



Filing Receipt

Filing Date - 2024-08-23 02:12:52 PM

Control Number - 55810

Item Number - 30



DAVID L. EARL
ATTORNEY AT LAW/SHAREHOLDER
JOHNATHAN L. EARL
ATTORNEY AT LAW/SHAREHOLDER
JEFFREY L. EARL
ATTORNEY AT LAW/SHAREHOLDER

August 23, 2024

Via Electronic Filing

Public Utility Commission of Texas
Central Records
1701 N. Congress, Suite 8-100
Austin, Texas 78701

RE: Docket No. 55810, Application of MCC Utilities, LLC for Certificates of Convenience and Necessity in Harris County

Dear Filing Clerk:

On behalf of MCC Utilities, LLC ("MCC"), please find the enclosed proof of recording of MCC's service area(s), map(s), and water and sewer certificate(s) of convenience and necessity in Harris County, Texas, pursuant to the Public Utility Commission of Texas' ("PUC") August 1, 2024, Notice of Approval, Ordering Paragraph No. 7 in Docket No. 55810 ("Final Order").

We greatly appreciate your assistance and should you have any questions or requests for clarification regarding the above, please feel free to contact me at the information provided below or by email at jeff@earl-law.com.

Respectfully,

EARL & ASSOCIATES, P.C.

By:

Printed Name: Jeffrey L. Earl, Attorney at Law

Enclosure(s):

Recorded Copy of Water and Sewer CCNs and Maps



6
cert
\$4
R

RP-2024-302996



RP-2024-302996
08/20/2024 RP1 \$49.00

Public Utility Commission of Texas

102

By These Presents Be It Known To All That

MCC Utilities, LLC

100

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, MCC Utilities, LLC is entitled to this

Certificate of Convenience and Necessity No. 13317

to provide continuous and adequate water utility service to that service area or those service areas in Harris County as by final Order or Orders duly entered by this Commission, which Order or Orders resulting from Docket No. 55810 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 MCC Utilities, LLC 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.

Ret: MCC Utilities LLC
4601 W. Sam Houston Pkwy N
Suite 100
Houston TX 77043

CERTIFIED TO BE A TRUE AND CORRECT COPY
OF THE ORIGINAL ON FILE WITH THE
PUBLIC UTILITY COMMISSION OF TEXAS
CENTRAL RECORDS DIVISION

