



Filing Receipt

Received - 2022-12-02 02:07:44 PM

Control Number - 52880

ItemNumber - 58

DOCKET NO. 52880

**APPLICATION OF TEXAS LANDING §
UTILITIES AND CSWR-TEXAS §
UTILITY OPERATING COMPANY, LLC § PUBLIC UTILITY COMMISSION
FOR SALE, TRANSFER, OR MERGER §
OF FACILITIES AND CERTIFICATE § OF TEXAS
RIGHTS IN POLK AND MONTGOMERY §
COUNTIES §**

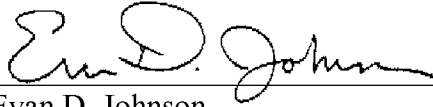
**CSWR-TEXAS UTILITY OPERATING COMPANY, LLC'S
EVIDENCE OF REAL PROPERTY RECORDING**

CSWR-Texas Utility Operating Company, LLC (“CSWR Texas”) hereby files its real property recording pursuant to the Notice of Approval, which was issued in this proceeding on November 3, 2022.

Attached to this pleading as Exhibit A are CSWR Texas’s documents in compliance with the recording requirements of TWC § 13.257(r) and (s) for the area in Polk and Montgomery Counties affected by the application.

Respectfully submitted,

L. Russell Mitten
General Counsel
Central States Water Resources Inc.
1630 Des Peres Rd., Suite 140
St. Louis, Missouri 63131
(314) 380-8595
(314) 763-4743 (Fax)

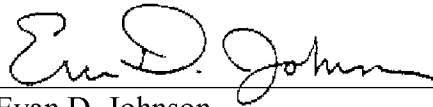


Evan D. Johnson
State Bar No. 24065498
C. Glenn Adkins
State Bar No. 24103097
Coffin Renner LLP
1011 W. 31st Street
Austin, Texas 78705
(512) 879-0900
(512) 879-0912 (fax)
evan.johnson@crtxlaw.com
glenn.adkins@crtxlaw.com

**ATTORNEYS FOR CSWR-TEXAS UTILITY
OPERATING COMPANY, LLC**

CERTIFICATE OF SERVICE

I hereby certify that on this 2nd day of December 2022, a true and correct copy of the foregoing document was served on all parties of record via electronic mail in accordance with the Order Suspending Rules issued in Project No. 50664.



Evan D. Johnson

DOC#
 12539

REQUIRED CCN BOUNDARY DESCRIPTION

CSWR-Texas Utility Operating Company, LLC
 Water CCN No. 13290
 Sewer CCN No. 21120
 PUC Docket No. 52880

Pursuant to Texas Water Code § 13.257(r) and (s), CSWR-Texas Utility Operating Company, LLC (CSWR Texas), holder of water Certificate of Convenience and Necessity No. 13290 and sewer Certificate of Convenience and Necessity No. 21120, hereby files this Boundary Description for the CSWR Texas water system, which is located in Polk and Montgomery Counties, Texas.

In accordance with the aforementioned statute, CSWR Texas affirmatively states that its water and sewer service area included in the aforementioned CCNs is as follows:

The requested water service area includes:

- a. Deerwood (includes Deerwood Subdivision Sections 3,4,5 and 6) in Montgomery County: The requested area includes 101 customer connections, is located approximately nine miles east of downtown Conroe, Texas, and is generally bounded on the north by Cabo San Lucas; on the east and south by White Rock Road; and on the west by Crockett Martin Road. The requested water area includes approximately 128 acres.
- b. Goode City in Montgomery County: The requested area includes 67 customer connections, is located approximately five miles west of Cleveland, Texas and is generally bounded on the north by a line parallel to and .25 miles north of Solon Trail; on the east by a line parallel to and .3 miles east of Gill Road; on the south by BNSF Railroad; and on the west by Lee Turner Road and Highway 105 East. The requested water area includes approximately 205 acres.
- c. TX Landing Area 1 (includes Texas Landing, Mangum Estates, and Bullfrog Basin subdivisions) in Polk County: The requested area includes 47 customer connections, is located approximately four miles west of downtown Livingston, Texas, and is generally bounded on the north by West Tempe Creek; on the east by Necaise Drive; on the south by Panther Lane; and on the west by Sparrow Hawk Drive. The requested water area includes approximately 418 acres.
- d. TX Landing Water Area 2 (includes Texas Landing Subdivision) in Polk County: The requested area includes approximately 95 customer connections, is located approximately six miles west of downtown Livingston, Texas and is generally bordered north by Bird Lane; on the east by Farm to Market Road 3126; on the south by Chuckwagon; and on the

west by Lake Livingston. The requested water service area includes approximately 93 acres.

The requested sewer service area includes:

- a. Texas Landing Sewer (includes Texas Landing Subdivision) in Polk County: The requested area includes 119 customer connections, is located approximately six miles west of downtown Livingston, Texas and is generally bordered north by Bird Lane; on the east by Farm to Market Road 3126; on the south by Chuckwagon; and on the west by Lake Livingston. The requested water service area includes approximately 93 acres.


The total requested water service area is approximately 844 acres, which includes 168 water customer connections in Montgomery County on approximately 333 acres and another 142 water customer connections on approximately 511 acres in Polk County.

The total requested sewer service area includes 119 sewer customer connections on approximately 93 acres in Polk County.

The service areas are further depicted in the attached PUC certified maps.

The Boundary Description is being filed on behalf of and at the request and instruction of CSWR Texas based upon information and belief. CSWR Texas specifically authorizes the filing of this Boundary Description to comply with Texas Water Code § 13.257(r) and (s) and its associated rules and regulations.

