

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

**ORANGE COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 1,  
CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) NO. 10115, NOTICE OF  
INTENT TO PURCHASE WATER FACILITIES AND TO TRANSFER WATER SERVICE  
AREA UNDER CCN NO. 12243 FROM WATER NECESSITIES, INC. IN ORANGE  
COUNTY, TEXAS**

MR. MICHAEL HIGGINS  
510 KENNEDY DR  
VIDOR, TX 77662

Date Notice Mailed: 11/21/2024

Orange County Water Control & Improvement District No. 1, located at 460 E. Bolivar, Vidor TX 77662, has submitted an application with the Public Utility Commission of Texas (Commission) to purchase all of the water facilities and to transfer water certificated service area under CCN No. 12243, in Orange County, TX from: Water Necessities, Inc., 1020 N. Main Street, Vidor TX 77662.

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:

**Requested Area 1:**

The **requested area 1** includes 57 customer connections, is located approximately 1 mile(s) north of downtown Pine Forest, Texas, and is generally bounded on the north by Decker Road; on the east by Farm to Market 105; on the south by Farm to Market 1131; and on the west by Tenmile Creek.

The requested area includes approximately 90 acres, comprised of transferred area from Water Necessities, Inc. (CCN No. 12243) to Orange County Water Control and Improvement District No. 1 (CCN No. 10115).

**Requested Area 2:**

The **requested area 2** includes 67 customer connections, is located approximately 1.2-mile(s) northwest of downtown Vidor, Texas, and is generally bounded on the north by Smith Lake; on the east by Marsha; on the south by the intersection of Pine Street and Texas Street; and on the west by Tiger Creek.

The requested area includes approximately 49.9 acres, comprised of transferred area from Water Necessities, Inc. (CCN No. 12243) to Orange County Water Control Improvement District No. 1 (CCN No. 10115).

**Total Requested Area:**

The total requested area includes 124 customer connections and approximately 1399 acres, comprised of transferred area from Water Necessities, Inc. (CCN No. 12243) to Orange County Water Control and Improvement District No. 1 (CCN No. 10115).

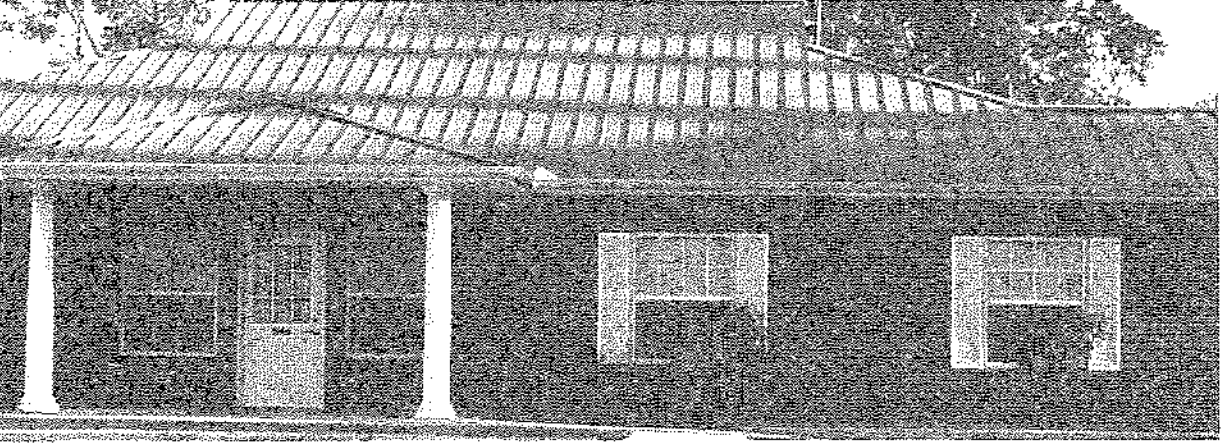
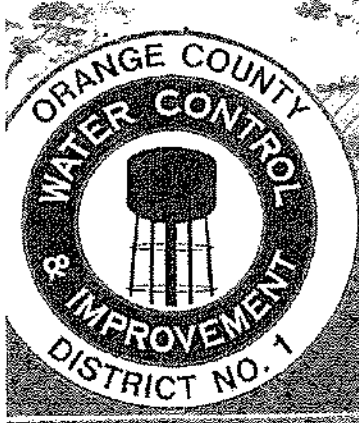
This transaction will not have an effect on the current customer's rates and services.

*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.*

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Sincerely,

Orange County Water Control and Improvement District No. 1



November 20, 2024

MR. JERRY BROUSSARD  
470 KENNEDY DR  
VIDOR, TX 77662

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

Dear MR. BROUSSARD,

Enclosed you will find a notice regarding Orange County Water Control and Improvement District No. 1's (the "District") purchase of Water Necessities, Inc. water system. This letter is to clarify the notice enclosed.

Water Necessities, Inc. and the District entered into a transaction in the early 1990s whereby the Water Necessities, Inc. was to convey, sale, and transfer its water system to the District. The sale, transfer, merger of Water Necessities, Inc. was approved by the District and, since the early 1990s, the District has been providing water and wastewater services to all customers that were served by Water Necessities, Inc.

It appears the proper documentation regarding the sale was never submitted to the Public Utilities Commission or the process of the transfer was never concluded.

In early 2022, the District realized portions of its certificate of convenience and necessity (the "CCN") had small pockets and therefore initiated this procedure with the Public Utility Commission to correct this.

The District wants to assure you that there will be no changes regarding the water and sewer service provided by the District.

If you have any questions or concerns please contact us.

Sincerely,

Chris Serres  
General Manager

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Date Notice Mailed: 11/21/2024

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The requested area includes approximately 90 acres, comprised of transferred area from Water Necessities, Inc. (CCN No. 12243) to Orange County Water Control and Improvement District No. 1 (CCN No. 10115).

**Requested Area 2:**

The **requested area 2** includes 67 customer connections, is located approximately 1.2-mile(s) northwest of downtown Vidor, Texas, and is generally bounded on the north by Smith Lake; on the east by Marsha; on the south by the intersection of Pine Street and Texas Street; and on the west by Tiger Creek.

The requested area includes approximately 49.9 acres, comprised of transferred area from Water Necessities, Inc. (CCN No. 12243) to Orange County Water Control Improvement District No. 1 (CCN No. 10115).

**Total Requested Area:**

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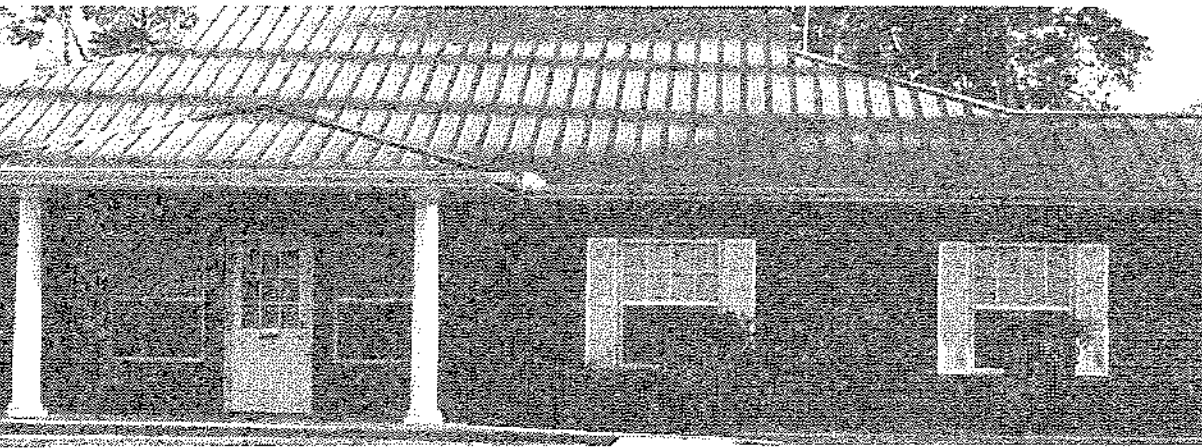
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Sincerely,

Orange County Water Control and Improvement District No. 1



November 20, 2024

MS. SANDY RICHARD  
468 KENNEDY DR  
VIDOR, TX 77662

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

Dear MS. RICHARD,

Enclosed you will find a notice regarding Orange County Water Control and Improvement District No. 1's (the "District") purchase of Water Necessities, Inc. water system. This letter is to clarify the notice enclosed.

