



## Filing Receipt

**Received - 2021-12-17 02:19:09 PM**  
**Control Number - 52993**  
**ItemNumber - 1**

**DOCKET NO. \_\_\_\_\_**

<b>PETITION OF 3349 LAND GROUP, LLC</b>	<b>§</b>	<b>PUBLIC UTILITY COMMISSION</b>
<b>TO AMEND MANVILLE WATER</b>	<b>§</b>	
<b>SUPPLY CORPORATION'S WATER</b>	<b>§</b>	<b>OF TEXAS</b>
<b>CERTIFICATE OF CONVENIENCE AND</b>	<b>§</b>	
<b>NECESSITY NO. 11144 IN WILLIAMSON</b>	<b>§</b>	
<b>COUNTY, TEXAS BY STREAMLINED</b>	<b>§</b>	
<b>EXPEDITED RELEASE UNDER TEXAS</b>	<b>§</b>	
<b>WATER CODE § 13.2541 AND 16</b>	<b>§</b>	
<b>TAC § 24.245(h)</b>	<b>§</b>	

**PETITION OF 3349 LAND GROUP, LLC TO AMEND MANVILLE WATER SUPPLY CORPORATION'S WATER CERTIFICATE OF CONVENIENCE AND NECESSITY NO. 11144 IN WILLIAMSON COUNTY, TEXAS BY STREAMLINED EXPEDITED RELEASE UNDER TEXAS WATER CODE § 13.2541 AND 16 TEXAS ADMINISTRATIVE CODE § 24.245(h)**

TO THE HONORABLE PUBLIC UTILITY COMMISSION OF TEXAS:

COMES NOW, 3349 Land Group, LLC (the Petitioner), and hereby files with the Public Utility Commission of Texas (the Commission) this Petition to Amend Water Certificate of Convenience and Necessity (CCN) No. 11144 in Williamson County, Texas by Streamlined Expedited Release (Petition) under Texas Water Code (TWC) § 13.2541 and 16 Texas Administrative Code (TAC) § 24.245(h). In support thereof, the Petitioner would respectfully show as follows:

**I. PETITION**

1. Under certain circumstances, TWC § 13.2541 and 16 TAC § 24.245(h) provide the owner of a tract of land the right to petition the Commission for the streamlined, expedited release of all or a portion of the tract of land from the service area associated with a water and/or sewer CCN. Specifically, the Commission must grant a petition for streamlined expedited release of land from a CCN if the following conditions are met: (a) the tract of land to be released is at least twenty-five (25) acres in size; (b) the tract of land is not receiving service of the type authorized by the CCN from which release is sought; (c) at

least a part of the tract of land is located within the service area of the CCN from which release is sought; and (d) at least some of the tract of land to be released is located in a “qualifying county,” as such term is defined in TWC § 13.2541(b).

2. Based on the criteria in TWC § 13.2541 and 16 TAC § 24.245(h), the Petitioner is entitled to streamlined expedited release of approximately 113.608 acres of land located within Manville Water Supply Corporation’s (Manville WSC), water CCN No. 11144, located in Williamson County, Texas.
3. Specifically, Petitioner owns a tract of land in Williamson County, Texas, containing approximately 113.608 acres (the Release Tract). A copy of the recorded deed evidencing Petitioner’s ownership of the Release Tract, in metes and bounds, is attached hereto as **Exhibit A**.
4. The entire Release Tract lies within the boundaries of CCN No. 11144.
5. The Release Tract is depicted by large and small scale maps as well as digital mapping data in shapefile format, with metadata, which are attached hereto as **Exhibit B**.
6. Petitioner has never received retail water service from Manville WSC at the Release Tract.
7. Petitioner is not currently receiving retail water service from Manville WSC at the Release Tract.
8. Petitioner has never requested that Manville WSC provide water service to the Release Tract.
9. Petitioner has no contracts with Manville WSC for the provision of water service to the Release Tract.

10. Petitioner has not received any bills from Manville WSC for water service to the Release Tract.
11. **Exhibits A and B** show that the Release Tract is located wholly in Williamson County, Texas. According to the U.S. Census Bureau's April 1, 2020 Census, Williamson County has a population of 609,017 and it is adjacent to Travis County, which has a population of 1,290,188, meeting the requirements of TWC § 13.2541 and 16 TAC § 24.245(h)(2).<sup>1</sup>
12. Simultaneously with the filing of this Petition with the Commission, the Petitioner is serving a copy of the Petition on Manville WSC. Attached hereto as proof that a copy of the Petition was mailed to Manville WSC via certified mail on the same day the Petitioner submitted this Petition with the Commission is **Exhibit C**, a U.S. Postal Service Certified Mail Receipt.
13. Also attached hereto as **Exhibit D** is a notarized affidavit of Brent Jones, General Partner of 3349 Land Group, LLC, which verifies and affirms the information provided herein.

