



## **Filing Receipt**

**Filing Date - 2023-08-25 11:17:38 AM**

**Control Number - 55020**

**Item Number - 16**

**DOCKET NO. 55020**

<b>PETITION OF NMCV TAYLOR</b>	<b>§</b>	<b>PUBLIC UTILITY COMMISSION</b>
<b>PROPERTY INVESTORS, LLC TO</b>	<b>§</b>	
<b>AMEND MANVILLE WATER SUPPLY</b>	<b>§</b>	<b>OF TEXAS</b>
<b>CORPORATION'S CERTIFICATE OF</b>	<b>§</b>	
<b>CONVENIENCE AND NECESSITY IN</b>	<b>§</b>	
<b>WILLIAMSON COUNTY BY</b>	<b>§</b>	
<b>STREAMLINED EXPEDITED RELEASE</b>	<b>§</b>	

**ORDER NO. 6**  
**GRANTING STREAMLINED EXPEDITED RELEASE**

This Order addresses the petition of NMCV Taylor Property Investors, LLC for streamlined expedited release of a tract of land in Williamson County from Manville Water Supply Corporation's service area under certificate of convenience and necessity (CCN) number 11144. For the reasons stated in this Order, the Commission releases the tract of land from Manville WSC's certificated service area. In addition, the Commission amends Manville WSC's CCN number 11144 to reflect removal of the tract of land from the service area.

Following entry of this Order, the Commission will determine the amount of compensation, if any, to be awarded to Manville WSC, which will be addressed by separate order.

**1. Findings of Fact**

The Commission makes the following findings of fact.

**Petitioner**

1. NMCV Taylor is a Texas limited liability company registered with the Texas secretary of state under filing number 803961657.

**CCN Holder**

2. Manville WSC is a Texas nonprofit corporation registered with the Texas secretary of state under filing number 26785701.
3. Manville WSC holds CCN number 11144 that obligates it to provide retail water service in its certificated service area in Lee, Travis, and Williamson counties.

**Petition and Supplemental Materials**

4. On May 18, 2023, the petitioner filed a petition for streamlined expedited release of a tract of land from the CCN holder's service area under CCN number 11144.
5. The petition included a general warranty deed dated April 13, 2021, which includes a metes-and-bounds description; maps; proof of notice via certified mail return receipt requested; the May 3, 2023 affidavit of Nirav Shroff, the petitioner's manager; and digital mapping data.
6. On May 31, 2023, the petitioner supplemented the petition with revised maps and digital mapping data.
7. In Order No. 2 filed on June 21, 2023, the administrative law judge (ALJ) found the petition, as supplemented, administratively complete.
8. In Order No. 4 filed on August 3, 2023, the ALJ rescinded the finding that the petition, as supplemented, was administratively complete.
9. On August 9, 2023, the petitioner filed a clarification on the petition and notice issued in this docket.
10. In Order No. 5 filed on August 25, 2023, the ALJ found the petition, as supplemented, administratively complete.

**Notice**

11. On May 18, 2023, the petitioner sent a copy of the petition to the CCN holder by certified mail, return receipt requested.
12. On August 9, 2023, the petitioner filed a clarification and supplement to the notice, which included a copy of the date stamp and receipt from the U.S. Postal Service, and a printout of Manville WSC's website confirming the physical address of Manville WSC.
13. In Order No. 5 filed on August 25, 2023, the ALJ found the notice, as clarified and supplemented, sufficient.

**Response to the Petition**

14. On August 23, 2023, the CCN holder filed a response and stated it does not object to the decertification of the territory referenced in the petition.

**The Tract of Land**

15. The petitioner owns a tract of land in Williamson County that is approximately 486.4 acres and for which the petitioner seeks streamlined expedited release.
16. The tract of land is located within the CCN holder's certificated service area.

**Ownership of the Tract of Land**

17. The petitioner acquired the tract of land by a general warranty deed dated April 13, 2021.

**Qualifying County**

18. Williamson County has a population of more than 47,500 and is adjacent to Travis County.
19. Travis County has a population of at least one million.

**Water Service to the Tract of Land**

20. The tract of land is not receiving actual water service from the CCN holder or any other water service provider.
21. The tract of land does not have any water connections or meters located thereon.
22. Neither the landowner, nor any representative of the landowner, have paid any service reservation or standby fees and there are no agreements with the CCN holder to provide retail water service to the tract of land.
23. The CCN holder has not committed or dedicated any facilities or lines to the tract of land for water service.
24. The CCN holder has no facilities or lines that provide water service to the tract of land.
25. The CCN holder has not performed any acts for or supplied anything to the tract of land.

**Map and Certificate**

26. On August 1, 2023, Commission Staff filed its recommendation on final disposition that included a certificate and a map on which it identified the tract of land in relation to the CCN holder's certificated service area.

## II. Conclusions of Law

The Commission makes the following conclusions of law.

