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Filing Date - 2023-05-30 06:40:58 PM

Control Number - 54488

Item Number - 18

DOCKET NO. 54488

**APPLICATION OF FOREST GLEN
UTILITY COMPANY TO AMEND ITS
CERTIFICATE OF CONVENIENCE
AND NECESSITY IN MEDINA
COUNTY, TEXAS**

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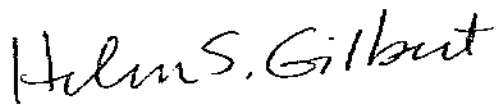
**BEFORE THE
PUBLIC UTILITY COMMISSION
OF TEXAS**

RESPONSE TO ORDER NO. 4

COMES NOW Forest Glen Utility Company (Applicant or Forest Glen) and files this Response to Order No. 4 Granting Extension, Revising Deadline, and Requiring Clarification of Notice. In support thereof, the Applicant submits the attached affidavit that notice was mailed by first class mail to each owner of at 25 acres of land wholly or partially included in the proposed area of the CCN along with evidence of which tract included 25 acres and the name of the tracts' owners.

Respectfully submitted,

Randall B. Wilburn
State Bar No. 24033342
Helen S. Gilbert
State Bar No. 00786263
BARTON BENSON JONES PLLC
7000 N. MoPac Expwy, Suite 200
Austin, Texas 78731
Telephone: (210) 640-9174
Telecopier: (210) 600-9796
hgilbert@bartonbensonjones.com

By: 
Helen S. Gilbert

**ATTORNEYS FOR FOREST GLEN
UTILITY COMPANY**

CERTIFICATE OF SERVICE

I hereby certify that I have or will serve a true and correct copy of the foregoing document via hand delivery, facsimile, electronic mail, overnight mail, U.S. mail, or Certified Mail Return Receipt Requested on all parties on the 31st of May 2023.

Helen S. Gilbert

Helen S. Gilbert

STATE OF TEXAS

§

§

BEXAR COUNTY

§

AFFIDAVIT OF MIA NATALINO, P.E.

Before me, the undersigned notary, on this day personally appeared Mia Natalino, P.E. a person whose identity is known to me. After I administered an oath to Mia Natalino, P.E. upon her oath, she said:

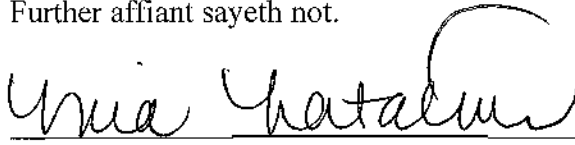
"My name is Mia Natalino. I am over 18 years of age, of sound mind, and capable of making this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.

I, Mia Natalino, being duly sworn, file this affidavit as the General Manager of Forest Glen Utility Company ("Forest Glen"). I attest that in such capacity, I am qualified and authorized to file and verify such affidavit, am personally familiar with the CCN application, subject of Docket No. 54488, and that all such statements made and matters set forth herein are true and correct.

Under my direction and control, Forest Glen provided first class mailed notice of the proposed CCN amendment to all landowners of tracts of land that are at least 25 acres that are wholly or partially within the proposed CCN area. The names of these property owners were identified by consulting the tax appraisal rolls on the Medina County Appraisal District website at the time the application was filed on or around December 16, 2022 as shown on attached Exhibit A. These are the same landowners as those represented on the table attached to the proof of notice filed in this case on April 20, 2023 (Interchange Item No. 13), which is reattached hereto as Exhibit B. The landowners owning tracts of land of at least 25 acres are represented in the first 8 rows on the table filed with the proof of notice. As some of these are the same persons or entities, only 5 persons or entities (of the 8 total rows) received actual mailed notice (i.e., Forest Glen did not mail duplicate notices to the same person): Ruth Steinle; HLH Development, LLC; Lynda Rahe Stinson; Medina County Public Improvement District #1 – Potranco Ranch PID; and, Microsoft Corporation.

As a practical matter, Forest Glen knows each of the 5 landowners with tracts of at least 25 acres, many of whom Forest Glen has known or served since its original CCN was granted. Forest Glen has had a longstanding and transparent relationship with its neighbors, including the landowners with tracts of at least 25 acres."

Further affiant sayeth not.

