



## **Filing Receipt**

**Filing Date - 2023-07-06 10:47:17 AM**

**Control Number - 54429**

**Item Number - 24**



# Harkins Engineering, Inc.

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July 5, 2023

PUC

Filing Clerk

1701 North Congress Avenue

P.O. Box 13326

Austin, Texas 78711-3326

Re: Application of Palo Duro Company DBA Trinity River Estates and City of Hudson Oaks for Sale, Transfer, or Merger of Facilities and Certificate of Convenience in Parker County, Texas

Docket No. 54429

Dear PUC Filing Clerk:

Please see the attached map of property boundaries regarding the CCN area to be transferred. Per your request, please see the attached map identifying land within the proposed CCN to be transferred greater than 25 acres. The Property ID is R000044030 (20666.001.000.50) owned by DAVOIL INC DBA DAVESTATES.

Per the response made on June 23, 2023, a second property, R000042581 had a sliver of land within the CCN to be transferred. Per the 2019 Parker County TNRIS Data, the spatial data no longer includes this sliver and as such is not included in the attached map. However, notice was provided to both properties to ensure compliance and address any potential notice issues. Please see the attached map, affidavit and copy of notice.

The map identifies the property ID for the landowner of a tract of land that is at least 25 acres or more and is wholly or partially within the requested area. The map includes a legend, north arrow, and scale bar on the included map and a table that includes the one Parker County Appraisal district parcel located within the requested area. The list includes the property ID, landowner name, address; and acreage owned by the listed landowner.

If you require any additional information, please let me know. Thank you in advance for your time and attention.

Sincerely,

Victoria Richards Harkins, Ph.D., P.E.

President



0 375 750 1,500  
Feet  
1 inch = 750 feet

Parker

Tarrant

Hood

Johnson

919 ft

924 ft

Center Point

Center Point Rd

Truitt Dr

Colton Dr




Atlee Dr

Bank Brothers

Union Pacific

Dixon Branch

**Legend**

-  Decertification Area
-  Over 25 Acres
-  Parcels

Property ID	Name	Address	Acres
R000044030	Davestates	PO Box 122269 Ft Worth, Tx 76121-2269	65.006



## Attachment

Transfer a Portion from Palo Duro Service Company, Inc.  
(CCN No. 12200) to City of Hudson Oaks (CCN No. 12273)  
City of Hudson Oaks, Parker County, Texas

July 2023

# PUBLIC UTILITY COMMISSION OF TEXAS



## AFFIDAVIT OF NOTICE TO CURRENT CUSTOMERS, NEIGHBORING UTILITIES, AND AFFECTED PARTIES DOCKET NO. 54429

STATE OF TEXAS  
COUNTY OF PARKER

\_\_\_\_\_ has provided individual  
notice to the following entities and customers:

SONNA WARVELL  
DAVOIL INC DBA DAVESTATES  
\_\_\_\_\_  
\_\_\_\_\_

DATE OF NOTICE  
JUNE 9, 2023  
JUNE 9, 2023  
\_\_\_\_\_  
\_\_\_\_\_

### OATH

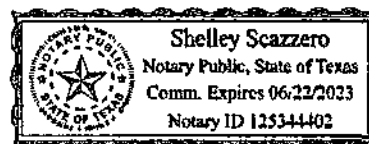
I, Hayden Brodowsky, being duly sworn, file this form as  
Director of Operations, City of Hudson Oaks (indicate relationship to applicant, that is,  
owner, member of partnership, title of officer of corporation, or other authorized representative of  
applicant); that in such capacity, I am qualified 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.

Hayden Brodowsky  
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 9th day of June, 2023,  
to certify which witness my hand and seal of office.

Shelley Scazzero  
Notary Public in and for the State of Texas  
Shelley Scazzero  
Print or Type Name of Notary Public



Commission Expires 6/22/23

COPY

Docket No. 54429

**Notice to Current Customers, Neighboring Systems, and Cities**  
CITY OF HUDSON OAKS, CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN)  
NO. 12273, NOTICE OF INTENT TO PURCHASE WATER FACILITIES AND TO  
TRANSFER WATER SERVICE AREA UNDER CCN NO. 12200 FROM PALO DURO  
SERVICE COMPANY, INC. IN PARKER COUNTY, TEXAS