Water Necessities, Inc. and the District entered into a transaction in the early 1990s whereby the Water Necessities, Inc. was to convey, sale, and transfer its water system to the District. The sale, transfer, merger of Water Necessities, Inc. was approved by the District and, since the early 1990s, the District has been providing water and wastewater services to all customers that were served by Water Necessities, Inc.

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Sincerely,

Chris Serres  
General Manager

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MS. SANDY RICHARD  
468 KENNEDY DR  
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Date Notice Mailed: 11/21/2024

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Sincerely,

Orange County Water Control and Improvement District No. 1





November 20, 2024

MS. LORAN DESORMEAUX  
440 KENNEDY DR  
VIDOR, TX 77662

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

Dear MS. DESORMEAUX,

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General Manager

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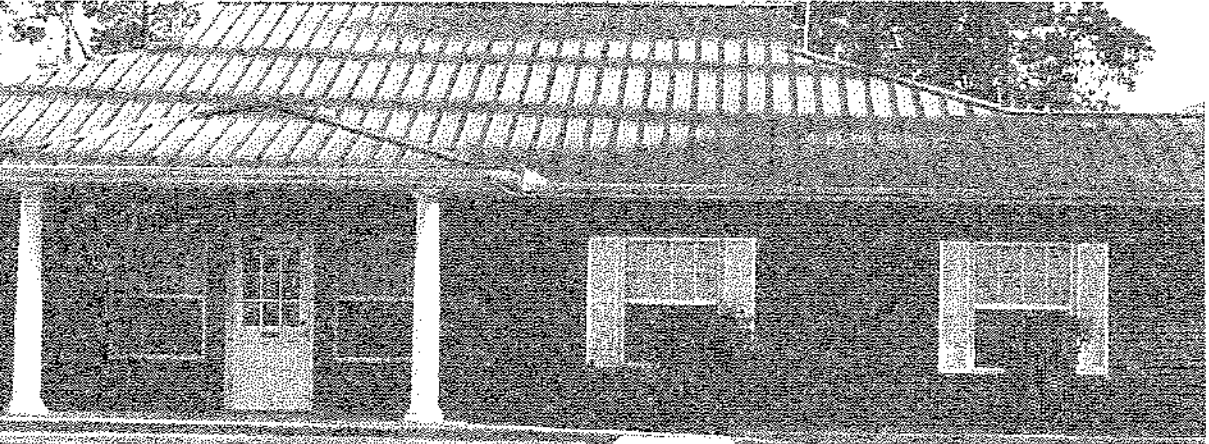
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Sincerely,

Orange County Water Control and Improvement District No. 1



November 20, 2024

MS. TONYA MUNSON  
570 KENNEDY DR  
VIDOR, TX 77662

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

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General Manager

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Sincerely,

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November 20, 2024

MS. JESSICA MCCOY  
583 KENNEDY DR  
VIDOR, TX 77662

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Dear MS. MCCOY,

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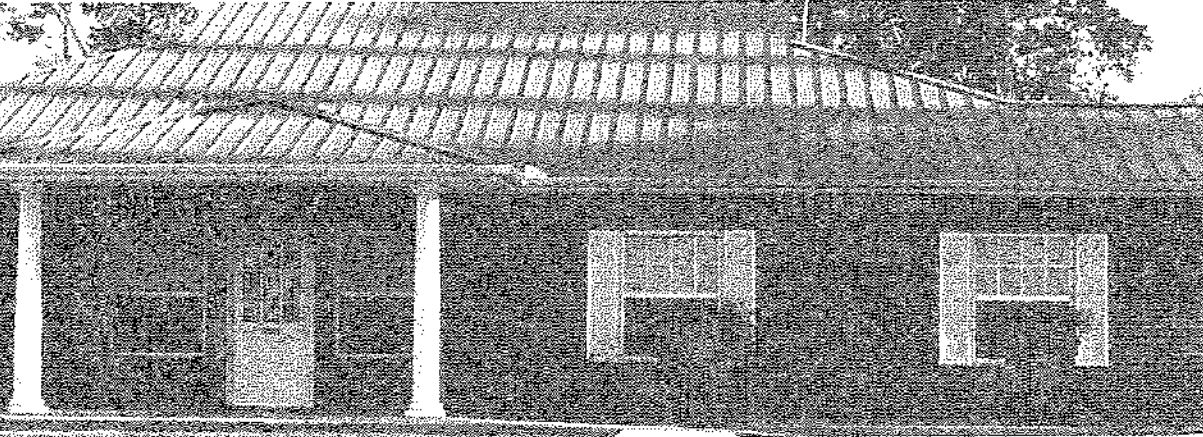
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Sincerely,

Orange County Water Control and Improvement District No. 1



November 20, 2024

MS. KIMBERLY SMITH  
475 KENNEDY DR  
VIDOR, TX 77662

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

Dear MS. SMITH,

Enclosed you will find a notice regarding Orange County Water Control and Improvement District No. 1's (the "District") purchase of Water Necessities, Inc. water system. This letter is to clarify the notice enclosed.

Water Necessities, Inc. and the District entered into a transaction in the early 1990s whereby the Water Necessities, Inc. was to convey, sale, and transfer its water system to the District. The sale, transfer, merger of Water Necessities, Inc. was approved by the District and, since the early 1990s, the District has been providing water and wastewater services to all customers that were served by Water Necessities, Inc.

It appears the proper documentation regarding the sale was never submitted to the Public Utilities Commission or the process of the transfer was never concluded.

In early 2022, the District realized portions of its certificate of convenience and necessity (the "CCN") had small pockets and therefore initiated this procedure with the Public Utility Commission to correct this.

The District wants to assure you that there will be no changes regarding the water and sewer service provided by the District.

If you have any questions or concerns please contact us.

Sincerely,

Chris Serres  
General Manager

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

**ORANGE COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 1,  
CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) NO. 10115, NOTICE OF  
INTENT TO PURCHASE WATER FACILITIES AND TO TRANSFER WATER SERVICE  
AREA UNDER CCN NO. 12243 FROM WATER NECESSITIES, INC. IN ORANGE  
COUNTY, TEXAS**

MS. KIMBERLY SMITH  
475 KENNEDY DR  
VIDOR, TX 77662

Date Notice Mailed: 11/21/2024

Orange County Water Control & Improvement District No. 1, located at 460 E. Bolivar, Vidor TX 77662, has submitted an application with the Public Utility Commission of Texas (Commission) to purchase all of the water facilities and to transfer water certificated service area under CCN No. 12243, in Orange County, TX from: Water Necessities, Inc., 1020 N. Main Street, Vidor TX 77662.

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:

**Requested Area 1:**

The **requested area 1** includes 57 customer connections, is located approximately 1 mile(s) north of downtown Pine Forest, Texas, and is generally bounded on the north by Decker Road; on the east by Farm to Market 105; on the south by Farm to Market 1131; and on the west by Tenmile Creek.

The requested area includes approximately 90 acres, comprised of transferred area from Water Necessities, Inc. (CCN No. 12243) to Orange County Water Control and Improvement District No. 1 (CCN No. 10115).

**Requested Area 2:**

The **requested area 2** includes 67 customer connections, is located approximately 1.2-mile(s) northwest of downtown Vidor, Texas, and is generally bounded on the north by Smith Lake; on the east by Marsha; on the south by the intersection of Pine Street and Texas Street; and on the west by Tiger Creek.

The requested area includes approximately 49.9 acres, comprised of transferred area from Water Necessities, Inc. (CCN No. 12243) to Orange County Water Control Improvement District No. 1 (CCN No. 10115).

**Total Requested Area:**

The **total requested area** includes 124 customer connections and approximately 1399 acres, comprised of transferred area from Water Necessities, Inc. (CCN No. 12243) to Orange County Water Control and Improvement District No. 1 (CCN No. 10115).

