



Filing Receipt

Received - 2022-02-17 11:33:30 AM
Control Number - 52975
ItemNumber - 8

DOCKET NO. 52975

APPLICATION OF QUADVEST, L.P. TO	§	PUBLIC UTILITY COMMISSION
AMEND ITS CERTIFICATES OF	§	
CONVENIENCE AND NECESSITY IN	§	OF TEXAS
HARRIS AND MONTGOMERY	§	
COUNTIES	§	

Enclosed are the tear sheets, notices and affidavits.

April Trader

April Trader
Quadvest, L.P.
26926 FM 2978
Magnolia, TX 77354
Telephone: 281-305-1153
atrader@quadvest.com

PUBLIC UTILITY COMMISSION



PUBLISHER'S AFFIDAVIT
DOCKET NO. 52975

STATE OF TEXAS
COUNTY OF Harris

Before me, the undersigned authority, on this day personally appeared

Victoria Bond, who being by me

duly sworn, deposes and that (s)he is the

AIK Clerk
(TITLE)

of the Houston Chronicle dba Cypress Creek Mirror
(NAME OF NEWSPAPER)

that said newspaper is regularly published in:

Harris
(COUNTY/COUNTIES)

and generally circulated in

Harris, Montgomery
(COUNTY/COUNTIES)

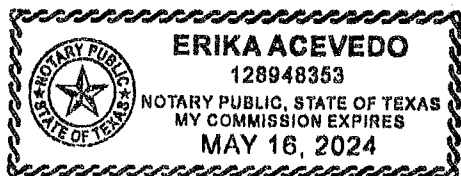
, Texas: and

that the attached notice was published in said newspaper on the following date(s), to wit:

February 22, 2022, Ad #34179137
(DATES)

Victoria Bond
(SIGNATURE OF NEWSPAPER REPRESENTATIVE)

Subscribed and sworn to before me this 11 day of February, 2022
to certify which witness my hand and seal of office.



Erika Acevedo
Notary Public in and for the State of Texas

ERIKA ACEVEDO
Print or Type Name of Notary Public

Commission Expires

MAY 16, 2024

Docket No. 52975

NOTICE FOR PUBLICATION

NOTICE OF APPLICATION FOR QUADVEST, L.P. TO AMEND CERTIFICATES OF CONVENIENCE AND NECESSITY (CCN) TO PROVIDE WATER AND SEWER UTILITY SERVICE IN HARRIS AND MONTGOMERY COUNTY, TEXAS

Quadvest, L.P. has filed an application with the Public Utility Commission of Texas to amend its Certificate of Convenience and Necessity (CCN) no. 11612 and No. 20952 for the provision of retail water and sewer utility service in Harris and Montgomery County.

The requested area overlaps the district boundaries of:

Bauer Landing WCID
Coastal Water Authority
Gulf Coast Waste Disposal Authority
Harris County Flood Control District
North Harris County Regional Water Authority
Port of Houston Authority

If the above-named districts or entities do not request a public hearing, the Commission shall determine that the district or entity is consenting to the Quadvest, L.P.'s request to provide retail water and sewer utility service in the requested area.

The requested area includes 450 customer connections, is located approximately 5 miles southwest of downtown Stagecoach, Texas, and is generally bounded on the north by Spring Creek, on the east by .3 mile west of Roberts Cemetery Road, on the south by Farm to Market 2920, and on the west by Bauer Road.

The requested area includes approximately 185 total acres, comprised of 181 acres of uncertificated area, and 4 acres of decertified area. (from CCN Nos. 11612 and 20952).

The application proposes the subtraction of approximately 4 acres from Quadvest LP (CCN Nos. 11612 and 20952) and the addition of approximately 181 acres to Quadvest LP (CCN Nos. 11612 and 20952).

A copy of the map showing the requested area is ~~26926 FM 2978~~ 26926 FM 2978, Magnolia, Texas 77354

Persons who wish to intervene in the proceeding or comment upon action sought should contact the Public Utility Commission, P.O. Box 13326, Austin, Texas 78711-3326, or call the Public Utility Commission at (512) 936-7120 or (888) 782-8477. Hearing and speech impaired individuals with text telephones (TTY) may contact the commission at (512) 936-7136. The deadline for intervention in the proceeding is (30 days from the mailing or publication of notice, whichever occurs later, unless otherwise provided by the presiding officer). You must send a letter requesting intervention to the commission which is received by that date.

If a valid public hearing is requested, the Commission will forward the application to the State Office of Administrative Hearings (SOAH) for a hearing. If no settlement is reached and an evidentiary hearing is held, SOAH will submit a recommendation to the Commission for final decision. An evidentiary hearing is a legal proceeding similar to a civil trial in state district court.

