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PUC DOCKET NO. 53698

PETITION BY ROBERT FEIGER,	§	
VICE PRESIDENT OF THE AM	§	BEFORE THE PUBLIC
BUSINESS TRUST 2021-001, A UTAH	§	
REGISTERED TRUST, FOR	§	UTILITY
STREAMLINED EXPEDITED	§	
RELEASE FROM WATER CCN	§	COMMISSION OF TEXAS
NO. 10105, CITY OF GRAND PRAIRE	§	
TEXAS		

**PETITIONER’S RESPONSE TO THE ORDER No. 3 REGARDING APPRAISAL
REPORT IN LIGHT OF THE ORDER OF SEPTEMBER 14, 2023,
GRANTING PETITIONER’S PETITION FOR STREAMLINED EXPEDITED
RELEASE FROM WATER CCN NO. 10105**

TO THE PUBLIC UTILITY COMMISSION OF TEXAS:

COMES NOW Robert Feiger, acting in his capacity as Vice President of AM Real Estate Solutions, Inc, Trustee of the AM Business Trust 2021-001, a Utah Registered Trust (the “Trust”) and, on behalf of the Trust ("Petitioner"), and files this Response to Order No. 3 Regarding Appraisal Report in Light of the Order Granting Petitioner’s Petition for Streamlined Expedited Release from Water Certificate of Convenience and Necessity ("CNN") No. 10105 issued on September 14, 2023; and in support thereof would show the Commission as follows:

**I.
BACKGROUND**

On February 15, 2022, Petitioner filed its Petition for streamlined expedite release pursuant to Texas Water Code § 13.2541 and Title 16 TAC § 24.245(h). On September 8, 2022, the Administrative Law Judge (“ALJ”) issued Order No. 3 establishing a deadline for the Parties to file their appraisal reports within 70 days of the Commission’s approval of the Petition. On September 14, 2023, the Commission granted the Petition, 70 days from which is November 23, 2023. Therefore this pleading is timely filed.

**II.
RESPONSE**

In accordance with Order No. 3 and 16 TAC § 24.245(i), attached hereto as Exhibit "A" is Petitioner Trust's Appraisal Report.

Respectfully submitted,

MCCARTHY & MCCARTHY, LLP
1122 Colorado St., Suite 2399
Austin, Texas 78701

By: /s/ Edmond R. McCarthy, Jr.
Edmond R. McCarthy, Jr.
State Bar No. 13367200
(512) 904-2313 (Tel)
(512) 692-2826 (Fax)
ed@ermlawfirm.com

**ATTORNEYS FOR PETITIONER, AM BUSINESS
TRUST 2021-001, a Utah Registered Trust,
acting by and through its Trustee, AM Real
Estate Solutions, Inc.**

CERTIFICATE OF SERVICE

I hereby certify by my signature below, that on this the 22nd day of November 2023, a true and correct copy of the foregoing Response to the Order of September 14, 2023, in Docket No. 53698 was:

- (i) electronically e-filed with the Commission pursuant to Rule 22.74 and the Commission's Order in Docket No. 50664 addressing Covid-19 Pandemic conditions; and
- (ii) sent via e-mail to Counsel of Record in this Docket No. 53698.

/s/ Edmond R. McCarthy, Jr.
Edmond R. McCarthy, Jr.

SERVICE LIST

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Representing City of Grand Prairie

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Representing Aqua Texas, Inc., Petitioner's Alternate
Retail Water Utility

EXHIBIT “A”

**Appraisal Report on Behalf of AM BUSINESS TRUST 2021-001,
a Utah Registered Trust, acting by and through its Trustee,
AM Real Estate Solutions, Inc.**

Donald G. Rauschuber & Associates, Inc.

