

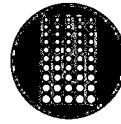


## Filing Receipt

**Received - 2022-07-21 01:57:43 PM**

**Control Number - 53472**

**ItemNumber - 12**



**Texas Water Utilities**

Monarch

**A SouthWest Water Company**

1620 Grand Ave. Parkway  
Suite 140  
Pflugerville, TX 78660  
Phone: 512.531.6266  
Fax: 512.252.8782  
www.swwc.com

July 21, 2022

Public Utility Commission of Texas  
Attention: Filing Clerk  
1701 Congress Avenue  
P.O. Box 13326  
Austin, Texas 78711-3326

Re: Docket No. 53472 - Application of Monarch Utilities I L.P. to Amend its Certificates of Convenience and Necessity and Transfer Service Area from Johnson County Special Utility District and Mountain Peak Special Utility District in Johnson County

To the Commission:

Order No. 3 issued on June 8, 2022 in this docket established July 21, 2022 as the deadline for the applicant to file with the Commission signed affidavits that the notice was given along with a copy of the notice and map sent to the affected parties and published in a newspaper of general circulation

Attached are :

1. Publisher's Affidavit that the Notice was run on July 2 and July 9, 2022 in the Cleburne Times Review
2. Copies of the Published Notice.
3. Affidavit that the individual notices were mailed by first class postage on July 11, 2022.
4. An example copy of the individual notice.

A list of customers and affected entities that were mailed the individual notice has been filed separately as a Confidential document.

Please let me know if any additional information is needed at this time.

Sincerely,

/s/ George Freitag

George Freitag, P.E.  
Texas Regulatory Manager  
Texas Water Utilities, L.P. – Monarch  
SouthWest Water Company

Attachments

Cleburne Times  
108 South Anglin  
Cleburne, Texas 76031  
817-645-72441

**PUBLISHER'S AFFIDAVIT**

**STATE OF TEXAS  
COUNTY OF JOHNSON**

Before me on this day personally appeared Becky Dahn, the Major Accounts Sales Manager of the Cleburne Times Review, which is a newspaper of general circulation in the town of Cleburne, Texas and throughout Johnson County, Texas.

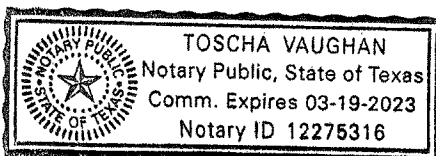
The said ad or notice was printed and published 2 time(s) in the Cleburne Times-Review on the following date(s):

07-02 + 07-09-2022, and the Cost of ad is \$ 837.00

Becky Dahn  
Becky Dahn, Major Accounts Sales Manager

Subscribed and sworn to before me on this 19 day of July, 2022

Toscha Vaughan  
Notary Public in and  
for Johnson County, Texas



# CLASSIFIEDS

cleburnetimesreview.com

Email: bhughes@weatherforddemocrat.com

Phone: 817-594-7447 ext 217

**147 Legals**

**NOTICE FOR PUBLICATION**  
 NOTICE OF APPLICATION OF MONARCH UTILITIES I L.P. TO AMEND ITS CERTIFICATE OF CONVENIENCE AND NECESSITY WITH AREA DECERTIFIED FROM PORTIONS OF JOHNSON COUNTY SPECIAL UTILITY DISTRICT AND MOUNTAIN PEAK SPECIAL UTILITY DISTRICT CERTIFICATES OF CONVENIENCE AND NECESSITY TO PROVIDE WATER UTILITY SERVICE IN JOHNSON COUNTY, TEXAS

Monarch Utilities I L.P. has filed an application with the Public Utility Commission of Texas to amend its water Certificate of Convenience and Necessity (CCN) No. 12983 with area decertified from portions of Johnson County Special Utility District's CCN No. 10081 and Mountain Peak Special Utility District's CCN No. 10908 for the provision of retail water utility service in Johnson County, Texas.

The requested area includes approximately 65 customer connections, is located approximately 6 miles south of downtown Mansfield, Texas, and is generally bounded on the north by intersection of Gina Lane and County Road 616; on the east by intersection of County Road 616 and County Road 615; on the south by intersection of Farm to Market Road 2738 (Wilkinson Road) and Thompson Road; and on the west by Farm to Market Road 2738 (Wilkinson Road).

The requested area includes approximately 160 total acres, comprised of:  
 154 acres of decertified area from Johnson County SUD (CCN No. 10081); and  
 6 acres of decertified area from Mountain Peak SUD (CCN No. 10908).