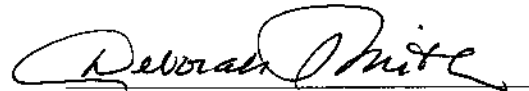


Mia Natalino, P.E., Vice President & General Manager

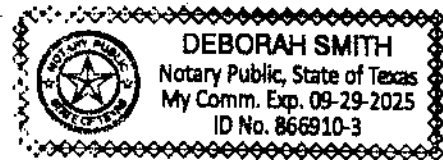
State of Texas §

County of Bexar §

Sworn and subscribed before me on the 30th day of May 2023, by Mia Natalino, General Manager of Forest Glen Utility Company, a Texas corporation,



Notary Public, State of Texas



Property ID: 1378 For Year

Print 

DISCLAIMER

Account

Location

Owner

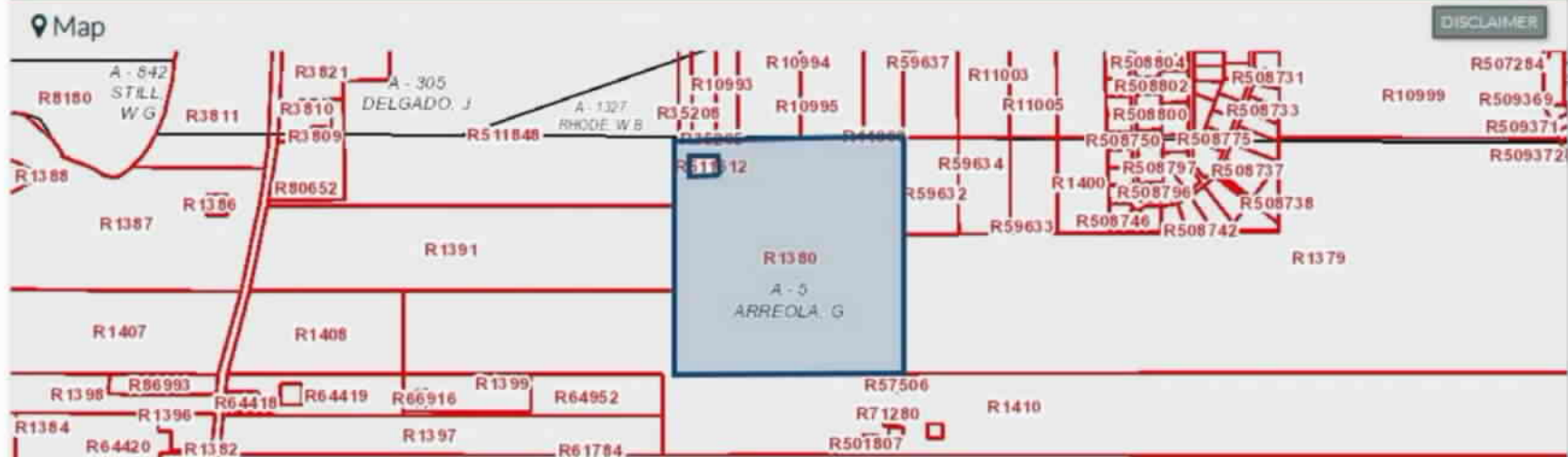
% Ownership:	100.0%
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VALUES DISPLAYED ARE 2023 PRELIMINARY VALUES AND ARE
SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

EXHIBIT A

Property ID: 1380 For Year 2023

[View Map](#)

Print 

Property Details

Account

Property ID:	1380
Legal Description:	A0005 G. AREOLA SURVEY 38; 120.622 ACRES
Geographic ID:	0A0005-00038-00000-01380
Agent:	
Type:	Real

Location

Address:	
Map ID:	Q8-P26
Neighborhood CD:	SMV

Owner

Owner ID:	146326
Name:	HLH DEVELOPMENT LLC
Mailing Address:	13438 BANDERA RD STE. 104 HELOTES, TX 78023
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$1,184,480
Agricultural Market Valuation:	\$0
Market Value:	\$1,184,480
Ag Use Value:	\$0
Appraised Value:	\$1,184,480
Homestead Cap Loss: ☹	\$0
Assessed Value:	\$1,184,480