APPROVED

By Romie L at 2:19 pm, Aug 07, 2024



Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy - Page 1 of 7

Attest: 8/21/2024

Teneshia Hudspeth, County Clerk
Harris County, Texas

Deputy



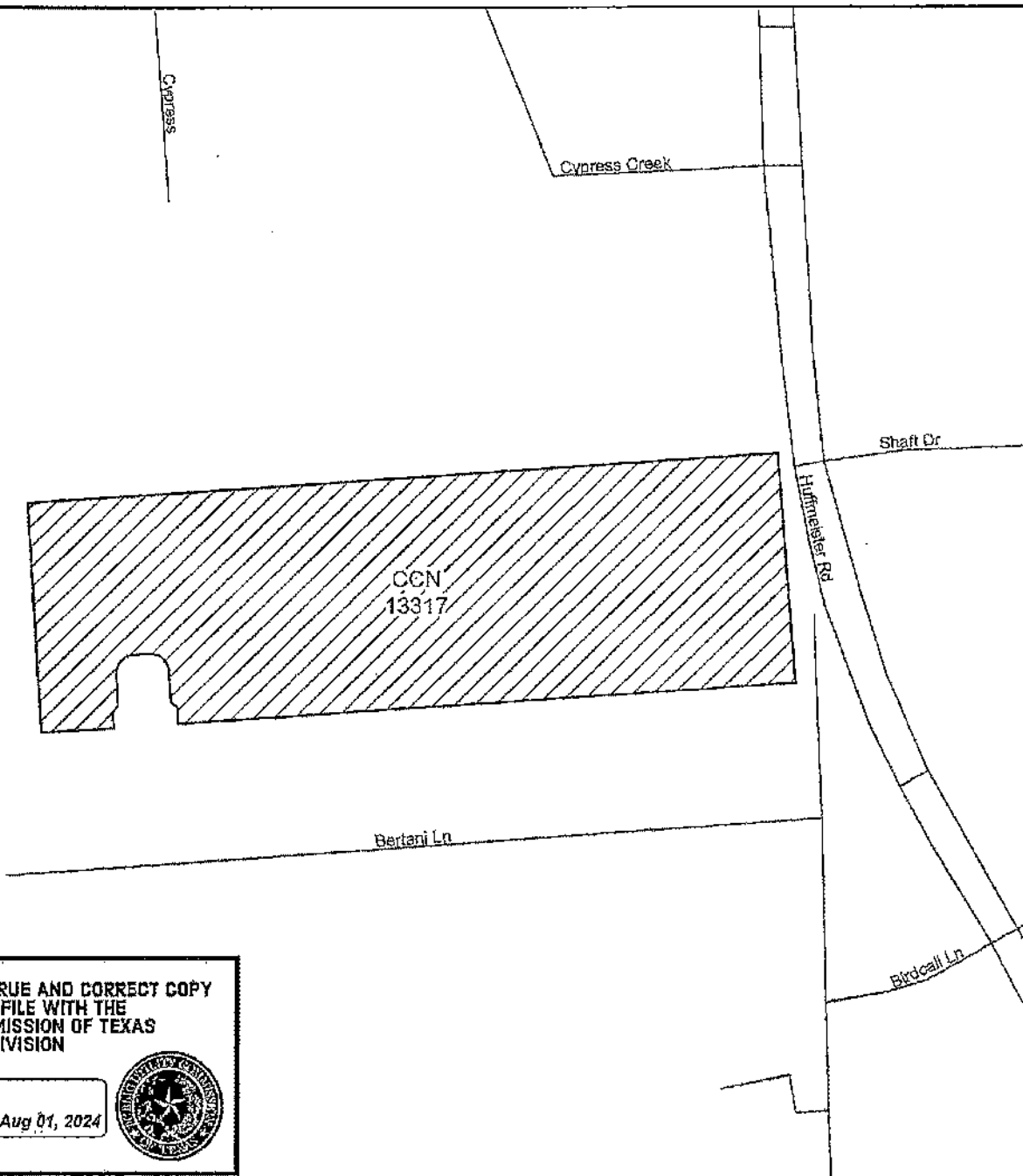
CON:1660930|RP-2024-302996

Ana C Morales Montemayor



RP-2024-302996

PUCT Docket No. 55810
MCC Utilities, LLC
Water CCN No. 13317
Obtain New Water CCN in Harris County



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

Water CCN



13317 - MCC Utilities LLC

0 125 250
Feet



Map by: Korrel Patel
Date: April 17, 2024
Project: 55810Water.mxd

Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy - Page 2 of 7

Attest: 8/21/2024

Teneshia Hudspeth, County Clerk
Harris County, Texas

Deputy



CON:1660930|RP-2024-302996

Ana C Morales Montemayor



EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 17000333191

TRACT I:

BEING a 11.02 acre (480,220 square foot) tract of land situated in the Alexander Burnett Survey, Abstract No. 109 of Harris County, Texas and being all of a called 11.0200 acre tract of land described in an instrument to EBH-NH HUFFMEISTER LP recorded under Harris County Clerk's File Number (H.C.C.F. No.) 20150216976, same being a portion of MEADOWS AT CYPRESS CREEK, a subdivision recorded under Film Code Number 676261 of the Harris County Map Records (H.C.M.R.), said 11.02 acre tract of land described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found for the southwest corner of said 11.0200 acre tract, lying on the east line of a called 7.206 acre tract as described in a conveyance to Charles Leonard Bertani, Sr. recorded under H.C.C.F. No. F808580, same being the northwest corner of a called 5.996 acre tract as described in a conveyance to Quantum Development, LLC recorded under H.C.C.F. No. 20070697033;

