



Filing Receipt

Filing Date - 2024-01-16 11:04:25 AM

Control Number - 53698

Item Number - 36

DOCKET NO. 53698

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

COMMISSION STAFF'S SUBMISSION OF APPRAISAL REPORT

The Staff (Staff) of the Public Utility Commission of Texas (Commission) respectfully submits the appraisal report of the Commission-appointed appraiser, pursuant to Texas Water Code § 13.2541(i) and 16 Texas Administrative Code § 25.245(i)(2)(B). On January 9, 2027, the administrative law judge filed Order No. 7, directing Staff to file the appraisal report by January 16, 2024. Therefore, this pleading is timely filed.

Dated: January 16, 2024

Respectfully submitted,

**PUBLIC UTILITY COMMISSION OF TEXAS
LEGAL DIVISION**

Marisa Lopez Wagley
Division Director

/s/ Ian Groetsch
Ian Groetsch
State Bar No. 24078599
1701 N. Congress Avenue
P.O. Box 13326
Austin, Texas 78711-3326
(512) 936-7465
(512) 936-7268 (facsimile)
Ian.Groetsch@puc.texas.gov

DOCKET NO. 53698

CERTIFICATE OF SERVICE

I certify that, unless otherwise ordered by the presiding officer, notice of the filing of this document will be provided to all parties of record via electronic mail on January 16, 2024, in accordance with the Second Order Suspending Rules, filed in Project No. 50664.

/s/ Ian Groetsch
Ian Groetsch



TEXAS VALUES
APPRAISAL SERVICES

Just Compensation Appraisal Report

Date of Report: January 12, 2024



Decertified Property:

318.6 acres owned by AM Real Estate Solutions, Inc.
Formerly within the City of Grand Prairie, CCN 10105
Ellis County, Texas

PUC Docket Number: 53698

Texas Values Report Number: TX-23-041

Prepared For:

Public Utility Commission of Texas
Mr. Ian Groetsch
Managing Attorney, Legal Department



January 12, 2024

Mr. Ian Groetsch
Managing Attorney, Legal Department
Ian.Groetsch@puc.texas.gov
Public Utility Commission of Texas (PUC)
1701 N. Congress Avenue
P.O. Box 13326
Austin, Texas 78711-3326

RE: Appraisal Report
Just and Adequate Compensation for the decertification of 318.6 acres
Owned by AM Real Estate Solutions, Inc. formerly within the City of Grand Prairie, holder of CCN
Number 10105

Dear Mr. Groetsch:

In accordance with your request, Texas Values has prepared an opinion of just and adequate compensation owed to City of Grand Prairie (CCN holder 10105) for the decertification of the 318.6-acre vacant tract of land owned by AM Real Estate Solutions, Inc.

It is my understanding that each party has previously engaged an independent appraiser and the PUC has appointed our firm as the 3rd independent appraiser for this compensation determination process.

We developed our analyses, opinions, and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation, Texas Water Code §13.254 and §13.2541, and Texas Administrative Code 30 Tex. Admin. Code §24.245.

This report identifies the “problem” to be solved and summarizes the scope of work to solve the problem given the assignment conditions and the intended use. Our concluded opinion of compensation is stated at the end of this report.

Identification of the “Problem” to be Solved

In June of 2023, AM Real Estate Solutions, Inc. filed a petition for streamlined expedited release of property in Ellis County from the service area under water certificate of convenience and necessity (CCN) number 10105. City of Grand Prairie was identified as the holder of CCN number 10105. AM Real Estate Solutions, Inc., the landowner, requested that a 318.6-acre tract that they own be released from City of Grand Prairie’s CCN. On September 14, 2023, the Commission issued an Order releasing the tract of land identified in the petition from the City of Grand Prairie’s service area.

On November 22, 2023, the petitioner and landowner, AM Real Estate Solutions, Inc., filed an appraisal report that estimates compensation for this decertification. The just compensation appraisal report was completed by *Donald G. Rauschuber & Associates, Inc.*

On November 22, 2023, City of Grand Prairie, the former CCN holder, filed an appraisal report that estimates compensation for this decertification. The just compensation appraisal report completed by *NewGen Strategies & Solutions*.

The PUC of Texas has appointed our firm as the 3rd independent appraiser for this compensation determination process. According to the rules, our compensation estimate must be between the two estimates provided in the prior reports.

