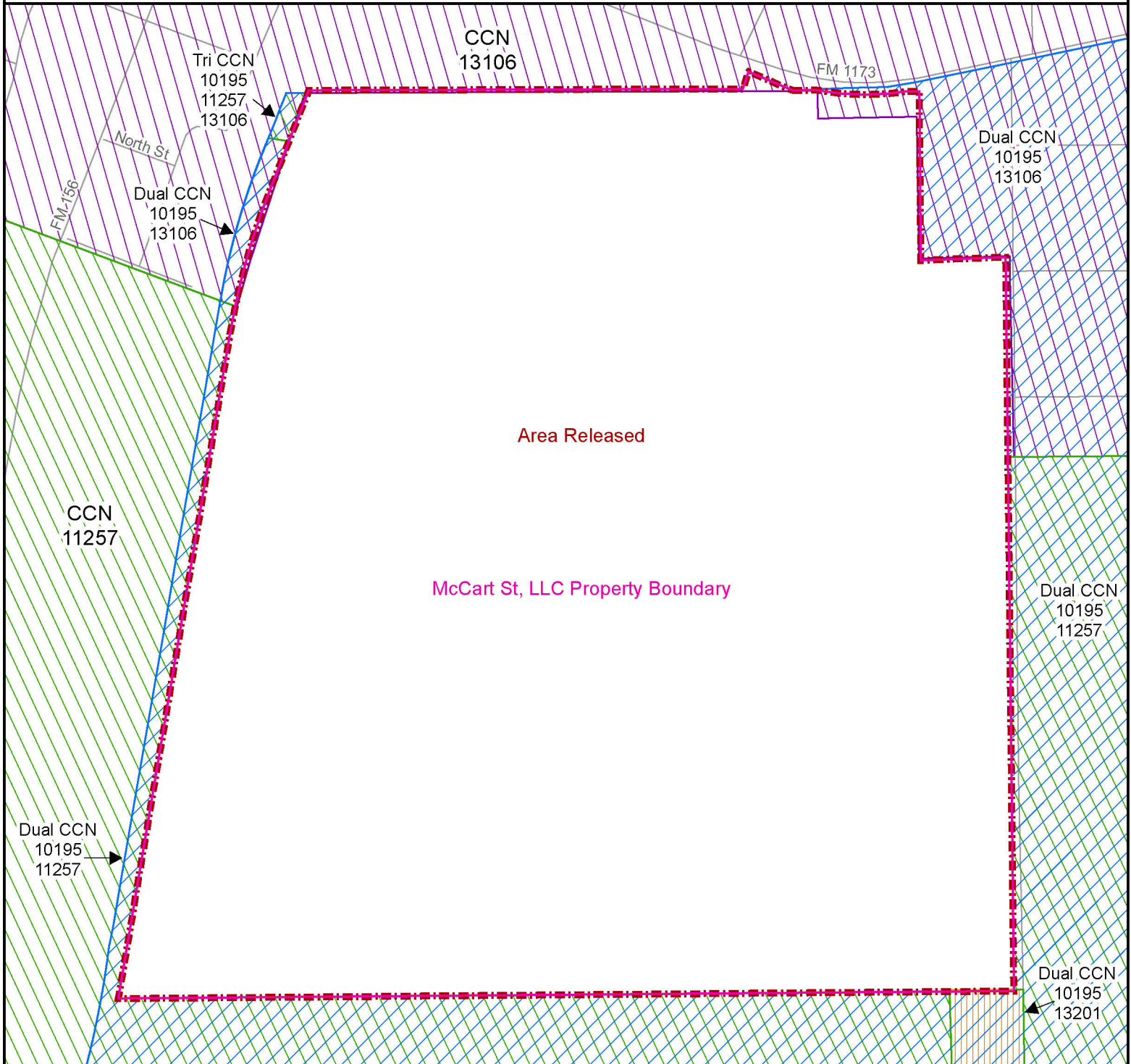
 Area Released

 Property Boundary

0 275 550
Feet







City of Denton
 Portion of Water CCN No. 10195
 PUC Docket No. 52774
 Petition by McCart St, LLC to Amend
 City of Denton's CCN by Expedited Release in Denton County



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

Water CCN

-  10195 - City of Denton
-  13106 - City of Krum
-  11257 - Bolivar WSC
-  13201 - Aqua Texas Inc

-  Area Released
-  Property Boundary

0 275 550
 Feet



Map by: Komal Patel
 Date: December 13, 2021
 Project:52774CityofDenton.mxd

Appendix B



Filing Receipt

Received - 2022-03-10 08:26:21 PM

Control Number - 52774

ItemNumber - 11

PUC DOCKET NO. 52774

**PETITION OF MCCART ST, LLC § BEFORE THE PUBLIC UTILITY
TO AMEND CITY OF DENTON’S § COMMISSION OF TEXAS
CERTIFICATES OF CONVENIENCE §
AND NECESSITY IN DENTON §
COUNTY BY §
EXPEDITED RELEASE §**

PETITIONER’S FIRST

To: The City of Denton, 901-A Texas Street, Denton, TX 76209

Pursuant to 16 Texas Administrative Code (TAC) § 22.144 of the Commission’s Procedural Rules, McCart St, LLC (“McCart” or “Petitioner”) requests that the City of Denton (“Denton”) by and through their attorneys of record, provide the following information and answer the following question(s) under oath. The question(s) shall be answered in sufficient detail to fully present all the relevant facts, within the time limit provided by the Presiding Officer or within 20 days, if the Presiding Officer has not provided a time limit. Please copy the question immediately above the answer to each question. These question(s) are continuing in nature, and if there is a relevant change in circumstances, submit an amended answer, under oath, as a supplement to your original answer. State the name of the witness in this cause who will sponsor the answer to the question and can vouch for the truth of the answer.

Dated: March 11, 2022

PUC DOCKET NO. 52774

**MCCART ST, LLC'S
FIRST REQUEST FOR INFORMATION TO
THE CITY OF DENTON**

Respectfully submitted,

/s/ David Tuckfield

ANDY BARRETT & ASSOCIATES, PLLC

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THE LAW OFFICE OF DAVID J. TUCKFIELD, PLLC

David J. Tuckfield
State Bar No. 00795996
12400 Highway 71 West
Suite 350-150
Austin, TX 78738
(512) 576-2481
(512) 366-9949 Facsimile
david@allawgp.com

**ATTORNEYS FOR PETITIONER
MCCART ST, LLC**

PUC DOCKET NO. 52774

**MCCART ST, LLC'S
FIRST REQUEST FOR INFORMATION TO
THE CITY OF DENTON**

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the above and foregoing was served on this the 11th day of March 2022, by email as follows:

Electronic Delivery:

R. Floyd Walker
1701 N. Congress Avenue
P.O. Box 13326
Austin, Texas 78711-3326
(512) 936-7261
(512) 936-7268 (facsimile)
floyd.walker@puc.texas.gov

By First Class Mail, certified, RRR:

The City of Denton
901-A Texas Street
Denton, TX 76209

/s/ David Tuckfield

David J. Tuckfield

PUC DOCKET NO. 52774

**MCCART ST, LLC'S
FIRST REQUEST FOR INFORMATION TO
THE CITY OF DENTON**

DEFINITIONS

- 1) "Denton" or "you" or "your" refers to the City of Denton and any person acting or purporting to act on its behalf, including without limitation, attorneys, agents, advisors, investigators, representatives, employees or other persons.
- 2) "McCart Tract of Land" refers to the 251-acre tract of land that has been released from the Certificate of Convenience and Necessity Nos. 10195 (Water) and 20072 (Sewer) pursuant to Order No. 4 in PUC Docket 52774.
- 3) "Document" includes any written, recorded, or graphic matter, however produced or reproduced, including but not limited to correspondence, telegrams, contracts, agreements, notes in any form, memoranda, diaries, voice recording tapes, microfilms, pictures, computer media, work papers, calendars, minutes of meetings or other writings or graphic matter, including copies containing marginal notes or variations of any of the foregoing, now or previously in your possession. In the event any documents requested by this Request for Information have been transferred beyond your control, describe the circumstances under which the document was destroyed or transferred and provide an exact citation to the subject document. In the event that documents containing the exact information do not exist, but documents do exist which contain portions of the required information, or which contain substantially similar information, then the definition of "documents" shall include the documents which do exist, and these documents will be provided.