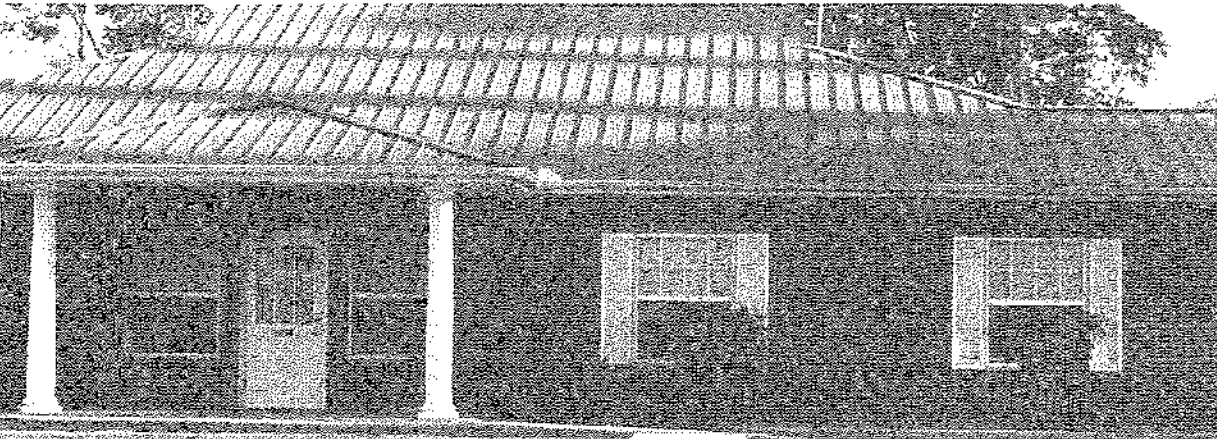
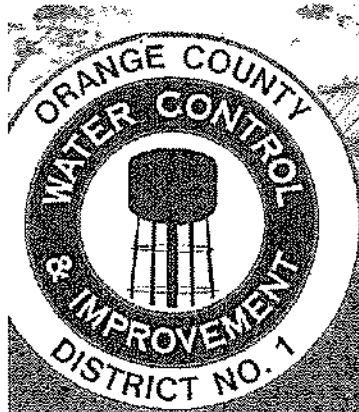
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Sincerely,

Orange County Water Control and Improvement District No. 1



November 20, 2024

MS. DEBRA ELLIS  
420 KENNEDY DR  
VIDOR, TX 77662

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

Dear MS. ELLIS,

Enclosed you will find a notice regarding Orange County Water Control and Improvement District No. 1's (the "District") purchase of Water Necessities, Inc. water system. This letter is to clarify the notice enclosed.

Water Necessities, Inc. and the District entered into a transaction in the early 1990s whereby the Water Necessities, Inc. was to convey, sale, and transfer its water system to the District. The sale, transfer, merger of Water Necessities, Inc. was approved by the District and, since the early 1990s, the District has been providing water and wastewater services to all customers that were served by Water Necessities, Inc.

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Sincerely,

Chris Serres  
General Manager

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

**ORANGE COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 1,  
CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) NO. 10115, NOTICE OF  
INTENT TO PURCHASE WATER FACILITIES AND TO TRANSFER WATER SERVICE  
AREA UNDER CCN NO. 12243 FROM WATER NECESSITIES, INC. IN ORANGE  
COUNTY, TEXAS**

MS. DEBRA ELLIS  
420 KENNEDY DR  
VIDOR, TX 77662

Date Notice Mailed: 11/21/2024

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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:

**Requested Area 1:**

The **requested area 1** includes 57 customer connections, is located approximately 1 mile(s) north of downtown Pine Forest, Texas, and is generally bounded on the north by Decker Road; on the east by Farm to Market 105; on the south by Farm to Market 1131; and on the west by Tenmile Creek.

The requested area includes approximately 90 acres, comprised of transferred area from Water Necessities, Inc. (CCN No. 12243) to Orange County Water Control and Improvement District No. 1 (CCN No. 10115).

**Requested Area 2:**

The **requested area 2** includes 67 customer connections, is located approximately 1.2-mile(s) northwest of downtown Vidor, Texas, and is generally bounded on the north by Smith Lake; on the east by Marsha; on the south by the intersection of Pine Street and Texas Street; and on the west by Tiger Creek.

The requested area includes approximately 49.9 acres, comprised of transferred area from Water Necessities, Inc. (CCN No. 12243) to Orange County Water Control Improvement District No. 1 (CCN No. 10115).

**Total Requested Area:**

The **total requested area** includes 124 customer connections and approximately 1399 acres, comprised of transferred area from Water Necessities, Inc. (CCN No. 12243) to Orange County Water Control and Improvement District No. 1 (CCN No. 10115).

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

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Sincerely,

Orange County Water Control and Improvement District No. 1



November 20, 2024

MR. DALTON DALTON  
625 KENNEDY DR  
VIDOR, TX 77662

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

Dear MR. DALTON,

Enclosed you will find a notice regarding Orange County Water Control and Improvement District No. 1's (the "District") purchase of Water Necessities, Inc. water system. This letter is to clarify the notice enclosed.

Water Necessities, Inc. and the District entered into a transaction in the early 1990s whereby the Water Necessities, Inc. was to convey, sale, and transfer its water system to the District. The sale, transfer, merger of Water Necessities, Inc. was approved by the District and, since the early 1990s, the District has been providing water and wastewater services to all customers that were served by Water Necessities, Inc.

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Sincerely,

Chris Serres  
General Manager



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

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INTENT TO PURCHASE WATER FACILITIES AND TO TRANSFER WATER SERVICE  
AREA UNDER CCN NO. 12243 FROM WATER NECESSITIES, INC. IN ORANGE  
COUNTY, TEXAS**

MR. DALTON DALTON  
625 KENNEDY DR  
VIDOR, TX 77662

Date Notice Mailed: 11/21/2024

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**Total Requested Area:**

The **total requested area** includes 124 customer connections and approximately 1399 acres, comprised of transferred area from Water Necessities, Inc. (CCN No. 12243) to Orange County Water Control and Improvement District No. 1 (CCN No. 10115).

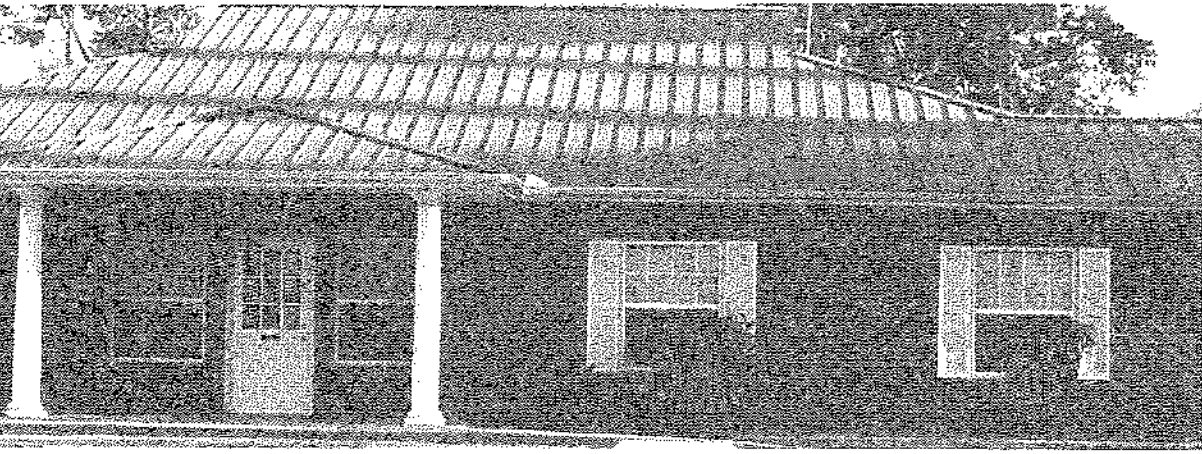
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Sincerely,

Orange County Water Control and Improvement District No. 1



November 20, 2024

MS. SUSAN MOORE  
615 KENNEDY DR  
VIDOR, TX 77662

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

Dear MS. MOORE,

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Water Necessities, Inc. and the District entered into a transaction in the early 1990s whereby the Water Necessities, Inc. was to convey, sale, and transfer its water system to the District. The sale, transfer, merger of Water Necessities, Inc. was approved by the District and, since the early 1990s, the District has been providing water and wastewater services to all customers that were served by Water Necessities, Inc.