**ATTORNEY FOR CSWR-TEXAS
UTILITY OPERATING COMPANY, LLC**

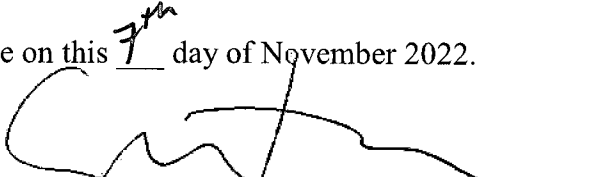
By: 

Sidhe Finke
Coffin Renner LLP
1011 W. 31st Street
Austin, Texas 78705
(512) 879-0900
(512) 879-0912 (fax)

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared Sidne Finke, attorney for CSWR-Texas Utility Operating Company, LLC known to me to be the person whose name is subscribed to the Required CCN Boundary Description in Docket No. 52880, and acknowledged that he executed the same for the purposes therein described.

SUBSCRIBED AND SWORN to before me on this 7th day of November 2022.



Notary Public in and for the State of Texas





Public Utility Commission of Texas

By These Presents Be It Known To All That

CSWR-Texas Utility Operating Company, LLC

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, CSWR-Texas Utility Operating Company, LLC is entitled to this

Certificate of Convenience and Necessity No. 13290

to provide continuous and adequate water utility service to that service area or those service areas in Angelina, Aransas, Austin, Burleson, Burnet, Camp, Ellis, Erath, Guadalupe, Harris, Hays, Hidalgo, Hood, Kerr, Llano, Lubbock, McCulloch, Montague, Montgomery, Navarro, Parker, Polk, Victoria, Wilson, and Wood counties as by final Order or Orders duly entered by this Commission, which Order or Orders resulting from Docket No. 52880 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 CSWR-Texas Utility Operating Company, LLC 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 Janeen Bryan at 11:28 am, Nov 04, 2022





Public Utility Commission of Texas

By These Presents Be It Known To All That

CSWR-Texas Utility Operating Company, LLC

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, CSWR-Texas Utility Operating Company, LLC is entitled to this

Certificate of Convenience and Necessity No. 21120

to provide continuous and adequate sewer utility service to that service area or those service areas in Bexar, Hidalgo, Hood, Navarro, Parker and Polk Counties as by final Order or Orders duly entered by this Commission, which Order or Orders resulting from Docket No. 52880 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 CSWR-Texas Utility Operating Company, LLC 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.

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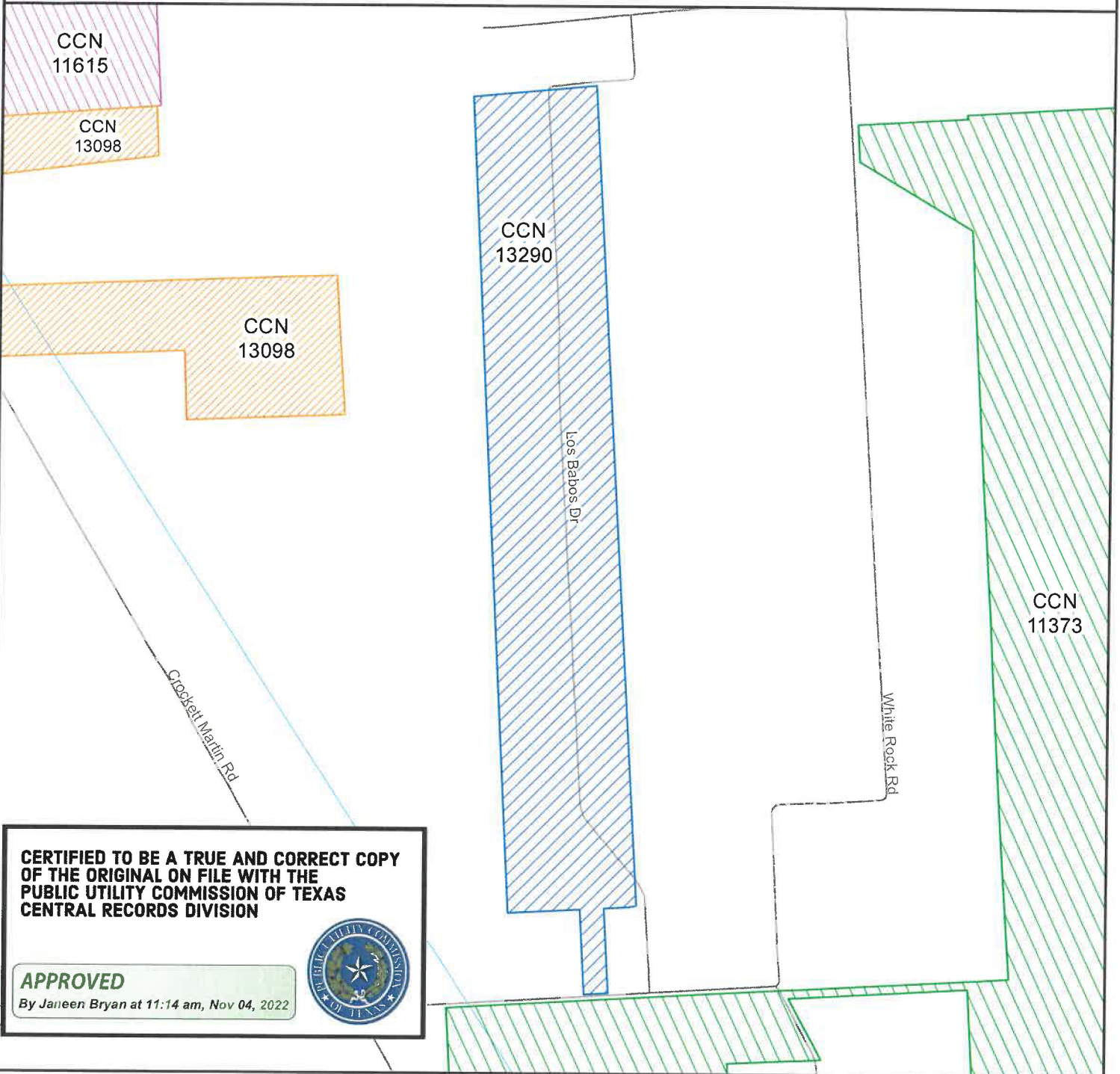
APPROVED

By Janeen Bryan at 11:15 am, Nov 04, 2022.