PUC DOCKET NO. 52774

**MCCART ST, LLC'S
FIRST REQUEST FOR INFORMATION TO
THE CITY OF DENTON**

INSTRUCTIONS

- 1) Pursuant to 16 TAC § 22.144(c)(2), Petitioner requests that answers to the requests for information be made under oath.
- 2) Please copy the question immediately above the answer to each question. State the name of the witness in this cause who will sponsor the answer to the question and can vouch for the truth of the answer.
- 3) These questions are continuing in nature, and if there is a relevant change in circumstances, submit an amended answer, under oath, as a supplement to your original answer.
- 4) Words used in the plural shall also be taken to mean and include the singular. Words used in the singular shall also be taken to mean and include the plural.
- 5) The present tense shall be construed to include the past tense, and the past tense shall be construed to include the present tense.
- 6) If any document is withheld under any claim of privilege, please furnish a list identifying each document for which a privilege is claimed, together with the following information: date, sender, recipients or copies, subject matter of the document, and the basis upon which such privilege is claimed.
- 7) Pursuant to 16 TAC § 22.144(h)(4), if the response to any request is voluminous, please provide a detailed index of the voluminous material.
- 8) Petitioner requests that each item of information be made available as it is completed, rather than upon completion of all information requested.

PUC DOCKET NO. 52774

**MCCART ST, LLC'S
FIRST REQUEST FOR INFORMATION TO
THE CITY OF DENTON**

REQUESTS

1. Please provide copies of the audited financial statements (Comprehensive Annual Financial Report) for Denton for the prior two (2) years.
2. Please provide a copy of the detailed current year revenue and expense budget for the water and wastewater systems for Denton for the current fiscal year.
3. Please provide the current 10-Year Capital Improvement Plan for Denton's water and wastewater systems as well as detail for each of the projects identified in the plan including if it is for repairs and maintenance, growth related, etc.
4. Please provide a current map of the existing Denton water and wastewater facilities that includes:
 - a map of the existing water distribution system;
 - location, size, and types of all water storage facilities on Denton's system;
 - a map of the existing wastewater collection system; and
 - location and size of all pump stations on Denton's wastewater system.
5. Please provide the current asset listing for Denton's water and wastewater systems including description, original cost, and year in service.
6. Please provide a detailed listing and valuation of all of the Denton's water and wastewater systems assets developed and currently existing for the express purpose of providing service to the parcel owned by McCart St, LLC in Denton County, Texas, which is the subject of this Petition for Expedited Release.
7. Please provide information on any outstanding debt obligations of Denton's water and wastewater systems including debt service schedules and uses of funds (i.e. asset maintenance, construction, design, etc.).
8. Please provide current growth projections for Denton's water and wastewater systems including both customer projections and demand needs. Please provide projections for a minimum of five (5) years.
9. Please provide current customer counts as well as historical usage by year for the previous five (5) years for the water and wastewater systems. Please provide a breakdown by customer class, if available.

PUC DOCKET NO. 52774

**MCCART ST, LLC'S
FIRST REQUEST FOR INFORMATION TO
THE CITY OF DENTON**

10. Please provide water and wastewater billed revenues by identified customer class by month from January 2017 to present.
11. Please provide water consumption and billed wastewater by identified customer class by month from January 2017 to the present.
12. Please provide water and wastewater active accounts by identified customer class by month from January 2017 to the present.
13. Please provide a copy of Denton's current water and wastewater rate schedules, and a schedule of all non-rate fees.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Denton, TX 76209

OFFICIAL USE

Certified Mail Fee \$3.75

\$ 3.05

Extra Services & Fees (check box, add fees as appropriate)

- | | |
|--|---------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ 0.00 |
| <input type="checkbox"/> Return Receipt (electronic) | \$ 0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ 0.00 |
| <input type="checkbox"/> Adult Signature Required | \$ 0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ |

Postage \$1.36

\$
Total Postage and Fees \$3.16

Sent To

The City of Denton
Street and Apt. No., or PO Box No.

901-A TEXAS STREET
City, State, ZIP+4®
DENTON, TX 76209



7016 0600 0000 2947 0502



LAKE TRAVIS
 2110 RANCH ROAD 620 S
 LAKEWAY, TX 78734-9998
 (800)275-8777

03/11/2022

12:46 PM

Product	Qty	Unit Price	Price
First-Class Mail® Large Envelope	1		\$1.36
Denton, TX 76209			
Weight: 0 lb 2.00 oz			
Estimated Delivery Date			
Mon 03/14/2022			
Certified Mail®			\$3.75
Tracking #:			
70160600000029470505			
Return Receipt			\$3.05
Tracking #:			
9590 9402 5691 9346 7416 21			
Total			\$8.16
Western Wear	1	\$11.60	\$11.60

Grand Total: \$19.76

Debit Card Remitted \$19.76

Card Name: VISA
 Account #: XXXXXXXXXXXX3933
 Approval #: 004613
 Transaction #: 391
 Receipt #: 036932
 Debit Card Purchase: \$19.76
 AID: A0000000980840 Chip
 AL: US DEBIT
 PIN: Verified

 USPS is experiencing unprecedented volume increases and limited employee availability due to the impacts of COVID-19. We appreciate your patience.

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

Preview your Mail
 Track your Packages
 Sign up for FREE @
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All sales final on stamps and postage. Refunds for guaranteed services only. Thank you for your business.

Tell us about your experience. Go to: <https://postalexperience.com/Pos> or scan this code with your mobile device,



or call 1-800-410-7420.

UFN: 480409-0190
 Receipt #: 840-57800865-4-7635404-2
 Clerk: 08

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

The City of DENTON
 901-A TEXAS STREET
 DENTON, TX 76209



9590 9402 5691 9346 7416 21

2. Article Number (Transfer from service label)

7016 0600 0000 2947 0505

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

 Agent Addressee

B. Received by (Printed Name)

Keith Kading

C. Date of Delivery

3-16-22

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below:

 No

3. Service Type

 Adult Signature Adult Signature Restricted Delivery Certified Mail® Certified Mail Restricted Delivery Collect on Delivery Collect on Delivery Restricted Delivery Insured Mail® Insured Mail Restricted Delivery Registered Mail® Priority Mail Express® Registered Mail™ Registered Mail Restricted Delivery Return Receipt for Merchandise Signature Confirmation™ Signature Confirmation Restricted Delivery

Appendix C



Filing Receipt

Received - 2022-04-08 02:31:29 PM

Control Number - 52774

ItemNumber - 12

PUC DOCKET NO. 52774

PETITION OF MCCART ST, LLC	§	BEFORE THE PUBLIC UTILITY
TO AMEND CITY OF DENTON’S	§	COMMISSION OF TEXAS
CERTIFICATES OF CONVENIENCE	§	
AND NECESSITY IN DENTON	§	
COUNTY BY	§	
EXPEDITED RELEASE	§	

EVIDENCE OF RECORDING

COMES NOW, McCart St, LLC (“Petitioner”) by and through its undersigned attorneys of record, and files this Evidence of Recording. In support thereof, Petitioner would respectfully show the following:

On October 29, 2021, Petitioner filed with the Public Utility Commission (“Commission”) a Petition to Amend City of Denton’s (“Denton”) Water and Sewer Certificates of Convenience and Necessity (“CCN”) No. 10195 (Water) and 20072 (Sewer) in Denton County by Streamlined Expedited Release in this docket (“Petition”). The Petition sought the release of an approximately 251-acre tract in Denton County Texas.

By Order No. 4 in this docket (issued February 17, 2022), the Commission released the tract of land from Denton’s certificated service areas. In addition, the Commission amended Denton’s CCN numbers 10195 and 20072 to reflect the removal of the tract of land from the service areas. Under Texas Water Code § 13.257(r) and (s), the CCN holder is required to record certified copies of the approved certificates and maps, along with boundary descriptions of the service areas, in the real property records of [Denton] County no later than the 31st day after the date the CCN holder received the Order. To the best of Petitioner’s knowledge, such filing was not made within the required timeframe. Order No. 4 directed Denton to file in this docket proof of the recording required in Texas Water Code § 13.257(r) and (s) within 45 days of the date of Order No. 4. Petitioner is unaware of any such filing being made within the required timeframe.

Therefore, Petitioner has preemptively recorded the amended CCN certificate, map, and boundary description with Denton County. Petitioner hereby submits this Evidence of Recording.