- The application proposes the subtraction of approximately 154 acres from Johnson County SUD (CCN No. 10081) and the addition of approximately 154 acres to Monarch Utilities I LP (CCN No. 12983).
- The application proposes the subtraction of approximately 6 acres from Mountain Peak SUD (CCN No. 10908) and the addition of approximately 6 acres to Monarch Utilities I LP (CCN No. 12983).

A copy of the map showing the requested area is available at: SouthWest Water Company, 12535 Reed Road, Sugar Land, TX 77478

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 a 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, a metes and bounds description of the landowner's tract of land, landowner's name, address, email address and fax number, if applicable.

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

**147 Legals**

**ADVERTISEMENT FOR BIDS**  
**JOHNSON COUNTY SPEICAL UTILITY DISTRICT JOSHUA, TEXAS**  
**Contract "B" Plant 08 Water Line Improvements**

**General Notice**  
 Johnson County Special Utility District (JCSUD) (Owner) is requesting Bids for the construction of the following Project:

**Contract "B" Plant 08 Water Line Improvements**

Bids for the construction of the Project will be received at the JCSUD office located at 740 FM 3058, Joshua, Texas 76058, until **Thursday, July 28, 2022 at 9:30 a.m.** local time. At that time the Bids received will be publicly opened and read.

The Project includes the following Work:  
 Installation of approximately 8,000 total linear feet of ductile iron water distribution lines. Sizes include 20" and 24" water lines. The majority of the work shall be installed by open cut, but portions of the work also consist of slick bores and cased bores of various size lines. Installation shall include isolation valves, air relief valves, hydrants, and other miscellaneous items associated with and incidental to water line construction.

Bids are requested for the following **Contract: Contract "B" Plant 08 Water Line Improvements**

Owner anticipates that the Project's total bid price will be approximately **\$3,000,000**. The Project has an expected duration of 365 days.

**Obtaining the Bidding Documents**  
 Information and Bidding Documents for the Project can be found at the following designated website:

**www.civcastusa.com**

Bidding Documents may be downloaded from the designated website. Prospective Bidders are urged to register with the designated website as a plan holder, even if Bidding Documents are obtained from a plan room or source other than the designated website in either electronic or paper format. The designated website will be updated periodically with addenda, lists of registered plan holders, reports, and other information relevant to submitting a Bid for the Project. All official notifications, addenda, and other Bidding Documents will be offered only through the designated website. Neither Owner nor Engineer will be responsible for Bidding Documents, including addenda, if any, obtained from sources other than the designated website. The Issuing Office for the Bidding Documents is:

**Enprotec / Hibbs & Todd, Inc.**  
**402 Cedar Street**  
**Abilene, Texas 79601**

**Enprotec / Hibbs & Todd, Inc.**  
**1310 Weatherford Hwy, Ste. 116**  
**Granbury, Texas 76048**

Prospective Bidders may examine the Bidding Documents at the Issuing Office on Monday through Thursday between the hours of **7:30 am - 5:30 pm**. Neither Owner nor Engineer will be responsible for full or partial sets of Bidding Documents, including addenda, if any, obtained from sources other than the designated website.

**Pre-bid Conference**  
**A MANDATORY PRE-BID CONFERENCE** for the Project will be held on **Thursday, July 21, 2022 at 9:30 a.m.** at **Johnson County Special Utility District Offices, 740 FM 3048, Joshua, Texas 76058**. Attendance at the pre-bid conference is required to be considered as an applicable bidder for the project.

**Instructions to Bidders.**  
 For all further requirements regarding bid submittal, qualifications, procedures, and contract award, refer to the Instructions to Bidders that are included in the Bidding Documents.

**This Advertisement is issued by:**  
 Owner: **Johnson County Special Utility District**  
 By: **Peter Kampfer**  
 Title: **General Manager**  
 Date: **July 2, 2022**

**"457 TIMES AROUND THE BLOCK, 3 DAYS IN THE CLASSIFIEDS."**



Peddle that bicycle. Handle extra cash. Place an ad that costs only a few dollars a day.

**"AS GOOD AS SOLD"**

**Call To Place Your Ad**  
**817-645-8093**

**147 Legals**

**PUBLIC NOTICE**

Notice is hereby given that the Alvarado Planning and Zoning Commission will hold a public hearing on Monday, July 18, 2022, at a meeting to begin at 6:00 pm and the Alvarado City Council will hold a public hearing on Monday, July 18, 2022, at a meeting to begin at 6:30 pm at Alvarado City Hall, 104 W. College, Alvarado, Johnson County, Texas.