CSWR-Texas Utility Operating Company, LLC
Portion of Water CCN No. 13290
PUC Docket No. 52880

Transferred all David Lee Sheffield dba Texas Landing Utilities, CCN No. 11997 in Montgomery County



Water CCN

-  13290 - CSWR-Texas Utility Operating Company LLC
-  13098 - C & R Water Supply Inc
-  11615 - Town of Cut and Shoot
-  11373 - Crystal Springs Water Company Inc

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Feet

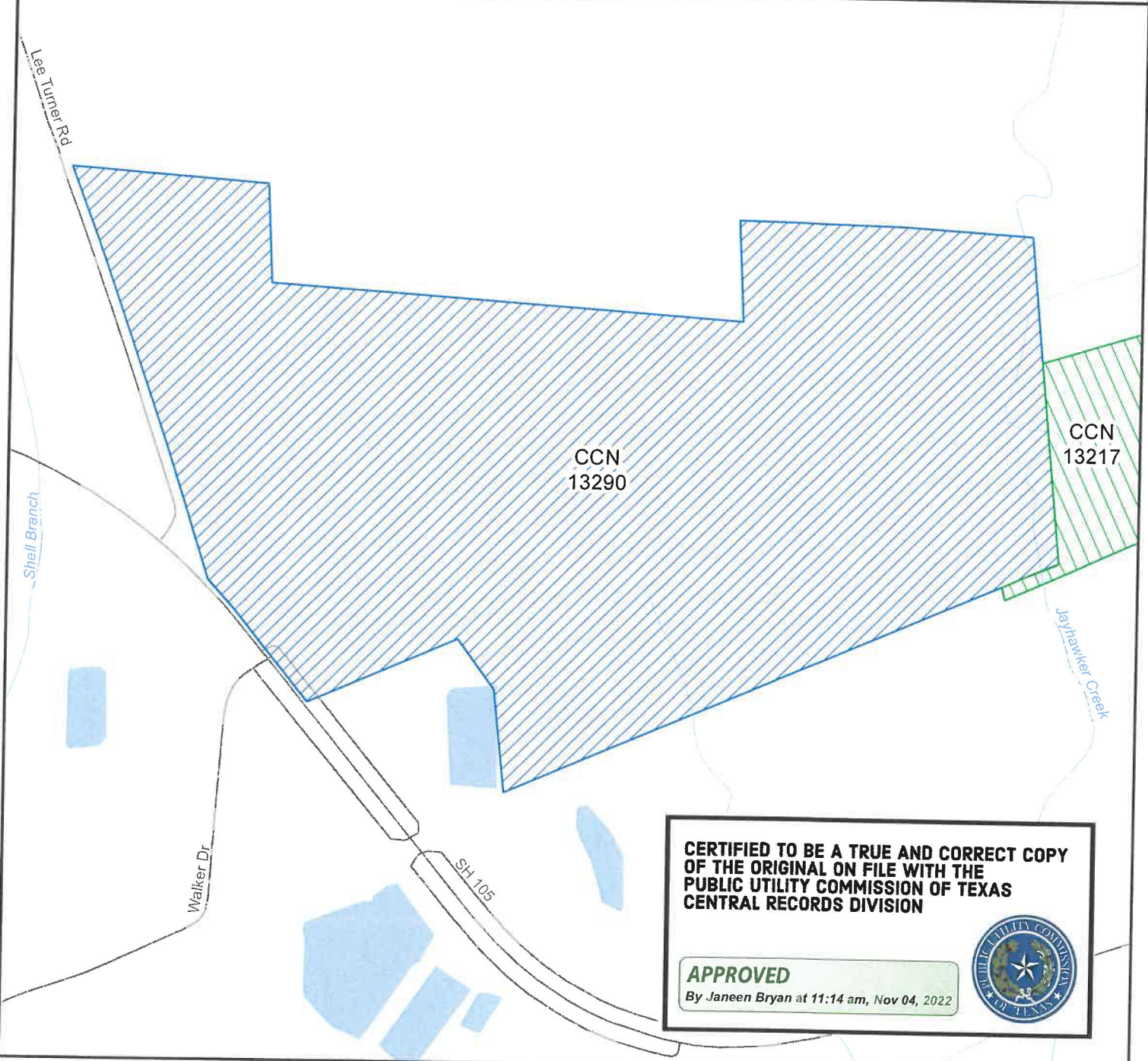


Public Utility Commission of Texas
1701 N. Congress Ave
Austin, TX 78701

Map by: Komal Patel
Date: July 23, 2022
Project: 52880CSWRMap1.mxd
Map 1 of 4



CSWR-Texas Utility Operating Company, LLC
Portion of Water CCN No. 13290
PUC Docket No. 52880

Transferred all David Lee Sheffield dba Texas Landing Utilities, CCN No. 11997 in Montgomery County