Pursuant to Order No. 4 in this Docket, Petitioner hereby submits the evidence of recording attached hereto and incorporated herein for all purposes as Attachment A, which contains the certified copies of the approved certificates and maps, along with boundary descriptions of the service areas, in the real property records of Denton County. These documents were recorded as Document No. 52244 on April 7, 2022 in the Denton County Records.

Dated: April 8, 2022

Respectfully submitted,

/s/ David Tuckfield

ANDY BARRETT & ASSOCIATES, PLLC

Andrew N. Barrett
State Bar No. 01808900
3300 Bee Cave Road, Suite 650 #189
Austin, Texas 78746
512-600-3800
512-330-0499 FAX

THE LAW OFFICE OF DAVID J. TUCKFIELD, PLLC

David J. Tuckfield
State Bar No. 00795996
12400 Highway 71 West
Suite 350-150
Austin, TX 78738
(512) 576-2481
(512) 366-9949 Facsimile
david@allawgp.com

**ATTORNEYS FOR PETITIONER
MCCART ST, LLC**

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the above and foregoing was served on this the 8th day of April, 2022 as follows:

Electronic Delivery:

R. Floyd Walker
1701 N. Congress Avenue
P.O. Box 13326
Austin, Texas 78711-3326
(512) 936-7261
(512) 936-7268 (facsimile)
floyd.walker@puc.texas.gov

By First Class Mail

The City of Denton
901-A Texas Street
Denton, TX 76209

/s/ David Tuckfield

David J. Tuckfield

ATTACHMENT A

Denton County
Juli Luke
County Clerk

Instrument Number: 52244

ERecordings-RP

AFFIDAVIT

Recorded On: April 07, 2022 03:53 PM

Number of Pages: 12

" Examined and Charged as Follows: "

Total Recording: \$70.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 52244
Receipt Number: 20220407000386
Recorded Date/Time: April 07, 2022 03:53 PM
User: Angie Z
Station: Station 38

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

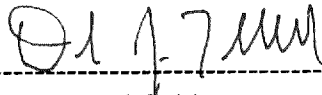
AFFIDAVIT OF BOUNDARY DESCRIPTION
OF AMENDED WATER SERVICE
AREA FOR CERTIFICATE OF CONVENIENCE AND NECESSITY
NUMBERS 10195 (WATER) and 20072 (SEWER)
THE CITY OF DENTON
PUC DOCKET NO. 52744

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

“I, David J. Tuckfield, being duly sworn, file this form as attorney for Petitioner in Public Utilities Commission of Texas Docket No. 52744; that in such capacity, I verify such form, and that all such statements made and matters set forth herein are true and correct, to the best of my knowledge and belief.

I am personally familiar with the boundary description of the service areas set out in the approved Certificate of Convenience and Necessity (“CCN”) and map for *water and sewer service* which has been *removed from* CCN Nos. 10195 and 20072 in Denton County, Texas, which amended area was approved by the Public Utility Commission of Texas (“PUCT”) on February 17, 2022 and is described in the metes and bounds description and survey map attached as Exhibit A.

Certified copies of the PUCT revised CCN map segment, showing the removed CCN areas, are additionally attached to this affidavit in Exhibit B.”



David J. Tuckfield

Subscribed and sworn to before me by David J. Tuckfield, in my capacity as Special Counsel to the City of Dripping Springs, on this 7th day of April, 2022 to certify which witness my hand and seal of office.



Notary Public in and for the State of Texas

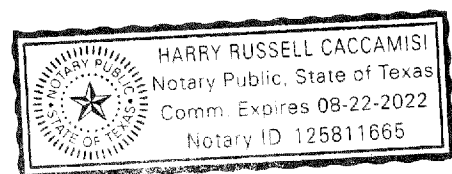


EXHIBIT A

EXHIBIT A

PAGE 1 OF 4

38049
04/13/2020

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE P.L. LANKFORD SURVEY, ABSTRACT NUMBER 733, T. POLK SURVEY, ABSTRACT NUMBER 998, WM. STONEHAM SURVEY, ABSTRACT NUMBER 1145, DENTON COUNTY, TEXAS AND BEING PART OF A CALLED 298.204 ACRE TRACT, DESCRIBED IN A DEED TO MCCART ST. LLC, RECORDED UNDER COUNTY CLERK'S INSTRUMENT FILE NUMBER 2018-5215, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID 298.204 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 1.21 ACRE TRACT DESCRIBED IN A DEED TO LEOBARDO SANCHEZ, ET UX, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2011-37735, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, SAID PIN ALSO BEING ON THE WEST LINE OF RADECKE ROAD;

THENCE NORTH 89 DEGREES 45 MINUTES 00 SECONDS WEST WITH A SOUTH LINE OF SAID 298.204 ACRE TRACT, A DISTANCE OF 3494.15 FEET TO A POINT ON THE WEST LINE OF SAID 298.204 AND THE EAST LINE OF THE EAST LINE OF G C & SF RAILROAD RIGHT-OF-WAY;

THENCE NORTH 10 DEGREES 16 MINUTES 57 SECONDS EAST WITH THE WEST LINE OF SAID 298.204 ACRE TRACT EAST RIGHT-OF-WAY OF SAID RAILROAD, A DISTANCE OF 2629.89 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" FOUND ON THE EAST RIGHT-OF-WAY OF SAID RAIL ROAD AND BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 11 DEGREES 44 MINUTES 00 SECONDS, A RADIUS OF 2789.79 FEET, AN ARC LENGTH OF 571.30 FEET, AND A CHORD BEARING NORTH 16 DEGREES 08 MINUTES 57 SECONDS EAST, A DISTANCE OF 570.30 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" FOUND ON THE WEST LINE OF SAID 298.204 ACRE TRACT AND THE EAST RIGHT-OF-WAY OF SAID RAILROAD;

THENCE NORTH 22 DEGREES 00 MINUTES 57 SECONDS EAST WITH THE WEST LINE OF SAID 298.204 ACRE TRACT AND THE EAST RIGHT-OF-WAY OF SAID RAILROAD, A DISTANCE OF 429.23 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" FOUND AT THE NORTHWEST CORNER OF SAID TRACT THREE AND THE EAST RIGHT-OF-WAY OF SAID RAILROAD;

THENCE SOUTH 89 DEGREES 27 MINUTES 56 SECONDS EAST WITH THE NORTH LINE OF SAID 298.204 ACRE TRACT, A DISTANCE OF 26.87 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" FOUND ON THE NORTH LINE OF SAID 298.204 ACRE TRACT;

THENCE SOUTH 89 DEGREES 27 MINUTES 56 SECONDS EAST WITH THE NORTH LINE OF SAID 298.204 ACRE TRACT, A DISTANCE OF 1582.93 FEET TO A 1/2 INCH IRON PIN FOUND ON THE NORTH LINE OF SAID 298.204 ACRE TRACT AND THE SOUTHEAST CORNER OF LOT 2, BLOCK A, HARSTOW ADDITION, RECORDED IN CABINET Y, PAGE 649, PLAT RECORDS, DENTON COUNTY, TEXAS;



EXHIBIT A
MSI 38049
FIRM NO. 10023300

EXHIBIT A

PAGE 2 OF 4

THENCE SOUTH 88 DEGREES 29 MINUTES 59 SECONDS EAST, WITH THE NORTH LINE OF SAID 298.204 ACRE TRACT AND THE SOUTH RIGHT OF WAY LINE OF SEVENTH STREET, A DISTANCE OF 83.86 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" FOUND ON THE NORTH LINE OF SAID 298.204 ACRE TRACT;

THENCE NORTH 19 DEGREES 10 MINUTES 22 SECONDS EAST, WITH THE EAST RIGHT OF WAY LINE OF SEVENTH STREET AND A WEST LINE OF SAID 298.204 ACRE TRACT A DISTANCE OF 68.23 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" FOUND AT THE NORTHWEST CORNER OF SAID 298.204 ACRE TRACT AND BEING ON THE SOUTH RIGHT OF WAY LINE OF F.M. ROAD 1173;

THENCE SOUTH 67 DEGREES 57 MINUTES 45 SECONDS EAST, WITH A NORTH LINE OF SAID 298.204 ACRE TRACT AND ON THE SOUTH RIGHT OF WAY LINE OF F.M. ROAD 1173, A DISTANCE OF 185.31 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" FOUND AT A SOUTHEAST CORNER OF SAID 298.204 ACRE TRACT;