To: DAVOIL INC DBA DAVESTATES Date Notice Mailed: JUNE 9 20 23  
(Name of Customer, Neighboring System, or City)  
PO BOX 122269  
(Address)  
FORT WORTH, TX 76121-2269  
(City State Zip)

City of Hudson Oaks 210 Hudson Oaks Drive Hudson Oaks, TX 76087  
(Purchaser's Name) (Address) (City), (State) (Zip Code)

has submitted an application with the Public Utility Commission of Texas (Commission) to purchase a portion of the water facilities and to transfer water certificated service area under CCN No. 12200, in Parker County, TX from:

Palo Duro Service Company, Inc. 3505 Williams Road Fort Worth, TX 76116-7029  
(Seller's Name) (Address) (City), (State) (Zip Code)

The sale is scheduled to take place if approved by the Commission (Texas Water Code § 13.301). The transaction and the transfer of the CCN includes the following subdivision:  
Trinity River Estates MHP.

The requested area includes 29 customer connections, is located approximately 1.5 mile(s) southwest of downtown Hudson Oaks, Texas, and is generally bounded on the north by East Bankhead Highway; on the east by the intersection of East Bankhead Highway and Bankhead Court; on the south by Annetta Center Point Road; and on the west by Center Point Road.

The requested area includes approximately 68.5 acres, comprised of:

- 0.1 acres of transferred area from Palo Duro Service Company, Inc. (CCN No. 12200) to City of Hudson Oaks (CCN No. 12273); and
- 68.4 acres of decertified area from Palo Duro Service Company, Inc. (CCN No. 12200), that removes dual certification with City of Hudson Oaks (CCN No. 12273).

The application proposes the subtraction of approximately 68.4 acres from CCN No. 12200 and the addition of approximately 0.1 acres to CCN No. 12273.

68.5 acres will be single certification to CCN No. 12273; and 0 acres will be dual certification with CCN No. 12200.

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

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

# COPY

*Persons who wish to intervene in the proceeding or comment upon action sought should contact the Public Utility Commission, P.O. Box 13326, Austin, Texas 78711-3326, or call the Public Utility Commission at (512) 936-7120 or (888) 782-8477. Hearing- and speech-impaired individuals with text telephones (TTY) may contact the commission at (512) 936-7136. The deadline for intervention in the proceeding is (30 days from the mailing or publication of notice, whichever occurs later, unless otherwise provided by the presiding officer). You must send a letter requesting intervention to the commission which is received by that date. The letter must include the person's name, address, email address and fax number if applicable.*

If a valid public hearing is requested, the Commission will forward the application to the State Office of Administrative Hearings (SOAH) for a hearing. If no settlement is reached and an evidentiary hearing is held, SOAH will submit a recommendation to the Commission for final decision. An evidentiary hearing is a legal proceeding similar to a civil trial in state district court.

