



Control Number: 53430



Item Number: 29

Mark & Joan Blankenship
220 Island Lodges Drive
Buchanan Dam, TX 78609

Office: 512-793-5117 ext 204
Cell: 512-755-1511

June 17, 2022

Public Utility Commission of Texas
PO Box 13326
Austin, TX 78711-3326

2022 JUN 24 AM 9:07

Request to Intervene in the Sale of Water Works I & II to CSWR – Texas Utility Operating Company, LLC; Public Utility Commission of Texas; Docket 53430;

I wish to intervene in the proceeding of the Sale of Water Works I & II to CSWR – Texas Utility Operating Company, LLC.

My name is Mark Blankenship. My wife, Joan Blankenship, and myself have a legally binding contract to purchase a portion of the property included in this sale. Our contract predates the contract between CSWR and Water Works I & II. The property was scheduled to close yesterday, June 16th, 2022 but Cody Lewis of Water Works I & II failed to sign and close as planned. I believe that Cody Lewis intentionally postponed the closing to allow the time to run out on our ability to intervene in the sale of Water Works I & II.

While the piece of property is inconsequential to the value of the business that CSWR is buying, it is of strategic importance to my wife and me.

Attached you will find an Affidavit of Contract that was filed on April 14, 2022 in Llano County Texas that supports my claim. The Title Company handling your purchase would surely come across this Affidavit of Contract when they do a final search of the County records just prior to closing.

I am requesting that the sale of Water Works I & II be postponed until this contract has closed and the claim settled. Cody Lewis is unable or unwilling to comply with the terms of the contract, then I would like to suggest that CSWR agree in writing to sell Tract H to Mark & Joan Blankenship within 60 days of the closing of the sale of Water Works I and II to CSWR.

This same information is being forwarded to the Public Utility Commission of Texas for their consideration.

**I can be contacted at:
Office: 512-793-5117 ext 204
Cell: 512-755-1511
Email: mark@tjproperties.com
Email: markblankenship52@gmail.com**

Thank you,

Mark Blankenship



Affidavit of Contract
(Llano County, Texas)

Date: April 14, 2022

Seller: Cody Lewis d/b/a Water Work's II Public Water System
Seller's Mailing Address: PO Box 142, Buchanan Dam, Texas 78609

Buyer: ✓ Mark Blankenship and Joan Blankenship
Buyer's Mailing Address: 220 Island Lodges Drive, Buchanan Dam, Texas 78609

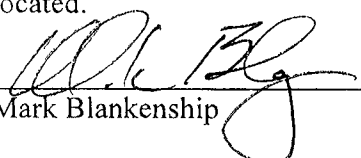
Real Property: Lot "H" of Island Lodges Subdivision, Section II, according to plat of the subdivision recorded in Volume 1, Page 66, Llano County Plat Records.

Buyer on oath swears that the following statements are true and are within the personal knowledge of Buyer:

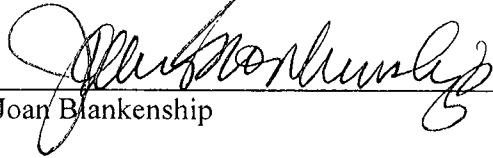
Seller and Buyer have signed and entered into a contract for the sale and purchase of the Real Property. A true and correct copy of the contract is attached to and made a part of this Affidavit as Exhibit 'A' (the "Contract").

Buyer has paid CB Construction \$25,000.00 by check dated March 25, 202 for work as outlined in the Contract; has performed all other requirements to date under the Contract as necessary to close the Contract; and agrees to be bound by the terms of any additional requirements under the Contract to complete Buyer's purchase of the Real Property.

This affidavit is to be filed in the real property records of the county where the Real Property is located.



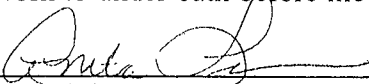
Mark Blankenship



Joan Blankenship

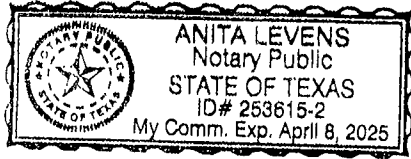
THE STATE OF TEXAS *
COUNTY OF *

This instrument was acknowledged and sworn to under oath before me on April 14, 2022, by Mark Blankenship and Joan Blankenship.



Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Mark & Joan Blankenship
220 Island Lodges Drive
Buchanan Dam, Texas 78609



March 25, 2020

Exhibit "A", Page 1 of 3

SERVICE AGREEMENT TO PURCHASE

Said Lot Island Lodges Subdivision

It is agreed that Water Work's II Public Water System Llano County Texas will complete the removal of two well houses and cement slabs located on Lot H 0.031 acre and relocate valves and pipes or delete as needed to permit the cement plugging of two water wells located on said Lot. All engineer costs for plans and alternations to be approved by Texas Commission on Environmental Quality (TCEQ) and repairs of service water lines damaged by the work being performed, also boil water notices and samples if needed to be performed by Water Work's II Public Water System and remove all demolition material from said Lot.

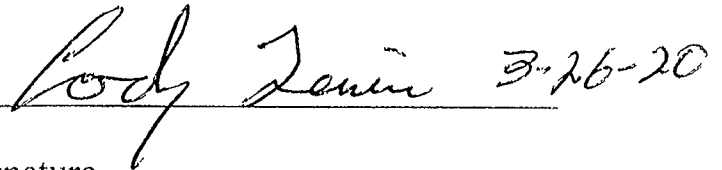
It is also agreed that all work to be done on the two existing wells that are to be plugged to meet Lower Colorado River Authority (LCRA) Rules are not part of the work to be performed by Water Work's II Island Lodges Subdivision Water Supply.

Also, it is part of this agreement to deed said Lot H 0.031 Acre to Mark and Joan Blankenship after 90 – 180 days more or less (Exhibit C).

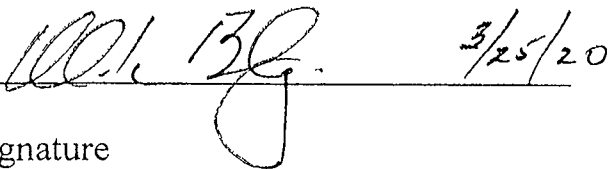
Any and all surveys, title work, tile policy to be paid for by the Blankenship's as agreed.

Service work to be done at the cost of \$25,000.00 paid to C.B. Construction to start and finish as said in 60 days. Payment to be paid when agreement is signed the deed on said Lot will cost 10,000.00 after 90 – 180 days more or less from deed holder (owner) respectfully (agreement – Toal is \$35,000.00).

Cody Lewis


Signature

Mark Blankenship


Signature

Joan Blankenship

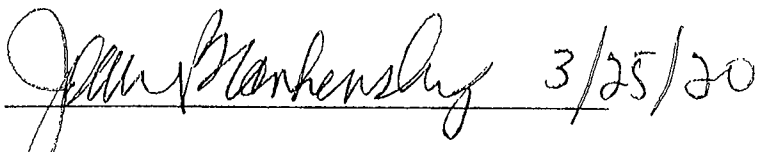
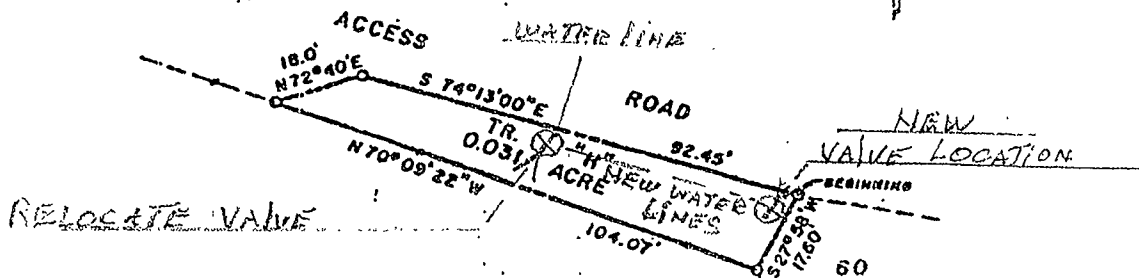

Signature

EXHIBIT "C"

Willis & Associates Engineers
207 Main St.
Marble Falls, Texas 78654

SCALE = 1" = 30'



STATE OF TEXAS:
COUNTY OF LLANO:

Field notes of a 0.031 acre tract of land out of the F. Monken Survey No. 10, Abstract No. 509 and being that certain Tract "H" of Inland Lodges Subdivision, Section 11, the plat of which is recorded in Volume 1, Page 66 of the Llano County Plat Records.