THENCE SOUTH 88 DEGREES 30 MINUTES 01 SECONDS EAST, WITH THE NORTH LINE OF SAID 298.204 ACRE TRACT AND THE SOUTH RIGHT OF WAY LINE OF F.M. ROAD 1173, A DISTANCE OF 80.46 FEET, TO FOUND WOOD RIGHT OF WAY MONUMENT ON THE NORTH LINE OF SAID 298.204 ACRE TRACT AND THE SOUTH RIGHT OF WAY LINE OF F.M. ROAD 1173, AND THE BEGINNING OF A CURVE TO THE LEFT WITH THE RIGHT OF WAY OF F.M. ROAD 1173;

THENCE WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 18 DEGREES 08 MINUTES 37 SECONDS, A RADIUS OF 1190.92 FEET, AN ARC LENGTH OF 377.13 FEET, AND A CHORD BEARING SOUTH 88 DEGREES 34 MINUTES 08 SECONDS EAST, A DISTANCE OF 375.55 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" FOUND AT THE SOUTH RIGHT OF WAY OF F.M. ROAD 1173;

THENCE SOUTH 88 DEGREES 32 MINUTES 07 SECONDS EAST, WITH A NORTH LINE OF SAID 298.204 ACRE TRACT, A DISTANCE OF 37.96 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" FOUND ON A NORTH LINE OF SAID 298.204 ACRE TRACT AND A SOUTH RIGHT OF WAY OF F.M. ROAD 1173;

THENCE SOUTH 00 DEGREES 09 MINUTES 42 SECONDS WEST, WITH AN EAST LINE OF SAID 298.204 ACRE TRACT, A DISTANCE OF 660.00 FEET TO A BOIS D ARC POST FOUND ON AN INNER ELL CORNER OF SAID 298.204 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 5.161 ACRE TRACT DESCRIBED IN A DEED TO MICHAEL W. STRAND AND DEBBIE LISA STRAND, RECORDED UNDER COUNTY CLERK'S INSTRUMENT FILE NUMBER 96-R0065253, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;



EXHIBIT A
MSI 38049
FIRM NO. 10023300

EXHIBIT A

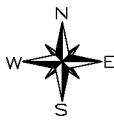
PAGE 3 OF 4

THENCE NORTH 88 DEGREES 26 MINUTES 27 SECONDS EAST WITH A NORTH LINE OF SAID 298.204 ACRE TRACT AND THE SOUTH LINE OF SAID 5.161 ACRE TRACT, A DISTANCE OF 331.29 FEET TO A 1/2 INCH IRON PIN FOUND AT A NORTHEAST CORNER OF SAID 298.204 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 5.161 ACRE TRACT, SAID PIN ALSO BEING ON THE WEST LINE OF RADECKE ROAD;

THENCE SOUTH 00 DEGREES 06 MINUTES 51 SECONDS WEST WITH THE EAST LINE OF SAID 298.204 ACRE TRACT AND THE WEST LINE OF RADECKE ROAD, A DISTANCE OF 2862.90 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 251.233 ACRES OF LAND.

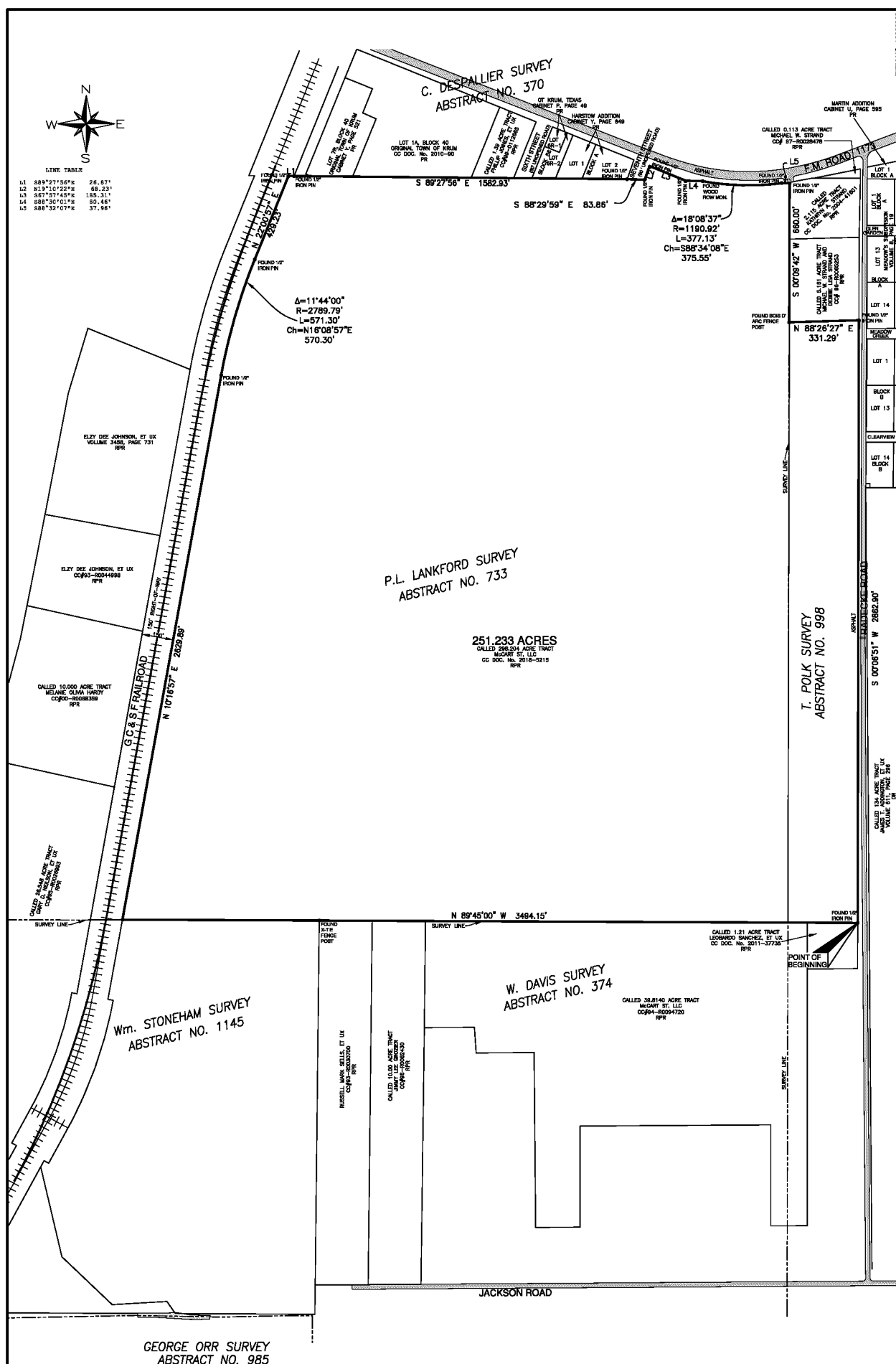


EXHIBIT A
MSI 38049
FIRM NO. 10023300



LINE TABLE

L1	88°27'56" E	26.67'
L2	81°10'22" E	68.23'
L3	87°51'45" E	155.31'
L4	88°30'01" E	50.46'
L5	88°32'07" E	37.96'



FIRM NO. 10028300

EXHIBIT A

SERIES OF 4

SHEET 4

JOB NO. 38049

251.233 ACRES IN THE P.L. LANKFORD SURVEY, ABSTRACT NO. 733, THE T. POLK SURVEY, ABSTRACT NO. 998, AND THE WM. STONEHAM SURVEY, ABSTRACT NO. 1145, CITY OF KRUM, DENTON COUNTY, TEXAS.

DATE REVISIONS

LEGEND

- DL - CONVEYING INSTRUMENT
- EP - FOUND IRON PIN
- FP - FOUND FENCE POST
- IP - IRON PIPE
- MP - MARKED POINT
- APR - ADJUSTED POINT
- DS - DITCH OR DRAIN
- DR - DRAINAGE DITCH
- DP - DRAINAGE POINT
- EP - EXISTING POLE
- FP - FOUND FENCE POST
- IP - IRON PIPE
- MP - MARKED POINT
- APR - ADJUSTED POINT
- DS - DITCH OR DRAIN
- DR - DRAINAGE DITCH
- DP - DRAINAGE POINT
- EP - EXISTING POLE
- FP - FOUND FENCE POST
- IP - IRON PIPE
- MP - MARKED POINT
- APR - ADJUSTED POINT



Metroplex Surveying, Inc.