A landowner with a tract of land at least 25 acres or more, that is partially or wholly located within the requested area, may file a written request with the Commission to be excluded from the requested area ("opt out") within (30) days from the date that notice was provided by the Utility. All opt out requests must include a large scale map and a metes and bounds description of the landowner's tract of land.

Persons who wish to request this option should file required documents with the:

Public Utility Commission of Texas
Central Records
1701 N. Congress, P.O. Box 13326
Austin, TX 78711-3326

In addition, the landowner must also send a copy of the opt-out request to the Utility. Staff may request additional information regarding your request.

SI desea informacion en Espanol, puede llamar al 1-888-782-8477.

Notice to Neighboring Systems, Cities and Landowners

NOTICE OF APPLICATION TO AMEND ITS CERTIFICATES OF CONVENIENCE AND NECESSITY TO PROVIDE
WATER AND SEWER UTILITY SERVICE IN HARRIS AND MONTGOMERY COUNTY, TEXAS

To:

Date Mailed 1/28/2022

Quadvest, L.P. filed an application with the Public Utility Commission of Texas to amend its Certificate of Convenience and Necessity CCN(CCN) No. 11612 and No. 20952 for the provision of retail water and sewer utility service in Harris and Montgomery County.

The requested area overlaps the district boundaries of:

Bauer Landing WCID

Coastal Water Authority

Gulf Coast Waste Disposal Authority

Harris County Flood Control District

North Harris County Regional Water Authority

Port of Houston Authority

If these districts do not request a public hearing, the Commission shall determine that the district or entity is consenting to the Quadvest, L.P.'s request to provide retail water and sewer utility service in the requested area.

The requested area includes 450 current customers, is located approximately 5 miles southwest of downtown Stagecoach, Texas, and is generally bounded on the north by Spring Creek, on the east by .3 mile west of Roberts Cemetery Road; on the south by Farm to Market 2920; on the south and on the west by Bauer Road.

The requested area includes approximately 185 comprised of 181 acres of uncertified area.

The application proposes the subtraction of approximately 4 acres from Quadvest LO (CCN Nos. 11612 and 20952) and the addition of approximately 181 acres to Quadvest LP (CCN Nos. 11612 and 20952).

See enclosed map showing the requested area.

Persons who wish to intervene in the proceeding or comment upon action sought should contact the Public Utility Commission, P.O. Box 13326, Austin, Texas 78711-3326, or call the Public Utility Commission at (512) 936-7120 or (888) 782-8477. Hearing and speech impaired individuals with text telephones (TTY) may contact the commission at (512) 936-7136. The deadline for intervention in the proceeding is (30 days from the mailing or publication of notice, whichever occurs later, unless otherwise provided by the presiding officer). You must send a letter requesting intervention to the commission which is received by that date.

If a valid public hearing is requested, the Commission will forward the application to the State of Administrative Hearings (SOAH) for a hearing. If no settlement is reached and an evidentiary hearing is held, SOAH will submit a recommendation to the Commission for final decision. If an evidentiary hearing is held, it will be a legal proceeding similar to a civil trial in state district court.

A landowner with a tract of land at least 25 acres or more, that is partially or wholly located within the proposed area, may file a written request with the Commission to be excluded from the proposed area ("opt out") within (30) days from the date that notice was provided by the Utility. All opt out requests must include a large scale map and a meets and bounds description of the landowner's tract of land.

Persons who wish to request this option should file required documents with the:

Public Utility Commission of Texas
Central Record
1701 N. Congress, P.O. Box 13326
Austin, TX 78711-3326

In addition, the landowner must also send a copy of the opt-out request to the Utility. Staff may request additional information regarding your request

Si desea informacion en Espanol, puede llamar al 1-888-782-8477.

PUBLIC UTILITY COMMISSION OF TEXAS



AFFIDAVIT OF NOTICE TO CURRENT CUSTOMERS, LANDOWNERS, NEIGHBORING UTILITIES, AND AFFECTED PARTIES DOCKET NO. 52975

STATE OF TEXAS

COUNTY OF Montgomery

Quadvest, L.P. has provided individual notice to the following entities, landowners and customers:

See Attached List

DATE OF NOTICE

11/28/21

OATH

I, Vyette McNellie, being duly sworn, file this form as Partner (indicate relationship to applicant, that is, owner, member of partnership, title of officer of corporation, or other authorized representative of applicant); that in such capacity, I am qualified and authorized to file and verify such form, am personally familiar with the notices given with this application, and have complied with all notice requirements in the application and application acceptance letter; and that all such statements made and matters set forth therein are true and correct.