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Sincerely,

Chris Serres  
General Manager

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

**ORANGE COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 1,  
CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) NO. 10115, NOTICE OF  
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AREA UNDER CCN NO. 12243 FROM WATER NECESSITIES, INC. IN ORANGE  
COUNTY, TEXAS**

MS. SUSAN MOORE  
615 KENNEDY DR  
VIDOR, TX 77662

Date Notice Mailed: 11/21/2024

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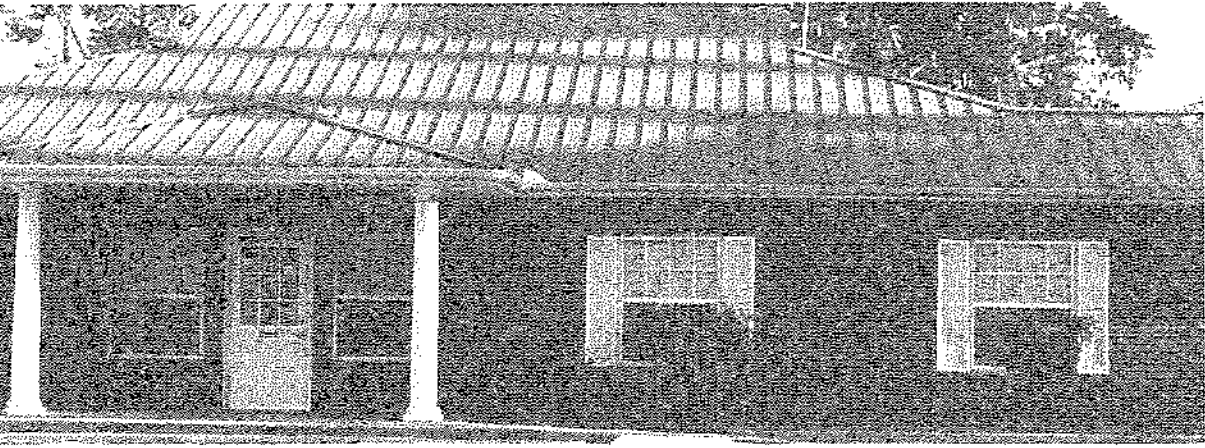
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Sincerely,

Orange County Water Control and Improvement District No. 1



November 20, 2024

MR. ZACHARY BARTON  
435 KENNEDY DR  
VIDOR, TX 77662

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

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Sincerely,

Chris Serres  
General Manager

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

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AREA UNDER CCN NO. 12243 FROM WATER NECESSITIES, INC. IN ORANGE  
COUNTY, TEXAS**

MR. ZACHARY BARTON  
435 KENNEDY DR  
VIDOR, TX 77662

Date Notice Mailed: 11/21/2024

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Sincerely,

Orange County Water Control and Improvement District No. 1





November 20, 2024

MR. JARRETT MITCHELL  
410 KENNEDY DR  
VIDOR, TX 77662

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

Dear MR. MITCHELL,

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General Manager

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MR. JARRETT MITCHELL  
410 KENNEDY DR  
VIDOR, TX 77662

Date Notice Mailed: 11/21/2024

Orange County Water Control & Improvement District No. 1, located at 460 E. Bolivar, Vidor TX 77662, has submitted an application with the Public Utility Commission of Texas (Commission) to purchase all of the water facilities and to transfer water certificated service area under CCN No. 12243, in Orange County, TX from: Water Necessities, Inc., 1020 N. Main Street, Vidor TX 77662.

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:

**Requested Area 1:**

The **requested area 1** includes 57 customer connections, is located approximately 1 mile(s) north of downtown Pine Forest, Texas, and is generally bounded on the north by Decker Road; on the east by Farm to Market 105; on the south by Farm to Market 1131; and on the west by Tenmile Creek.

The requested area includes approximately 90 acres, comprised of transferred area from Water Necessities, Inc. (CCN No. 12243) to Orange County Water Control and Improvement District No. 1 (CCN No. 10115).

**Requested Area 2:**

The **requested area 2** includes 67 customer connections, is located approximately 1.2-mile(s) northwest of downtown Vidor, Texas, and is generally bounded on the north by Smith Lake; on the east by Marsha; on the south by the intersection of Pine Street and Texas Street; and on the west by Tiger Creek.

The requested area includes approximately 49.9 acres, comprised of transferred area from Water Necessities, Inc. (CCN No. 12243) to Orange County Water Control Improvement District No. 1 (CCN No. 10115).

**Total Requested Area:**

The **total requested area** includes 124 customer connections and approximately 1399 acres, comprised of transferred area from Water Necessities, Inc. (CCN No. 12243) to Orange County Water Control and Improvement District No. 1 (CCN No. 10115).

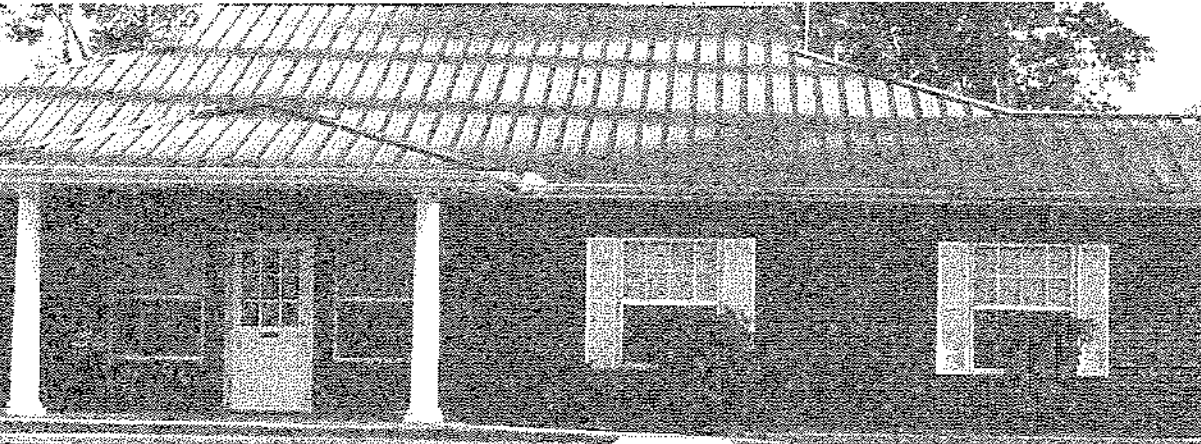
This transaction will not have an effect on the current customer's rates and services.

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Sincerely,

Orange County Water Control and Improvement District No. 1



November 20, 2024

MS. DONNA SPELL  
480 KENNEDY DR  
VIDOR, TX 77662

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

Dear MS. SPELL,

Enclosed you will find a notice regarding Orange County Water Control and Improvement District No. 1's (the "District") purchase of Water Necessities, Inc. water system. This letter is to clarify the notice enclosed.

Water Necessities, Inc. and the District entered into a transaction in the early 1990s whereby the Water Necessities, Inc. was to convey, sale, and transfer its water system to the District. The sale, transfer, merger of Water Necessities, Inc. was approved by the District and, since the early 1990s, the District has been providing water and wastewater services to all customers that were served by Water Necessities, Inc.

It appears the proper documentation regarding the sale was never submitted to the Public Utilities Commission or the process of the transfer was never concluded.

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The District wants to assure you that there will be no changes regarding the water and sewer service provided by the District.