1. The Commission has authority over the petition for streamlined expedited release under Texas Water Code (TWC) §§ 13.254 and 13.2541.
2. The petitioner provided notice of the petition in compliance with 16 Texas Administrative Code (TAC) § 24.245(h)(3)(F).
3. No opportunity for a hearing on this petition for streamlined expedited release is provided under TWC §§ 13.254 or 13.2541 and, under 16 TAC § 24.245(h)(7), no hearing will be held on the petitioner's petition.
4. This petition for streamlined expedited release filed under TWC §§ 13.254 and 13.2541 and 16 TAC § 24.245(h) is not a contested case.
5. The petitioner, under TWC §§ 13.254, 13.2541 and 16 TAC § 24.245(h), is required to submit a verified petition through a notarized affidavit, and the CCN holder may submit a response to the petition that must be verified by a notarized affidavit.
6. Under 16 TAC § 24.245(h)(7), the Commission's decision in this proceeding is based on the information submitted by the petitioner, the CCN holder, and Commission Staff.
7. To obtain release under TWC § 13.2541(b), the petitioner must demonstrate that it owns a tract of land that is at least 25 acres, that the tract of land is located in a qualifying county, and that the tract of land is not receiving service of the type that the current CCN holder is authorized to provide under the applicable CCN.
8. The time that this petition was filed is the only relevant time period to consider when evaluating whether the tract of land is receiving water service under TWC § 13.2541(b). Whether the tract of land might have previously received water service is irrelevant.
9. The petitioner is not required to seek the streamlined expedited release of all of its property.
10. The petitioner owns the tract of land for which it seeks streamlined expedited release and the tract of land is at least 25 acres.
11. Williamson County is a qualifying county under TWC § 13.2541(b) and 16 TAC § 24.245(h)(2).

12. The tract of land is not receiving water service under TWC §§ 13.002(21) and 13.2541(b) and 16 TAC § 24.245(h), as interpreted in *Texas General Land Office v. Crystal Clear Water Supply Corporation*, 449 S.W.3d 130 (Tex. App.—Austin 2014, pet. denied).
13. The petitioner is entitled under TWC § 13.2541(b) to the release of the tract of land from the CCN holder's certificated service area.
14. Under TWC §§ 13.254(h) and 13.2541(a), after the date of this Order, the CCN holder has no obligation to provide retail water service to the tract of land.
15. The Commission may release only the petitioner's tract of land from CCN number 11144 under TWC § 13.2541(b). The Commission has no authority to decertify any facilities or equipment owned and operated by the holder of CCN number 11144 to provide retail water service through the streamlined-expedited-release process under TWC § 13.2541(b).
16. The Commission processed the petition in accordance with the TWC and Commission rules.
17. Under TWC § 13.257(r) and (s), the CCN holder is required to record certified copies of the approved certificate and map, along with a boundary description of the service area, in the real property records of Williamson County no later than the 31st day after the date the CCN holder receives this Order.
18. A retail public utility may not, under TWC §§ 13.254(d), provide retail water service to the public within the tract of land unless just and adequate compensation under TWC § 13.254(g) has been paid to the holder of CCN number 11144.

### III. Ordering Paragraphs

In accordance with these findings of fact and conclusions of law, the Commission issues the following orders.

1. The Commission releases the tract of land identified in the petition from the CCN holder's certificated service area under CCN number 11144.
2. The Commission does not decertify any of the CCN holder's equipment or facilities that may lay on or under the tract of land.
3. The Commission amends CCN number 11144 in accordance with this Order.
4. The Commission approves the map attached to this Order.

5. The Commission issues the certificate attached to this Order.
6. The CCN holder must file in this docket proof of the recording required in TWC § 13.257(r) and (s) within 45 days of the date of this Order.
7. The proceeding to determine the amount of compensation to be awarded to the CCN holder, if any, commences on the date of this Order in accordance with the schedule adopted in Order No. 5. Any decision on compensation will be made by a separate order.
8. The Commission denies all other motions and any other requests for general or specific relief not expressly granted by this Order.

**Signed at Austin, Texas the 25th day of August 2023.**

**PUBLIC UTILITY COMMISSION OF TEXAS**

A handwritten signature in black ink, appearing to read "Christina Denmark", written over a horizontal line.