The purpose of the hearings is to hear comments for or against a proposed zoning change to adopt a planned development zoning ordinance (PD) for an approximately 117.994-acre tract of land situated in the Robert Bell Survey, Abstract No. 44 and for an approximately 54.328-acre tract of land situated in the Robert Bell Survey, Abstract No. 44, the Andrew Spiva Survey, Abstract No. 770, and the Andrew J. Patton Survey, Abstract No. 684, and being all of a called 50.87 acre tract of land described by deed to Donald C. Fulbright and wife, Nan E. Fulbright recorded in Volume 505, Page 724 of the Deed Records of Johnson County, Texas, and being all of Blocks 3 and 4, Browns Addition Section 2, an addition to the City of Alvarado as recorded in Volume 431, Page 641 of the Plat Records of Johnson County, Texas, and 56.422 acre tract of land located in the Robert Bell Survey, Abstract Number 44, Johnson County, Texas and being a part of a tract of land conveyed to Marion J. Moore and Wife, Dawn Jo Anne Moore as recorded in Volume 515, Page 327, Deed Records, Johnson County, Texas, (D.R.J.C.T.), part of a tract of land conveyed to The Marion J. Moore & Jo Anne Moore Revocable Living Trust as recorded in Volume 4525, Page 851, D.R.J.C.T., part of the 1st tract and Tracts 1, 4, 5, 7, 8 and 9 of land conveyed to M.J. Moore et ux Joanne Moore as recorded in Volume 594, Page 821, D.R.J.C.T. and being part of a tract of land conveyed to Donald C. Fulbright and Wife, Nan E. Fulbright as recorded in Volume 505, Page 724, D.R.J.C.T. and a tract of land conveyed to Donald C. Fulbright JR, Arthur Keith Fulbright & Donna Fulbright Wilkins as recorded in Instrument Numbers 2010-33836, 2010-33837, 2010-33838, Official Public Records, Johnson County, Texas, generally located North of County Road 108C, South of East Davis Avenue, and West of FM 1807, in Alvarado, Johnson County, Texas where all mentioned roads intersect. BLOOMFIELD HOMES L.P. is the owner. If you need any information relating to the meeting, please contact Emile Moline, Jr., Planning and Development/Economic Development Director at Alvarado City Hall, 104 W. College, Alvarado, Texas, 76009 at 817-790-3351 or [molinee@cityofalvarado.org](mailto:molinee@cityofalvarado.org).

**NOTICE OF SALE**  
**COPPER SAFE STORAGE**  
**312 W. WESTHILL DR. CLEBURNE, TX**  
**76033**  
**817-641-8615**

Personal property will be sold or otherwise disposed of at public sales on the dates & times indicated below to satisfy Owners Lien for rent & fees due. All items or spaces may not be available for sale. Credit or debit cards ONLY for all purchases & tax resale certificates required, if applicable. OWNER RETAINS THE RIGHT TO BID.

- E-32 Smith, Stephen
- E-46 Mosoba, Geneise
- E-60 Thrasher, David
- E-63 Reinhard, Leland
- W-40 Long, Gifford

Auction will be held at [www.storageauctions.com](http://www.storageauctions.com) and will end on or after 11:00 am EST on 7/15/2022.

**PUBLIC NOTICE**  
**Accessibility of SARA Title III Hazardous Substance Information**

Section 324 of the Emergency Planning and Community Right to Know Act, also known as SARA Title III (Superfund Amendments and Reauthorization Act of 1986, PL99-499) requires notice at least once annually informing the public of the means to access information about extremely hazardous substances that are manufactured, stored, and used within their community. Follow-up emergency notices may subsequently be issued. Accordingly, information concerning LEPC meetings, SARA Title III hazardous materials planning which includes Johnson County LEPC Hazardous Materials Emergency Response Plan, materials safety data sheets (MSDS), hazardous chemical inventory forms which list extremely hazardous substances manufactured, stored, or used within Johnson County can be obtained during normal business hours by contacting Johnson County Emergency Management at 817-556-6346.