P.O. Box 342707
Austin, Texas 78738
Office: (512) 413-9300
dgrwater@dgrainc.com

Water Engineering
Municipal Engineering

November 20, 2023

AM Real Estate Solutions, Inc., Trustee
c/o Ed McCarthy, Attorney at Law
McCarthy & McCarthy, LLP
1122 Colorado Street, Ste 2399
Austin, TX 78701-2132

**RE: ENGINEERING VALUATION OF AM REAL ESTATE SOLUTIONS, INC.,
TRUSTEE OF THE AM BUSINESS TRUST 2021-001 (AM REAL ESTATE)
TRACT PURSUANT TO PUC DOCKET NO. 53698**

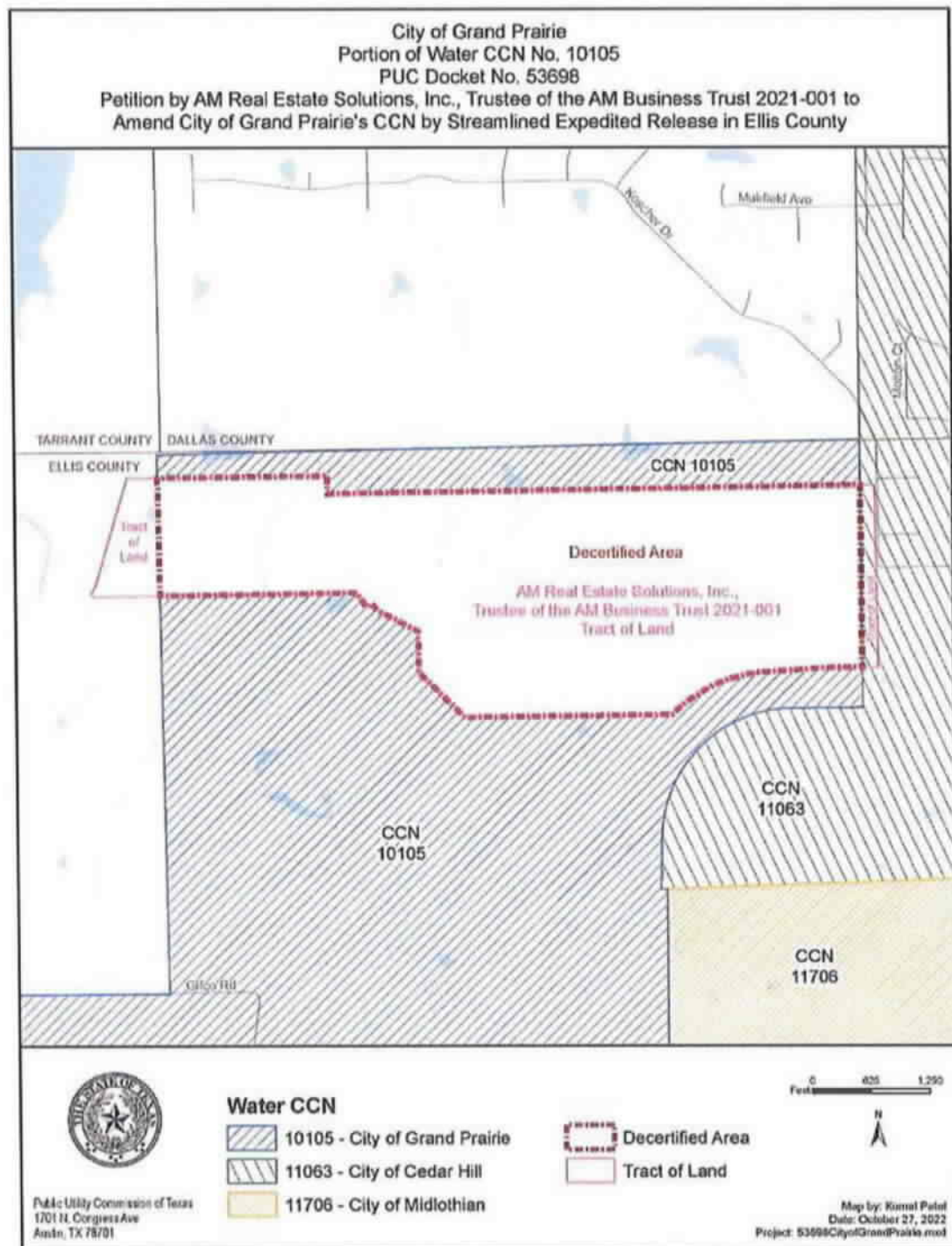
Dear Mr. McCarthy:

This Letter Report presents the findings and recommendations related to an engineering valuation performed by Donald G. Rauschuber & Associates, Inc. for that certain 316.8-acres of land (the "AM Business Trust Tract") (*see Figure Nos One and Two*) that was released from CCN 10105 by the Texas Public Utility Commission (PUC) in Docket No. 53698. A copy of the PUC's September 14, 2023, Order is appended hereto as Attachment One.