The following section states relevant characteristics of the assignment, assignment conditions, scope of work, the factors for compensation, and the rational and analysis used in estimating just and adequate compensation owned to the former CCN holder.

Client(s): Public Utility Commission of Texas

Intended User(s): Intended users include:

- 1) AM Real Estate Solutions, Inc., the owner of the land being decertified and their professional representatives.
- 2) City of Grand Prairie, the former CCN holder of the decertified land and their professional representatives.

Intended Use: To help determine adequate and just compensation for decertification of a 318.6-acre vacant tract land formerly within City of Grand Prairie service area CCN 10105.

Property Rights: Fee Simple, with easements and encumbrances of record including all easement rights, real estate, fixtures, fixtures (trade or non), permits.

Type of Value:

Market Value of the real estate, if any, according to standards set forth in Chapter 21 of the Texas Property Code governing actions in eminent domain.

However, no real estate is involved in this assignment.

Value of “personal property” according to factors in 30 Tex. Admin. Code §24.245(j). These factors are further discussed later in the report.

Effective Date of this

December 27, 2023

Appraisal:**Assignment Conditions:**

Assignment conditions include assumptions, extraordinary assumptions, hypothetical conditions, laws and regulations, jurisdictional exceptions, and other conditions that affect the scope of work. Laws include constitutions, legislative and court-made law, administrative rules, and ordinances. Regulations include rules or orders, having legal force, issued by an administrative agency.

The Assignment Conditions specific to this assignment are:

Extraordinary Assumption(s):

The appraiser relied on public information including two prior appraisal reports and assumes this information is reliable.

Hypothetical Condition(s):

None

Jurisdictional Exception(s):

The “value” of the “personal property” is based upon certain factors specified in 30 Tex. Admin. Code §24.245(j). This is a jurisdictional exception that will be followed in this assignment.

According to the statute, the 3rd independent appraiser’s value cannot be lower than the lower of the two previously submitted appraisals or higher than the higher of the two previously submitted appraisals. This jurisdictional exception affects the scope of work and may affect assignment results.

Scope of Work:

The appraiser was appointed by the PUC of Texas to be the 3rd independent appraiser for this compensation determination

process. The PUC and appraiser discussed the assignment to help “define the problem” of the assignment.

The appraiser has completed the necessary requirements to become competent to complete this assignment.

Documents reviewed for the preparation of this valuation include:

- Filings with the Public Utility Commission of Texas in Docket No. 53698.
- Section 13.254 and 13.2541 of the Texas Water Code
- 16 Texas Administrative Code §24.245
- Appraisal report for just compensation presented by City of Grand Prairie completed by *NewGen Strategies & Solutions, LLC* dated November 22, 2022.
- Appraisal report for just compensation presented by AM Real Estate Solutions, Inc. completed by *Donald G. Rauschuber & Associates, Inc.* dated November 20, 2023.
- Filings of various other dockets in the PUC that involved a streamlined expedited release of land.

Factors for Compensation:

- 1. The value of real property owned and utilized by the retail public utility for its facilities (as determined according to the standards set forth in Chapter 21, Property Code, governing actions in eminent domain).**

Analysis & Conclusion:

No real property is being transferred or acquired in this decertification and thus no real estate is valued in this assignment. Therefore, the compensation for this factor is **\$0**. This was the conclusion of the first two appraisers in which I concur.

- 2. The amount of the retail public utility’s debt allocable for service to the removed area.**

Analysis & Conclusion:

According to NewGen's appraisal report, Grand Prairie has outstanding debt issuances whose proceeds were used for investments in its system. NewGen goes on to calculate the amount of debt based on reasonable assumptions of future development and of total debt service allocated to the decertified area. This estimate totals \$85,643 which is the present value of the outstanding debt service allocated to the decertified area.

The appraisal report completed by Donald G. Raushuber & Associates, Inc. for the landowner is of the opinion that there are no debt service agreements and no value for this is \$0.

There is outstanding debt created by various bonds that are cited in NewGen's report; however, I believe only the interest payments related to those bonds should be accounted for this Factor. The present value of the interest payments related to the outstanding debt and allocated to the decertified area calculates to **\$19,250.**

3. The value of the service facilities of the retail public utility located within the removed area.

Analysis & Conclusion:

There are no service facilities of the retail public utility located within the removed. Therefore, the value for this factor is **\$0.** This was the conclusion of the first two appraisers in which I concur.