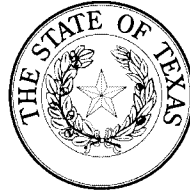
1400 S. HICKORY, DENTON, TEXAS 76201

TEL: 817-382-9999

WWW.METROPLEXSURVEYING.COM

DATE	04/13/2020
SCALE	1"=200'
BY	RLG
CHKD.	BGS
DATE	04/13/2020

EXHIBIT B



Public Utility Commission of Texas

By These Presents Be It Known To All That
City of Denton

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, City of Denton is entitled to this

Certificate of Convenience and Necessity No. 10195

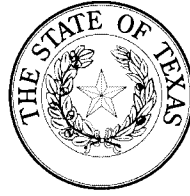
to provide continuous and adequate water utility service to that service area or those service areas in Denton County as by final Order or Orders duly entered by this Commission, which Order or Orders resulting from Docket No. 52774 are on file at the Commission offices in Austin, Texas; and are matters of official record available for public inspection; and be it known further that these presents do evidence the authority and the duty of the City of Denton 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.

**CERTIFIED TO BE A TRUE AND CORRECT COPY
OF THE ORIGINAL ON FILE WITH THE
PUBLIC UTILITY COMMISSION OF TEXAS
CENTRAL RECORDS DIVISION**

APPROVED

By Jasmine Kirkland at 11:58 am, Apr 05, 2022





Public Utility Commission of Texas

By These Presents Be It Known To All That
City of Denton

having obtained certification to provide sewer 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, City of Denton is entitled to this

Certificate of Convenience and Necessity No. 20072

to provide continuous and adequate sewer utility service to that service area or those service areas in Denton County as by final Order or Orders duly entered by this Commission, which Order or Orders resulting from Docket No. 52774 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 City of Denton 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.

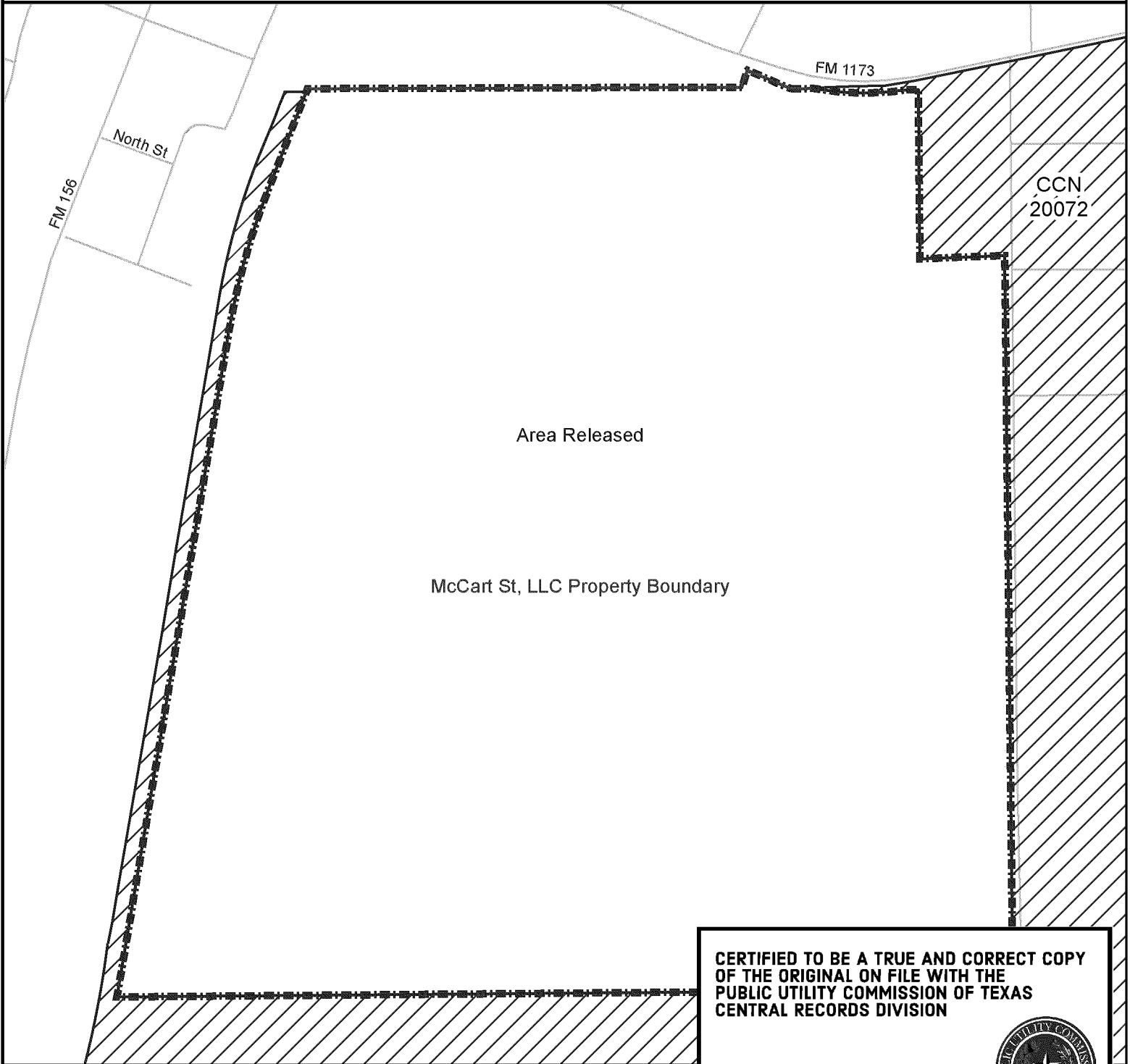
**CERTIFIED TO BE A TRUE AND CORRECT COPY
OF THE ORIGINAL ON FILE WITH THE
PUBLIC UTILITY COMMISSION OF TEXAS
CENTRAL RECORDS DIVISION**

APPROVED

By Jasmine Kirkland at 12:00 pm, Apr 05, 2022



City of Denton
Portion of Sewer CCN No. 20072
PUC Docket No. 52774
Petition by McCart St, LLC to Amend
City of Denton's CCN by Expedited Release in Denton County