Figure One. Approximate 318.6-acre portion of Water CCN 10105 decertified in Docket No. 53698 (Source: Goggle Earth Pro)



Figure Two. Portion of AM Business Trust Tract decertified from CCN 10105
(Source: PUC Docket N0. 53698)



BACKGROUND

On June 8, 2022, AM Business Trust filed with PUC a petition for streamlined expedited release of a tract of land from the City of Grand Prairie's water CCN 10105. On September 14, 2023, the PUC issued a Final Order (*see Attachment One*) releasing the AM Business Trust Tract (*see Figure Two*) from CCN 10105.

On October 25, 2022, DGRA, Inc. conducted a windshield survey of the AM Business Trust Tract released from CCN 10105 (*see Figure Nos. Three, Four, and Five*). Historically, this tract has been used for ranching and pastureland purposes, and is generally located west of the intersection of Koscher Drive and Prairie View Boulevard, Cedar Hills, Texas. The same date, DGRA, Inc., also conducted an in-person interview at the site with Carlo Silvestri, P.E., who is the Trust's Project Engineer. Mr. Silvestri had coordinated with the representatives of the City of Grand Prairie regarding planned development of the AM Business Trust's Tract, including retail water utility service to the property.

Based upon the visual inspection of the AM Business Trust Tract and the interview of Mr. Silvestri conducted by DGRA, Inc., there were no visible signs of improvements or facilities of the City's water utility system on the property that would be used to service the AM Business Trust Tract.

Figure Three. Photo of the northern portion of the AM Business Trust Tract looking southward.



Figure Four. Photo of a portion of the AM Business Trust Tract looking eastward.



Figure Five. Photo of a portion of the AM Business Trust Tract looking westward.



APPROACH

The factors that must be considered in valuation of property subject to an expedited release from a utility's CCN are set forth in Texas Water Code §13.254(g) and PUC Rule 16 TAC § 24.245 (i)-(j), and are utilized herein in determining just and adequate compensation, if any, are as follows:

- A. the amount of the retail public utility's debt allocable for service to the area in question;
- B. the value of the service facilities of the retail public utility located within the area in question;
- C. the amount of any expenditures for planning, design, or construction of service facilities that are allocated to service to the area in question;
- D. the amount of the retail public utility's contractual obligations allocable to the area in question;
- E. any demonstrated impairment of service or increase of cost to consumers of the retail public utility remaining after the decertification;
- F. the impact on future revenues lost from existing customers;
- G. necessary and reasonable legal expenses and professional fees; and
- H. other relevant factors.

DOCUMENTS REVIEWED

Documents reviewed for the preparation of this Letter Report include, but are not limited to, the following:

- A. Texas Water Code Section 13.254 and others;
- B. All non-confidential records and documents made available on the PUC Interchange (<https://interchange.puc.texas.gov/>) pertaining to Docket No. 53698;
- C. Texas Commission on Environmental Quality (TCEQ) Drinking Water Watch publicly available information on City of Grand Prairie, Texas (PWS TX0570048) (<https://dww2.tceq.texas.gov/DWW/>);
- D. TCEQ Central Registry publicly available information regarding the City of Grand Prairie, Texas (<https://www15.tceq.texas.gov/crpub/index.cfm?fuseaction=cust.CustSearch>);
- E. TCEQ Source Assessment and Protection Viewer Website (<https://tceq.maps.arcgis.com/apps/webappviewer/index.html?id=217028ea4a01485f87db4d22aec72755>);