4. The amount of any expenditures for planning, design, or construction of the service facilities that are allocable to service to the removed area.

Analysis & Conclusion:

NewGen estimates \$3,763 is allocated to the decertified area calculated from the cost of a planning and engineering study conducted that totaled \$756,000.

The appraiser for the landowner indicated that his review of available information did not reveal any specific information or data for this factor.

I concur with NewGen's reasonable estimate of expenditures for the planning and engineering study as revealed by the City. Furthermore, I think there were capital expenditures related to the construction of the 16-inch water line that has the ability to serve the decertified area. (see map of decertified area in relation to existing water line). I estimate this amount to be the present value of the principal payment of the outstanding debt related in Factor 2 above as identified by NewGen in their report. I calculate this to be \$66,393 (\$85,643 - \$19,250). The total amount for this factor in my opinion is **\$70,156.**

5. The amount of contractual obligations allocable to the removed area.

Analysis & Conclusion:

Neither of the first two appraisers identified any evidence of contractual obligations allocable to

the removed area of which I concur. The compensation for this factor is \$0.

6. Any demonstrated impairment of service or any increase of cost to consumers remaining after the decertification.

Analysis & Conclusion:

There is no demonstrated impairment of service or increase of cost to consumers due to the decertification. The compensation for this factor is \$0. This was the conclusion of the first two appraisers in which I concur.

7. The impact on future revenues lost from existing customers.

Analysis & Conclusion:

There should be no impact on future revenues lost from existing customers since the decertified area has no current service. The compensation for this factor is \$0. This was the conclusion of the first two appraisers in which I concur.

8. Necessary and reasonable legal expenses and professional fees.

Analysis & Conclusion:

According to the appraisal report provided by City of Grand Prairie, completed by NewGen Strategies and Solutions, the necessary and reasonable legal expenses and professional fees as of August 3, 2022, were \$56,806. The landowner's appraiser indicates no information could be found concerning legal expenses and professional fees and concluded \$0.

I conclude that NewGen's estimate was accurate at that time; however, since then, the City's has accumulated more legal expenses in the amount of \$21,413.35. A copy of the invoices is in the addenda. Thus, I conclude the total amount for this factor is addition of these two amounts which equates to \$78,219.

9. Any other relevant factors.

Analysis & Conclusion:

I did not identify any other relevant factors requiring compensation. The compensation for this factor is \$0. This was also the opinion of the first two appraisers.

Reconciliation and Conclusion:

The total compensation is simply the addition of the compensation factors previously concluded. The total compensation is presented in the chart below. *Note that the concluded value is different from the total since the 3rd appraiser cannot be lower or higher than the first two appraisers.

CONCLUDED COMPENSATION SUMMARY TOTAL

Factor	Concluded Amount
1	\$0
2	\$19,250
3	\$0
4	\$70,156
5	\$0
6	\$0
7	\$0
8	\$78,219
9	\$0
Total	\$167,625
Concluded Value	\$146,212

Respectfully submitted,



Kyle R. Schroeder, MAI, ARA
 State Certified General
 Real Estate Appraiser
 TX-1337543-G

General Assumptions and Limiting Conditions

This appraisal has been made with the following general assumptions:

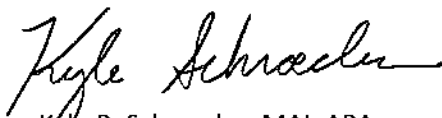
- No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the property is assumed to be good marketable unless otherwise stated.
- The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
- Responsible ownership and competent property management are assumed.
- Information furnished by others is believed to be reliable, but no warranty is given for its accuracy.
- All engineering studies are assumed to be correct. The plot plans and illustrative material in this report are included only to help the reader visualize the property.
- It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.
- It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated in the appraisal report.
- It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless a nonconformity has been described in the appraisal report.
- It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the opinion of value contained in this report is based.
- It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
- Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, and other potentially hazardous materials may affect the value of the property. The value estimated is predicted on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The intended user is urged to retain an expert in this field, if desired.
- The forecasts, projections, or operating estimates contained herein are based on current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes with future conditions.