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

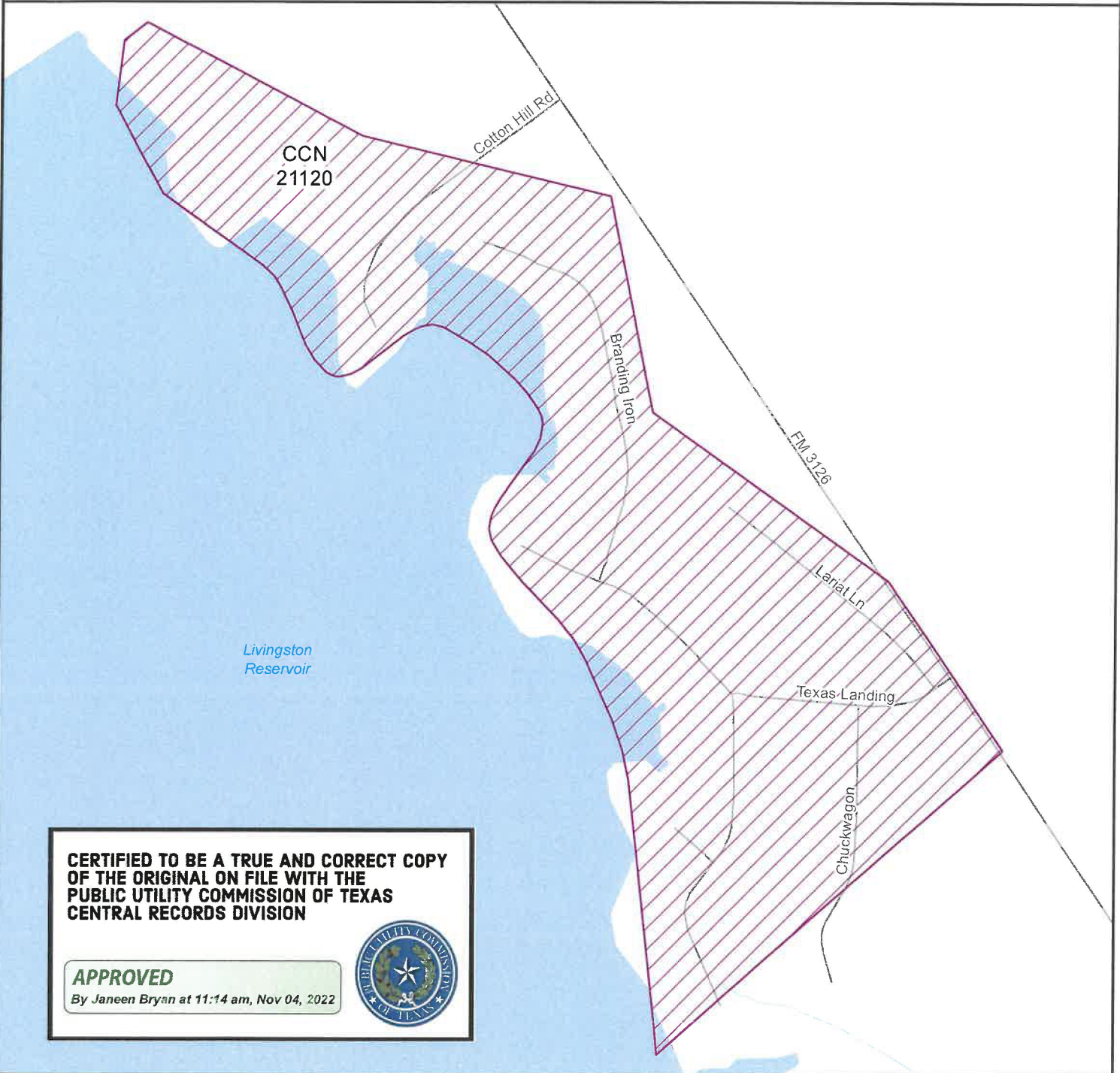
Water CCN

-  13290 - CSWR-Texas Utility Operating Company, LLC
-  13217 - City of Cleveland




Map by: Komal Patel
Date: July 23, 2022
Project: 52880CSWRMap2.mxd
Map 2 of 4

CSWR-Texas Utility Operating Company, LLC
Portion of Sewer CCN No. 21120
PUC Docket No. 52880
Transferred all David Lee Sheffield dba Texas Landing Utilities, CCN No. 20569 in Polk 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 Janeen Bryan at 11:14 am, Nov 04, 2022




Sewer CCN

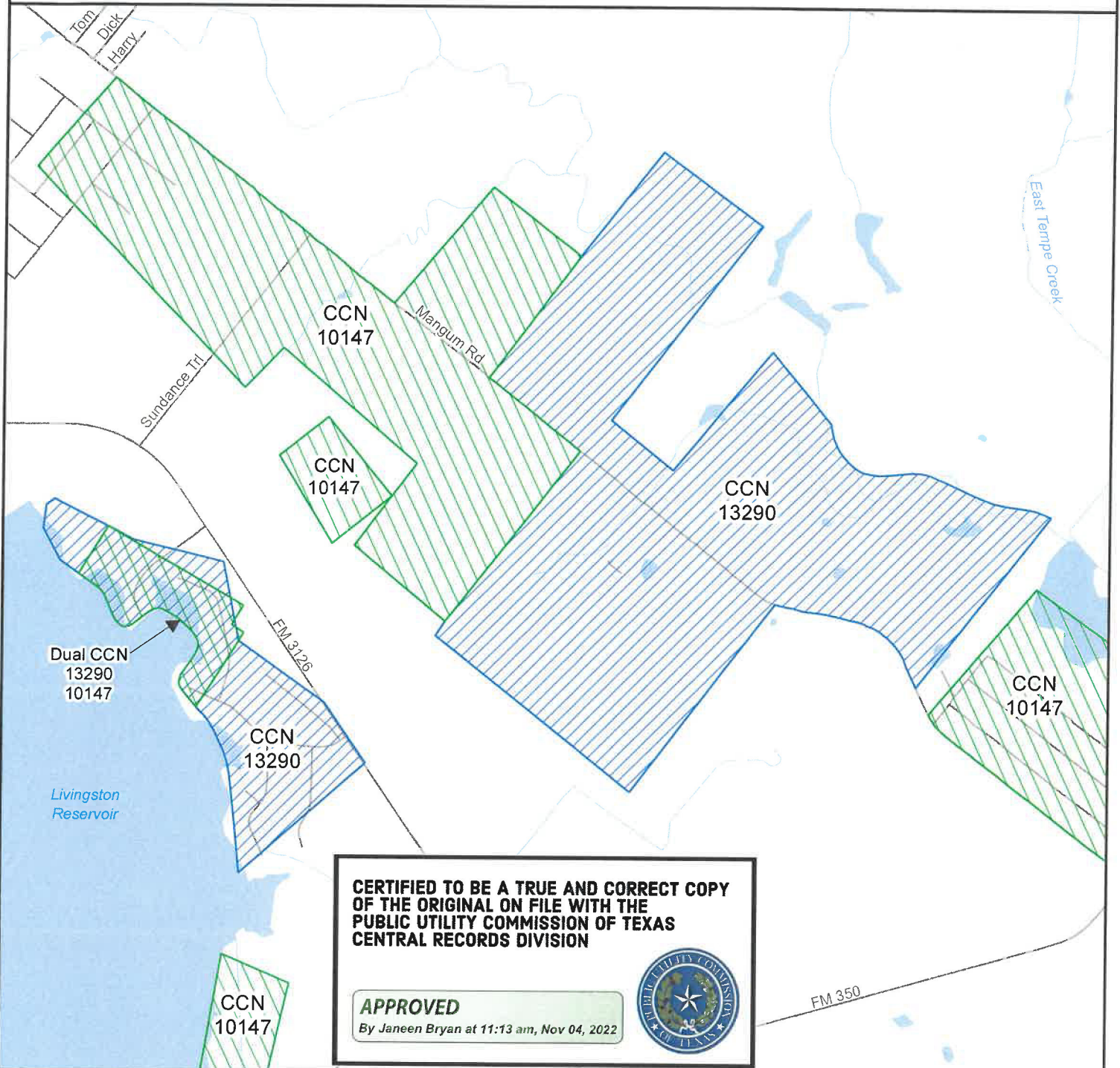
 21120 - CSWR-Texas Utility Operating Company LLC