- F. Texas Water Development Board Groundwater Data Viewer (<https://www3.twdb.texas.gov/apps/waterdatainteractive/groundwaterdataviewer>);
- G. PUC Docket No. 47265 pertaining to an Agreement for the Sale and Delivery of Treated Water to the City of Grand Prairie by the City of Midlothian including the transfer of CCN area from the City of Midlothian to the City of Grand Prairie (<https://interchange.puc.texas.gov/>);
- H. PUC Docket No. 47266 pertaining to an Agreement between the City of Grand Prairie and Johnson County SUD including the transfer of CCN area (<https://interchange.puc.texas.gov/>);
- I. City of Grand Prairie Municipal Code Article II – Water Service and Article V – Water and Sewer Extensions (<https://www.gptx.org/Departments/Planning-and-Development/Planning-Division/Unified-Development-Code>);
- J. City of Grand Prairie Municipal Code Article 22 – Water and Wastewater Impact Fees (<https://www.gptx.org/Departments/Planning-and-Development/Planning-Division/Unified-Development-Code>);
- K. City of Grand Prairie Annual Comprehensive Financial Report for Fiscal Year Ended September 30, 2022 (<https://www.gptx.org/Departments/Finance/Finance-Reports>) ;
- L. City of Grand Prairie City Limits and ETJ map (<https://gis.gptx.org/maps/>);
- M. PUC Water CCN Viewer (<https://www.puc.texas.gov/industry/water/utilities/map.aspx>);
- N. Numerous Internet Websites related to the City of Grand Prairie;
- O. Region C 2021 Water Plan - Volume 1 and Volume 2 (<https://www.twdb.texas.gov/waterplanning/rwp/regions/c/index.asp>); and
- P. Interview of AM Business Trust's Project Engineer, Carlo Silvestri, P.E., President, Wier & Associates, Inc.

ANALYSIS OF VALUATION FACTORS

DGRA, Inc.'s valuation presented below is based on information that is publicly available.

- A. Factor A: The amount of the retail public utility's (i.e., City of Grand Prairie) debt allocable for service to the areas in question (i.e., AM Business Trust Tract).**

Finding:

A review of publicly available information, including City water contracts and related Utility Records obtained by Mr. Silvestri from the City, did not reveal that the City of Grand Prairie has any debt service commitments that are allocable to release of the AM Business Trust Tract from the City's CCN 10105. The AM Business Trust Tract is located within the City of Grand Prairie's ETJ. Any portion of the City of Grand Prairie's water/wastewater and ad valorem tax revenues that are pledged towards the City's bond indebtedness are unaffected by the release of the AM Business Trust Tract from the CCN 10105, because there are no existing water customers residing on the subject Tract, nor are there any connections to the City's utility in operation providing service to the Tract. Additionally, release of a PUC certificated area does not impact the assessment or collection of ad valorem taxes.

It is DGRA's professional opinion that the value for Factor A is \$0.00.

B. Factor B: The value of the City's facilities located within the area in question.

Finding:

Review of available information, and information obtained from Mr. Silvestri, indicates that the City of Grand Prairie has a north-south water transmission main located east of the AM Business Trust Tract that was released from CCN 10105. However, this water transition main is not located within the footprint of the released AM Business Trust Tract, and the City of Grand Prairie does not have any water customers located within the subject tract. Although, the City of Grand Prairie has water main located near the AM Business Trust Tract, no real property is changing hands as a result of the decertification. With the decertification, the City of Grand Prairie is simply losing the right to provide exclusive retail water service within the decertified tract. Additionally, ordering Paragraph No. 2 of the PUC's September 14, 2023 Order granting the requested decertification does not decertify any of the City's equipment or facilities on the Tract, if any. Accordingly, any such equipment or facilities, should remain used or useful to the City's water utility operations. *(See Attachment One, page 5 of 7).*

Presented below are several PUC's Finding of Fact *(see Attachment One)* that support DGRA, Inc's finding concerning Factor B:

17. The tract of land is not receiving actual water service from the CCN holder.
18. The CCN holder owns and operates water system infrastructure located outside of , but in proximity to the tract of land. None of this infrastructure provides water service to the tract of land.
19. There are no billing records or other documents that indicate that the petitioner has an existing account for the tract of land with the CCN holder.
20. The CCN holder has no committed or dedicated any facilities or lines to the tract of land for water service.

21. The CCN holder has no facilities or lines that provide water service to the tract of land.

22. The CCN holder has not performed any acts for or supplied anything to the tract of land.

Given the above, it is DGRA's professional opinion that the value for Factor B is \$0.00.

C. Factor C: The amount of any expenditures for planning, design, or construction of service facilities that are allocated to service the area in question.

Finding:

Review of available information did not reveal any specific information or data concerning City of Grand Prairie's expenditures for planning, design, or construction of service facilities that may be allocated to the AM Business Trust Tract.

Therefore, it is DGRA's professional opinion that the value for Factor C is \$0.00.