## **II. CONCLUSION AND PRAYER**

For these reasons, Petitioner, 3349 Land Group, LLC, respectfully requests that: (a) this Petition be deemed properly filed with the Commission; (b) this Petition be granted in all respects as provided under TWC § 13.2541 and 16 TAC § 24.245(h); (c) the Commission enter an order releasing the 113.608-acre Release Tract from Manville WSC's water Certificate of Convenience and Necessity No. 11144 in Williamson County, Texas; and (d) all other orders, acts, procedures, and relief be granted as are necessary and proper to the release of the

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<sup>1</sup> U.S. CENSUS BUREAU, QuickFacts Travis County, Texas and Williamson County, Texas, <https://www.census.gov/quickfacts/fact/table/traviscountytexas.williamsoncountytexas/POP010220>; *see also*, Public Utility Commission of Texas, "Streamlined Expedited Release Guidance." Available at: [www.puc.texas.gov/industry/water/utilities/Streamline.pdf](http://www.puc.texas.gov/industry/water/utilities/Streamline.pdf).

113.608-acre Release Tract from Manville WSC's water Certificate of Convenience and Necessity No. 11144 in Williamson County, Texas.

Respectfully submitted,

**LLOYD GOSSELINK**  
**ROCHELLE & TOWNSEND, P.C.**  
816 Congress Ave., Suite 1900  
Austin, Texas 787012  
(512) 322-5800  
(512) 472-0532 (Fax)



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DAVID J. KLEIN  
State Bar No. 24041257

DANIELLE LAM  
State Bar No. 24121709

**ATTORNEYS FOR 3349 LAND GROUP, LLC**

**CERTIFICATE OF SERVICE**

I certify that, unless otherwise ordered by the presiding officer, notice of the filing of this document was provided to all parties of record via electronic mail on December 17, 2021, in accordance with the Order Suspending Rules, issued in Project No. 50664.



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DAVID J. KLEIN

**Exhibit A**

Copy of Recorded Deed Evidencing Petitioner's Ownership

RECORDED BY  
NORTH AMERICAN TITLE

14 FEB 2017 10:07 AM 45

NORTH AMERICAN TITLE  
1 CHISHOLM TRAIL, SUITE 3100  
ROUND ROCK, TEXAS 78681  
(512) 255-6550

\$24.00

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

## WARRANTY DEED

THE STATE OF TEXAS  
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

THAT **WILBERT VORWERK** and wife **JOYCE VORWERK**, ("GRANTORS"), for and in consideration of the sum of TEN DOLLARS (\$10.00), and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD and CONVEYED, and by these presents have GRANTED, SOLD and CONVEYED, unto **3349 LAND GROUP, LLC** ("GRANTEE"), the following property situated in Williamson County, Texas, to-wit:

121.12 acres of land, more or less, out of the Watkins Nobles Survey, Abstract No. 484, in Williamson County, Texas and being all of the same tract of land described in Volume 586, Page 637, Deed Records of Williamson County, Texas, save and except that portion conveyed for roadway purposes in Volume 670, Page 280, Deed Records of Williamson County, Texas, said 121.12 acres being described by metes and bounds in the attached Exhibit "A".

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns, forever; and Grantors do hereby bind themselves, their heirs and assigns, to WARRANT AND FOREVER DEFEND all and singular the premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject to all covenants, conditions and easements of record including a water pipeline easement recorded in Volume 597, Page 995, Deed Records of Williamson County, Texas and a gate valve



DEED  
3 PGS

2007027439

case ment recorded in Volume 1796, Page 138, Official Records of Williamson County, Texas.

EXECUTED this 21st day of March, 2007.