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Feet





CSWR-Texas Utility Operating Company, LLC
Portion of Water CCN No. 13290
PUC Docket No. 52880

Transferred all David Lee Sheffield dba Texas Landing Utilities, CCN No. 11997 in Polk County



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

Water CCN

-  13290 - CSWR-Texas Utility Operating Company LLC
-  10147 - Lake Livingston WSC

0 750 1,500
Feet



Map by: Komal Patel
Date: July 23, 2022
Project: 52880CSWRPolkWater.mxd
Map 3 of 4

FILED FOR RECORD

Nov 09 2022 12:06:18

Schelana Hock
SCHELANA HOCK
POLK COUNTY CLERK



STATE OF TEXAS • COUNTY OF POLK
I, SCHELANA HOCK hereby certify that the instrument was FILED
in the file number sequence on the date and at the same time stamped
heron by me and was duly RECORDED in the Official Public Records
in Volume and Page of the named RECORDS OF Polk County, Texas
as stamped heron by me.

Schelana Hock
COUNTY CLERK
POLK COUNTY, TEXAS

Nov 09, 2022



Public Utility Commission of Texas

By These Presents Be It Known To All That

CSWR-Texas Utility Operating Company, LLC

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, CSWR-Texas Utility Operating Company, LLC is entitled to this

Certificate of Convenience and Necessity No. 13290

to provide continuous and adequate water utility service to that service area or those service areas in Angelina, Aransas, Austin, Burleson, Burnet, Camp, Ellis, Erath, Guadalupe, Harris, Hays, Hidalgo, Hood, Kerr, Llano, Lubbock, McCulloch, Montague, Montgomery, Navarro, Parker, Polk, Victoria, Wilson, and Wood counties as by final Order or Orders duly entered by this Commission, which Order or Orders resulting from Docket No. 52880 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 CSWR-Texas Utility Operating Company, LLC 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.

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OF THE ORIGINAL ON FILE WITH THE
PUBLIC UTILITY COMMISSION OF TEXAS
CENTRAL RECORDS DIVISION

APPROVED

By Janeen Bryan at 11:28 am, Nov 04, 2022





Public Utility Commission of Texas

By These Presents Be It Known To All That

CSWR-Texas Utility Operating Company, LLC

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, CSWR-Texas Utility Operating Company, LLC is entitled to this

Certificate of Convenience and Necessity No. 21120

to provide continuous and adequate sewer utility service to that service area or those service areas in Bexar, Hidalgo, Hood, Navarro, Parker and Polk Counties as by final Order or Orders duly entered by this Commission, which Order or Orders resulting from Docket No. 52880 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 CSWR-Texas Utility Operating Company, LLC 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.