Certification

Kyle R. Schroeder, MAI, ARA

I certify that, to the best of my knowledge and belief:

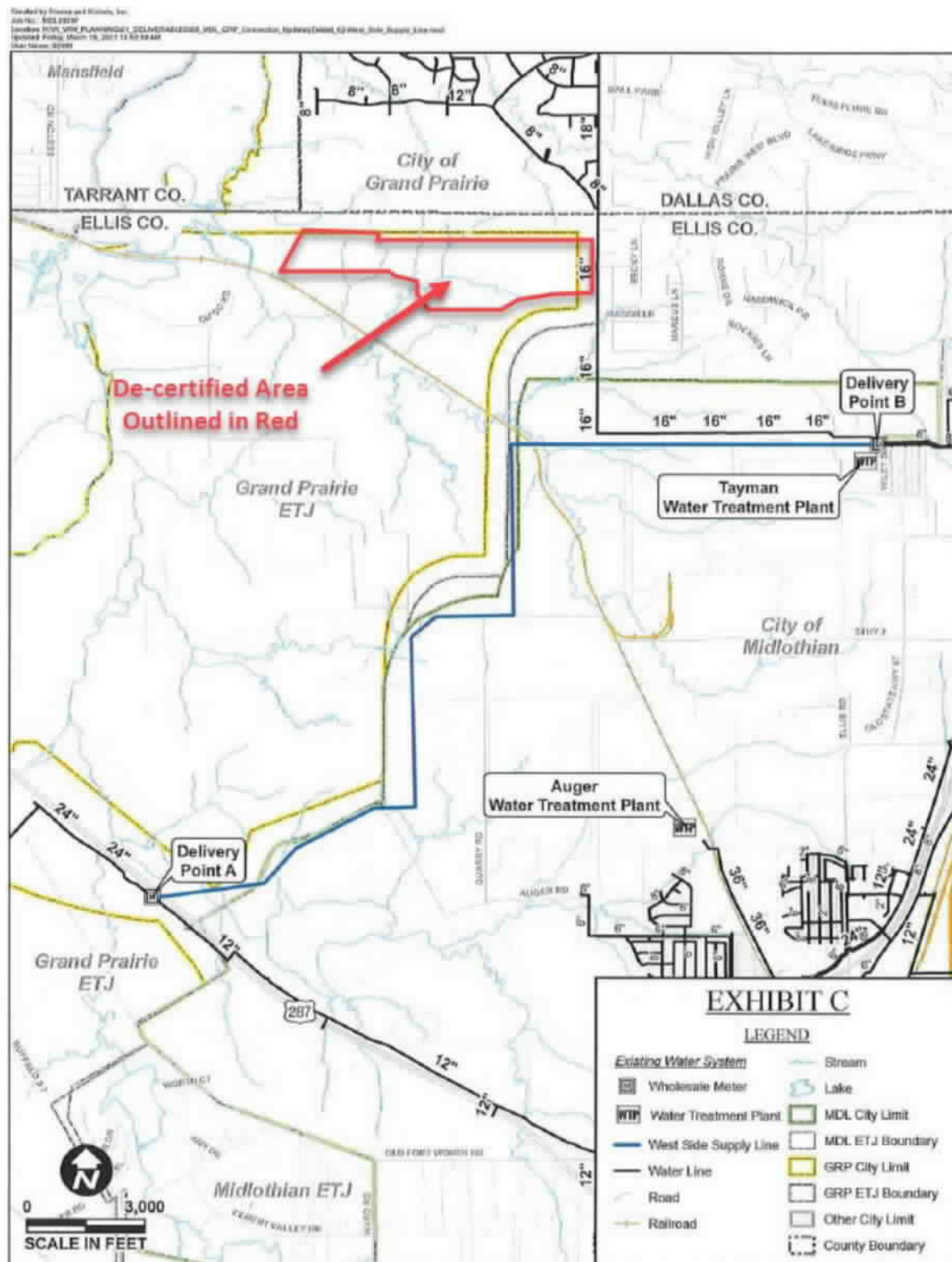
1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. The undersigned Kyle R. Schroeder MAI, ARA, has not performed any valuation services (nor any other services) related to the subject property in the three years prior to the acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. Kyle R. Schroeder, MAI, ARA, did not make a personal inspection of the property that is the subject of this report.
10. No one provided significant real property appraisal assistance to the person signing this certification, unless otherwise noted.
11. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
12. The use of this report is subject to the requirements of the American Society of Farm Managers and Rural Appraisers relating to review by its duly authorized representatives.
13. As of the date of this report, I, Kyle R. Schroeder, MAI, ARA, has completed the continuing education program for Designated Members of the Appraisal Institute.