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

Hayden Brodowsky

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Utility Representative

City of Hudson Oaks

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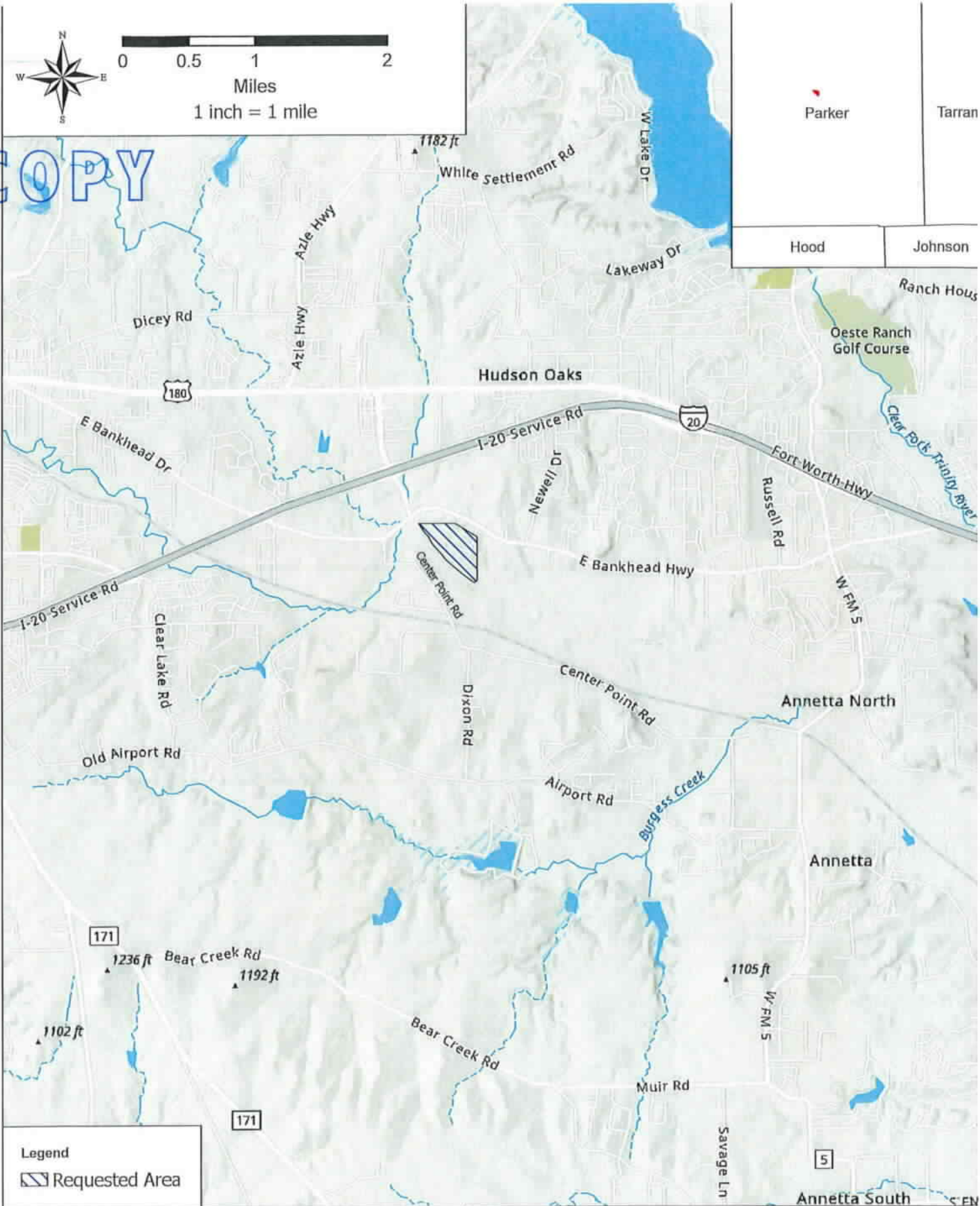
Utility Name





0 0.5 1 2  
Miles  
1 inch = 1 mile

COPY



Legend  
 Requested Area



**Attachment C**  
 Transfer a Portion from Palo Duro Service Company, Inc  
 (CCN No. 12200) to City of Hudson Oaks (CCN No. 12273  
 City of Hudson Oaks, Parker County, Texas