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Sincerely,

Chris Serres  
General Manager

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

**ORANGE COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 1,  
CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) NO. 10115, NOTICE OF  
INTENT TO PURCHASE WATER FACILITIES AND TO TRANSFER WATER SERVICE  
AREA UNDER CCN NO. 12243 FROM WATER NECESSITIES, INC. IN ORANGE  
COUNTY, TEXAS**

MS. DONNA SPELL  
480 KENNEDY DR  
VIDOR, TX 77662

Date Notice Mailed: 11/21/2024

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The requested area includes approximately 90 acres, comprised of transferred area from Water Necessities, Inc. (CCN No. 12243) to Orange County Water Control and Improvement District No. 1 (CCN No. 10115).

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**Total Requested Area:**

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

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Sincerely,

Orange County Water Control and Improvement District No. 1



November 20, 2024

MR. BRUCE WILLISON  
525 KENNEDY DR  
VIDOR, TX 77662

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

Dear MR. WILLISON,

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Sincerely,

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General Manager

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AREA UNDER CCN NO. 12243 FROM WATER NECESSITIES, INC. IN ORANGE  
COUNTY, TEXAS**

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525 KENNEDY DR  
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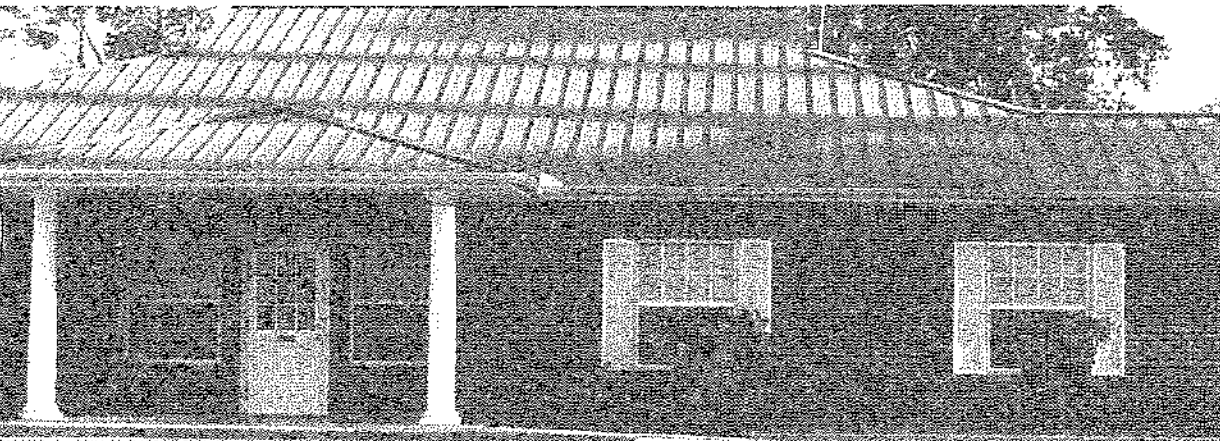
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Sincerely,

Orange County Water Control and Improvement District No. 1



November 20, 2024

MR. DAMON YOUNG  
4385 BIRTIE  
VIDOR, TX 77662

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

Dear MR. YOUNG,

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General Manager

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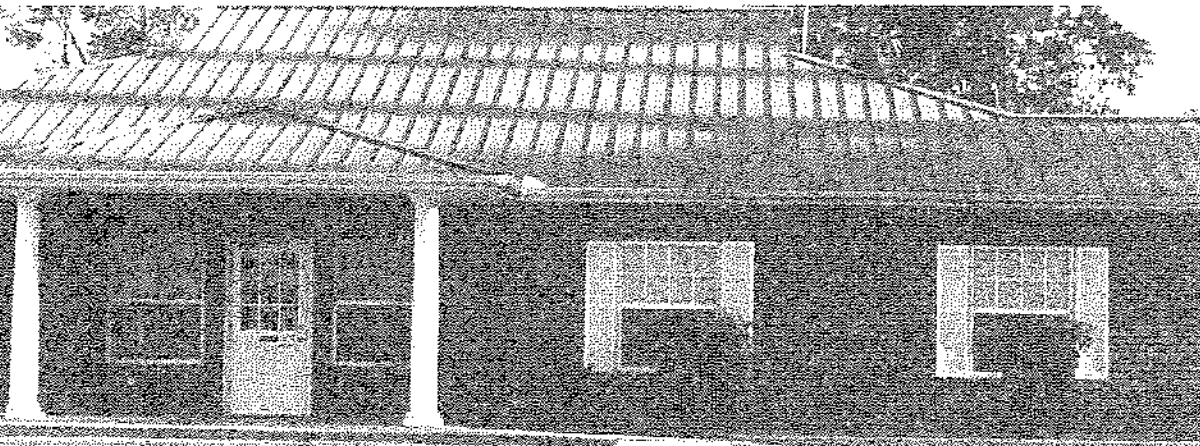
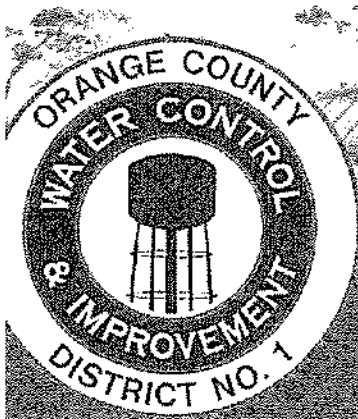
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Sincerely,

Orange County Water Control and Improvement District No. 1



November 20, 2024

MR. MARION HINCH  
4395 BIRTIE  
VIDOR, TX 77662

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

Dear MR. HINCH,

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Sincerely,

Chris Serres  
General Manager

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

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INTENT TO PURCHASE WATER FACILITIES AND TO TRANSFER WATER SERVICE  
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Date Notice Mailed: 11/21/2024

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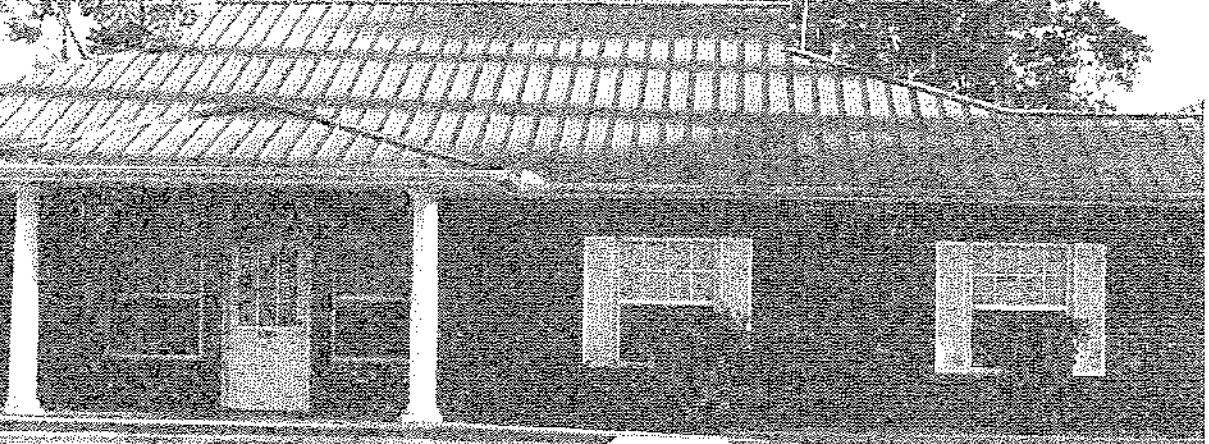
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November 20, 2024