D. Factor D: The amount of the Grand Prairie's contractual obligations allocable to the AM Business Trust Tract.

Finding:

As previously stated, there are no existing water customers located within the AM Business tract. Nor does it appear that the City of Grand Prairie has any written contractual arrangement with the owner or potential developer of the AM Business tract.

Therefore, it is DGRA's professional opinion that the value for Factor D is \$0.00.

E. Factor E: Any demonstrated impairment of service or increase of cost to City of Grand Prairie's consumers remaining after the decertification.

Finding:

There does not appear to be any impairment of service or increase of costs to existing City of Grand Prairie's water consumers remaining after the decertification, since the City has no existing water customers located within the subject AM Business Trust Tract.

Therefore, it is DGRA's professional opinion that the valuation for Factor E is \$0.00.

F. Factor F: The impact on future revenues lost from existing customers.

Finding:

There are no existing water customers located within the subject AM Business Trust Tract.

Therefore, it is DGRA's professional opinion that the valuation for Factor F is \$0.00.

G. Factor G: Necessary and reasonable legal expenses and professional fees.

Finding:

No information could be found concerning the City of Grand Prairie's necessary and reasonable legal expenses and professional fees associated with this matter.

Therefore, it is DGRA's professional opinion that the valuation for Factor G is \$0.00.

H. Factor H: Other relevant factors.

Finding:

There are no other identifiable relevant factors associated with the release of the AM Business Trust Tract from water CCN 10105.

Therefore, it is DGRA's professional opinion that Factor H has a valuation of \$0.00.

In summary, for the reasons stated above, DGRA, Inc., the projected valuation of just compensation, if any, due to the City of Grand Prairie relating to the release of the AM Business Trust Tract from CCN 10150 based on available information secured from public sources totals \$0.00, as summarized below:

Factor A:	\$	0.00
Factor B:	\$	0.00
Factor C:	\$	0.00
Factor D:	\$	0.00
Factor E:	\$	0.00
Factor F:	\$	0.00
Factor G:	\$	0.00
Factor H:	\$	<u>0.00</u>
TOTAL	\$	0.00

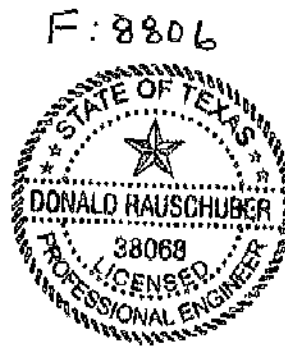
If you have any questions concerning this Letter Report, please do not hesitate to contact me.

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Engineering Valuation Letter
November 20, 2023

Regards,

A handwritten signature in black ink, appearing to read 'D. Rauschuber, P.E.', with a large loop at the end.

Donald G. Rauschuber, P.E.
President, DGRA, Inc.



11/20/2023

ATTACHMENT ONE

DOCKET NO. 53698 – PUC ORDER SEPTEMBER 14, 2023

PUR CONTROL NUMBER 53698 (ITEM 28)

**PETITION OF AM REAL ESTATE SOLUTIONS, INC., TRUSTEE OF THE
AM BUSINESS TRUST 2021-001, TO AMEND THE CITY OF GRAND
PRAIRIE'S CERTIFICATE OF CONVENIENCE AND NECESSITY IN ELLIS
COUNTY BY STREAMLINED EXPEDITED RELEASE**



Control Number: 53698



Item Number: 28

RECEIVED

DOCKET NO. 53698

2023 SEP 14 PM 4: 58

PETITION OF AM REAL ESTATE §
SOLUTIONS, INC., TRUSTEE OF THE §
AM BUSINESS TRUST 2021-001, TO §
AMEND THE CITY OF GRAND §
PRAIRIE'S CERTIFICATE OF §
CONVENIENCE AND NECESSITY IN §
ELLIS COUNTY BY STREAMLINED §
EXPEDITED RELEASE §

PUBLIC UTILITY COMMISSION
FILING CLERK
OF TEXAS

ORDER

This Order addresses the petition by AM Real Estate Solutions, Inc., as trustee of the AM Business Trust 2021-001, for streamlined expedited release of a tract of land in Ellis County from the City of Grand Prairie's service area under certificate of convenience and necessity (CCN) number 10105. For the reasons stated in this Order, the Commission releases the tract of land from Grand Prairie's certificated service area. In addition, the Commission amends Grand Prairie's CCN number 10105 to reflect the removal of the tract of land from the service area.