Kyle R. Schroeder, MAI, ARA
State Certified General
Real Estate Appraiser
TX-1337543-G

Addenda

LOCATION OF WATER LINES IN RELATION TO DECERTIFIED AREA





TEXAS VALUES
APPRAISAL SERVICES

MOST RECENT INVOICES FOR PROFESIONAL SERVICES



816 Congress Avenue, Suite 1900
Austin, Texas 78701
Telephone: (512) 322-5800
Facsimile: (512) 472-0532
www.lglawfirm.com

November 28, 2023

City of Grand Prairie
Attn Chuong Phung
P O Box 534045
Grand Prairie, TX USA 75053-4045

Invoice: 97545815
Client: 1658
Matter: 19
Billing Attorney: MAG

Tax ID # 74-2308445

INVOICE SUMMARY

For professional services and disbursements rendered through October 31, 2023:

RE: Grand Prairie CCN Decertification

Professional Services	\$ 7,224.00
Total Disbursements	<u>\$ 6,022.50</u>
TOTAL THIS INVOICE	\$ 13,246.50

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Grand Prairie, City of
Grand Prairie CCN Decertification
I.D.1658-19-MAG

November 28, 2023
Invoice: 97545815

PROFESSIONAL SERVICES RENDERED

Date	Atty	Description Of Services Rendered	Hours
10/03/23	MAG	Correspondence and conference call with C. Ekrut and NewGen team regarding appraisal report due at PUC; pull and review Texas Administrative Code regulations; prepare and send correspondence to NewGen regarding applicable standard for development of appraisal report.	1.10
10/04/23	MAG	Videoconference with NewGen's C. Ekrut and team regarding appraisal work; review and cull statutory criteria and forward to NewGen along with PUC order and PUC ALJ's order.	1.40
10/04/23	AAC	Calculate deadline to file appraiser's report in PUC Docket 53698 based on current procedural schedule and follow up with M. Gershon and M. Huerta regarding same; calculate and calendar deadlines related to compensation phase.	.60
10/05/23	MAG	Work on motion for rehearing.	2.40
10/05/23	MLH	Review and edit Motion for Rehearing; Draft exhibit list; Add legal citations to Motion for Rehearing.	1.90
10/05/23	AAC	Review draft motion for rehearing in Docket No. 53698 and compile and label exhibits for filing with same; follow up with M. Gershon and M. Huerta regarding same.	.60
10/06/23	MAG	Work on motion for rehearing; review and follow up on client's correspondence.	1.90
10/08/23	MAG	Work on motion for rehearing and exhibits.	2.60
10/08/23	MLH	Revise and finalize legal citations included in Motion for Rehearing.	1.10
10/09/23	MAG	Finalize motion for rehearing and coordinate filing; correspondence with C. Phung.	1.50
10/09/23	MLH	Finalize Motion for Rehearing; prepare Motion for submission to the Public Utility Commission.	1.70
10/09/23	AAC	Review and assist M. Gershon and M. Huerta with finalizing Motion for Rehearing for PUC Docket 53698; research current PUC Central Records filing deadlines; label exhibits for filing with Motion for Rehearing; finalize and e-file final Motion for Rehearing with the PUC in Docket 53698 and obtain filing confirmation of same; serve courtesy copy on all parties.	1.30
10/10/23	MAG	Telephone call with C. Phung; pull compensation standard and forward to C. Phung with commentary; forward client Judge's order and Commission's order; respond to inquiry from NewGen team.	1.00
10/10/23	AAC	Review correspondence and calculate deadline to submit appraisal report in PUC Docket 53698 and follow up regarding same.	.40
10/11/23	MAG	Reply to NewGen team's inquiry.	.20
10/12/23	MAG	Teams meeting with client; follow up with NewGen.	.90
10/12/23	MLH	Call with City staff and New Generation appraisal firm to discuss timeline and path forward for developing and submitting an appraisal; Prepare for call for purposes regarding same.	.50
10/25/23	MAG	Brief review of Commission action.	.50
10/30/23	MAG	Review M. Huerta's outline of status and next steps.	.30