January 20

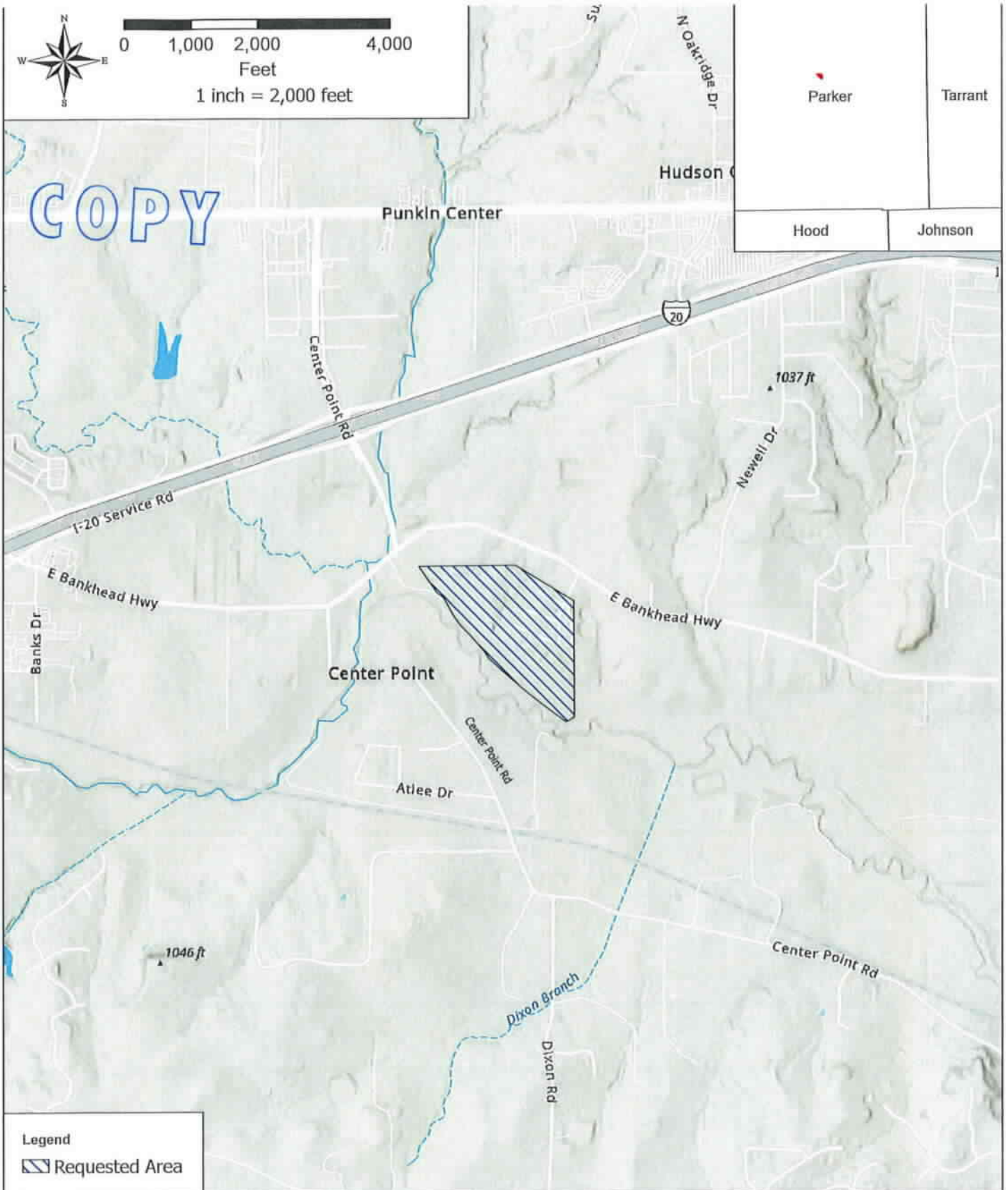


0 1,000 2,000 4,000

Feet

1 inch = 2,000 feet

COPY



Legend

 Requested Area



**Harkins  
Engineering,  
Inc.**



## Attachment 7

Transfer a Portion from Palo Duro Service Company, Inc.  
(CCN No. 12200) to City of Hudson Oaks (CCN No. 12273)  
City of Hudson Oaks, Parker County, Texas

January 2023



# COPY

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

Hayden Brodowsky

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Utility Representative

City of Hudson Oaks

---

Utility Name

COPY

Docket No. 54429

**Notice to Current Customers, Neighboring Systems, and Cities**

CITY OF HUDSON OAKS, CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN)  
NO. 12273, NOTICE OF INTENT TO PURCHASE WATER FACILITIES AND TO  
TRANSFER WATER SERVICE AREA UNDER CCN NO. 12200 FROM PALO DURO  
SERVICE COMPANY, INC. IN PARKER COUNTY, TEXAS

To: SONNA WARVELL Date Notice Mailed: JUNE 9 20 23  
(Name of Customer, Neighboring System, or City)  
PO BOX 1660  
(Address)  
WEATHERFORD, TX 76087  
(City State Zip)

City of Hudson Oaks 210 Hudson Oaks Drive Hudson Oaks, TX 76087  
(Purchaser's Name) (Address) (City), (State) (Zip Code)

has submitted an application with the Public Utility Commission of Texas (Commission) to purchase a portion of the water facilities and to transfer water certificated service area under CCN No. 12200, in Parker County, TX from:

Palo Duro Service Company, Inc. 3505 Williams Road Fort Worth, TX 76116-7029  
(Seller's Name) (Address) (City), (State) (Zip Code)

The sale is scheduled to take place if approved by the Commission (Texas Water Code § 13.301). The transaction and the transfer of the CCN includes the following subdivision:  
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The requested area includes approximately 68.5 acres, comprised of:

0.1 acres of transferred area from Palo Duro Service Company, Inc. (CCN No. 12200) to City of Hudson Oaks (CCN No. 12273); and

68.4 acres of decertified area from Palo Duro Service Company, Inc. (CCN No. 12200), that removes dual certification with City of Hudson Oaks (CCN No. 12273).