# CLASSIFIEDS

cleburnetimesreview.com

Email: bhughes@weatherforddemocrat.com

Phone: 817-594-7447 ext 217

147

Legals

### CONSTABLE'S SALE

THE STATE OF TEXAS  
COUNTY OF JOHNSON

By virtue of Orders of Sale issued out of the Honorable 249<sup>th</sup>, 18<sup>th</sup> & 413<sup>th</sup> District Courts of Johnson County, Texas in the cause numbers listed below, by the Clerk thereof, and to me as Constable, directed and delivered, I will proceed to sell between the hours of 10:00 A.M. and 4:00 p.m. on August 2, 2022 at the West Door of the Johnson County Courthouse, in Cleburne, Texas, the following described properties (referenced by Volume and Page in Johnson County Deed records), to wit:

DEFENDANTS	PROPERTY DESCRIPTION	CAUSE #
SIMON GARCIA	8.9 ACRES, OUT OF T.N. DAWSON SURV, ABST 1007 & S.M. TURNER SURV, ABST 1018 AKA LOT 19, SKYLINE RANCH, CITY OF JOSHUA 5928 SKY RD DOCUMENT NO. 2018022550 126-4984-00300	DC-T202000269
KAREN S. DUVALL AKA KAREN CARSON BANK OF AMERICA	PERSONAL PROPERTY CONSISTING OF A MOBILE HOME SERIAL #1PTX2289, LABEL #TEX0514036, LOCATED AT 1605 RIVER BEND ROAD, CLEBURNE 126-6628-80085	DC-T202100116
GILBERTO RAMIREZ FIRST SECURITY STATE BANK	TR 1: TR 9, XCELL RANCH ESTATES 7113 STARLING DR INSTRUMENT NO. 20120018332 126-3597-00090  TR 2: TR 8, XCELL RANCH ESTATES 7201 STARLING DR INSTRUMENT NO. 20120018332 126-3597-00080  TR 3: TR 7, XCELL RANCH ESTATES, INCLUDING IMPROVEMENTS 7205 STARLING DR INSTRUMENT NO. 20120018332 126-3597-00070	DC-T202000096
GABRIEL L. WILLINGHAM	TR 4: 8.731 ACRES, ABST 860, TR 15, J C WHITE SURVEY 8028 CR 1127 INSTRUMENT NO. 2015008568 126-0860-00801	DC-T201800109

All properties above levied upon the 6 day of July, 2022, as the property of those person's listed above and other unknown owners, heirs, and successors in the title to satisfy taxes, penalties, and interest and all cost.

GIVEN UNDER MY HAND THIS 6 DAY OF July, 2022

By: [Signature]  
Constable, Johnson County, Texas

147

Legals

### NOTICE FOR PUBLICATION

NOTICE OF APPLICATION OF MONARCH UTILITIES I L.P. TO AMEND ITS CERTIFICATE OF CONVENIENCE AND NECESSITY WITH AREA DECERTIFIED FROM PORTIONS OF JOHNSON COUNTY SPECIAL UTILITY DISTRICT AND MOUNTAIN PEAK SPECIAL UTILITY DISTRICT CERTIFICATES OF CONVENIENCE AND NECESSITY TO PROVIDE WATER UTILITY SERVICE IN JOHNSON COUNTY, TEXAS

Monarch Utilities I L.P. has filed an application with the Public Utility Commission of Texas to amend its water Certificate of Convenience and Necessity (CCN) No. 12983 with area decertified from portions of Johnson County Special Utility District's CCN No. 10081 and Mountain Peak Special Utility District's CCN No. 10908 for the provision of retail water utility service in Johnson County, Texas.

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A copy of the map showing the requested area is available at: SouthWest Water Company, 12535 Reed Road, Sugar Land, TX 77478

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

### NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Bruce Alan Potter, Deceased, were issued on July 5, 2022, in Cause No. CC-P202224867, pending in the County Court at Law No. 2, Johnson County, Texas, to: James Lemons as Independent Executor.

All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.

c/o: Jon C. (Kit) Gallini, attorney  
GALLINI LAW, PLLC  
Chase Bank Building, Suite 1003  
990 N. Walnut Creek Drive  
Mansfield, Texas 76063

DATED the 6th day of July, 2022.