Following entry of this Order, the Commission will determine the amount of compensation, if any, to be awarded to Grand Prairie, which will be addressed by separate order.

I. Findings of Fact

The Commission makes the following findings of fact.

Petitioner

1. AM Business Trust is a Utah business trust registered with the Texas secretary of state under filing number 804512209.

CCN Holder

2. Grand Prairie is a home-rule municipality located in Ellis County.
3. Grand Prairie holds CCN number 10105 that obligates it to provide retail water service in its certificated service area in Dallas, Ellis, and Tarrant counties.

Petition and Supplemental Materials

4. On June 8, 2022, the petitioner filed a petition for streamlined expedited release of a tract of land from the CCN holder's service area under CCN number 10105.

5. The petition includes an affidavit dated June 6, 2022, of Robert Feiger, vice president of AM Real Estate, the trustee and authorized representative of petitioner; a special warranty deed dated November 10, 2021; a survey plat with a metes-and-bounds description of the tract of land; general and detailed location maps; digital mapping data; email correspondence between petitioner and the CCN holder; and an affidavit of proof of notice to the CCN holder dated June 8, 2022, and a certificate of service with mailing list.
6. On August 4, 2022, the petitioner supplemented the petition with additional mapping data.
7. In Order No. 3 filed on September 8, 2022, the administrative law judge (ALJ) found the petition, as supplemented, administratively complete.

Notice

8. On June 8, 2022, the petitioner sent a copy of the petition by certified mail, return receipt requested, to the CCN holder.
9. In Order No. 3 filed on September 8, 2022, the ALJ found the notice sufficient.

Response to the Petition

10. On September 28, 2022, the CCN holder filed a response to the petition. The CCN holder's response included an affidavit dated September 28, 2022, of Gabriel Johnson, the director of engineering and public works for Grand Prairie, an affidavit dated September 28, 2022, of Rashad J. Jackson, the planning and development director for Grand Prairie; a separate business-records affidavit from Mr. Johnson with emails regarding the provision of water and sewer service to the tract of land, an agreement for the sale and delivery of treated water to Grand Prairie by the City of Midlothian, dated September 14, 2021, maps depicting supply lines and delivery points between Grand Prairie and Midlothian, the rate methodology policy between Grand Prairie and Midlothian, Grand Prairie resolution number RE-579 10, and an agreement for the sale and delivery of treated water, dated August 18, 2010, between Grand Prairie and Mansfield; a separate business-records affidavit from Mr. Jackson with emails; and an engineering memorandum opinion written by and sealed by engineer Mr. Johnson.

The Tract of Land

11. The petitioner owns property in Ellis County that is approximately 340.8 acres.
12. The tract of land for which the petitioner seeks streamlined expedited release is a portion of the petitioner's property that is approximately 318.6 acres.
13. The tract of land is located within the CCN holder's certificated service area.

Ownership of the Tract of Land

14. The petitioner acquired the property through a special warranty deed dated November 10, 2021.

Qualifying County

15. Ellis County is adjacent to Dallas County and has a population of more than 47,500.
16. Dallas County has a population of at least one million.

Water Service

17. The tract of land is not receiving actual water service from the CCN holder.
18. The CCN holder owns and operates water system infrastructure located outside of, but in proximity to the tract of land. None of this infrastructure provides water service to the tract of land.
19. There are no billing records or other documents that indicate that the petitioner has an existing account for the tract of land with the CCN holder.
20. The CCN holder has not committed or dedicated any facilities or lines to the tract of land for water service.
21. The CCN holder has no facilities or lines that provide water service to the tract of land.
22. The CCN holder has not performed any acts for or supplied anything to the tract of land.

Map and Certificate

23. On November 2, 2022, Commission Staff filed its final recommendation that included a certificate and a map on which it identified the tract of land in relationship to the CCN holder's certificated service area.