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Grand Prairie, City of
Grand Prairie CCN Decertification
I.D.1658-19-MAG

November 28, 2023
Invoice: 97545815

Date	Atty	Description Of Services Rendered	Hours
10/30/23	MLH	Review Commission decision to not consider Motion for Rehearing; Review applicable deadlines related to filing a petition for review in District Court; Conduct legal research regarding the requirement to record the revised CCN map in the Ellis County Records.	.70
10/30/23	AAC	Research Texas Administrative Code and Texas Water Code provisions regarding recording of CCN map and certificate; follow up with C. Ruiz and M. Gershon regarding same.	.40

TOTAL PROFESSIONAL SERVICES \$ 7,224.00

SUMMARY OF PROFESSIONAL SERVICES

Name	Staff Level	Hours	Rate	Total
Michael A Gershon	Principal	13.80	375.00	5,175.00
Madison L Huerta	Associate	5.90	255.00	1,504.50
Audrey A Cooper	Paralegal	3.30	165.00	544.50
TOTALS		23.00		\$ 7,224.00

DISBURSEMENTS

Date	Description	Amount
10/31/23	NewGen Strategies an Voucher # - 000119929 NewGen Strategies and Solutions, L.L.C., Consultant Services, Professional services through November 15, 2023 regarding Grand Prairie Comp Determination, Docket 53698, 11/16/2023	6,022.50

TOTAL DISBURSEMENTS \$ 6,022.50

TOTAL THIS INVOICE \$ 13,246.50

Lloyd Gosselink Rochelle & Townsend, P.C.

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TEXAS VALUES
APPRAISAL SERVICES



816 Congress Avenue, Suite 1900
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www.lglawfirm.com

December 6, 2023

City of Grand Prairie
Attn Chuong Phung
P O Box 534045
Grand Prairie, TX USA 75053-4045

Invoice: 97546571
Client: 1658
Matter: 19
Billing Attorney: MAG

Tax ID # 74-2308445

INVOICE SUMMARY

For professional services and disbursements rendered through November 30, 2023:

RE: Grand Prairie CCN Decertification

Professional Services	\$ 7,678.50
Total Disbursements	<u>\$ 488.35</u>
TOTAL THIS INVOICE	\$ 8,166.85

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Grand Prairie, City of
Grand Prairie CCN Decertification
I.D.1658-19-MAG

December 6, 2023
Invoice: 97546571

PROFESSIONAL SERVICES RENDERED

Date	Atty	Description Of Services Rendered	Hours
11/01/23	MAG	Review Commission's action to take no action on the motion for rehearing; assess date of exhaustion and next steps to appeal; review A. Cooper's research assessment of Texas Water Code 13.257 and 30 TAC 24.235 recording requirements in light of our motion for rehearing and appeal.	.60
11/06/23	MAG	Follow up with NewGen regarding report; review professional fees' statements for client-attorney privilege; instructions and guidance to M. Huerta regarding action items with administrative appeal.	1.00
11/06/23	MLH	Review applicable statutory authority and Commission Orders to calculate deadline for filing appeal; review relevant case precedent for purposes of determining options to appeal; conference with M. Gershon to review; begin work on same.	1.90
11/15/23	MAG	Review M. Huerta's research assessment; work on appeal.	.50
11/15/23	MLH	Review applicable statutes of the Government Code and provisions of Public Utility Commission rules to confirm the date by when a petition for review must be filed; conduct legal research to identify case law for purposes regarding same; apply research findings and develop summary of applicable authority and analysis to determine when petition for review must be filed.	2.00
11/15/23	MLH	No Charge - Background Research.	2.00
11/15/23	AAC	Review Administrative Procedures Act and timeline for filing petition for review of final order in Docket 53698; follow up with M. Huerta regarding same.	.70
11/16/23	MLH	Review local rules for Travis County District Court to identify applicable provisions governing submission of a petition for review in an administrative appeal.	.50
11/16/23	AAC	Assist attorney with petition for review; pull copy of Travis County local court rules and follow up regarding same.	.50
11/17/23	MAG	Work with NewGen on appraisal report; work on petition for review in state court of PUC's decision.	1.70
11/17/23	MLH	Work on petition for review and sections relating to parties and service, jurisdiction and venue, discovery, and procedural history; incorporate applicable statutory authority; review Public Utility Commission's Final Order granting release to identify errors to be included in petition for review; draft section of petition identifying the Public Utility Commission's errors; review and edit draft of petition; review applicable Texas Rules of Civil Procedure and rules for filing an administrative appeal to ensure adherence with applicable rules; conference with M. Gershon regarding service.	3.80
11/19/23	MAG	Work on petition and exhibits; follow up with team to file tomorrow.	1.50
11/20/23	MAG	Work with team to finalize petition then file; address Aqua Texas's role and rights.	1.70
11/20/23	SNM	Assist M.Gershon with service to Commission for administrative appeal.	.10
11/20/23	MLH	Coordinate with M. Gershon and paralegal to file and serve the petition for review.	3.80
11/20/23	AAC	Follow up with M. Huerta regarding petition for judicial review of final order in	1.80