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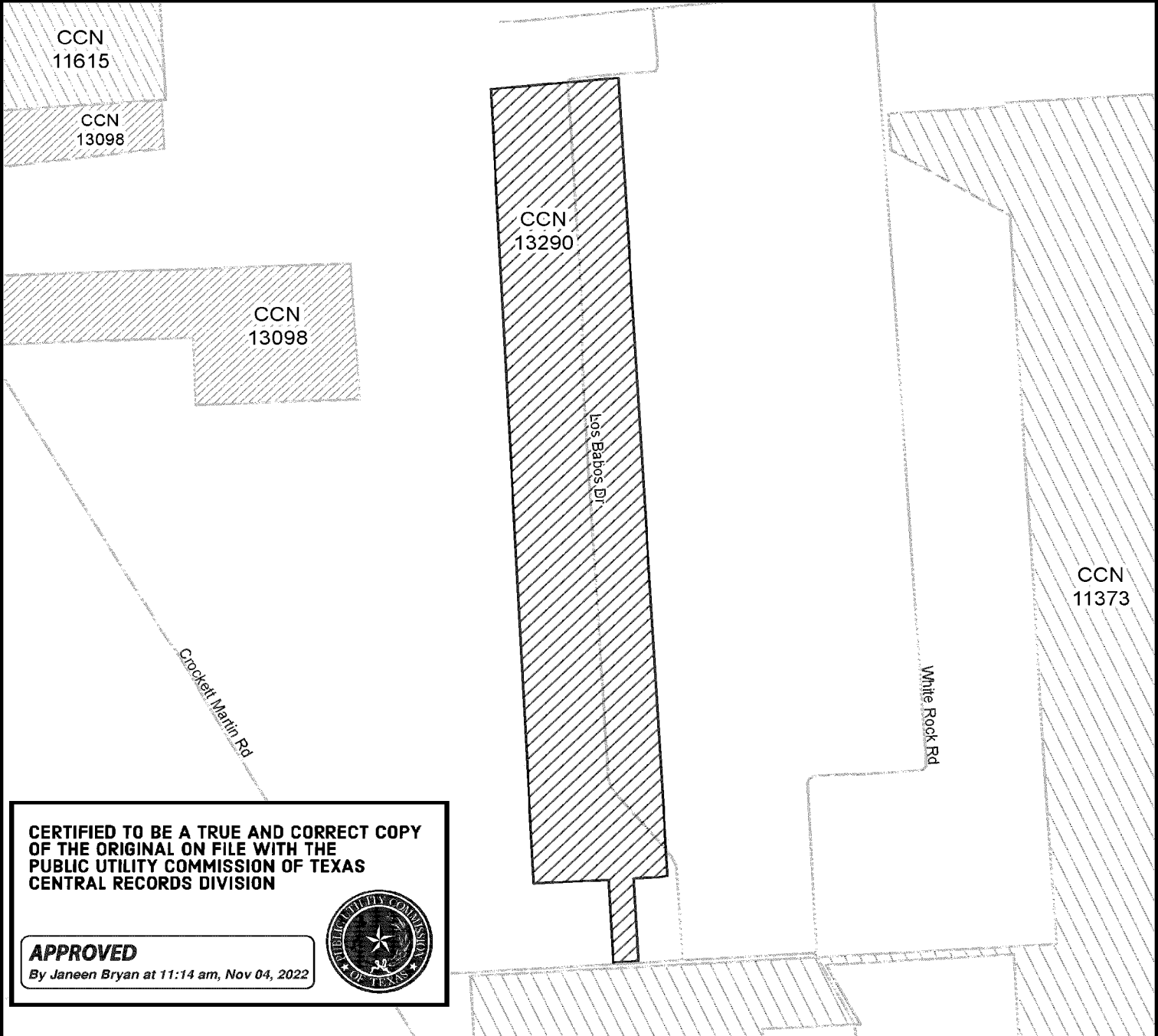
APPROVED

By Janeen Bryan at 11:15 am, Nov 04, 2022



CSWR-Texas Utility Operating Company, LLC
Portion of Water CCN No. 13290
PUC Docket No. 52880

Transferred all David Lee Sheffield dba Texas Landing Utilities, CCN No. 11997 in Montgomery County



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CENTRAL RECORDS DIVISION**





APPROVED

By Janeen Bryan at 11:14 am, Nov 04, 2022



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

Water CCN

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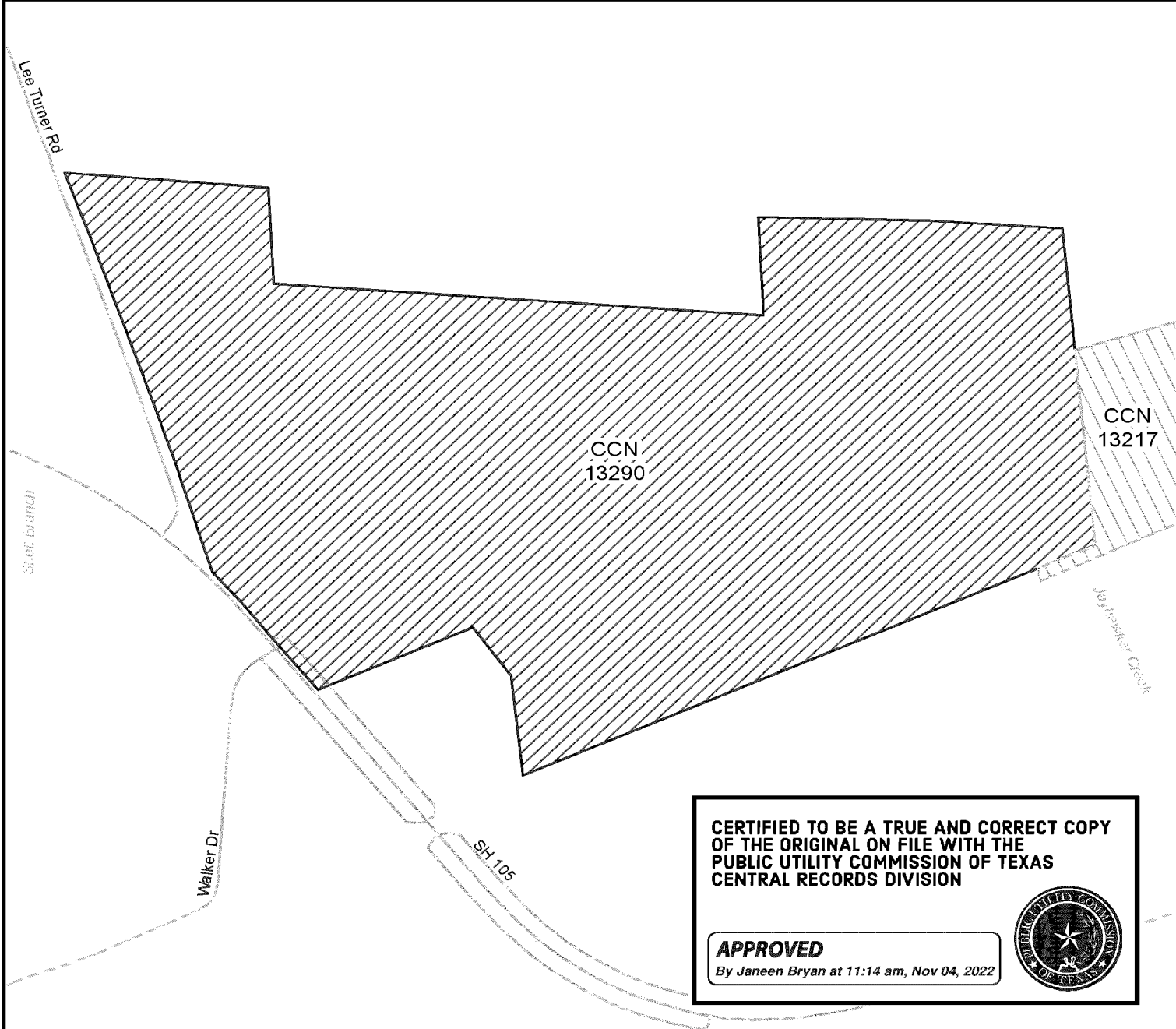
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Map by: Komal Patel
Date: July 23, 2022
Project: 52880CSWRMap1.mxd
Map 1 of 4


