



Filing Receipt

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ItemNumber - 9

PETITION OF CREEDMOOR-MAHA	§	
WATER SUPPLY CORPORATION	§	BEFORE THE
AND THE CITY OF AUSTIN, TEXAS	§	
FOR APPROVAL OF A SERVICE	§	PUBLIC UTILITY COMMISSION
AREA CONTRACT UNDER TEXAS	§	
WATER CODE §13.248 AND TO	§	OF TEXAS
AMEND CERTIFICATES OF	§	
CONVENIENCE AND NECESSITY	§	

**CLARIFICATION OF PLAINTIFF'S PETITION
REGARDING LANDOWNERS SEEKING SERVICE**

TO THE PUBLIC UTILITY COMMISSION OF TEXAS:

COMES NOW, Creedmoor-Maha Water Supply Corporation, and the City of Austin (collectively, "the Petitioner") and files this Clarification to Plaintiff's Petition regarding the landowners under the proposed Water Service Area Contract and amended CCN.

On November 30, 2021, Petitioner filed a petition for approval of a service area contract under Texas Water Code (TWC) §13.248, and to amend Creedmoor-Maha's water certificate of convenience and necessity (CCN) number 11029 and Austin's water CCN number 11322 in Travis County, Texas.

On December 29, 2021, PUC Staff reviewed Petitioner's application and found the application administratively incomplete and not accepted for filing at that time. Specifically, to cure the deficiency, Staff requested clarification of the landowners who would be affected by the change of service under the amendment to the CCN. Petitioner files this clarification to its Petition and would show the Public Utility Commission of Texas the following:

DOCKET NO. 52901

1. There is only one property ("Property" as described below) affected by this Petition. As stated in the Water Service Agreement attached to the Petition, that Property is described as follows:

A 2.60 acre tract of land out of the Jacob Betts Survey No. 1, Abstract No. 59, and more particularly described as being a portion of Lot 8, EGGLESTON, GOLDBECK AND SEELING SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 1, Page 110, of the Plat Records of Travis County, Texas, as conveyed to Juan Carlos Lopez Arellano and Veronica Resendez Valdez by General Warranty deed dated March 22, 2019, recorded in Document No. 2019040201, of the Official Public Records of Travis County, Texas.

A copy of said General Warranty Deed and a copy of the Travis County Appraisal District information card for the Property are attached hereto as Exhibit "A".

2. There is currently no service to the Property provided by Creedmoor-Maha Water Service Corporation, the City of Austin, or any other utility. The Property in its current configuration is an unimproved lot and the purpose of the Petition is to obtain a more economical way for the Property owners to obtain water service to the Property. The Property owners are aware of, consent to, and requested the undersigned to initiate the transfer of water services under the Water Service Area Transfer Agreement as signed by Creedmoor-Maha and the City of Austin with an effective date of November 4, 2021.

DOCKET NO. 52901

Respectfully submitted,

By: /s/ Sandra L. Moreno

Sandra L. Moreno

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APPROVED AS TO FORM AND SUBSTANCE:

Attorney for Creedmoor-Maha Water Supply Corporation

By: /s/ Sam Ballard

Samuel L. Ballard

Attorney

State Bar No. 24091982

sballard@lglawfirm.com

816 Congress Ave., Suite 1900

Austin, TX 78701

(512) 322-5800

Attorney for City of Austin

By: /s/ Holly Heinrich

Holly Heinrich

Assistant City Attorney

Utilities and Regulatory Division

City of Austin Law Department

State Bar No. 24109990

Holly.Heinrich@austintexas.gov

General Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: March 22, 2019

Grantor: Jose Depaz

Grantor's Mailing Address:

12438 Johnson Rd
Manor TX 78114

Grantee: Juan Carlos Lopez Arellano and Veronica Resendez Valdez

Grantee's Mailing Address:

10084 FM 1625
Austin TX 78747

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (Including any improvements):

Being a 2.6 acre tract of land, more or less, out of the JACOB BETTS SURVEY NO. 1, ABSTRACT NO. 59, Travis County, Texas, and being a portion of Lot 8, EGGLESTON, GOLDBECK AND SEELING SUBDIVISION, according to the map or plat thereof, recorded in Volume 1, Page 110, Plat Records, Travis County, Texas. Said 2.6 acre tract being the same property set forth as Tract 2 by deed recorded in Document No. 2001163046, Official Public Records, Travis County, Texas, and being more particularly described by metes and bounds in Exhibit "A-1" attached hereto and made a part hereof.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: None

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

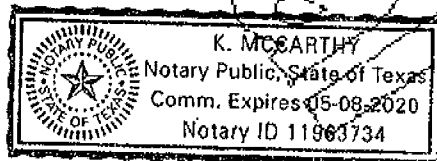
Jose Luis Depaz
Jose Depaz

STATE OF TEXAS

COUNTY OF Tarrant

This instrument was acknowledged before me on March 22, 2019, by Jose Depaz.