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Lloyd Gosselink Rochelle & Townsend, P.C.

Grand Prairie, City of
Grand Prairie CCN Decertification
I.D.1658-19-MAG

December 6, 2023
Invoice: 97546571

Date	Atty	Description Of Services Rendered	Hours
		PUC Docket 53698; compile and label exhibits for filing with petition in administrative appeal; finalize and e-file petition for judicial review with Travis County District Clerk and serve copy on all parties; follow up with M. Gershon regarding service of citation on PUC.	
11/21/23	MAG	Review appraisal report; telephone call with Z. Wright at NewGen and correspondence to NewGen team with feedback; complete review of statements for privilege; correspondence to client.	.80
11/22/23	MAG	Telephone call with and exchange of several emails with NewGen team to finalize appraisal report; review Trust's appraisal report; follow up with NewGen regarding same; work with A. Cooper to file and serve same.	1.00
11/22/23	MLH	Assist with filing to ensure adherence with Public Utility Commission rules and Water Code statutes.	.50
11/22/23	AAC	Follow up with M. Gershon and Z. Wright at NewGen Strategies regarding final appraisal report for filing in PUC Docket 53698; prepare cover letter for submission with appraisal report in PUC Docket 53698; finalize and e-file final revised appraisal report with the PUC in Docket 53698; serve courtesy copy on all parties.	1.20
11/27/23	MAG	Review Trust's appraisal report; discuss same with NewGen.	.40
11/27/23	MLH	No Charge - Review AM Business Trust's appraiser's report filed by opposing counsel and correspondence with City's appraiser regarding same.	.30
11/27/23	AAC	Review cause number and court assignment for petition for review filed with Travis District Clerk; follow up with M. Gershon and M. Huerta regarding same; obtain copy of petitioner's response to Order No. 3 in PUC Docket 53698 and follow up regarding same; research previous expedited release dockets with contested appraisal reports.	.70
11/28/23	MAG	Coordinate with A. Cooper regarding process server to serve citation of service of appeal on PUC.	.20
11/28/23	AAC	Review citation issued by Travis District Clerk for Cause No. D-1-GN-23-008474; correspondence with private process server regarding serving Public Utility Commission.	.50
11/30/23	AAC	Review affidavit of service filed in Cause No. D-1-GN-23-008474 by process server; follow up with M. Gershon and M. Huerta regarding same and calendar deadline for PUC to file original answer.	.30

TOTAL PROFESSIONAL SERVICES

\$ 7,678.50

SUMMARY OF PROFESSIONAL SERVICES

Name	Staff Level	Rate	Hours	Amount	N/C Hr	N/C \$
Michael A Gershon	Principal	375.00	9.40	3,525.00	.00	.00
Samantha N Miller	Associate	255.00	.10	25.50	.00	.00
Madison L Huerta	Associate	255.00	12.50	3,187.50	2.30	606.50

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Grand Prairie, City of
Grand Prairie CCN Decertification
I.D.1658-19-MAG

December 6, 2023
Invoice: 97546571

Audrey A Cooper	Paralegal	165.00	5.70	940.50	.00	.00
TOTALS			27.70	\$ 7,678.50	2.30	\$ 606.50