II. Conclusions of Law

The Commission makes the following conclusions of law:

1. The Commission has authority over this petition for streamlined expedited release under Texas Water Code (TWC) §§ 13.254 and 13.2541.
2. The petitioner provided notice of the petition in compliance with 16 Texas Administrative Code (TAC) § 24.245(h)(3)(F).
3. No opportunity for a hearing on a petition for streamlined expedited release is provided under TWC §§ 13.254 or 13.2541 and, under 16 TAC § 24.245(h)(7), no hearing will be held on such a petition.
4. Petitions for streamlined expedited release filed under TWC §§ 13.254 and 13.2541 and 16 TAC § 24.245(h)(7) are not contested cases.
5. Landowners seeking streamlined expedited release under TWC §§ 13.254 and 13.2541 and 16 TAC § 24.245(h) are required to submit a verified petition through a notarized affidavit, and the CCN holder may submit a response to the petition that must be verified by a notarized affidavit.
6. Under 16 TAC § 24.245(h)(7), the Commission's decision is based on the information submitted by the landowner, the CCN holder, and Commission Staff.
7. To obtain release under TWC § 13.2541(b), a landowner must demonstrate that the landowner owns a tract of land that is at least 25 acres, that the tract of land is located in a qualifying county, and that the tract of land is not receiving service of the type that the current CCN holder is authorized to provide under the applicable CCN.
8. The time that the petition is filed is the only relevant time period to consider when evaluating whether a tract of land is receiving water or sewer service under TWC § 13.2541(b). Whether a tract of land might have previously received water or sewer service is irrelevant.
9. A landowner is not required to seek the streamlined expedited release of all of its property.
10. The petitioner owns the tract of land that is at least 25 acres for which it seeks streamlined expedited release.

11. Ellis County is a qualifying county under TWC § 13.2541(b) and 16 TAC § 24.245(h)(2).
12. The tract of land is not receiving water service under TWC §§ 13.002(21) and 13.2541(b) and 16 TAC § 24.245(h), as interpreted in *Texas General Land Office v. Crystal Clear Water Supply Corporation*, 449 S.W.3d 130 (Tex. App.—Austin 2014, pet. denied).
13. The petitioner is entitled under TWC § 13.2541(b) to the release of the tract of land from the CCN holder's certificated service area.
14. Under TWC §§ 13.254(h) and 13.2541(a), after the date of this Order, the CCN holder has no obligation to provide retail water service to the tract of land.
15. The Commission may release only the property of the landowner from a CCN under TWC § 13.2541(b). The Commission has no authority to decertify any facilities or equipment owned and operated by the CCN holder to provide retail water service through the streamlined-expedited-release process under TWC § 13.2541(b).
16. The Commission processed the petition in accordance with the TWC and Commission rules.
17. Under TWC § 13.257(r) and (s), the CCN holder is required to record certified copies of the approved certificate and map, along with a boundary description of the service area, in the real property records of Ellis County no later than the 31st day after the date the CCN holder receives this Order.
18. A retail public utility may not, under TWC §§ 13.254(d), provide retail water service to the public within the tract of land unless just and adequate compensation under TWC § 13.254(g) has been paid to the CCN holder.

III. Ordering Paragraphs


In accordance with these findings of fact and conclusions of law, the Commission issues the following orders.

1. The Commission releases the tract of land identified in the petition from the CCN holder's certificated service area under CCN number 10105.
2. The Commission does not decertify any of the CCN holder's equipment or facilities that may lay on or under the tract of land.

3. The Commission amends CCN number 10105 in accordance with this Order.
4. The Commission approves the map attached to this Order.
5. The Commission issues the certificate attached to this Order.
6. The CCN holder must file in this docket proof of the recording required in TWC § 13.257(r) and (s) within 45 days of the date of this Order.
7. The proceeding to determine the amount of compensation to be awarded to the CCN holder, if any, commences on the date of this Order in accordance with the schedule adopted in Order No. 3. Any decision on compensation will be made by a separate order.
8. The Commission denies all other motions and any other requests for general or specific relief not expressly granted by this Order.


Signed at Austin, Texas the 14th day of September 2023.