The application proposes the subtraction of approximately 68.4 acres from CCN No. 12200 and the addition of approximately 0.1 acres to CCN No. 12273.

68.5 acres will be single certification to CCN No. 12273; and 0 acres will be dual certification with CCN No. 12200.

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

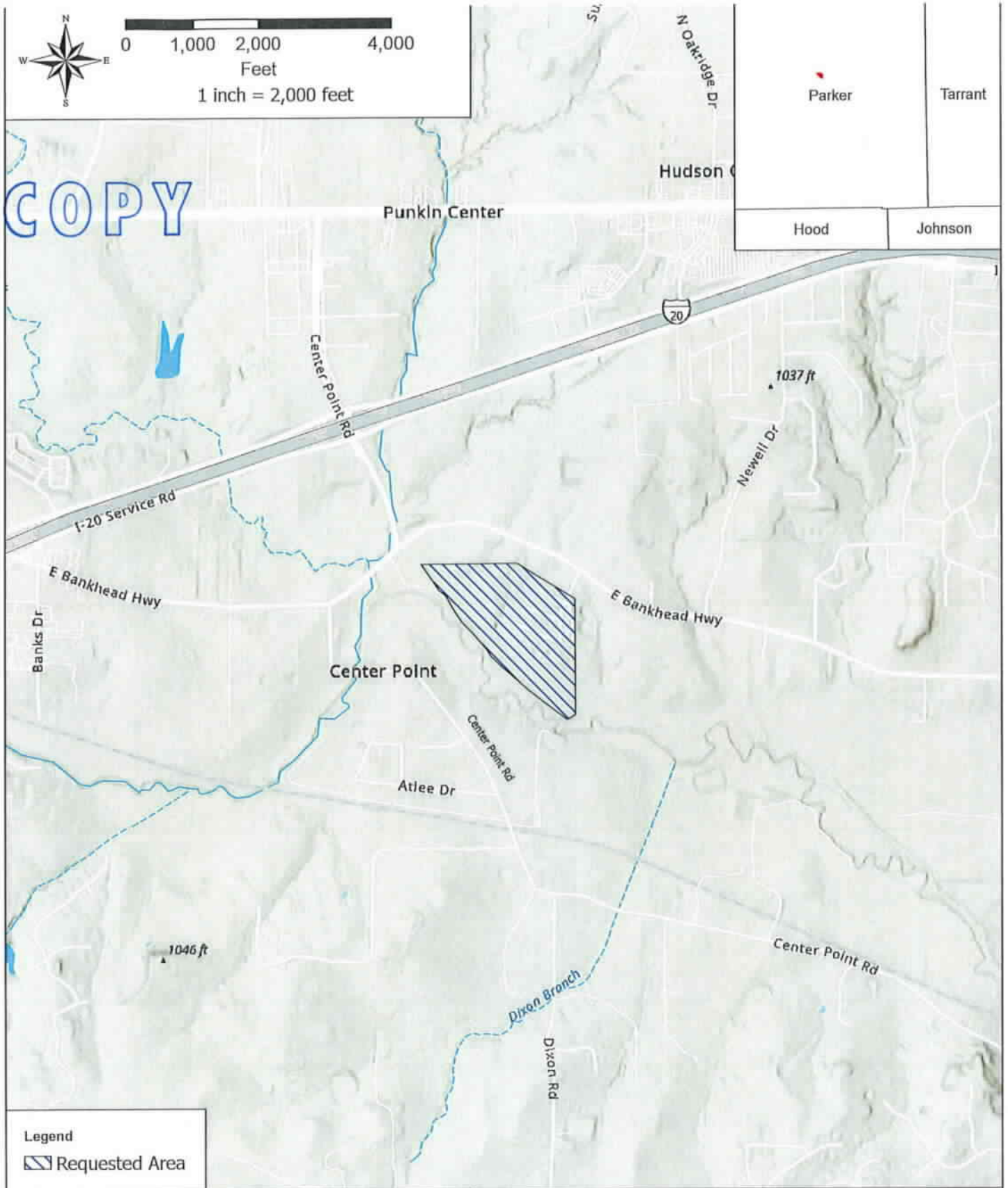
This transaction will not have an effect on the current customer's rates and services.