CSWR-Texas Utility Operating Company, LLC
Portion of Water CCN No. 13290
PUC Docket No. 52880

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

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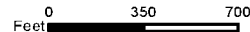
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Water CCN

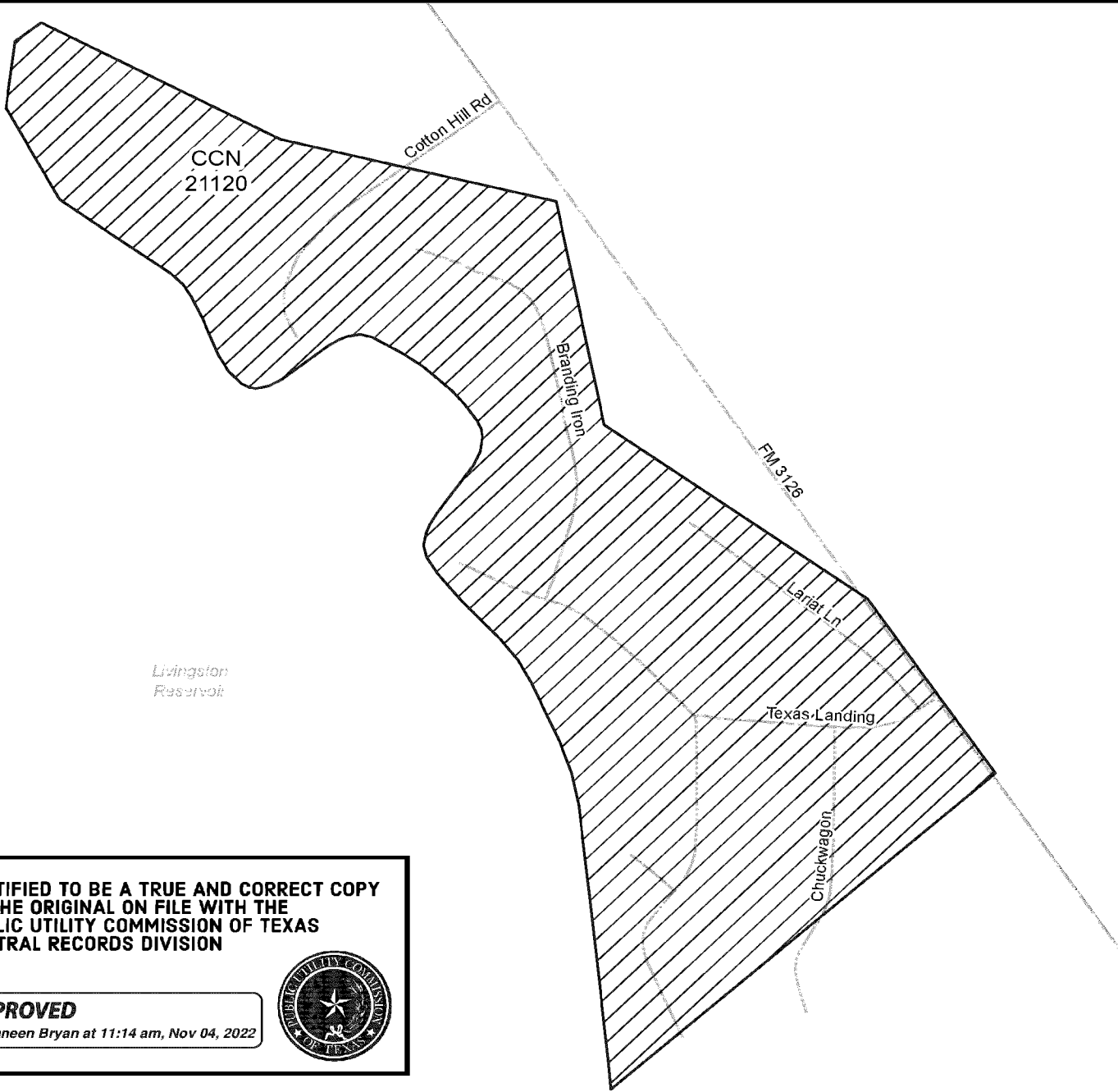
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Map by: Komal Patel
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Map 2 of 4


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Portion of Sewer CCN No. 21120
PUC Docket No. 52880

Transferred all David Lee Sheffield dba Texas Landing Utilities, CCN No. 20569 in Polk County