PUBLIC UTILITY COMMISSION OF TEXAS


KATHLEEN JACKSON, INTERIM CHAIR

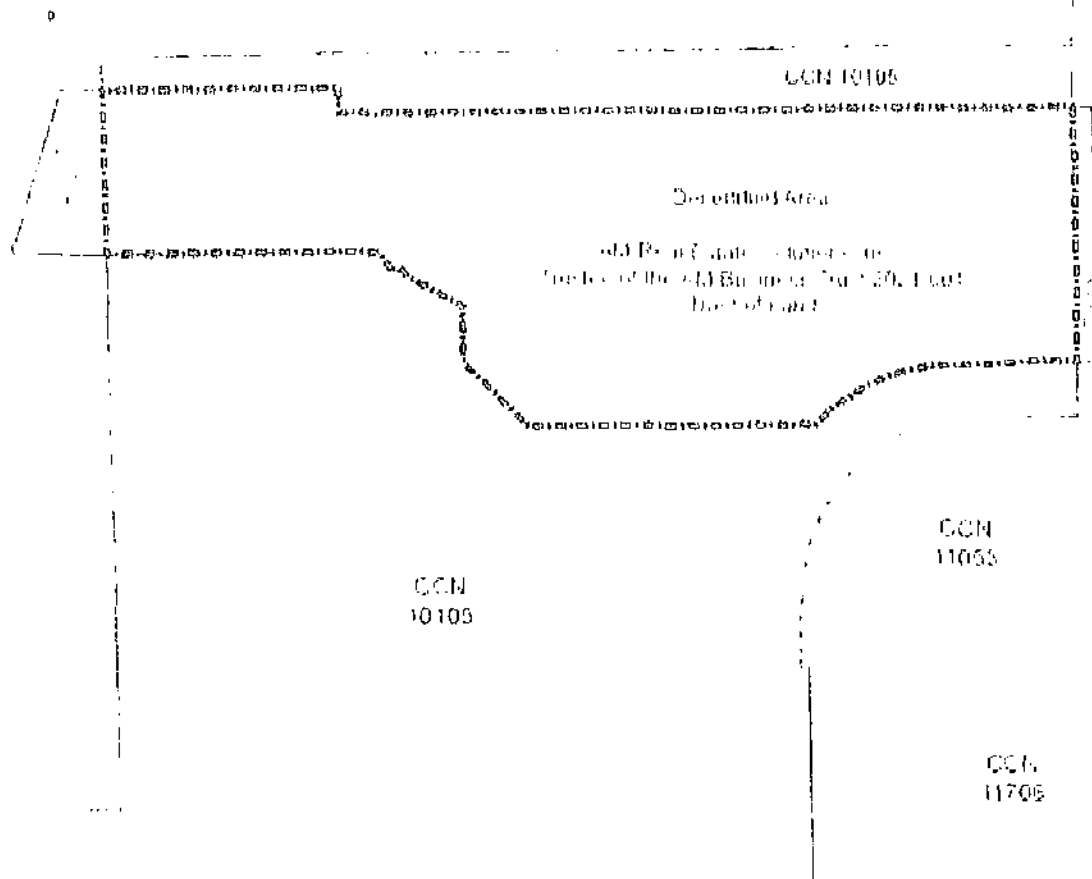

WILL MCADAMS, COMMISSIONER


LORI COBOS, COMMISSIONER


JIMMY GLOTFELTY, COMMISSIONER

City of Grand Prairie
Portion of Water CCN No. 10105
PUC Docket No. 53358

Petition by AM Real Estate Solutions, Inc., Trustee of the AM Business Trust 2014-001 to
Amend City of Grand Prairie's CCN by Streamlined Expedited Release in Ellis County



Water CCN

- 10105 - City of Grand Prairie
- 11055 - City of Cedar Hill
- 11705 - City of Midlothian

- Decertified Area
- Tract of Land

Map created by
City of Grand Prairie
Planning Department



Public Utility Commission of Texas

By These Presents Be It Known To All That

City of Grand Prairie

having obtained certification to provide water utility service for the convenience and necessity of the public, and it having been determined by this Commission that the public convenience and necessity would in fact be advanced by the provision of such service, City of Grand Prairie is entitled to this

Certificate of Convenience and Necessity No. 10105

to provide continuous and adequate water utility service to that service area or those service areas in Dallas, Ellis, and Tarrant counties as by final Order or Orders duly entered by this Commission, which Order or Orders resulting from Docket No. 53698 are on file at the Commission offices in Austin, Texas; and are matters of official record available for public inspection; and be it known further that these presents do evidence the authority and the duty of the City of Grand Prairie to provide such utility service in accordance with the laws of this State and Rules of this Commission, subject only to any power and responsibility of this Commission to revoke or amend this Certificate in whole or in part upon a subsequent showing that the public convenience and necessity would be better served thereby