Notice Form Updated: March 31, 2022



0 1,000 2,000 4,000  
 Feet  
 1 inch = 2,000 feet

COPY



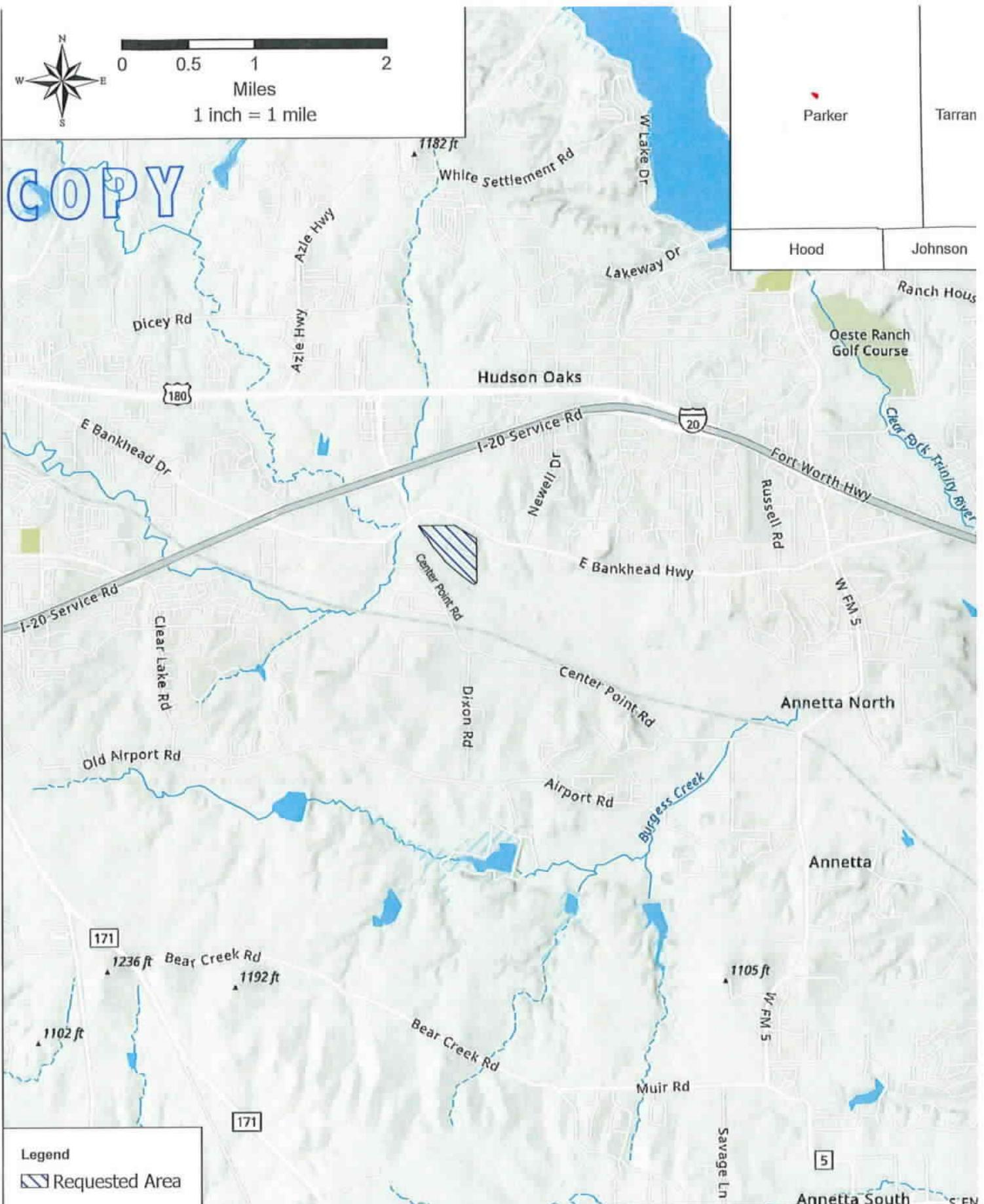
Legend  
 Requested Area



### Attachment 7

Transfer a Portion from Palo Duro Service Company, Inc.  
 (CCN No. 12200) to City of Hudson Oaks (CCN No. 12273)  
 City of Hudson Oaks, Parker County, Texas

January 2023



**Attachment 6**  
 Transfer a Portion from Palo Duro Service Company, Inc (CCN No. 12200) to City of Hudson Oaks (CCN No. 12273)  
 City of Hudson Oaks, Parker County, Texas:  
 January 20