DISBURSEMENTS

Date	Description	Amount
11/29/23	Thomas Process Check # - 000041609 Thomas Process, Citation of Service, Process services fee, City of Grand Prairie, 11/29/23 Case number Travis D-1-GN-23-008474, 11/29/2023	120.00
11/30/23	GL Grp 0022508/00008 Voucher # - 000000000 Texas eFile, Filing Fee, Travis County - 459th District Court	368.35

TOTAL DISBURSEMENTS **\$ 488.35**

TOTAL THIS INVOICE **\$ 8,166.85**

Qualifications of Kyle R. Schroeder, MAI, ARA

Owner-Chairman of Texas Values

www.texasvalues.com

500 6th Street, San Antonio, TX 78215

kyle@texasvalues.com

210.545.1533



Education

- *Master of Business Administration*, California Polytechnic State University, San Luis Obispo, California, June 2003. (Concentration in Finance/Accounting)
- *Bachelor of Science in Agricultural Systems Management*, Texas A&M University, College Station, Texas, May 2000

Specialized Education

Received credit for and successfully completed the following courses sponsored by the Appraisal Institute and the American Society of Farm Managers and Rural Appraisers:

- Valuation of Oil and Gas Rights
- National Uniform Standards of Professional Appraisal Practice
- Basic Appraisal Principles
- Basic Appraisal Procedures
- Basic Income Capitalization
- General Market Analysis and Highest & Best Use
- Advanced Income Capitalization
- Advanced Applications
- Advanced Sales and Cost Approaches
- Condemnation Appraising: Principals and Applications

Professional Designations and Certifications

- *MAI Designation of the Appraisal Institute* since November 2013; No. 460395
- *State Certified General Real Estate Appraiser*; State of Texas; Certification No. TX-1337543-G; 2007
- *Accredited Member, American Society of Farm Managers and Rural Appraisers (ASFMRA)*, ARA No. 1146793; 2017

Experience

Kyle R. Schroeder is the owner and President of Texas Values – Appraisal Services. Prior to starting his own appraisal firm, Mr. Schroeder was a Director at Valbridge Property Advisors I San Antonio, formerly known as Dugger, Canaday, Grafe, Inc. He is currently recognized as a State Certified General Real Estate Appraiser (License No. TX-1337543-G). Experience includes appraisal and consulting assignments for various clients such as attorneys, accountants, lending institutions, estates, and

government agencies. Typical intended uses include collateral evaluation for mortgage financing related to a purchase or refinance in a federally related transaction, federal estate and gift tax planning as required by the Internal Revenue Service (IRS) and fair or just compensation under both State and Federal Law related condemnation proceedings. Mr. Schroeder has testified as an expert witness in District Court and numerous commissioners' hearings. Prior work experience includes four years as an appraiser trainee at *Menn & Associates* in Seguin, Texas.

Real Estate Specializations

- Commercial properties including convenience stores, hotels, industrial properties, auto related properties, retail properties and office properties
- Commercial rental studies
- Estate planning and undivided interest valuations
- Ranches ranging from small properties to in excess of 100,000 acres
- Groundwater and riparian water rights
- Right-of-Way appraisal including pipelines, water lines, electric transmission lines, highway or street expansions and/or realignments.
- Working, recreational, and game managed ranches
- Rural property partitions
- Hunting and grazing lease studies
- Commercial acreage valuation in metropolitan areas; transition land
- Appraisals for government entities
- Irrigated and dry farmland
- Undivided interest valuation
- Producing and non-producing mineral valuations

Professional Affiliations

- Accredited Member, Appraisal Institute, No. 460395
- Member, South Texas Chapter of the Appraisal Institute
- Member, International Right-of-Way (IRWA), Chapter 39
- Membership Chair, International Right-of-Way (IRWA), Chapter 39
- Chapter 39 Secretary, International Right-of-Way (IRWA)
- Accredited Member, American Society of Farm Managers and Rural Appraisers (ASFMRA), ARA No. 1146793, 2017



TEXAS VALUES
APPRAISAL SERVICES

KYLE RUDOLPH SCHROEDER
500 6TH STREET
SAN ANTONIO, TX 78215



Certified General Real Estate Appraiser

Appraiser: Kyle Rudolph Schroeder

License #: TX 1337543 G

License Expires: 11/30/2025

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.


Chelsea Buchholtz
Commissioner