Beginning at a steel stake in the South right of way of an access road being the Northwest corner of Lot No. 60 of said Island Lodges Subdivision,

Thence S 27° 58' 00" W 17.60 ft. to a steel stake in a fence line,

Thence, with said fence line N 70° 09' 22" W 104.07 ft. to a steel stake therein being in the South right of way line of said access road,

MORE OR LESS - AS IS

STATE OF TEXAS
COUNTY OF LIANO
FILED AND RECORDED AT 10:37 O'CLOCK A M ON 18 DAY OF APRIL A.D. 2022. vpg 1
I hereby certify that this instrument was FILED on the date and at the time stamped hereon
by _____ was _____ RECORDED in the Official Public Records of Liano County, Texas.



Marci Hadeler 22 03343

COUNTY CLERK, LIANO CO, TEXAS
BY J. Farr, DEPUTY NO OF PAGES 5

*Paralegal
Tactic Callesworth
512-936-7284*

Docket No. 53430

Notice to Current Customers, Neighboring Systems, and Cities
CSWR-TEXAS UTILITY OPERATING COMPANY, LLC, CERTIFICATE OF CONVENIENCE
AND NECESSITY (CCN) NO. 13290, NOTICE OF INTENT TO PURCHASE WATER
FACILITIES AND TO TRANSFER WATER SERVICE AREA UNDER CCN NO. 11674 FROM
WATER WORKS I & II IN LLANO COUNTY, TEXAS

To: TJM PROPERTIES LP
(Name of Customer, Neighboring System, or City)

Date Notice Mailed: 5/20/2022

306 ISLAND LODGES DR
(Address)

BUCHANAN DAM TX 78609-4200
(City State Zip)

CSWR-Texas Utility Operating Company, LLC 1650 Des Peres Rd, Suite 303
(Purchaser's Name) (Address)

St. Louis, MO 63131
(City), (State) (Zip Code)

has submitted an application with the Public Utility Commission of Texas (Commission) to purchase all of the water facilities and to transfer water certificated service area under CCN No. 11674, in Llano County, TX from:

Water Works I & II P.O. Box 61311 San Angelo, TX 76906
(Seller's Name) (Address) (City), (State) (Zip Code)

The requested area overlaps the district boundaries of the Lower Colorado River Authority. If this district does not request a public hearing, the Commission shall determine that the district is consenting to CSWR-Texas Utility Operating Company, LLC's request to provide retail water/sewer utility service in the requested area.

The sale is scheduled to take place if approved by the Commission (Texas Water Code § 13.301). The transaction and the transfer of the CCN includes the following subdivisions:
Floyd Acres and Island Lodges.

Requested Area 1 (Water Works I) - Floyd Acres Subdivision

The requested area 1 includes 28 customer connections, is located approximately 12.7 mile(s) east of downtown Llano, Texas, and is generally bounded on the north by Lake Buchanan; on the east by Lake Buchanan; on the south by State Highway 261; and on the west by State Highway 261. The requested area 1 includes approximately 28 acres of transferred area from Water Works I & II (CCN No. 11674) to CSWR-Texas (CCN No. 13290).

Requested Area 2 (Water Works II) - Island Lodges Subdivision

The requested area 2 includes 56 customer connections, is located approximately 11.8 mile(s) west of downtown Burnet, Texas, and is generally bounded on the north by Lake Buchanan; on the east by Lake Buchanan; on the south by State Highway 29; and on the west by Lake Buchanan. The

requested area 2 includes approximately 109 acres of transferred area from Water Works I & II (CCN No. 11674) to CSWR-Texas (CCN No. 13290).

The total requested area includes 84 customer connections and approximately 137 acres of transferred area from Water Works I & II (CCN No. 11674) to CSWR-Texas (CCN No. 13290).

The application proposes the subtraction of approximately 137 acres from CCN No. 11674 and the addition of approximately 137 acres to CCN No. 13290.

See enclosed map showing the requested area.

This transaction will not have an effect on the current customer's rates and services.

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. The letter must include the person's name, address, email address and fax number if applicable.

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.

Si desea información en español, puede llamar al 1-888-782-8477.

Aaron Sias
Utility Representative

CSWR-Texas
Utility Name