Jon C. (Kit) Gallini  
Attorney for Estate  
State Bar No.: 00795360  
Chase Bank Building, Suite 1003  
990 N. Walnut Creek Drive  
Mansfield, Texas 76063  
Telephone: (817) 303-2820  
Facsimile: (817) 303-2821  
kitgallini@gallinilaw.com

### PUBLIC NOTICE

Pursuant to Chapter 59, Texas Property Code, Advantage Storage Joshua, which is located at 2032 W FM 917, Joshua, Tx 76058, will hold a public auction of property being sold to satisfy a landlord's lien online at [www.storage treasures.com](http://www.storage treasures.com). The auction will end on or around 11AM on Wednesday, July 18th, 2022. Property will be sold to the highest bidder. A \$100.00 cash deposit for removal and cleanup will be required. Seller reserves the right to withdraw property from sale. Property being sold includes contents in spaces of the following tenants: Joshua Thomas- 2016 Dodge SUV. Contact Advantage Storage Joshua 817-558-4700

### NOTICE OF MEETING BUILDING AND STANDARDS COMMISSION WEDNESDAY, JULY 20, 2022 @ 9:00 AM CITY HALL - COUNCIL CHAMBERS 10 N. ROBINSON STREET, CLEBURNE, TEXAS 76033

To Heirs at Law, Administrator, Executor, Lien Holders, Occupants, Tenants, and/or Interested Persons that the Commission will meet in open session and discuss the properties as herein: 1424 Smooth Stone Dr., Mobile Home, Cause #22-07-20-02 CAD 126.2955.00960SF-7, Single-Family, Lot 13, Blk 7, Nolans Crossing Sec 2, Owner - Laura Danielle Keller

### NOTICE OF PUBLIC HEARING CONCERNING A MASS GATHERING

On Thursday, July 21, 2022 at 1:00 pm at the Guinn Justice Center, 204 S. Buffalo Ave, 413th Courtroom, Cleburne, Texas, there will be a public hearing for the purpose of receiving public comment and deciding the following issue:

"APPLICATION FOR A MASS GATHERING BY SAM GUTIERREZ, BIG RANCH PROMOTIONS, LLC FOR AN EQUESTRIAN EVENT TO BE HELD ON SUNDAY, JULY 24, 2022 AND JULY 31, 2022 AT 5224 COUNTY ROAD 417, CLEBURNE, TEXAS 76031"

### NOTICE OF PUBLIC SALE

Of property to satisfy a Landlord's Lien. Sale to be held online at [www.StorageTreasures.com](http://www.StorageTreasures.com). Facility is located at 1502 N. Nolan River Rd., Cleburne, TX 76033. Bidding will open 7/25/2022 @ 9AM and conclude 7/29/2022 @ 9:30AM. Cleanup deposit is required. Seller reserves the right to withdraw the property at any time before the sale. Unit items sold as-is to highest bidder. Property includes contents of spaces of Hermen Morris, Ricardo Medrano, Thomas Bostic, Mary Clay, Linda Berry, Jordan Boyd. Contents include misc. household items. Contact Kari Cox at Affordable Self Storage, 817-556-2100.

# PUBLIC UTILITY COMMISSION OF TEXAS



AFFIDAVIT OF NOTICE TO CURRENT CUSTOMERS, LANDOWNERS, NEIGHBORING UTILITIES, AND AFFECTED PARTIES  
DOCKET NO. 53472

STATE OF TEXAS  
COUNTY OF Travis

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

76 current customers and  
affected entities  
list filed Confidentially

DATE OF NOTICE  
July 11, 2022

### OATH

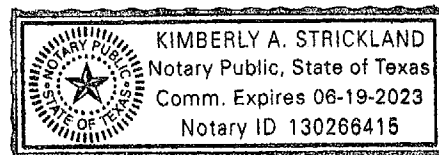
I, George Freitag, being duly sworn, file this form as Regulatory Manager (indicate relationship to applicant, that is, owner, member of partnership, title of officer of corporation, or other authorized representative of applicant); that in such capacity, I am qualified and authorized to file and verify 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 for therein are true and correct.

*George Freitag*  
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 21st day of July, 2022, to certify which witness my hand and seal of office.

*Kim Strickland*  
Notary Public in and for the State of Texas  
KIMBERLY STRICKLAND  
Print or Type Name of Notary Public



Commission Expires 6/19/2023

**Notice to Neighboring Systems, Landowners, Customers, and Cities**  
NOTICE OF APPLICATION OF MONARCH UTILITIES I L.P. TO AMEND ITS  
CERTIFICATE OF CONVENIENCE AND NECESSITY WITH AREA DECERTIFIED FROM  
PORTIONS OF JOHNSON COUNTY SPECIAL UTILITY DISTRICT AND MOUNTAIN  
PEAK SPECIAL UTILITY DISTRICT CERTIFICATES OF CONVENIENCE AND  
NECESSITY TO PROVIDE WATER UTILITY SERVICE IN JOHNSON COUNTY, TEXAS

To: [REDACTED]  
ALVARADO TX 76009-7700

Date Notice Mailed: 7/11, 2022

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**See enclosed map showing the requested area.**