Wilbert Vorwerk  
Wilbert Vorwerk

Joyce Vorwerk  
Joyce Vorwerk

GRANTEE'S ADDRESS:

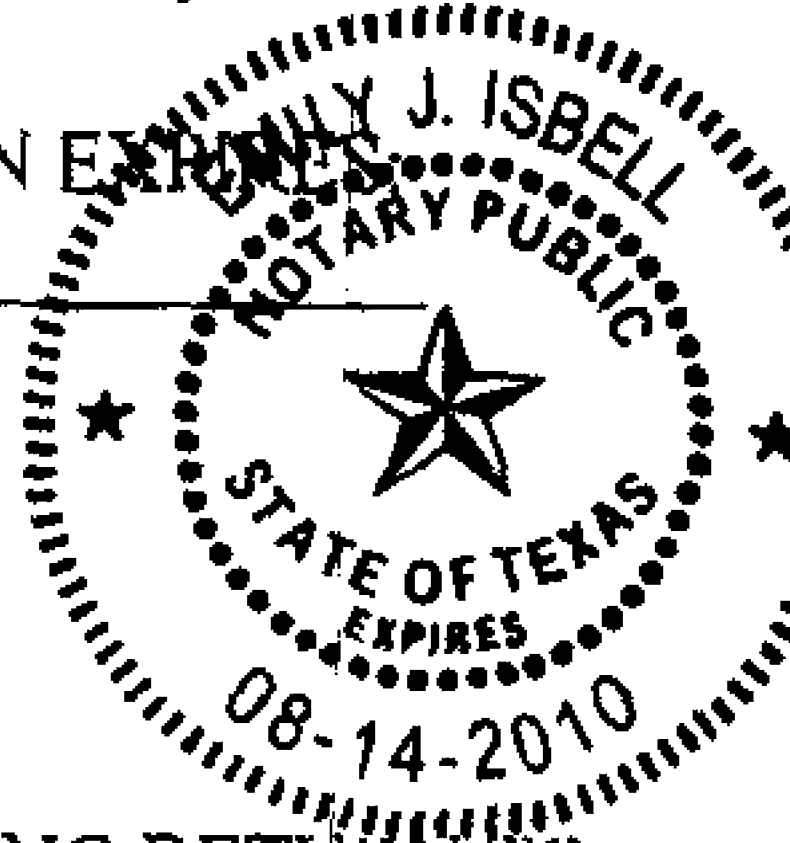
1212 E. Braker Lane  
Austin, TX 78753

THE STATE OF TEXAS }

COUNTY OF WILLIAMSON }

This instrument was acknowledged before me on this 21 day of March, 2007, by  
Wilbert Vorwerk and Joyce Vorwerk.

MY COMMISSION EXPIRES



Emily J. Isbell  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME OF NOTARY PUBLIC

AFTER RECORDING RETURN TO:  
North American Title Company  
1 Chisholm Trail, Suite 3100  
Round Rock, Texas 78681



EXHIBIT "A"  
LEGAL DESCRIPTION

FIELD NOTES DESCRIBING A 121.12 ACRE TRACT OF LAND OUT OF AND A PORTION OF THE WATKINS NOBLES SURVEY, ABSTRACT NUMBER 484, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE SAME TRACT OF LAND AS DESCRIBED IN VOLUME 586, PAGE 637, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION CONVEYED FOR ROADWAY PURPOSES IN VOLUME 670, PAGE 280, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 121.12 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found at a point in the east right-of-way line of Farm to Market road number 3349 at the northwest corner of that certain Robert W. Kaderka and wife, Bonnie B. Kaderka tract of land, recorded in Volume 938, Page 195, of the Deed Records of said county, for the southwest corner of said 121.12 acre tract of land and for the POINT OF BEGINNING hereof;

THENCE, with a portion of said right-of-way line, North 10 degrees 00 minutes 00 seconds East a distance of 2,116.20 feet to an iron rod found at a point in said line at the southwest corner of that certain Rodney Darrin Greer and Trennette M. Greer tract of land, recorded in Document No. 2005048193, of the Official Public Records of said county, for the northwest corner hereof;

THENCE, leaving said right-of-way line with the south line of said Greer tract of land and the south line of those certain tracts of land being Charles R. Barr and wife, Rosa Barr, Volume 832, Page 303, Deed Records of said county, Garland Bruce Clark and Cynthia A. Clark, Document No. 2003061287, of the Official Public Records, Gilberto E. Sarinana and Maria G. Sarinana, Document No. 2003083147 of the Official Public Records and Joel B. Carpenter, Volume 841, Page 70, of the Deed Records, all of Williamson County, Texas, South 80 degrees 00 minutes 47 seconds East a distance of 2,475.87 feet to an iron rod found at the southeast corner of said Carpenter tract, same being a point in the west line of that certain Henry H. Holubec, Jr. And wife, Rydell Holubec tract of land, recorded in Volume 1051, Page 818, of the Deed Records of said county, for the northeast corner hereof;