VALUES DISPLAYED ARE 2023 PRELIMINARY VALUES AND ARE
SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

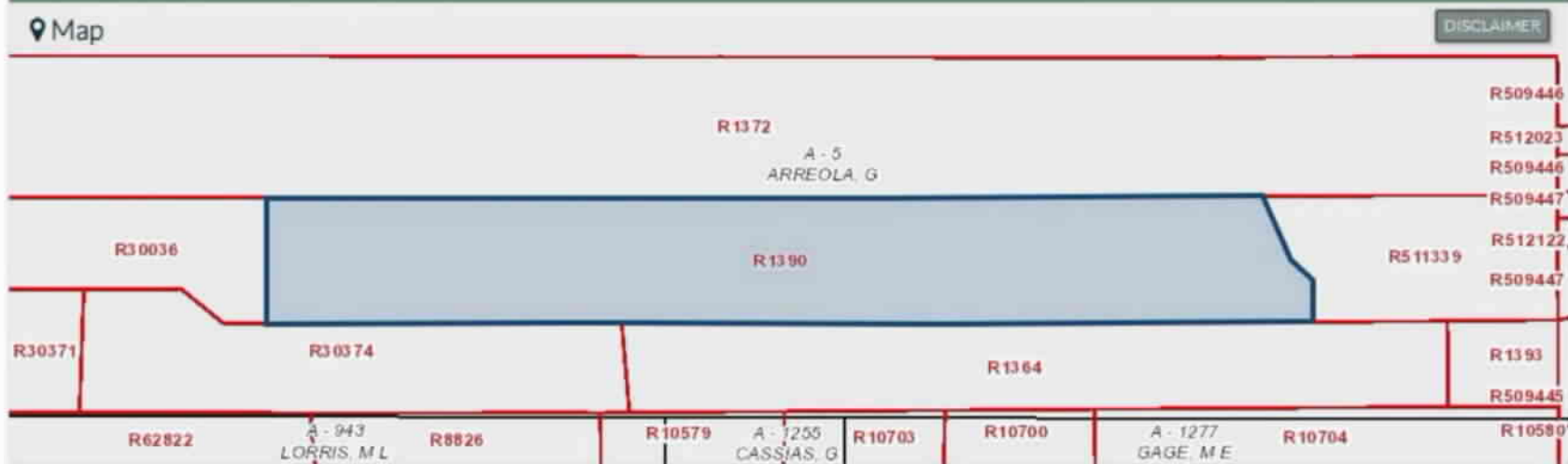
EXHIBIT A

Property ID: 1390 For Year 2023

2023 Appraisal Notice

View Map

Print



Property Details

Account

Property ID:	1390
Legal Description:	A0005 G, AREOLA SURVEY 38; 293.44 ACRES
Geographic ID:	0A0005-00038-00000-01390
Agent:	
Type:	Real

Location

Address:	
Map ID:	Q8-R11-P32
Neighborhood CD:	SMV

Owner

Owner ID:	141827
Name:	STINSON LYNDA RAHE
Mailing Address:	3345 FM 471 N CASTROVILLE, TX 78009
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$0
Agricultural Market Valuation:	\$2,726,350
Market Value:	\$2,726,350
Ag Use Value:	\$25,010
Appraised Value:	\$25,010
Homestead Cap Loss:	\$0
Assessed Value:	\$25,010

