



Filing Receipt

Received - 2022-11-03 12:27:52 PM
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PETITION BY DENTON OLIVER CREEK, LP	§	BEFORE THE
FOR EXPEDITED RELEASE FROM	§	
SEWER CCN NO. 20061	§	PUBLIC UTILITY COMMISSION
HELD BY CITY OF JUSTIN	§	
IN DENTON COUNTY	§	OF TEXAS

**PETITIONER'S RESPONSE COMMISSION STAFF'S SUBMITTAL
OF APPRAISAL REPORT**

TO THE PUBLIC UTILITY COMMISSION OF TEXAS:

Denton Oliver Creek, LP, Petitioner, files this response to Commission Staff's Submittal of Appraisal Report and shows as follows:

Hartman Consultant's appraisal report incorrectly references 3,157 ERUs. Petitioner plans to develop only 1,150 units, per the attached land plan.

WHEREFORE, Petitioner respectfully requests that Hartman Consultants revise their appraisal report.

Respectfully submitted,

COATS | ROSE

By: _____



Natalie B. Scott
State Bar No. 24027970
nscott@coatsrose.com
Terrace 2
2700 Via Fortuna, Suite 350
Austin, Texas 78746
(512) 469-7987 Telephone
(512) 469-9408 Telecopier

ATTORNEY FOR PETITIONER

CERTIFICATE OF SERVICE

I hereby certify that on this 3rd day of November, 2022, a true and correct copy of the foregoing document was sent, via electronic mail to all parties of record, in accordance with the Order Suspending Rules, issued in Project No. 50664.

Josh Little, Director of Public Works
City of Justin
415 N. College Avenue
P.O Box 129
Justin, Texas 76247

U.S. First Class Mail

Attorney for Commission Staff:

Scott Miles
PUC – Legal Division
1701 N. Congress Avenue
P.O. Box 13326
Austin, Texas 78711-3326
Email: Scott.Miles@puc.texas.gov

A handwritten signature in black ink, reading "Natalie B. Scott". The signature is fluid and cursive, with a horizontal line drawn underneath it.

Natalie B. Scott

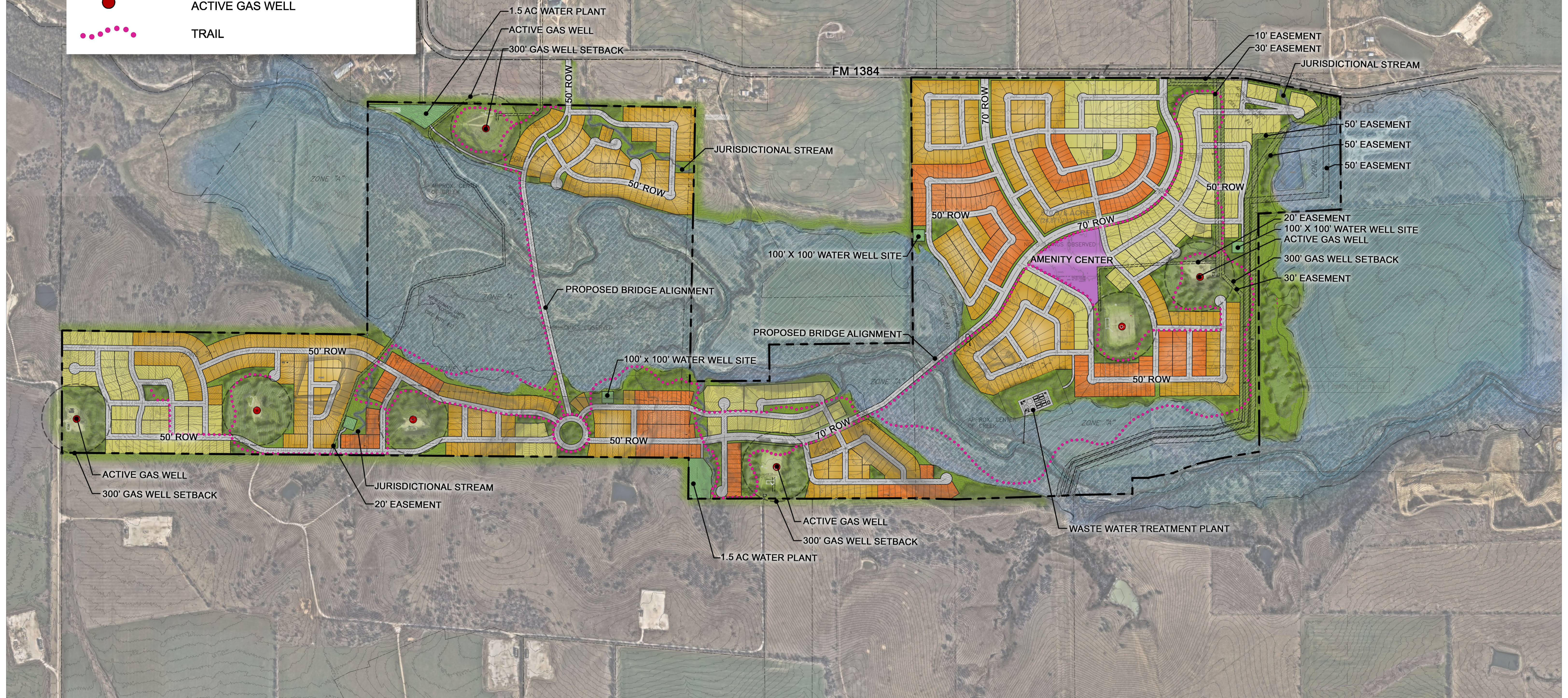
LEGEND

- 40' x 120' LOTS
- 50' x 120' LOTS
- 60' x 120' LOTS
- AMENITY CENTER
- OPEN SPACE
- FLOODPLAIN
- WATER PLANT/ REMOTE WELL SITE
- ACTIVE GAS WELL
- TRAIL

DEVELOPMENT SUMMARY

LOT COUNT	
40' x 120' =	277 LOTS (24%)
50' x 120' =	601 LOTS (52%)
60' x 120' =	272 LOTS (24%)
TOTAL =	1150 LOTS

AREA	
TOTAL SITE AREA:	570.98 AC
FLOODPLAIN:	179.17 AC
GAS WELL SETBACKS:	42.23 AC
EASEMENTS:	17.07 AC



SCHEMATIC PLAN

Oliver Creek Ranch
Denton County, Texas
06/07/2022



BGE, INC
2595 DALLAS PARKWAY
SUITE 101
FRISCO, TX 75034

400 200 0 400 800 1200



BGE Job No. 8921-00 By: HEM
This concept plan is intended for conceptual developmental use and shall not be interpreted as an official or submitted document. All aerial and map images were attained from best available information. This plan is subject to change.