THENCE, with a portion of the west line of said Holubec tract of land and the west line of that certain Virgil Schweitzer tract of land, recorded in Volume 1117, Page 314, of the Deed Records of said county and a portion of the west line of that certain Frame Switch Section 2, a subdivision in Williamson County, Texas, recorded in Cabinet 1, Slide 336, of the Plat Records of said county, South 09 degrees 48 minutes 01 seconds West a distance of 2,139.31 feet to an iron pipe found at a point in said West line of said Frame Switch Section 2, same being the northeast corner of that certain Joe Repa and spouse, Billie J. Repa tract of land, recorded in Document No. 2005061565, of the Official Public Records of said county, for the southeast corner hereof;

THENCE, with the north line of said Repa tracts of land and the north line of that certain Albert E. Janecka and wife, Zelma Lee Janecka tract of land, recorded in Volume 2804, Page 154, of the Deed Records of said county and with the north line of said Kaderka tract of land, North 79 degrees 28 minutes 48 seconds West a distance of 2,483.42 feet to the POINT OF BEGINNING and containing 121.12 acres of land, more or less.

THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ATTACHED SURVEY PLAT (BY SEPARATE INSTRUMENT) ONLY.

Leo S. Bond  
Leo S. Bond  
Texas R.P.L.S. No. 5793  
Job No. A0234907



March 8, 2007  
Date

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS 2007027439

*Nancy E. Rister*

04/03/2007 04:26 PM

PHOLTZ \$24.00

NANCY E. RISTER, COUNTY CLERK

WILLIAMSON COUNTY, TEXAS

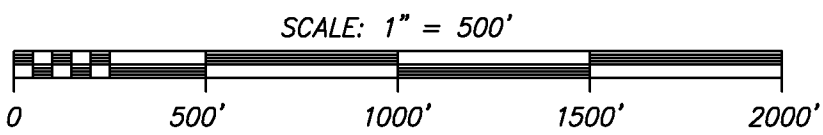
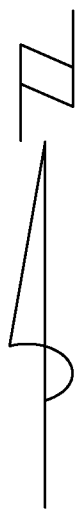
Unofficial Document

## **Exhibit B**

### Maps and Electronic Data

A copy of the digital mapping data is available on the interchange under this Docket, per the Commission's e-filing procedures

3349 LAND GROUP, LLC TRACT  
113.681 ACRES WITHIN  
MANVILLE WSC CCN 11144  
IN WILLIAMSON COUNTY, TEXAS



LEGEND:  
OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

C.R. 132

CARPENTER

F.M. 3349

3349 LAND GROUP, LLC  
113.681 ACRES  
DOC. NO. 2007027439 OPRWC

CITY OF TAYLOR

C.R. 404

C.R. 404

DATE: DECEMBER 14, 2021 SCALE: 1" = 500'

**RANDALL JONES & ASSOCIATES ENGINEERING, LLC**  
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664  
(512) 836-4793 FAX: (512) 836-4817 F-9784

**RJ SURVEYING & ASSOCIATES, LLC**  
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664  
(512) 836-4793 FAX: (512) 836-4817

SHEET 1 OF 1 SHEETS

F-10015400

S:\LAND\1400-1449\1446\docs\3349 Land Group CCN\3349 Land Group 113.681AC-Land-Group-113.681AC-Large-Scale.dwg, 12/14/2021 3:33:44 PM

LOCATION MAP  
3349 LAND GROUP, LLC TRACT  
113.681 ACRES WITHIN MANVILLE WSC CCN 11144  
IN WILLIAMSON COUNTY, TEXAS



SCALE: 1" = 2000'



C.R. 101  
HIGHWAY 79

C.R. 132

F.M. 3349

CARPENTER

113.681  
ACRES

C.R. 404

REGINA

C.R. 404

C.R. 404

CITY OF TAYLOR

DATE: DECEMBER 14, 2021 SCALE: 1" = 2000'

**RJ SURVEYING & ASSOCIATES, LLC**

2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664

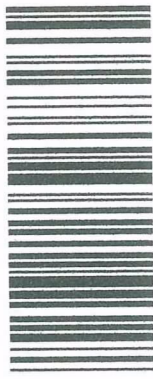
F-10015400 (512) 836-4793 FAX: (512) 836-4817

S:\LAND\1400-1449\1446\docs\3349 Land Group CCN\3349 Land Group 113.681AC\3349-Land-Group-113.681AC-Location-Map.dwg, 12/14/2021 1:12:21 PM

**Exhibit C**

U.S. Postal Service Certified Mail Receipt

CERTIFIED MAIL®



0 3160 0000 9354 4066  
0 3160 0000 9354 4066

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
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HEC