VALUES DISPLAYED ARE 2023 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

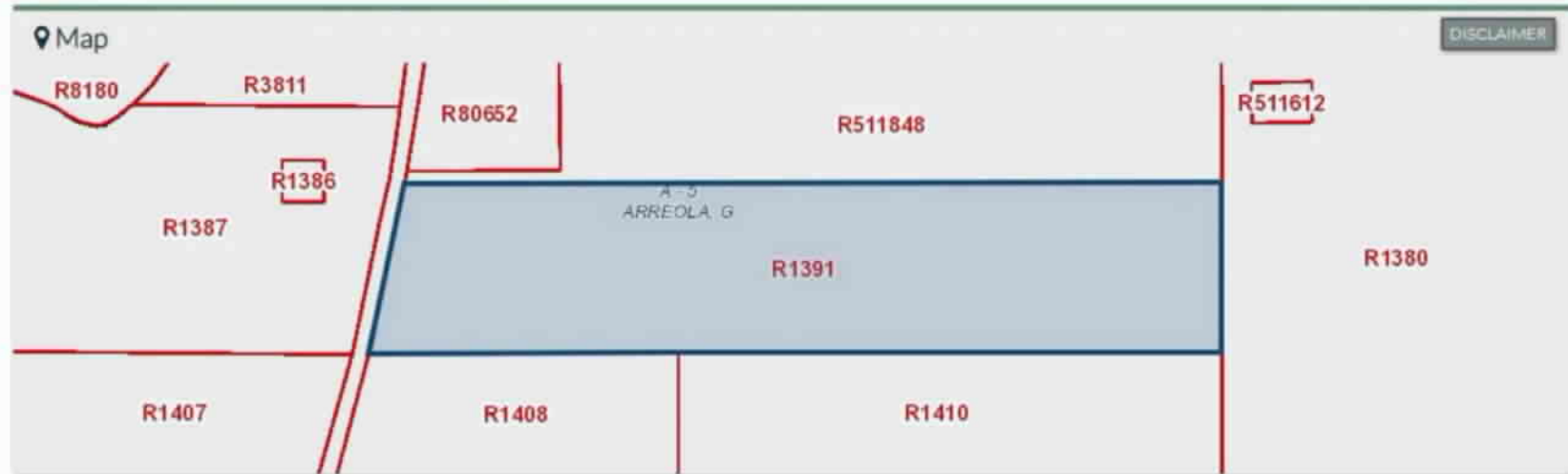
EXHIBIT A

Property ID: 1391 For Year

2023

View Map

Print



Property Details

Account	
Property ID:	1391
Legal Description:	A0005 G. AREOLA SURVEY 38, 79.99 ACRES
Geographic ID:	0A0005-00038-00000-01391
Agent:	
Type:	Real
Location	
Address:	E SIDE OF FM 471
Map ID:	P8-P15
Neighborhood CD:	SMV
Owner	
Owner ID:	141827
Name:	STINSON LYNDA RAHE
Mailing Address:	3345 FM 471 N CASTROVILLE, TX 78009
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$0
Agricultural Market Valuation:	\$893,250
Market Value:	\$893,250
Ag Use Value:	\$17,760
Appraised Value:	\$17,760
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$17,760

VALUES DISPLAYED ARE 2023 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

EXHIBIT A

Property ID: 10998 For Year

2023

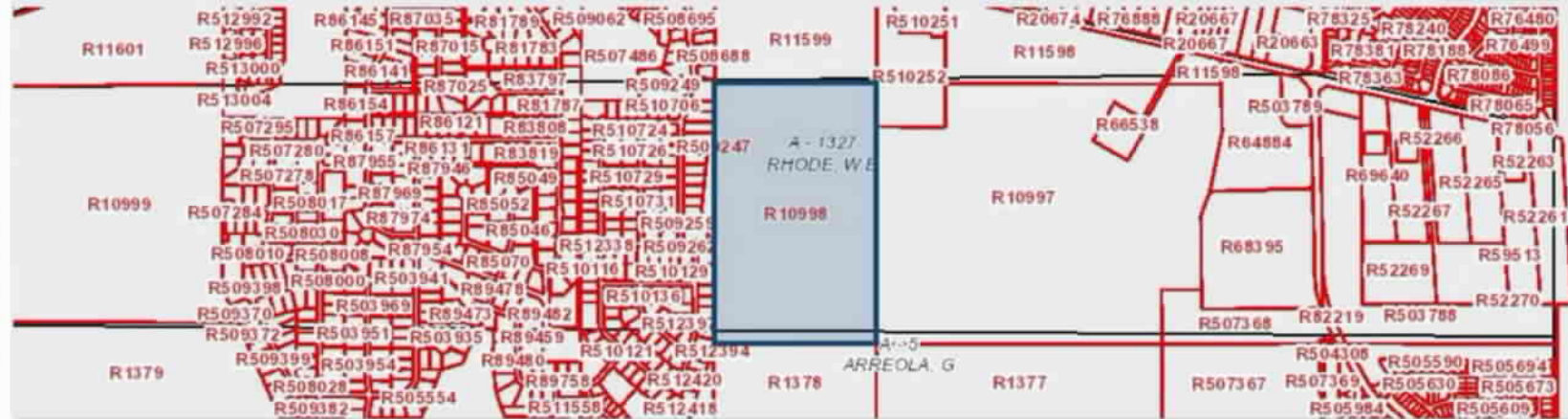
2023 Appraisal Notice

View Map

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Map

DISCLAIMER



Property Details

Account

Property ID:	10998
Legal Description:	A1327 W RHODE SURVEY 96 1/3, 102.19 ACRES
Geographic ID:	0A1327-00096-00000-10998
Agent:	A1165
Type:	Real