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

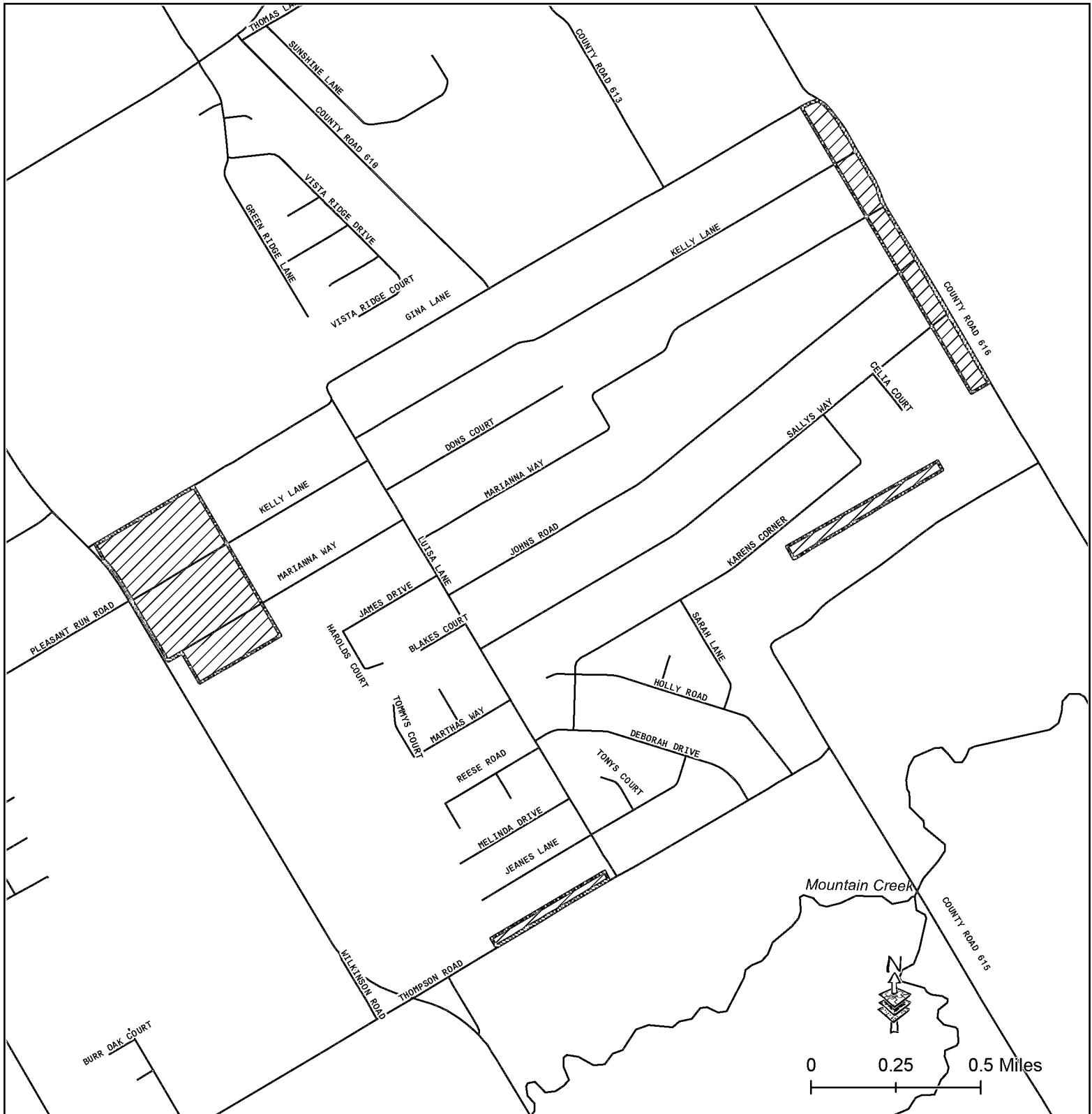
Public Utility Commission of Texas  
Central Records  
1701 N. Congress, P. O. Box 13326  
Austin, TX 78711-3326

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



# Application to Amend Monarch Utilities I LP CCN 12983 Metroplex Homesteads Johnson County



## CCN Areas to Amend

-  Decertify from CCN 10081 (Johnson County SUD) and Amend to CCN 12983 (Monarch) - 154 Acres
-  Decertify from CCN 10908 (Mountain Peak SUD) and Amend to CCN 12983 (Monarch) - 6 Acres