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APPROVED

By Jasmine Kirkland at 12:01 pm, Apr 05, 2022



Sewer CCN

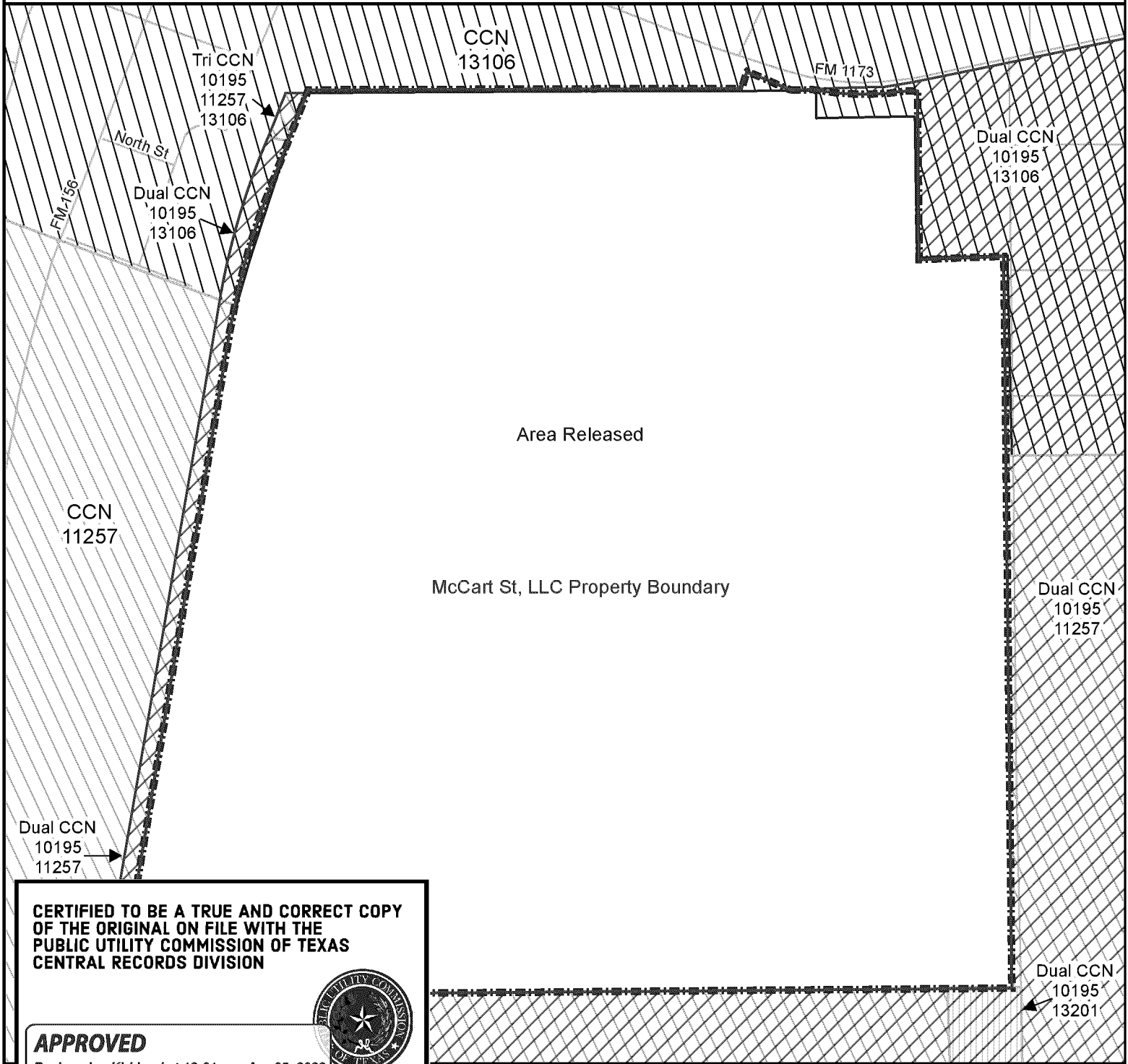
 20072 - City of Denton

 Area Released

 Property Boundary







City of Denton
 Portion of Water CCN No. 10195
 PUC Docket No. 52774
 Petition by McCart St, LLC to Amend
 City of Denton's CCN by Expedited Release in Denton County



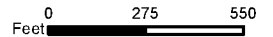
**CERTIFIED TO BE A TRUE AND CORRECT COPY
 OF THE ORIGINAL ON FILE WITH THE
 PUBLIC UTILITY COMMISSION OF TEXAS
 CENTRAL RECORDS DIVISION**

APPROVED
 By Jasmine Kirkland at 12:01 pm, Apr 05, 2022



- Water CCN**
-  10195 - City of Denton
 -  13106 - City of Krum
 -  11257 - Bolivar WSC
 -  13201 - Aqua Texas Inc

-  Area Released
-  Property Boundary



Appendix D

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 One

*Region C Population Projections by
WUG, by County*

In Multiple Counties or Regions?	Final Region C Population Projections							
	County	Water User Group (WUG)	2020	2030	2040	2050	2060	2070
	DALLAS	LANCASTER	45,097	58,781	69,582	77,498	85,417	93,333
Yes	DALLAS	LEWISVILLE	841	841	841	841	841	841
Yes	DALLAS	MESQUITE	149,800	164,758	186,045	202,822	219,171	235,561
Yes	DALLAS	OVILLA	485	624	768	924	1,076	1,862
Yes	DALLAS	RICHARDSON	73,816	76,839	79,892	82,378	82,378	82,378
Yes	DALLAS	ROCKETT SUD	1,000	2,000	2,999	3,999	4,999	5,999
Yes	DALLAS	ROWLETT	59,891	65,397	70,903	75,409	78,784	83,228
Yes	DALLAS	SACHSE	20,596	20,596	20,596	20,596	20,596	20,596
Yes	DALLAS	SEAGOVILLE	18,853	22,871	26,888	30,904	34,987	34,974
	DALLAS	SUNNYVALE	6,637	9,481	12,326	14,222	14,222	14,222
	DALLAS	UNIVERSITY PARK	25,656	25,656	25,656	25,656	25,656	25,656
	DALLAS	WILMER	4,111	4,595	7,336	13,692	21,517	39,121
Yes	DALLAS	WYLIE	2,324	2,388	2,452	2,515	2,579	2,704
	DALLAS TOTAL		2,587,960	2,871,662	3,180,529	3,429,783	3,627,334	3,770,858
	DENTON	ARGYLE WSC	13,466	17,126	22,005	22,005	22,005	22,005
	DENTON	AUBREY	4,597	6,112	7,148	8,475	10,173	12,346
	DENTON	BLACK ROCK WSC	1,570	1,977	2,347	2,745	3,215	3,639
Yes	DENTON	BOLIVAR WSC	9,904	12,050	14,614	17,479	20,832	24,660
Yes	DENTON	CARROLLTON	79,200	81,682	81,682	81,682	81,682	81,682
Yes	DENTON	CELINA	743	5,248	17,514	37,427	37,427	37,427
Yes	DENTON	COPPELL	1,134	1,134	1,134	1,134	1,134	1,134
	DENTON	CORINTH	24,928	29,520	29,520	29,520	29,520	29,520
	DENTON	COUNTY OTHER	9,573	12,431	15,289	33,673	59,607	112,763
	DENTON	CROSS TIMBERS WSC	7,500	9,523	9,647	9,785	9,947	10,131
Yes	DENTON	DALLAS	29,680	32,203	36,598	40,789	43,991	45,531
	DENTON	DENTON	145,000	186,773	233,749	322,996	463,472	570,694

Attachment Three

Region C Projected Municipal Demand by WUG, by County

In Multiple Counties or Regions?	Region C Final Municipal Demand (Acre-Feet per Year)							
	County	WUG	2020	2030	2040	2050	2060	2070
	DENTON	DENTON	26,174	33,012	40,885	56,228	80,557	99,143
	DENTON	DENTON COUNTY FWSD 10	1,485	3,128	3,690	3,689	3,687	3,686
	DENTON	DENTON COUNTY FWSD 1-A	3,659	6,493	7,776	7,773	7,771	7,769
	DENTON	DENTON COUNTY FWSD 7	3,418	3,405	3,403	3,401	3,399	3,397
Yes	DENTON	FLOWER MOUND	18,988	20,956	21,288	21,714	22,184	22,855
Yes	DENTON	FORT WORTH	7,190	10,843	15,557	21,833	27,949	34,079
Yes	DENTON	FRISCO	18,353	22,963	28,846	29,181	29,523	29,639
	DENTON	HACKBERRY	452	578	730	902	1,103	1,332
	DENTON	HIGHLAND VILLAGE	3,835	3,972	3,927	3,902	3,897	3,897
	DENTON	JUSTIN	712	1,242	1,775	1,771	1,770	1,770
	DENTON	KRUM	1,135	1,391	1,703	2,055	2,471	2,947
	DENTON	LAKE CITIES MUA	2,153	2,435	2,758	2,962	2,956	2,955
Yes	DENTON	LEWISVILLE	19,984	22,285	25,176	28,536	31,821	31,817
	DENTON	LITTLE ELM	4,075	4,564	4,550	4,538	4,528	4,528
Yes	DENTON	MOUNTAIN SPRING WSC	9	10	11	12	13	15
Yes	DENTON	MUSTANG SUD	4,548	8,361	12,201	16,049	19,904	23,762
	DENTON	NORTHLAKE	1,923	4,402	6,197	8,591	10,986	10,985
	DENTON	PALOMA CREEK NORTH CRU	1,700	2,303	2,302	2,301	2,299	2,298
	DENTON	PALOMA CREEK SOUTH CRU	854	1,165	1,165	1,165	1,165	1,165
	DENTON	PILOT POINT	891	1,069	1,449	1,964	2,614	3,527
Yes	DENTON	PLANO	1,918	1,968	1,997	1,986	1,984	1,984
	DENTON	PONDER	388	524	690	878	1,099	1,352
Yes	DENTON	PROSPER	297	1,428	2,556	3,816	4,046	4,046

Denton

The City of Denton is located in central Denton County. Denton is a wholesale water provider (WWP) that currently provides treated water to its retail customers and manufacturing in Denton County. The city also provides treated wastewater effluent to irrigation users in Denton County. In the past, the city has provided treated wastewater effluent to a steam electric power facility located near its wastewater treatment plant. This power plant is currently mothballed but could become operational at any time. For the purpose of this Plan, the demands for this steam electric facility have been included.