Location

Address:	FM 1957
Map ID:	R11-P14
Neighborhood CD:	SMV

Owner

Owner ID:	1508
Name:	STEINLE RUTH
Mailing Address:	PO BOX 34177 FORT WORTH, TX 76162-4177
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$0
Agricultural Market Valuation:	\$997,810
Market Value:	\$997,810
Ag Use Value:	\$8,790
Appraised Value:	\$8,790
Homestead Cap Loss:	\$0
Assessed Value:	\$8,790

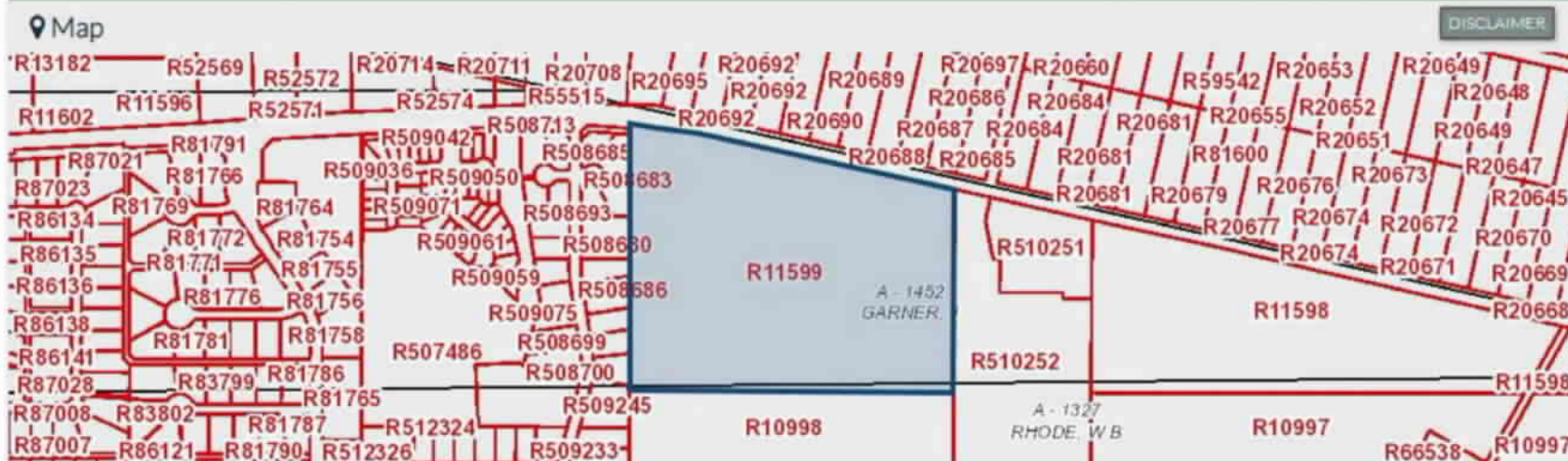
VALUES DISPLAYED ARE 2023 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

EXHIBIT A

Property ID: 11599 For Year 2023

2023 Appraisal Notice

[View Map](#)

Print 

Property Details

Account	
Property ID:	11599
Legal Description:	A1452 J. GARNER SURVEY 97; 37.49 ACRES
Geographic ID:	0A1452-00097-00000-11599
Agent:	A1165
Type:	Real
Location	
Address:	FM 1957
Map ID:	Q8-P5
Neighborhood CD:	SMV
Owner	
Owner ID:	1508
Name:	STEINLE RUTH
Mailing Address:	PO BOX 34177 FORT WORTH, TX 76162-4177
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$0
Agricultural Market Valuation:	\$366,060
Market Value:	\$366,060
Ag Use Value:	\$3,220
Appraised Value:	\$3,220
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$3,220