MR. ERIC SPEARS  
4350 BIRTIE  
VIDOR, TX 77662

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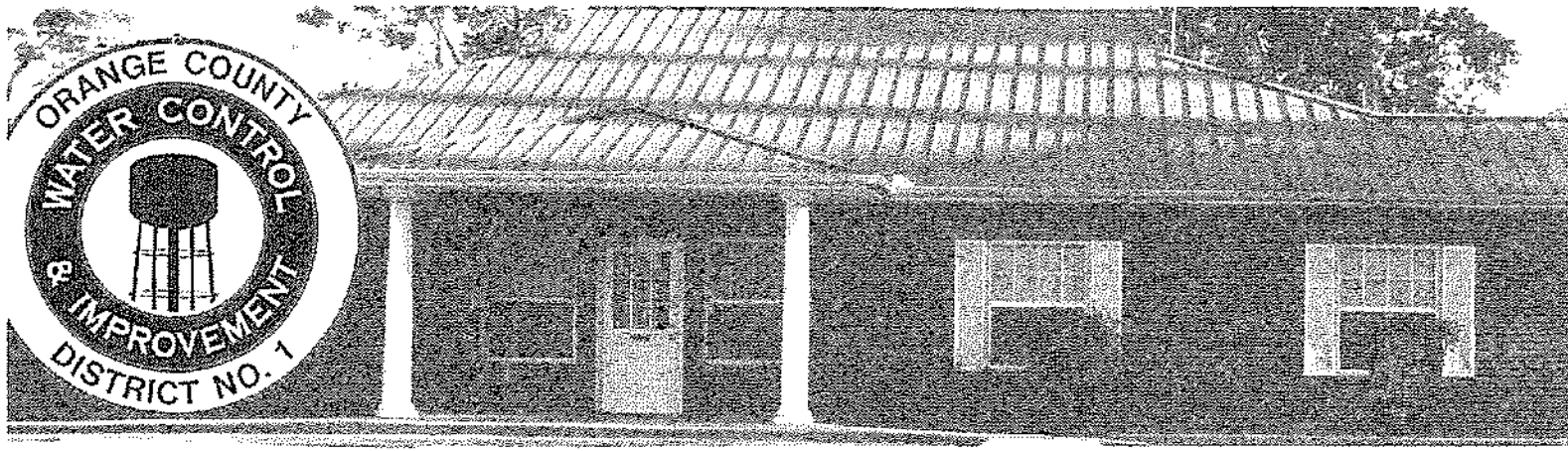
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If a valid public hearing is requested, the Commission will forward the application to the State Office of Administrative Hearings (SOAH) for a hearing. If no settlement is reached and an evidentiary hearing is held, SOAH will submit a recommendation to the Commission for final decision. An evidentiary hearing is a legal proceeding similar to a civil trial in state district court. 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. A landowner that opts out from the requested area releases the applicant's obligation to provide retail water or sewer utility service to the removed land for any reason. Si desea informacion en español, puede llamar al 1-888-782-8477.

Sincerely,

Orange County Water Control and Improvement District No. 1



November 20, 2024

MS. BETHANY SPELL  
4330 BIRTIE  
VIDOR, TX 77662

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

Dear MS. SPELL,

Enclosed you will find a notice regarding Orange County Water Control and Improvement District No. 1's (the "District") purchase of Water Necessities, Inc. water system. This letter is to clarify the notice enclosed.

Water Necessities, Inc. and the District entered into a transaction in the early 1990s whereby the Water Necessities, Inc. was to convey, sale, and transfer its water system to the District. The sale, transfer, merger of Water Necessities, Inc. was approved by the District and, since the early 1990s, the District has been providing water and wastewater services to all customers that were served by Water Necessities, Inc.

It appears the proper documentation regarding the sale was never submitted to the Public Utilities Commission or the process of the transfer was never concluded.

In early 2022, the District realized portions of its certificate of convenience and necessity (the "CCN") had small pockets and therefore initiated this procedure with the Public Utility Commission to correct this.

The District wants to assure you that there will be no changes regarding the water and sewer service provided by the District.

If you have any questions or concerns please contact us.

Sincerely,

Chris Serres  
General Manager

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

**ORANGE COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 1,  
CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) NO. 10115, NOTICE OF  
INTENT TO PURCHASE WATER FACILITIES AND TO TRANSFER WATER SERVICE  
AREA UNDER CCN NO. 12243 FROM WATER NECESSITIES, INC. IN ORANGE  
COUNTY, TEXAS**

MS. BETHANY SPELL  
4330 BIRTIE  
VIDOR, TX 77662

Date Notice Mailed: 11/21/2024

Orange County Water Control & Improvement District No. 1, located at 460 E. Bolivar, Vidor TX 77662, has submitted an application with the Public Utility Commission of Texas (Commission) to purchase all of the water facilities and to transfer water certificated service area under CCN No. 12243, in Orange County, TX from: Water Necessities, Inc., 1020 N. Main Street, Vidor TX 77662.

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:

**Requested Area 1:**

The **requested area 1** includes 57 customer connections, is located approximately 1 mile(s) north of downtown Pine Forest, Texas, and is generally bounded on the north by Decker Road; on the east by Farm to Market 105; on the south by Farm to Market 1131; and on the west by Tenmile Creek.

The requested area includes approximately 90 acres, comprised of transferred area from Water Necessities, Inc. (CCN No. 12243) to Orange County Water Control and Improvement District No. 1 (CCN No. 10115).

**Requested Area 2:**

The **requested area 2** includes 67 customer connections, is located approximately 1.2-mile(s) northwest of downtown Vidor, Texas, and is generally bounded on the north by Smith Lake; on the east by Marsha; on the south by the intersection of Pine Street and Texas Street; and on the west by Tiger Creek.

The requested area includes approximately 49.9 acres, comprised of transferred area from Water Necessities, Inc. (CCN No. 12243) to Orange County Water Control Improvement District No. 1 (CCN No. 10115).

**Total Requested Area:**

The **total requested area** includes 124 customer connections and approximately 1399 acres, comprised of transferred area from Water Necessities, Inc. (CCN No. 12243) to Orange County Water Control and Improvement District No. 1 (CCN No. 10115).

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

*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.*

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Sincerely,

Orange County Water Control and Improvement District No. 1



November 20, 2024

MR. RANDALL INGLE  
4370 BIRTIE  
VIDOR, TX 77662

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

Dear MR. INGLE,

Enclosed you will find a notice regarding Orange County Water Control and Improvement District No. 1's (the "District") purchase of Water Necessities, Inc. water system. This letter is to clarify the notice enclosed.

Water Necessities, Inc. and the District entered into a transaction in the early 1990s whereby the Water Necessities, Inc. was to convey, sale, and transfer its water system to the District. The sale, transfer, merger of Water Necessities, Inc. was approved by the District and, since the early 1990s, the District has been providing water and wastewater services to all customers that were served by Water Necessities, Inc.

It appears the proper documentation regarding the sale was never submitted to the Public Utilities Commission or the process of the transfer was never concluded.

In early 2022, the District realized portions of its certificate of convenience and necessity (the "CCN") had small pockets and therefore initiated this procedure with the Public Utility Commission to correct this.

The District wants to assure you that there will be no changes regarding the water and sewer service provided by the District.

If you have any questions or concerns please contact us.

Sincerely,

Chris Serres  
General Manager

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

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CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) NO. 10115, NOTICE OF  
INTENT TO PURCHASE WATER FACILITIES AND TO TRANSFER WATER SERVICE  
AREA UNDER CCN NO. 12243 FROM WATER NECESSITIES, INC. IN ORANGE  
COUNTY, TEXAS**

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4370 BIRTIE  
VIDOR, TX 77662

Date Notice Mailed: 11/21/2024

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The requested area 1 includes 57 customer connections, is located approximately 1 mile(s) north of downtown Pine Forest, Texas, and is generally bounded on the north by Decker Road; on the east by Farm to Market 105; on the south by Farm to Market 1131; and on the west by Tenmile Creek.

The requested area includes approximately 90 acres, comprised of transferred area from Water Necessities, Inc. (CCN No. 12243) to Orange County Water Control and Improvement District No. 1 (CCN No. 10115).

**Requested Area 2:**

The requested area 2 includes 67 customer connections, is located approximately 1.2-mile(s) northwest of downtown Vidor, Texas, and is generally bounded on the north by Smith Lake; on the east by Marsha; on the south by the intersection of Pine Street and Texas Street; and on the west by Tiger Creek.

The requested area includes approximately 49.9 acres, comprised of transferred area from Water Necessities, Inc. (CCN No. 12243) to Orange County Water Control Improvement District No. 1 (CCN No. 10115).

**Total Requested Area:**

The **total requested area** includes 124 customer connections and approximately 1399 acres, comprised of transferred area from Water Necessities, Inc. (CCN No. 12243) to Orange County Water Control and Improvement District No. 1 (CCN No. 10115).