Vyette McNellie
Applicant's Authorized Representative

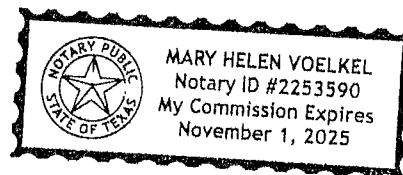
If the applicant to this form is any person other than the sole owner, partner, officer of the applicant, or its attorney, a properly verified Power of Attorney must be enclosed.

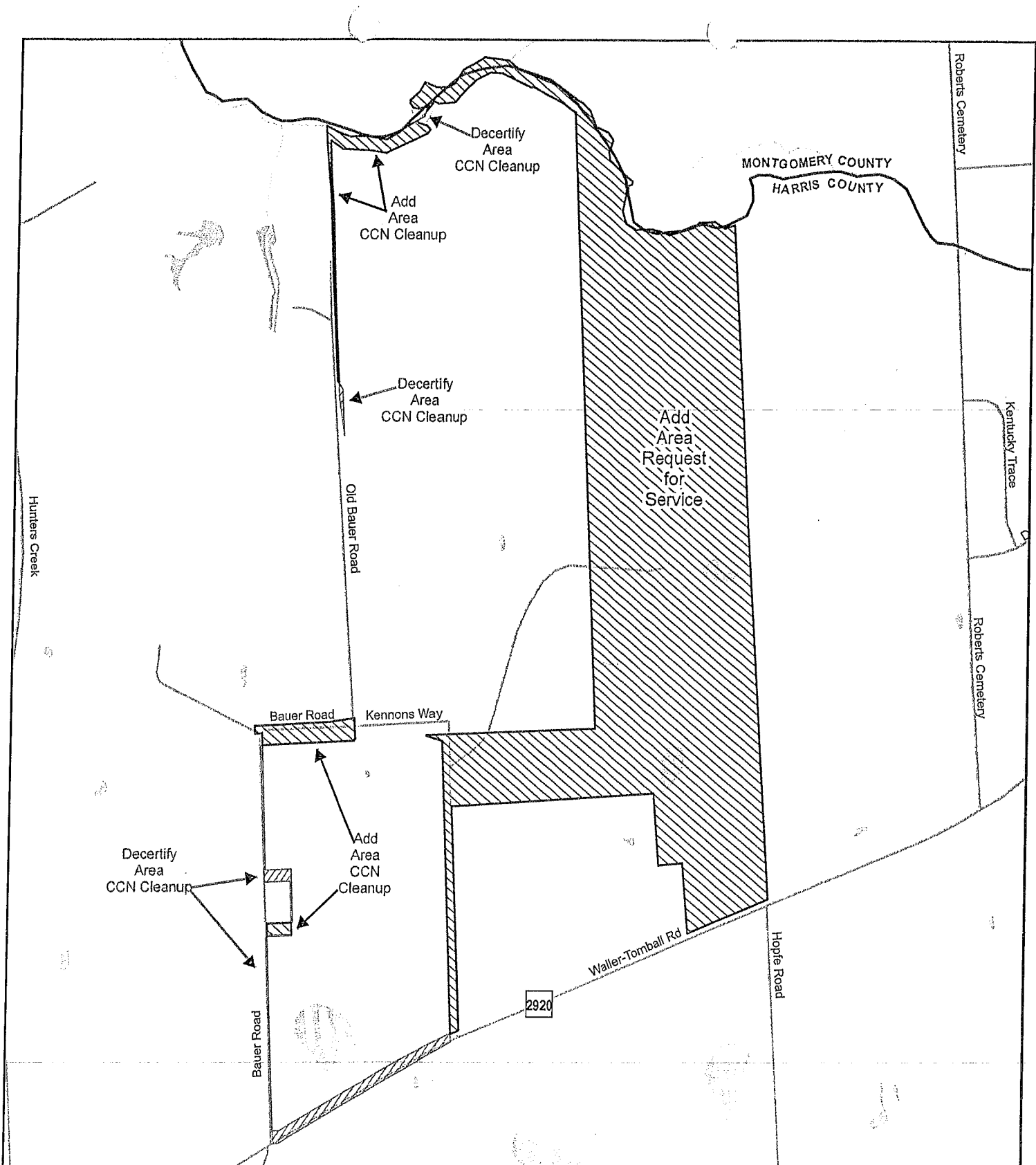
Subscribed and sworn to before me this 28th day of January, 2022, to certify which witness my hand and seal of office.

Mary Helen Voelkel
Notary Public in and for the State of Texas

MARY Helen Voelkel
Print or Type Name of Notary Public

Commission Expires 11-1-2025







Detail Map

Quadvest, L.P.