Denton's current sources of water supply include Ray Roberts Lake, Lewisville Lake, and direct and indirect reuse. Denton intends to purchase raw water from Dallas Water Utilities (DWU) in the future. Denton's available supply in Ray Roberts Lake and Lewisville Lake is the city's share of the firm yield of the reservoirs. The yields of the reservoirs decrease over time due to sedimentation. The currently available supplies are constrained by Denton's current treatment capacity. The City of Denton has two water treatment plants, the Ray Roberts WTP and the Lewisville WTP. The Ray Roberts WTP has a current peak capacity of 20 MGD and the Lewisville WTP has a peak capacity of 28 MGD. A peaking factor of 2 is assumed in the *Region C Regional Water Plan* for determining average-day treatment capacity constraints.

The proposed future strategies for Denton are to implement water conservation measures, expand water treatment plant capacity, and purchase additional water from DWU. A summary of the recommended water plan for Denton is shown on **Table 5E.98**.

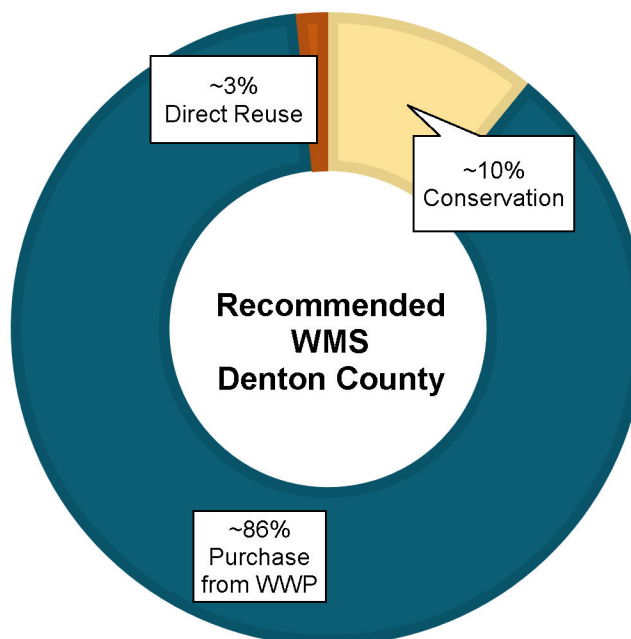
Table 5E.98 Summary of Wholesale Water Provider and Customers – Denton

(Values in Ac-Ft/Yr)	2020	2030	2040	2050	2060	2070
Projected Demands						
Denton	26,174	33,012	40,885	56,228	80,557	99,143
<i>Manufacturing, Denton</i>	277	326	312	312	312	312
<i>Steam Electric, Denton</i>	173	173	173	173	173	173
<i>Irrigation, Denton</i>	265	265	265	265	265	265
Total Projected Demands	26,889	33,776	41,635	56,978	81,307	99,893
Currently Available Supplies						
Lake Lewisville	7,817	7,817	7,817	7,817	7,698	7,550
Lake Ray Roberts	18,902	18,853	18,676	18,500	18,324	18,148
Direct Reuse for Steam Electric	173	173	173	173	173	173
Direct Reuse for Irrigation	265	265	265	265	265	265
Indirect Reuse	5,740	7,291	9,063	12,515	12,818	12,683
Total Currently Available Supplies (Limited by WTP Capacity)	27,342	27,342	27,342	27,342	27,342	27,342
Need (Demand - Supply)	0	6,434	14,293	29,636	53,965	72,551
Water Management Strategies						
Conservation (retail)	1,548	2,358	2,799	4,001	5,980	7,685
Conservation (wholesale)	0	0	0	0	0	0
DWU	0	0	2,842	13,707	36,049	53,389
Additional Denton Supplies	0	4,076	8,652	11,928	11,936	11,477
Additional Treatment^a						
<i>30 MGD WTP Expansion</i>		4,076	11,494	16,815	16,815	16,815
<i>20 MGD WTP Expansion</i>			0	8,821	11,210	11,210
<i>30 MGD WTP Expansion</i>				0	16,815	16,815
<i>25 MGD WTP Expansion</i>					3,145	14,013
<i>20 MGD WTP Expansion</i>						6,013
Total Supplies from Strategies	1,548	6,434	14,293	29,636	53,965	72,551
Reserve (Shortage)	2,001	0	0	0	0	0

^aThis additional supply includes Denton's own supplies and purchased raw water from DWU that becomes available with additional treatment capacity.

5E.4.2 Summary of Costs for Denton County

Table 5E.127 summarizes the costs of the water management strategies recommended for the WUGs and WWPs who have the majority of their demand located in Denton County. Total quantities from **Table 5E.127** 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 Denton County are projected to come through purchases from wholesale water providers. Other strategies include conservation, direct reuse and groundwater.

Table 5E.128 summarizes the recommended water management strategies within Denton County individually. Alternative strategies are also included. More detailed cost estimates are located in **Appendix H**.

Table 5E.127 Summary of Recommended Water Management Strategies for Denton County

Type of Strategy	Quantity (Ac-Ft/Yr)	Capital Costs
Conservation ^a	18,829	\$18,815,508
Purchase from WWP	151,416	\$0
<i>Additional Infrastructure</i>	<i>76,411</i>	<i>\$731,276,000</i>
Direct Reuse	2,796	\$1,638,000
Groundwater	2,984	\$33,374,000
Total	176,025	\$785,103,508

^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.128 Costs for Recommended Water Management Strategies for Denton 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							
Denton	Conservation (retail)	2020	7,685	\$4,636,961	\$1.16	\$0.41	H.11
	Conservation (wholesale)	2020	Included with WUGs.				
	DWU	2040	53,389	\$0.00	\$4.05	\$4.05	None
	30 MGD WTP Expansion	2030	16,815	\$150,569,000	\$3.32	\$1.39	H.13
	20 MGD WTP Expansion	2040	11,210	\$104,736,000	\$3.46	\$1.45	H.13
	30 MGD WTP Expansion	2050	16,815	\$150,569,000	\$3.32	\$1.39	H.13
	25 MGD WTP Expansion	2060	14,013	\$127,652,000	\$3.38	\$1.41	H.13
	20 MGD WTP Expansion	2070	6,013	\$104,736,000	\$3.46	\$1.45	H.13
Mustang SUD	Conservation (retail)	2020	536	\$674,034	\$3.31	\$0.00	H.11
	Conservation (wholesale)	2020	Included with WUGs.				
	UTRWD	2030	16,823	\$0	\$3.00	\$3.00	None
WUGs							
Argyle WSC	Conservation	2020	478	\$310,357	\$2.68	\$1.20	H.11
	UTRWD	2030	1,937	\$0	\$3.00	\$3.00	None
	New Well(s) in Trinity Aquifer	2020	250	\$2,955,000	\$4.03	\$1.48	H.14
Aubrey	Conservation	2020	32	\$47,811	\$2.06	\$0.12	H.11
	Connect to UTRWD	2030	1,151	\$0	\$3.00	\$3.00	None
Black Rock WSC	Conservation	2020	46	\$17,593	\$1.90	\$0.78	H.11
	New Well(s) in Trinity Aquifer	2050	154	\$2,259,000	\$5.20	\$2.03	H.14
Bolivar WSC ^a	Conservation	2020	51	\$51,327	\$1.11	\$0.00	H.11
	New Well(s) in Trinity Aquifer	2020	250	\$2,955,000	\$4.03	\$1.48	H.14
	Connect to UTRWD	2030	1,700	\$0	\$3.00	\$3.00	None
	Connect to Gainesville	2030	146	\$0	\$4.52	\$4.52	None
Carrollton ^a	Conservation	2020	1,537	\$2,096,860	\$0.64	\$0.21	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	
	DWU	2030	5,549	\$0	\$4.05	\$4.05	None
Celina ^a	Conservation	See Collin County.					
	Other WMSs						
Coppell ^a	Conservation	See Dallas County.					
	DWU						
Corinth	Conservation	2020	413	\$335,099	\$1.76	\$0.80	H.11
	UTRWD	2030	2,638	\$0	\$3.00	\$3.00	None
Cross Timbers WSC	Conservation	2020	156	\$160,638	\$2.67	\$0.66	H.11
	New Well(s) in Trinity Aquifer	2020	250	\$2,955,000	\$4.03	\$1.48	H.14
	UTRWD	2030	943	\$0	\$3.00	\$3.00	None
	<i>Additional Delivery Infrastructure</i>	2030	943	\$8,374,000	\$2.12	\$0.20	H.101
Dallas ^a	Conservation	See DWU in Chapter 5D.					
	Other WMSs						
Denton County FWSD 1-A	Conservation	2020	562	\$565,854	\$1.18	\$0.38	H.11
	UTRWD	2030	2,842	\$0	\$3.00	\$3.00	None
	DWU through Lewisville	2030	789	\$0	\$3.00	\$3.00	None
Denton County FWSD 10	Conservation	2020	315	\$967,900	\$17.42	\$0.77	H.11
	UTRWD through Mustang	2030	1,414	\$0	\$3.00	\$3.00	None
	UTRWD	2030	550	\$0	\$3.00	\$3.00	None
Denton County FWSD 7	Conservation	2020	293	\$178,667	\$1.21	\$0.56	H.11
	UTRWD	2030	1,808	\$0	\$3.00	\$3.00	None
Flower Mound	Conservation	2020	1,318	\$3,422,971	\$1.19	\$0.18	H.11
	DWU	2030	1,509	\$0	\$4.05	\$4.05	None
	UTRWD	2030	9,063	\$0	\$3.00	\$3.00	None
	Direct reuse	2030	556	\$1,638,000	\$0.72	\$0.08	H.61
Fort Worth ^a	Conservation	See Fort Worth in Chapter 5D.					
	Other WMSs						
Frisco ^a	Conservation	See Collin County.					
	Direct reuse						
	NTMWD						
Hackberry	Conservation	2020	111	\$15,159	\$1.21	\$0.63	H.11
	NTMWD	2030	442	\$0	\$2.78	\$2.78	None