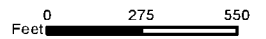
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APPROVED
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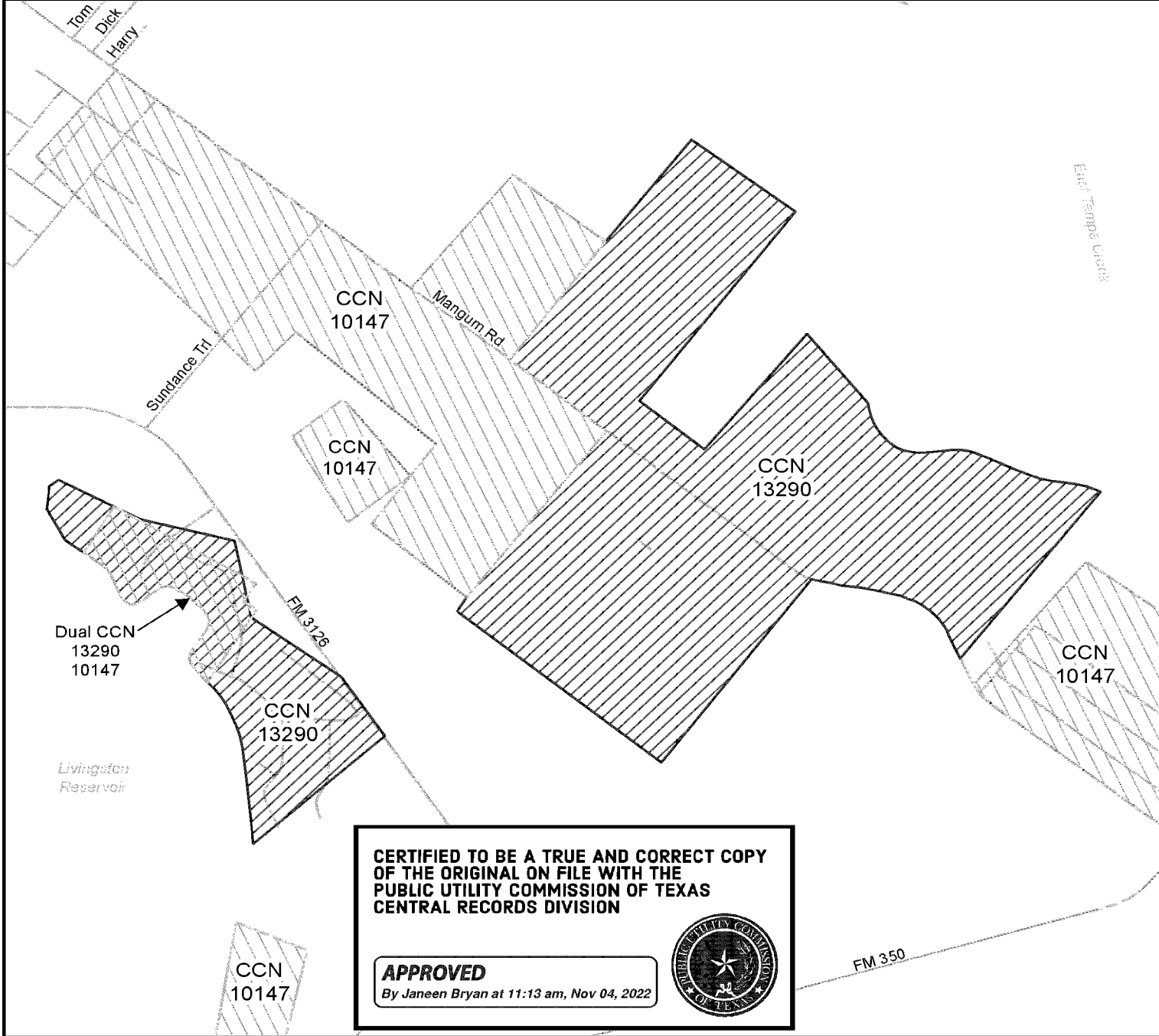
Sewer CCN

 21120 - CSWR-Texas Utility Operating Company LLC




CSWR-Texas Utility Operating Company, LLC
Portion of Water CCN No. 13290
PUC Docket No. 52880

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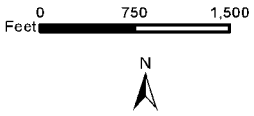
APPROVED
By Janeen Bryan at 11:13 am, Nov 04, 2022




Water CCN

 13290 - CSWR-Texas Utility Operating Company LLC

 10147 - Lake Livingston WSC



REQUIRED CCN BOUNDARY DESCRIPTION

CSWR-Texas Utility Operating Company, LLC
Water CCN No. 13290
Sewer CCN No. 21120
PUC Docket No. 52880

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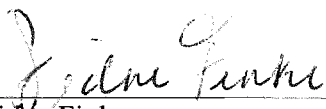
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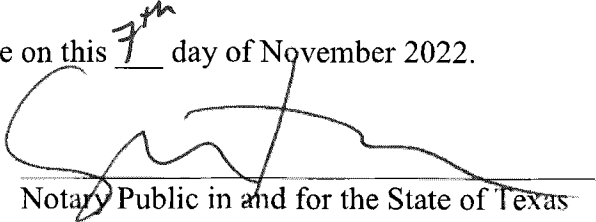
**ATTORNEY FOR CSWR-TEXAS
UTILITY OPERATING COMPANY, LLC**

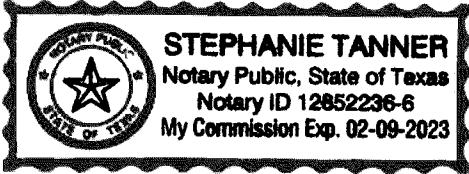
By: 
Sidne Finke
Coffin Renner LLP
1011 W. 31st Street
Austin, Texas 78705
(512) 879-0900
(512) 879-0912 (fax)

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared Sidne Finke, attorney for CSWR-Texas Utility Operating Company, LLC known to me to be the person whose name is subscribed to the Required CCN Boundary Description in Docket No. 52880, and acknowledged that he executed the same for the purposes therein described.

SUBSCRIBED AND SWORN to before me on this 7th day of November 2022.


Notary Public in and for the State of Texas



Doc #: 2022134312

Pages 10

E-FILED FOR RECORD

11/08/2022 11:22AM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

11/08/2022



County Clerk
Montgomery County, Texas