Application to Amend Water CCN No. 11612 and Sewer CCN No. 20952
in Harris and Montgomery Counties

Requested Amendments to Water & Sewer Service Area

-  Area to Add - approx 181 acres
-  Area to Decertify - approx 4 acres



0 500 1,000
Feet

Map by: S. Burt, ASBG
Date: Dec. 10, 2021
Base: SiratMapv2, TxDOT County 2021
Project: Bauer Landing Detail

Quadvest, LP's Application to Amend Water and Sewer CCNs (11612, 20952) in Harris and Montgomery Counties

Requested service area: Bauer Landing new development, Hockleywood Business Park new development and boundary corrections to existing CCNs

County: Harris, Montgomery

City Limits within: None

ETJ within: City of Houston

Water or Sewer CCN overlaps: None

Districts overlaps: Bauer Landing WCID (served by Quadvest)
San Jacinto River Authority
Harris County FCD (Special Law)
North Harris County Regional Water Authority (Special Law)
Gulf Coast Authority (Gulf Coast Waste Disposal Authority) (Special Law)
Port of Houston Authority (Special Law)
Coastal Water Authority (Special Law)

GCD within: Harris-Galveston Coastal Subsidence District
Lone Star GCD

½ Mile Request for Service list:

Quadvest LP (CCNs 11612, 20952)

HMW SUD (CCN 10342)

Bauer Landing WCID (served by Quadvest LP)

Harris County MUD 547 (Inactive/Dormant)

+ Districts Overlaps above

2 Mile Notice List:

City of Houston
PO Box 1562
Houston, TX 77251

Aqua Texas, Inc. (CCNs 13203, 21065)
1106 Clayton Ln, Suite 400W
Austin, TX 78773

Arch Utility (CCN 13218)
PO Box 1176
Pinehurst, TX 77362

Bayou Shadows (CCN 12869)
PO Box 130179
Houston, TX 77219

Cypresswood Estates (CCN 12498)
36515 Cochran Rd
Waller, TX 77484

G&W WSC (CCN 12391)
PO Box 1219
Waller, TX 77484

HMW SUD (CCN 10342)
PO Box 837
Pinehurst, TX 77362

Rosehill Ranchettes Water System (CCN 11955)
7727 Meadowglen Ln
Houston, TX 77063

SP Utility Co. Inc. (CCN 12978)
PO Box 690521
Houston, TX 77269

SRC Water Supply Inc. (CCN 12258)
PO Box 314
Magnolia, TX 77353

Bauer Landing WCID
2929 Allen Parkway, Suite 3150
Houston, TX 77019

Harris County FCD
9900 Northwest Fwy
Houston, TX 77092

North Harris County Regional Water Authority
c/o Radcliffe Bobbit Adams Polley PLLC
2929 Allen Parkway, Suite 3450
Houston, TX 77019

San Jacinto River Authority
PO Box 329
Conroe, TX 77305

Gulf Coast Authority (formerly Gulf Coast Waste Disposal Authority)
910 Bay Area Blvd
Houston, TX 77058

Port of Houston Authority
111 East Loop N
Houston, TX 77029

Coastal Water Authority
1801 Main St

Houston, TX 77002

Green Tree MUD (Inactive/Dormant, no address)

Harris County MUD 535 (Inactive/Dormant, no address)

Harris County MUD 547 (Inactive/Dormant, no address)

Harris County MUD 565
9 Greenway Plaza, Ste 1000
Houston, TX 77046

Montgomery County MUD 159 (Inactive/dormant, no address)

Harris-Galveston Coastal Subsidence District
1660 W Bay Area Blvd
Friendswood, TX 77546

Lone Star GCD
655 Conroe Park North Dr
Conroe, TX 77303

Harris County Judge Lina Hidalgo
1001 Preston, Suite 911
Houston, TX 77002

Montgomery County Judge Judge Mark J. Keough
501 N. Thompson
Conroe, TX 77301

Notice Description (#33, page 11 of Application)

The total acreage of the requested area is approximately: 186 acres

Number of customer connections in the requested area: 0

The closest city or town: Stagecoach

Approximate mileage to closest city or town center: 5.2 miles

Direction to closest city or town: Northeast

Generally bounded on the North by: Spring Creek

East by: .3 mile west of Roberts Cemetery Road

South by: FM 2920

West by: Bauer Road

Written Description – preferred format

The area subject to this transaction is located approximately 5.2 miles southwest of downtown Stagecoach, TX, and is generally bounded on the north by Spring Creek; on the east by .3 mile west of Roberts Cemetery Road; on the south by FM 2920; and on the west by Bauer Road.

Total area being requested includes approximately 186 acres and serves 0 current customers.