K. McCarthy
Notary Public, State of Texas



Return to: **Return To:**
Texas National Title
12515-7 Research Blvd.
Suite 130
Austin, TX 78759

Exhibit A-1

FIELD NOTE DESCRIPTION OF 2.600 ACRES OF LAND OUT OF THE JACOB BETTS SURVEY NO. 1, ABSTRACT NO. 59, IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT 8 OF THE EGGLESTON, GOLDBECK, AND SEELING SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1 PAGE 110 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (46.39 ACRE) TRACT OF LAND CONVEYED TO ERASMO BENITEZ AND RICHARD RODRIGUEZ BY DEED RECORDED IN VOLUME 11671 PAGE 639 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING FOR REFERENCE at a ½" iron rod found in the Southeast right-of-way line of Von Quintus Road for the most Westerly corner of the certain (2.537 acre) tract of land conveyed to Alex and Kathy Perez by deed recorded in Volume 12986 Page 280 of the Real Property Records of Travis County, Texas and from which a ½" iron rod found for the most Northerly corner of said Perez (2.537 acre) tract bears N 44deg. 57' 46" E 424.80 ft.,

THENCE with the Southeast right-of-way line of Von Quintus Road S 44deg. 57' 31" W 141.68 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush" for the most Northerly corner of this tract and being the **PLACE OF BEGINNING** hereof,

THENCE leaving the Southeast right-of-way line of Von Quintus Road, and crossing the interior of that certain (46.39 acre) tract of land conveyed to Erasmo Benitez and Richard Rodriguez by deed recorded in Volume 11671 Page 439 of the Real Property Records of Travis County, Texas, S 43deg. 59' 23" E 760.74 ft. to a ½" iron rod found for an angle corner of said Benitez tract and being the most Easterly corner of this tract,

THENCE crossing the said Benitez tract, S 44deg. 54' 29" W 141.44 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush" for the most Southerly corner of this tract,

THENCE N 45deg. 06' 45" W 760.74 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush" in the Southeast right-of-way of Von Quintus Road and being the most Westerly corner of this tract,

THENCE with the Southeast right-of-way line of Von Quintus Road N 44deg. 57' 31" E 156.35 ft. to the **PLACE OF BEGINNING** and containing 2.600 acres of land.

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**



Dana Debeauvoir
**DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS**

March 22 2019 03:17 PM

GENERAL INFO

ACCOUNT

Property ID: 531679
Geographic ID: 0356210323
Type: R
Zoning:
Agent:
Legal Description: ABS 59 SUR 1 BETTS J ACR 2.600

Property Use:

OWNER

Name: ARELLANO JUAN CARLOS & VERONICA
Secondary Name: RESENDEZ VALDEZ
Mailing Address: 10024 F M 1625 AUSTIN TX 78747-1519

Owner ID: 1799398
% Ownership: 100.00
Exemptions:

LOCATION

Address: VON QUINTUS RD TX 78719

Market Area:
Market Area CD: _RGN415
Map ID: 035621

PROTEST

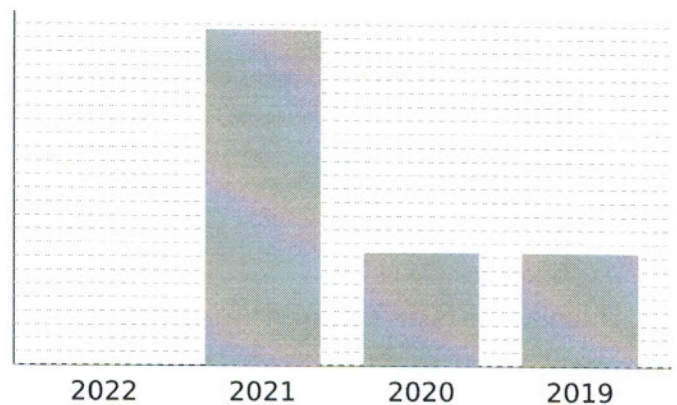
Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

Land Homesite:	N/A
Land Non-Homesite:	N/A
Special Use Land Market:	N/A
Total Land:	N/A
Improvement Homesite:	N/A
Improvement Non-Homesite:	N/A
Total Improvement:	N/A
Market:	N/A
Special Use Exclusion (-):	N/A
Appraised:	N/A
Value Limitation Adjustment (-):	N/A
Net Appraised:	N/A

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$123,023	\$0	\$0	\$123,023	\$0	\$123,023
2020	\$41,600	\$0	\$0	\$41,600	\$0	\$41,600
2019	\$41,600	\$0	\$0	\$41,600	\$0	\$41,600

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value	Estimated Tax
03	TRAVIS COUNTY	N/A	N/A	N/A	N/A
06	DEL VALLE ISD	N/A	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A	N/A
51	TRAVIS CO ESD NO 11	N/A	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A	N/A
6R	TRAVIS CO ESD NO 15	N/A	N/A	N/A	N/A

TOTAL TAX RATE: 0.00000

ESTIMATED TAXES WITH CURRENT EXEMPTIONS:

\$0.00

ESTIMATED TAXES WITHOUT EXEMPTIONS:

\$0.00

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	2.6	113,256	\$1.05	N/A	N/A

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
3/22/19	WD	WARRANTY DEED	DEPAZ JOSE	ARELLANO JUAN CARLOS &				2019040201
7/15/11	CD	CORRECTION DEED	PORTILLO SOILA & CARLOS	DEPAZ JOSE				2019040200
7/15/11	WD	WARRANTY DEED	PORTILLO SOILA & CARLOS	DEPAZ JOSE				201380683T R
7/15/01	WD	WARRANTY DEED		PORTILLO SOILA & CARLOS		00000	00000	2001163046 TR