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

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Sincerely,

Orange County Water Control and Improvement District No. 1





November 20, 2024

MS. DAWN ROY  
905 RENE' LN  
VIDOR, TX 77662

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

Dear MS. ROY,

Enclosed you will find a notice regarding Orange County Water Control and Improvement District No. 1's (the "District") purchase of Water Necessities, Inc. water system. This letter is to clarify the notice enclosed.

Water Necessities, Inc. and the District entered into a transaction in the early 1990s whereby the Water Necessities, Inc. was to convey, sale, and transfer its water system to the District. The sale, transfer, merger of Water Necessities, Inc. was approved by the District and, since the early 1990s, the District has been providing water and wastewater services to all customers that were served by Water Necessities, Inc.

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Sincerely,

Chris Serres  
General Manager

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

**ORANGE COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 1,  
CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) NO. 10115, NOTICE OF  
INTENT TO PURCHASE WATER FACILITIES AND TO TRANSFER WATER  
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905 RENE LN  
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Sincerely,

Orange County Water Control and Improvement District No. 1

**ATTACHMENT B**

**AFFIDAVIT**

# PUBLIC UTILITY COMMISSION OF TEXAS



## AFFIDAVIT OF NOTICE TO CURRENT CUSTOMERS, NEIGHBORING UTILITIES, AND AFFECTED PARTIES DOCKET NO. 54462

STATE OF TEXAS  
COUNTY OF Orange

Orange County Water Control Improvement District No. 1 has provided individual  
notice via first-class mail to the following entities, affected parties, and customers:

See attachment  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE OF NOTICE  
November 20, 2024  
\_\_\_\_\_  
\_\_\_\_\_

### OATH

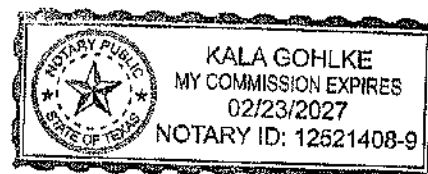
I, Kate Leverett, being duly sworn, file this form as  
General Counsel (indicate relationship to applicant, that is,  
owner, member of partnership, title of officer of corporation, or other authorized representative of  
applicant); that in such capacity, I am qualified and authorized to file and verify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

Kate Leverett  
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 2nd day of December, 2024  
to certify which witness my hand and seal of office.

Kala Gohlke  
Notary Public in and for the State of Texas  
Kala Gohlke  
Print or Type Name of Notary Public



Commission Expires 2/23/2027

# PUBLIC UTILITY COMMISSION OF TEXAS



## AFFIDAVIT OF NOTICE TO LANDOWNERS DOCKET NO. 54462

STATE OF TEXAS

COUNTY OF Orange

Orange County Water Control Improvement District No. 1 has

- ☒ Determined that there are no landowners owning tracts of land over 25 acres wholly or partly inside the requested CCN area.
- ☐ Provided individual notice via first-class mail to the following landowners owning tracts of land over 25 acres wholly or partly inside the requested CCN area:

DATE OF NOTICE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

OATH

I, Kate Leverett, being duly sworn, file this form as General Counsel (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 forth therein are true and correct.

Kate Leverett  
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.

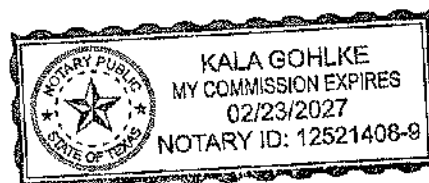
Subscribed and sworn to before me this 3 day of December, 2024, to certify which witness my hand and seal of office.