VALUES DISPLAYED ARE 2023 PRELIMINARY VALUES AND ARE
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EXHIBIT A

Property ID: 504184 For Year

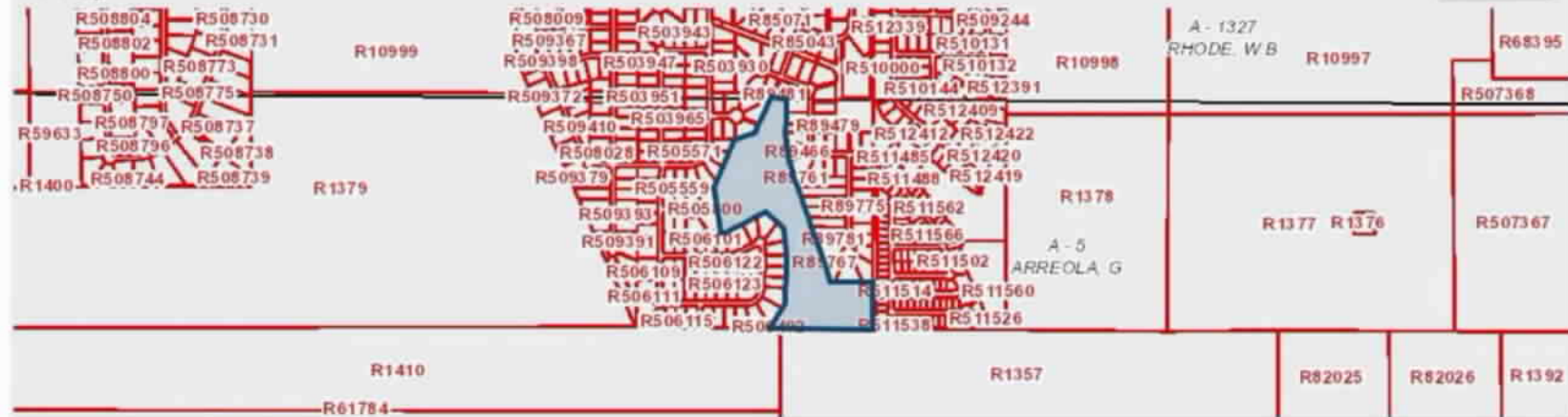
2023

View Map

Print

Map

DISCLAIMER



Property Details

Account	
Property ID:	504184
Legal Description:	A0005 G AREOLA SURVEY 38, 31.081 ACRES PARK AREA; INCLUDES 0.69 ACRES IN A1327
Geographic ID:	0A0005-00038-00000-504184
Agent:	
Type:	Real
Location	
Address:	
Map ID:	R11
Neighborhood CD:	SMV
Owner	
Owner ID:	122375
Name:	MEDINA COUNTY PUBLIC IMPROVEMENT DISTRICT #1 POTRANCO RANCH PID
Mailing Address:	13438 BANDERA RD #104 HELOTES, TX 78023
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$500
Agricultural Market Valuation:	\$0
Market Value:	\$500
Ag Use Value:	\$0
Appraised Value:	\$500
Homestead Cap Loss:	\$0
Assessed Value:	\$500

