



Filing Receipt

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Appeal of the Cost of Obtaining Service from a Water Supply Corporation (WSC)

Docket No. _____

(this number will be assigned by the Public Utility Commission after your appeal is filed)

This appeal is pursuant to Texas Water Code §13.043(g) and Public Utility Commission's (PUC or commission) Substantive Rule §24.101(g)

Water Service Provider

Name: Caddo Basin SUD Water Supply Corporation

56 Co Rd 1118 Greenville, TX 75401 (903) 527-3504
(Address) City, State, Zip Code (Area Code/Number)

Applicant

Name: McIlrath Properties

3910 Wesley Street Greenville, TX 75401 (972) 722-1438
(Address) City, State, Zip Code (Area Code/Number)

Cost of Obtaining Service

If a breakdown of the cost is available:

Membership Fee \$ _____

Tap Fee \$ _____

Extension Charges \$ _____

Capital Contribution \$ _____

Other Charges \$ _____

Total Cost of Obtaining Service \$ 775,477.50

Additional Information

Date application for service submitted to WSC: March 15, 2022

Date written estimate of charges received: June 29, 2022

McIlrath Properties
Signature of Applicant



Instructions for Appealing the Cost of Obtaining Service from a Water Supply Corporation pursuant to Texas Water Code §13.043(g) and Public Utility Commission's (PUC or commission) Substantive Rule §24.101(g)

1. **Enclosures:**
 - Application for service submitted to WSC
 - Written estimate received from WSC.
 - Map showing exact location of the place of use.
 - All related correspondence.
2. To obtain service during the appeal process, you must pay the cost required by the WSC. If the commission sets a lower connection cost as a result of your appeal, you will be refunded the difference.

Filing Deadlines

3. Your appeal must be filed within 90 days of the date you receive a written estimate of the cost from the WSC, or
4. If you paid before receiving a written estimate, your appeal must be filed within 90 days of the date you paid.

Filing Procedure

5. Use the form attached to these instructions to provide basic information about your appeal and to see the types of enclosures you should send, if available.
6. After completing the form, make a copy for your records and for the WSC.
7. To file your appeal, send 10 copies of the completed form, and enclosures (per PUC Procedural Rule §22.71(c)(14)) to:

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

8. Send a copy of your appeal to the WSC.

McIlrath Properties Appeal of the Cost of Obtaining Service from a Water Supply Corporation

Caddo Basin SUD

Additional Information Outside of the Documents:

There is already a 6' line within 2,000 feet of our property, and they want us to tie into another 6' line far away. The distance seems absurd, but we are not engineers, we want to tap into the existing 6' line close to our property to avoid this high cost. We would like to build 15 houses (with current county regulations and frontage requirements), but if you determine we can tap into the closer 6' line and only get 12 houses, we are open to that, (etc.).



April 15, 2022

Mr. Kevin Wendland, Operations Manager
Caddo Basin Special Utility District
156 County Road 1118
Greenville, TX 75401

RE: Dave McIlrath Service Evaluation

March 15, 2022

Dear Kevin:

Caddo Basin Special Utility District (CBSUD) has received a request for non-standard water utility service from McIlrath Properties LLC for a proposed development located at 9679 County Road 1067, generally described as the tract on the northwest corner of the intersection of County Road 1067 and County Road 1070. (Property ID# 29984, Hunt County Central Appraisal District). The service request includes 16 lots on 42 acres. The service request is located within the certificated service area of the CBSUD (CCN # 10165) and as such, CBSUD will be the retail water utility service provider.

There is an existing 2-inch waterline located adjacent to this property along CR 1067. This 2-inch line is fed by an existing 2 & ½-inch waterline along the north side of FM 1569. The 2 & ½ inch water line is then fed by a 6-inch line along the south side of FM 1569. The 6-inch waterline is fed by a 4-inch water line on the north side of FM 1569 from FM 903 to CR 1061. In order to serve the proposed development County Road 1067, I recommend the following:

- A 4-inch water line be extended from CR 1071 along CR 1070 and CR 1067 to the full frontage of the property.
- The approximately 8,800 linear feet of 4-inch waterline along FM 1569 between FM 903 and CR 1074 must be upgraded to a 6-inch waterline.
- An on-site 4-inch waterline loop need to be installed on the development.
- The developer Plat the individual lots to be served.
- A standard 3/4 x 5/8 water meter be installed for each lot to be served.
- If any previous developer cost share agreements were executed regarding construction of a 6-inch water line along FM 1569, the developer will need to pay a pro-rata share of the costs.
- The applicant will be required to meet the non-standard service requirements of CBSUD.

The evaluation will be valid for 6 months after which a re-evaluation may be required. If you should require additional information, please feel free to contact me.

Sincerely,

Jason Kelliher, P.E.
Senior Discipline Lead

118 McKinney Street // PO Box 606 // Farmersville, Texas 75442
972.784.7777 | dunaway.com
Firm Registration No: F-1114

McIlrath Developments
Caddo Basin SUD - CR 1067
Opinion of Probable Construction Cost - 6" & 4" Waterline Extension

06/29/22

No.	Description	Unit	Quantity	Unit Price	Total
1	Furnish & Install 6" SDR 21 Class 200 PVC Water Pipe	LF	9,275	\$ 45.00	\$ 417,375.00
2	Furnish & Install 4" SDR 21 Class 200 PVC Water Pipe	LF	3,950	\$ 30.00	\$ 118,500.00
3	Furnish & Install County Road Bore for 6" Waterline with PVC Encasement	LF	120	\$ 150.00	\$ 18,000.00
4	Furnish & Install Highway Bore for 6" Waterline with Steel Encasement	LF	80	\$ 200.00	\$ 16,000.00
5	Furnish & Install 6" Gate Valve	EA	3	\$ 1,500.00	\$ 4,500.00
6	Furnish & Install 4" Gate Valve	EA	2	\$ 1,000.00	\$ 2,000.00
7	Furnish & Install Ductile Iron Fittings	TON	0.75	\$ 15,000.00	\$ 11,250.00
8	Connections to Existing Waterlines	EA	5	\$ 2,000.00	\$ 10,000.00
9	Furnish & Install Fire Hydrant Assembly	EA	1	\$ 5,000.00	\$ 5,000.00
Construction Cost Estimate Subtotal					\$ 602,625.00
Contingency @ 10.0%					\$ 60,262.50
Total Construction Costs					\$ 662,887.50
Waterline Improvements Engineering Design & Contract Administration					\$ 79,500.00
Survey					\$ 13,200.00
Construction Inspection					\$ 19,890.00
Total Non-Construction Costs					\$ 112,590.00
Total Opinion of Probable Construction Costs					\$ 775,477.50

NOTE:

This is an estimate only. Actual costs may vary depending on prevailing material, wage and fuel prices. Any required legal, permitting fees, or administrative costs are not included.