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and Fees	
\$	

Postmark  
Here

Manville Water Supply Corporation  
P.O. Box 248  
Coupland, TX 78615

2. Article Number (Transfer from service label)  
7020 3160 0000 9354 4066

9590 9402 6822 1074 0014 61

PS Form 3811, July 2020 PSN 7530-02-000-9053

NEOPOST  
12/17/2021  
US POSTAGE  
\$008.96  
ZIP 78701  
041M11283318

**First Class Mail**

HEC 4312-00

**Lloyd Gosselink**  
ATTORNEYS AT LAW

Lloyd Gosselink Rochelle & Townsend, P.C.  
816 Congress Avenue Suite 1900 Austin, Texas 78701

**To:**  
Manville Water Supply Corporation  
P.O. Box 248  
Coupland, TX 78615

**Exhibit D**

Notarized Affidavit of Brent Jones



DOCKET NO. \_\_\_\_\_

PETITION OF 3349 LAND GROUP, LLC	§	PUBLIC UTILITY COMMISSION
TO AMEND MANVILLE WATER	§	
SUPPLY CORPORATION'S WATER	§	OF TEXAS
CERTIFICATE OF CONVENIENCE AND	§	
NECESSITY NO. 11144 IN WILLIAMSON	§	
COUNTY BY STREAMLINED	§	
EXPEDITED RELEASE UNDER TEXAS	§	
WATER CODE § 13.2541 AND 16	§	
TAC § 24.245(h)	§	

**AFFIDAVIT OF BRENT JONES**

On this day, appeared before me, the undersigned notary public, Brent Jones, General Partner of 3349 Land Group, LLC ("**3349 Land Group**"), a Texas limited liability company, and after I administered an oath to him, upon his oath, he said:

"My name is Brent Jones. I am the General Partner of 3349 Land Group, LLC. I am more than twenty-one (21) years of age and capable of making this affidavit. I have personal knowledge of the facts stated herein, which are true and correct.

1. 3349 Land Group owns a 113.608-acre tract of land in Williamson County, Texas (the "**Tract**").
2. A copy of the deed demonstrating ownership of the Tract by 3349 Land Group is included as **Exhibit A** of that certain Petition of 3349 Land Group to Amend Manville Water Supply Corporation's Water Certificate of Convenience and Necessity No. 11144 in Williamson County, Texas by Streamlined Expedited Release (the "**Petition**").
3. The Petition is being submitted under Texas Water Code § 13.2541 and 16 Texas Administrative Code § 24.245(h).
4. Under the Petition, 3349 Land Group seeks streamlined expedited release of 113.608 acres of the Tract located within water Certificate of Convenience and Necessity

(“CCN”) No. 11144, held by Manville Water Supply Corporation (“*Manville WSC*”) (the “*Release Tract*”).

5. Attached as **Exhibit B** to the Petition are general-location and detailed maps as well as digital mapping data in shapefile format, including a single, continuous polygon record, which depict the Release Tract and demonstrate that they are at least 25 acres in size and located within Manville WSC’s water CCN No. 11144 in Williamson County, Texas.
6. The Release Tract has never received retail water service from Manville WSC.
7. The Release Tract is not currently receiving retail water service from Manville WSC.
8. 3349 Land Group has never requested that Manville WSC provide water service to the Release Tract.
9. 3349 Land Group has no contracts with Manville WSC for the provision of water service to the Release Tract.
10. 3349 Land Group has not received any bills from Manville WSC for water service to the Release Tract.
11. Attached as **Exhibit C** to the Petition, as proof that a copy of the Petition was mailed to Manville WSC via certified mail on the same day I submitted the Petition with the Public Utility Commission of Texas, is a U.S. Postal Service Certified Mail Receipt.”

FURTHER AFFIANT SAYETH NOT.

R. Jones

Brent Jones, General Partner  
3349 Land Group, LLC

STATE OF TEXAS

COUNTY OF

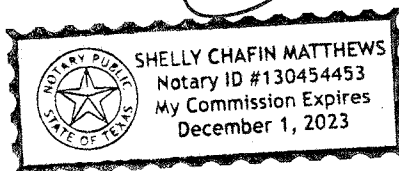
Williamson

§  
§  
§

Sworn to and subscribed before me the undersigned authority on this the 15<sup>th</sup> day  
of December, 2021.

Shelly Chafin Matthews

Notary Public, State of Texas



The following files are not convertible:

113681AC.shp

Please see the ZIP file for this Filing on the PUC Interchange in order to access these files.

Contact [centralrecords@puc.texas.gov](mailto:centralrecords@puc.texas.gov) if you have any questions.