**CHRISTINA DENMARK  
ADMINISTRATIVE LAW JUDGE**



# **Public Utility Commission of Texas**

**By These Presents Be It Known To All That**

## **Manville Water Supply Corporation**

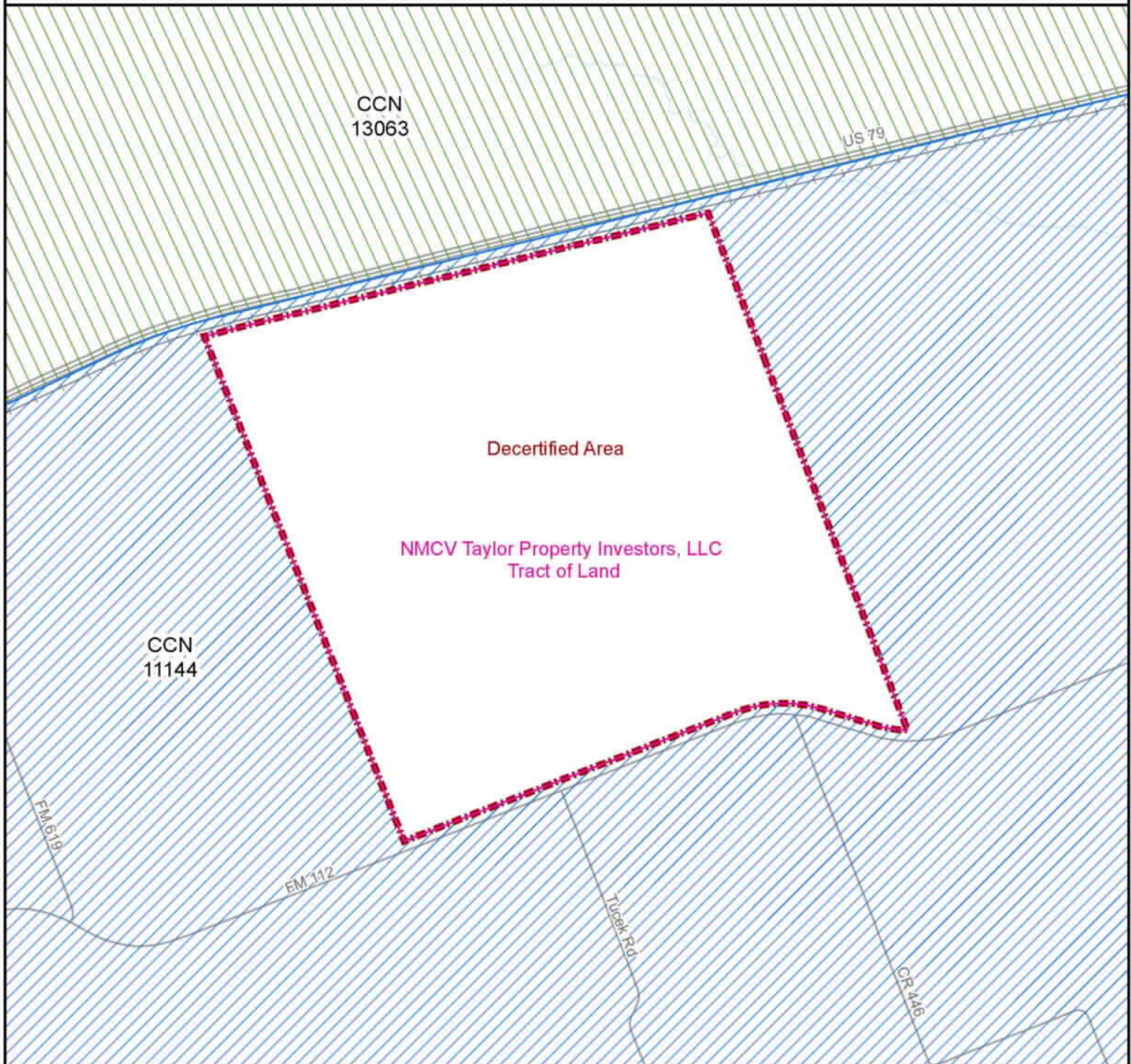
having obtained certification to provide water utility service for the convenience and necessity of the public, and it having been determined by this Commission that the public convenience and necessity would in fact be advanced by the provision of such service, Manville Water Supply Corporation is entitled to this

### **Certificate of Convenience and Necessity No. 11144**

to provide continuous and adequate water utility service to that service area or those service areas in Lee, Travis, and Williamson Counties as by final Order or Orders duly entered by this Commission, which Order or Orders resulting from Docket No. 55020 are on file at the Commission offices in Austin, Texas; and are matters of official record available for public inspection; and be it known further that these presents do evidence the authority and the duty of the Manville Water Supply Corporation to provide such utility service in accordance with the laws of this State and Rules of this Commission, subject only to any power and responsibility of this Commission to revoke or amend this Certificate in whole or in part upon a subsequent showing that the public convenience and necessity would be better served thereby.







PUCT Docket No. 55020  
Manville Water Supply Corporation  
Portion of Water CCN No. 11144  
Petition by NMCV Taylor Property Investors, LLC to Amend  
Manville Water Supply Corporation's CCN by Streamlined Expedited Release in Williamson County



Public Utility Commission of Texas  
1701 N. Congress Ave  
Austin, TX 78701

**Water CCN**

-  11144 - Manville WSC
-  13063 - City of Thrall

-  Decertified Area
-  Tract of Land

0 625 1,250  
Feet



Map by: Komal Patel  
Date: July 31, 2023  
Project: 55020ManvilleWSC.mxd