Kala Gohlke  
Notary Public in and for the State of Texas

Kala Gohlke  
Print or Type Name of Notary Public

Commission Expires 2/23/2027

Notice Form Updated: August 2, 2023



Sabine River Authority

Orange County Navigation & Port District

Orange County Drainage District

Community Water Systems

City of Vidor, Texas

City of Rose City, Texas

City of Pine Forest, Texas

Angelina & Neches River Authority

T&W Water Service Company

Mr. Alvert Boudreaux

Ms. Florinda Gonzalez

Ms. Brandi Johnson

Ms. Dawn Roy

Ms. Deborah Gatlin

Ms. Danette LaBleu

Ms. Gracie Price

Mr. Christopher Ryder

Mr. Dennis Crawford

Ms. Mary Degarmo

Mr. Marcel Bently

Ms. Amber Morgan

Mr. Terry Williams

Mr. Kevin Hale

Mr. Christopher Dozier

Ms. Wanda Hutto

Mr. D.O. Harvey

Ms. Laura Adaway

Ms. Donna Flowers

Ms. Ursula Oakes

Ms. Sarah Boudreaux

Mr. James Brown

Mr. Thomas Coggins

Mr. Homer Darden

Mr. N.N. Britt

Mr. Howard Peloquin

Ms. Mary White

Ms. Lisa Rogers

Mr. Tony Hernandez

Ms. Tricia Higgins

Mr. Sean McKinley

Ms. Bobbie King

Ms. Holly Carey

Mr. Zachary Smith

Mr. Jeffrey Charlton

Ms. Robin Hebert

Mr. Alvin Mahana

Mr. Joe Ceballos

Ms. Ami Hall

Ms. Lori Pelton

Mr. Darron Denbow



Mr. Michael Richard

Mr. Jace Kelly

AMT Property Solutions

Ms. Shirley Greer

Mr. Kevin Ashworth

Mr. Jeffery DeCuir

Ms. Vicky Campos

Ms. Courtney Mitchell

Ms. Wanda Hennigan

Mr. Josh Johnson

Mr. Dustin Morgan

Ms. Lacy Guidry

Mr. Bryan Johnson

Ms. Jackie Busch

Ms. Marsha Daws

Mr. Bill Kimball

Mr. Michael Higgins

Mr. Jerry Broussard

Ms. Sandy Richard

Ms. Loran Desormeaux

Ms. Tonya Munson

Ms. Jessica McCoy

Ms. Kimberly Smith

Ms. Debra Ellis

Mr. Dalton Dalton

Ms. Susan Moore

Mr. Zachary Barton

Mr. Jarrett Mitchell

Ms. Donna Spell

Mr. Bruce Willison

Mr. Damon Young

Mr. Marion Hinch

Mr. Eric Spears

Ms. Bethany Spell

Mr. Randall Ingle

**ATTACHMENT C**

**MAP**

## TRANSFER AGREEMENT

WATER NECESSITIES INC  
CCN NO. 12243




TO

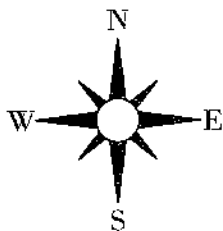
ORANGE COUNTY WCID 1  
CCN NO. 10115

**JULY 2022**

### DETAILED MAP

### Legend

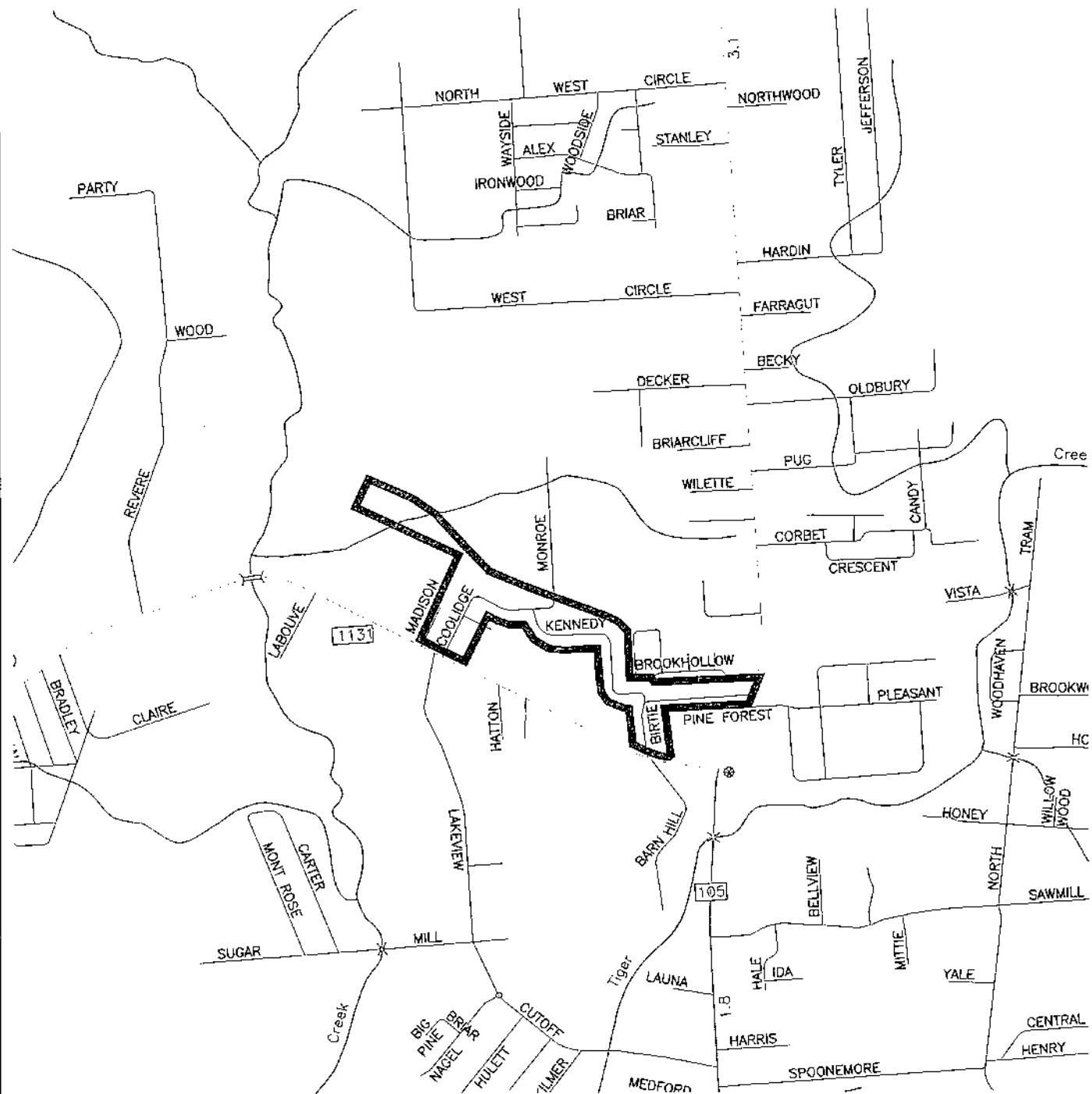
-  REQUESTED AREA TO BE TRANSFERRED  
 ROADWAYS  
 RIVER



**LJA Engineering, Inc.**

2815 Galde Avenue, Suite 500  
Beaumont, Texas 77702

Phone 409.833.3353  
Fax 409.833.0317  
FRN - F-1386



# TRANSFER AGREEMENT

WATER NECESSITIES INC  
CCN NO. 12243




TO

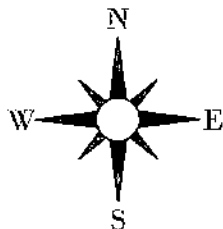
ORANGE COUNTY WCID 1  
CCN NO. 10115

**JULY 2022**

## DETAILED MAP

### Legend

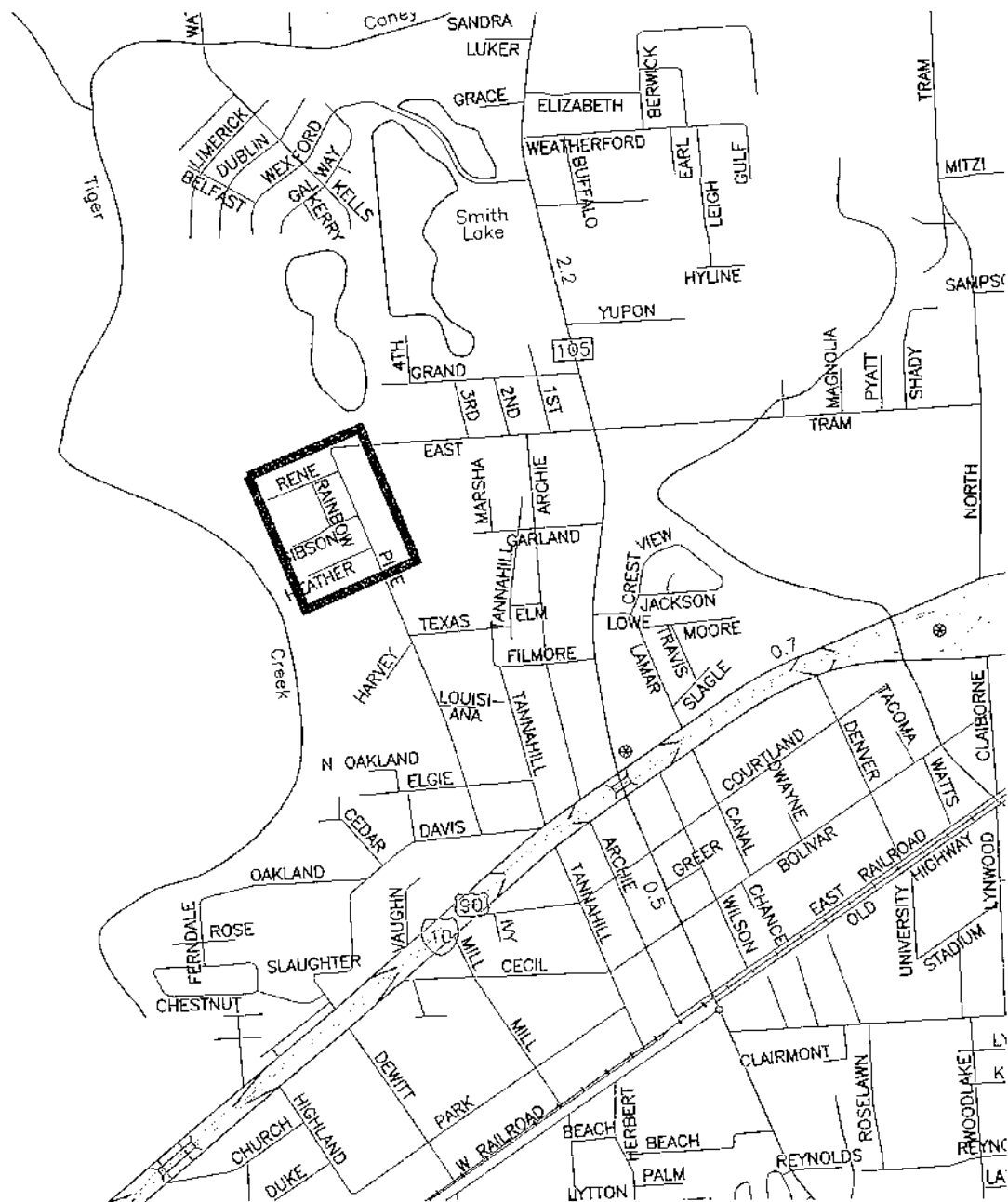
-  REQUESTED AREA TO BE TRANSFERRED
-  ROADWAYS
-  RIVER



**LJA Engineering, Inc.**

2615 Calder Avenue, Suite 500  
Beaumont, Texas 77702

Phone 409.833.3363  
Fax 409.833.0317  
FRN - F-1386



**ATTACHMENT D**  
**LIST OF NOTICE RECIPIENTS**

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City of Pine Forest, Texas

Angelina & Neches River Authority

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Mr. Bill Kimball

Mr. Michael Higgins

Mr. Jerry Broussard

Ms. Sandy Richard

Ms. Loran Desormeaux

Ms. Tonya Munson

Ms. Jessica McCoy

Ms. Kimberly Smith



Ms. Debra Ellis

Mr. Dalton Dalton

Ms. Susan Moore

Mr. Zachary Barton

Mr. Jarrett Mitchell

Ms. Donna Spell

Mr. Bruce Willison

Mr. Damon Young

Mr. Marion Hinch

Mr. Eric Spears

Ms. Bethany Spell

Mr. Randall Ingle