VALUES DISPLAYED ARE 2023 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

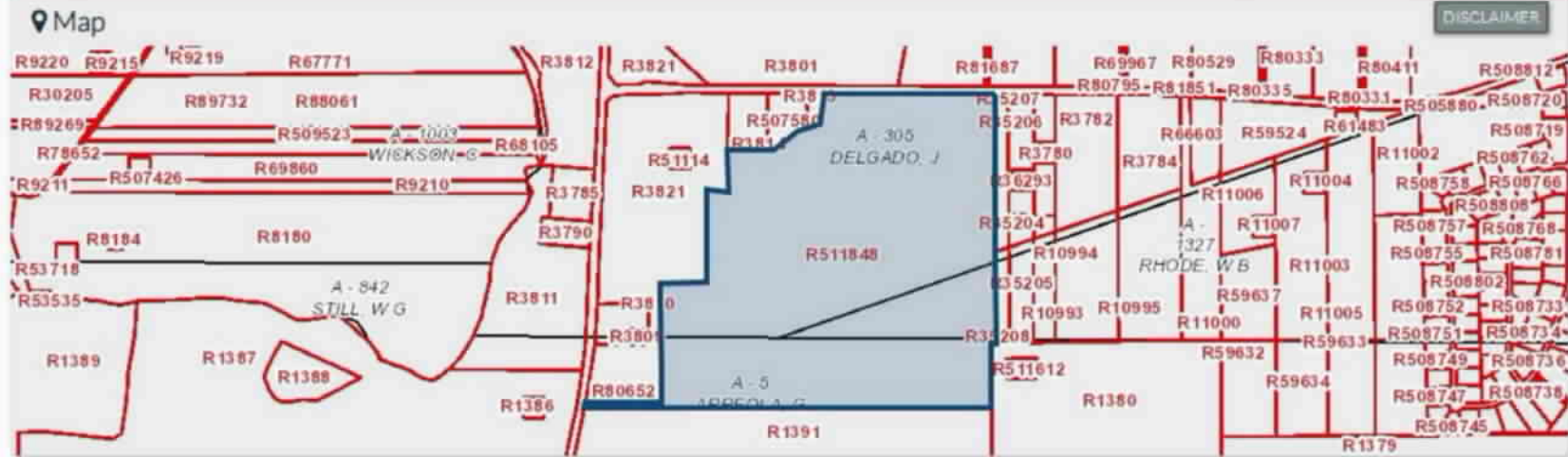
EXHIBIT A

Property ID: 511848 For Year

2023

2023 Appraisal Notice

[View Map](#)

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Property Details

Account	
Property ID:	511848
Legal Description:	RIO MEDINA LOT 1
Geographic ID:	0A0305-00037-00000-509726
Agent:	
Type:	Real
Location	
Address:	
Map ID:	P8-P25
Neighborhood CD:	SMV
Owner	
Owner ID:	140930
Name:	MICROSOFT CORPORATION
Mailing Address:	%LEGAL & CORPORATE AFFAIRS ONE MICROSOFT WAY REDMOND , WA 98052
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$2,028,070
Agricultural Market Valuation:	\$0
Market Value:	\$2,028,070
Ag Use Value:	\$0
Appraised Value:	\$2,028,070
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$2,028,070

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EXHIBIT B

DOCKET No. 54488 NOTICE NEIGHBORING SYSTEMS, LANDOWNERS, CUSTOMERS AND CITIES						
DATE MAILED	OWNER	MAILING ADDRESS LN 1	MAILING ADDRESS LN 2	CITY	STATE	ZIP
3/30/2023	STEINLE RUTH		PO BOX 34177	FORT WORTH	TX	76162
3/30/2023	HLH DEVELOPMENT LLC		13438 BANDERA RD STE. 104	HELOTES	TX	78023
3/30/2023	STINSON LYNDA RAHE		3345 FM 471 N	CASTROVILLE	TX	78009
DUPLICATE	STINSON LYNDA RAHE		3345 FM 471 N	CASTROVILLE	TX	78009
DUPLICATE	STEINLE RUTH		PO BOX 34177	FORT WORTH	TX	76162
DUPLICATE	STEINLE RUTH		PO BOX 34177	FORT WORTH	TX	76162
3/30/2023	MEDINA COUNTY PUBLIC IMPROVEMENT DISTRICT #1 POTRANCO RANCH PID		13438 BANDERA RD #104	HELOTES	TX	78023
3/30/2023	MICROSOFT CORPORATION	LEGAL & CORPORATE AFFAIRS	ONE MICROSOFT WAY	REDMOND	WA	98052
4/4/2023	CANYON REGIONAL WATER AUTHORITY		850 LAKESIDE PASS	NEW BRAUNFELS	TX	78130
4/4/2023	CITY OF CASTROVILLE		1209 FIORELLA STREET	CASTROVILLE	TX	78009
4/4/2023	CITY OF LA COSTE		PO BOX 308	LA COSTE	TX	78039
4/4/2023	SAN ANTONIO RIVER AUTHORITY		PO BOX 839980	SAN ANTONIO	TX	78283-3980
4/4/2023	SAN ANTONIO WATER SYSTEM		2800 US HIGHWAY 281 N	SAN ANTONIO	TX	78212-3106
4/4/2023	MEDINA COUNTY JUDGE		1300 AVENUE M ROOM 250	HONDO	TX	78861
4/4/2023	EDWARDS AQUIFER AUTHORITY		900 E QUINCEY ST	SAN ANTONIO	TX	78215-1400
4/4/2023	MEDINA COUNTY GROUNDWATER CONSERVATION DISTRICT		1607 AVENUE K	HONDO	TX	78861-1838
4/4/2023	OFFICE OF PUBLIC UTILITY COUNSEL		P.O. BOX 12397	AUSTIN	TX	78711-2397