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>Additional Delivery Infrastructure</i>	2050	442	\$2,182,000	\$1.30	\$0.23	H.102
Highland Village	Conservation	2020	508	\$637,042	\$0.53	\$0.33	H.11
	UTRWD	2030	1,380	\$0	\$3.00	\$3.00	None
Justin	Conservation	2020	39	\$68,869	\$1.49	\$0.10	H.11
	UTRWD	2030	875	\$0	\$3.00	\$3.00	None
	New Well(s) in Trinity Aquifer	2020	244	\$2,377,000	\$3.54	\$1.44	H.14
Krum	Conservation	2020	213	\$118,516	\$1.34	\$0.63	H.11
	UTRWD	2030	1,492	\$0	\$3.00	\$3.00	None
	New Well(s) in Trinity Aquifer	2020	202	\$1,805,000	\$3.38	\$1.45	H.14
Lake Cities MUA	Conservation	2020	66	\$316,302	\$3.25	\$0.00	H.11
	UTRWD	2030	1,761	\$0	\$3.00	\$3.00	None
Lewisville ^a	Conservation	2020	1,886	\$1,437,939	\$0.84	\$0.34	H.11
	DWU	2030	11,057	\$0	\$4.05	\$4.05	None
	6 MGD WTP Expansion-1	2030	3,363	\$36,568,000	\$4.11	\$1.76	H.13
	6 MGD WTP Expansion-2	2040	3,363	\$22,264,000	\$2.53	\$1.10	H.13
	6.5 MGD WTP Expansion	2050	3,434	\$23,626,000	\$2.46	\$1.06	H.13
Little Elm	Conservation	2020	275	\$361,083	\$0.39	\$0.00	H.11
	NTMWD	2030	1,605	\$0	\$2.78	\$2.78	None
Mountain Springs WSC ^a	Conservation	See Cooke County.					
	Connect to Gainesville						
Northlake	Conservation	2020	632	\$147,109	\$1.99	\$0.28	H.11
	TRWD through Fort Worth	2030	1,249	\$0	\$1.63	\$1.63	None
	UTRWD	2030	4,068	\$0	\$3.00	\$3.00	None
Paloma Creek North CRU	Conservation	2020	196	\$78,917	\$1.14	\$0.73	H.11
	UTRWD through Mustang SUD	2030	1,225	\$0	\$3.00	\$3.00	None
Paloma Creek South CRU	Conservation	2020	98	\$37,878	\$1.17	\$0.72	H.11
	UTRWD through Mustang SUD	2030	622	\$0	\$3.00	\$3.00	None
Pilot Point	Conservation	2020	80	\$104,529	\$3.22	\$0.11	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	313	\$4,127,000	\$4.41	\$1.56	H.14
	GTUA Regional Water System	2030	1,256	\$0	\$5.72	\$3.06	H.72
	Connect to UTRWD	2030	2,943	\$0	\$3.00	\$3.00	None
Plano ^a	Conservation	See Collin County.					
	NTMWD						
Ponder	Conservation	2020	29	\$11,730	\$0.84	\$0.07	H.11
	UTRWD	2030	1,092	\$0	\$3.00	\$3.00	None
Prosper ^a	Conservation	See Collin County.					
	NTMWD						
Providence Village WCID	Conservation	2020	19	\$133,467	\$3.60	\$0.00	H.11
	UTRWD	2030	553	\$0	\$3.00	\$3.00	None
Roanoke	Conservation	2020	226	\$108,611	\$1.23	\$0.35	H.11
	TRWD through Fort Worth	2030	1,106	\$0	\$1.63	\$1.63	None
Sanger	Conservation	2020	151	\$64,721	\$0.32	\$0.05	H.11
	UTRWD	2030	1,438	\$0	\$3.00	\$3.00	None
Southlake ^a	Conservation	See Tarrant County.					
	TRWD through Fort Worth						
The Colony	Conservation	2020	280	\$616,616	\$1.07	\$0.00	H.11
	DWU	2020	1,791	\$0	\$4.05	\$4.05	None
	NTMWD through Plano	2030	844	\$0	\$2.78	\$2.78	None
Trophy Club MUD 1	Conservation	2020	325	\$1,042,999	\$0.93	\$0.08	H.11
	Fort Worth	2030	1,368	\$0	\$1.63	\$1.63	None
Westlake ^a	Conservation	See Tarrant County.					
	TRWD through Fort Worth						
County Other and Non-Municipal							
County Other, Denton	Conservation	2020	273	\$47,949	\$1.04	\$0.00	H.11
	UTRWD	2030	7,251	\$0	\$3.00	\$3.00	None
	New Well(s) in Woodbine Aquifer	2020	817	\$8,554,000	\$3.69	\$1.43	H.14
	New Well(s) in Trinity Aquifer	2020	504	\$5,387,000	\$3.80	\$1.49	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	
Irrigation, Denton	DWU	2020	476	\$0	\$4.05	\$4.05	None
	Direct Reuse from UTRWD	2030	2,240	See UTRWD in Chapter 5D.			
Livestock, Denton	None	None.					
Manufacturing, Denton	Denton	2020	228	\$0	\$3.00	\$3.00	None
	DWU	2020	8	\$0	\$4.05	\$4.05	None
	NTMWD	2030	11	\$0	\$2.78	\$2.78	None
	UTRWD	2030	31	\$0	\$3.00	\$3.00	None
	Northlake	2030	11	\$0	\$3.00	\$3.00	None
Mining, Denton	UTRWD	2030	2,982	\$0	\$3.00	\$3.00	None
Steam Electric Power, Denton	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 E

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

Trans. No.	Control No.	CCN Holder (CCN No.)	Appraiser	Value for Factor: (1)								Total	Notes	Final Commission Order (if any)	
				A	B	C	D	E	F	G	H				
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	\$ 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	\$ 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 \$541.96.	No Compensation due.
6	45679	Guadalupe-Blanco River Authority (20892 S)	DGRA, Inc.	\$ 29,933	\$ -	\$ -	\$ -	\$ 4,225	\$ -	\$ 10,000	\$ -	\$ 44,158	\$ 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 certificate. 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	\$ 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	\$ 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.	

Appendix E
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		
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	NewGen 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	NewGen 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Willdan 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.

Appendix E
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			
16	51995	Rockett Special Utility District (10099 W)	Willdan Financial Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Willdan 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.
17	51824	Town of Little Elm (11202 W)	Willdan Financial Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	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	51933	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	NewGen 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	B&D Environmental, Inc. 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	52090	Dobbin Plantersville Water Supply Corporation (11052 W)	NewGen Strategies & Solutions	\$ 9,719	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,763	\$ -	\$ -	\$ 18,482	NewGen 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.

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 E
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.
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.
51595	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.

Appendix E
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
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.
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.
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.
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.
52474	10420		Polonia Water Supply Corporation	Neimann Farm Partners, LP	1/12/2022	\$ -	205.30	No appraisal report. No compensation due.
52566		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.

Appendix F

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

D. Jackson
Resume Continued

- 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

D. Jackson
Resume Continued

- 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

D. Jackson
Resume Continued

- 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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- *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.