THENCE, N 02° 55' 53" W, along the east line of said 7.206 acre tract, at 74.11 feet passing the common east corner of said 7.206 acre tract and a called 2.000 acre tract of land as described in a conveyance to Charles Leonard Bertani, Sr. recorded under H.C.C.F. No. G620751, at a distance of 297.41 feet passing the common corner of said 2.000 acre tract and a called 4.000 acre tract of land as described in a conveyance to Charles L. Bertani, Sr. and wife Lottie Mae Bertani recorded under H.C.C.F. No. R252986, from which a found 3/4-inch rod bears S 87° 53' W, 0.44 feet, and continuing for a total distance of 386.77 feet to a 1/2-inch iron rod with cap stamped "Brown & Gay" set for the northwest corner of the herein described tract, same being the southwest corner of a called 10.7910 acre tract of land described in an instrument to NANTUCKET HOUSING, LLC recorded under H.C.C.F. No. 20150216950;

THENCE, N 86° 46' 00" E, along the south line of said 10.7910 acre tract, a distance of 1,237.63 feet to a 1/2-inch iron rod with cap stamped "Brown & Gay" set for the northeast corner of the herein described tract same being the southeast corner of said 10.7910 acre tract, and lying on the west right-of-way line of Huffmeister Road (width varies);

THENCE, S 04° 07' 14" E, along said west right-of-way line, a distance of 386.81 feet to a 5/8-inch iron rod found for the northeast corner of said 5.996 acre tract, and being the southeast corner of the herein described tract from which a found 1/2-inch iron rod bears S 06° 45' W, 0.27 feet;

THENCE, S 86° 46' 00" W, along the north line of said 5.996 acre tract, a distance of 1,245.66 feet to the POINT OF BEGINNING and containing 11.02 acres (480,220 square feet) of land.

Being the same property as conveyed to Borrower in Special Warranty Deed recorded in instrument No. 20150216 976.

SAVE & EXCEPT a 0.2438 acre tract of land being more particularly described by metes and bounds in that certain Special Warranty Deed recorded under Clerk's File No. 2015023 4955 of the Real Property

File No.: 17000333191
Exhibit A Legal Description

Page 1 of 3

Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy - Page 3 of 7

Attest: 8/21/2024

Teneshia Hudspeth, County Clerk
Harris County, Texas

Deputy



CON:1660930|RP-2024-302996

Ana C Morales Montemayor



RP-2024-302996

Records of Harris County, Texas executed by and between EBH-NH HUFFMEISTER LP, a Texas limited partnership and NANTUCKET HOUSING, LLC, a Texas limited liability company and more fully described as follow:

BEING a 0.2438 acre (10,619 square feet) tract of land situated in the Alexander Burnett Survey, Abstract No. 109 of Harris County, Texas and being out of a called 11.0200 acre tract of land as described in a conveyance to EBH-NH HUFFMEISTER LP recorded under Harris County Clerk's File Number (H.C.C.F. No.) 20150216976, same being a portion of MEADOWS AT CYPRESS CREEK, a subdivision recorded under Film Code Number 676261 of the H.C.M.R., said 0.2438 acre tract of land described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod found for the southwest corner of said 11.0200 acre tract, lying on the east line of a called 7.206 acre tract as described in a conveyance to Charles Leonard Bertani, Sr. recorded under H.C.C.F. No. F808580, same being the northwest corner of a called 5.996 acre tract as described in a conveyance to Quantum Development, LLC recorded under H.C.C.F. No. 20070697033;

THENCE, N 86° 46' 00" E, along the south line of said 11.0200 acre tract, a distance of 119.05 feet to a 1/2-inch iron rod with "Brown & Gay" cap set for the POINT OF BEGINNING and the southwest corner of the herein described tract;

THENCE, over and across said 11.0200 acre tract the following courses and distances:

N 03° 14' 00" W, a distance of 26.00 feet to a 1/2-inch iron rod with "Brown & Gay" cap set for a corner;

N 41° 46' 00" E, a distance of 14.11 feet to a 1/2-inch iron rod with "Brown & Gay" cap set for a corner;

N 03° 13' 54" W, a distance of 52.71 feet to a 1/2-inch iron rod with "Brown & Gay" cap set for the beginning of a tangent curve to the right;

In a Northeasterly direction, along said curve to the right, a distance of 48.69 feet, having a radius of 31.00 feet, a central angle of 90° 00' 00" and a chord which bears N 41° 46' 08" E, 43.84 feet to a 1/2-inch iron rod with "Brown & Gay" cap set for the point of tangency;

N 86° 46' 05" E, a distance of 25.00 feet to a 1/2-inch iron rod with "Brown & Gay" cap set for the beginning of a tangent curve to the right;

In a Southeasterly direction, along said curve to the right, a distance of 48.69 feet, having a radius of 31.00 feet, a central angle of 90° 00' 00" and a chord which bears S 48° 13' 54" E, 43.84 feet to a 1/2-inch iron rod with "Brown & Gay" cap set at the point of tangency;

S 03° 13' 54" E, a distance of 52.69 feet to a 1/2-inch iron rod with "Brown & Gay" cap set for a corner;

S 48° 14' 00" E, a distance of 14.14 feet to a 1/2-inch iron rod with "Brown & Gay" cap set for a corner;

S 03° 14' 00" E, a distance of 26.00 feet to a 1/2-inch iron rod with "Brown & Gay" cap set for the southeast corner of the herein described tract, lying on the south line of said 11.0200 acre tract;

Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy - Page 4 of 7

Attest: 8/21/2024

Teneshia Hudspeth, County Clerk

Harris County, Texas

Deputy



CON:1660930|RP-2024-302996

Ana C Morales Montemayor



RP-2024-302996

THENCE, S 86° 46' 00" W, along said south line, a distance of 106.97 feet to the **POINT OF BEGINNING** and containing 0.2438 of one acre (10,619 square feet) of land.

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

File No.: 17000333191
Exhibit A Legal Description

Page 3 of 3

Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy - Page 5 of 7
Attest: 8/21/2024
Teneshia Hudspeth, County Clerk
Harris County, Texas



Deputy



CON:1660930|RP-2024-302996

Ana C Morales Montemayor



RP-2024-302996

FILED FOR RECORD

9:37:28 AM

Tuesday, August 20, 2024

Teneshia Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Tuesday, August 20, 2024



Teneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS

Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy - Page 7 of 7

Attest: 8/21/2024

Teneshia Hudspeth, County Clerk
Harris County, Texas

Ana C Morales Montemayer

Deputy



CON:1660930|RP-2024-302996



Ana C Morales Montemayer

6
Sept
\$4
R

RP-2024-302995



RP-2024-302995
08/20/2024 RP1 \$49.00

Public Utility Commission of Texas

102

By These Presents Be It Known To All That

MCC Utilities, LLC

102

having obtained certification to provide sewer 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, MCC Utilities, LLC is entitled to this

Certificate of Convenience and Necessity No. 21145

to provide continuous and adequate sewer utility service to that service area or those service areas in Harris County as by final Order or Orders duly entered by this Commission, which Order or Orders resulting from Docket No. 55810 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 MCC Utilities, LLC 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.

Ret: MCC Utilities LLC ✓✓
4001 W Sam Houston Pkwy N
Suite 100
Houston TX 77063

CERTIFIED TO BE A TRUE AND CORRECT COPY
OF THE ORIGINAL ON FILE WITH THE
PUBLIC UTILITY COMMISSION OF TEXAS
CENTRAL RECORDS DIVISION

APPROVED

By Romie L at 2:19 pm, Aug 01, 2024



Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy - Page 1 of 7

Attest: 8/21/2024

Teneshia Hudspeth, County Clerk

Harris County, Texas

Deputy



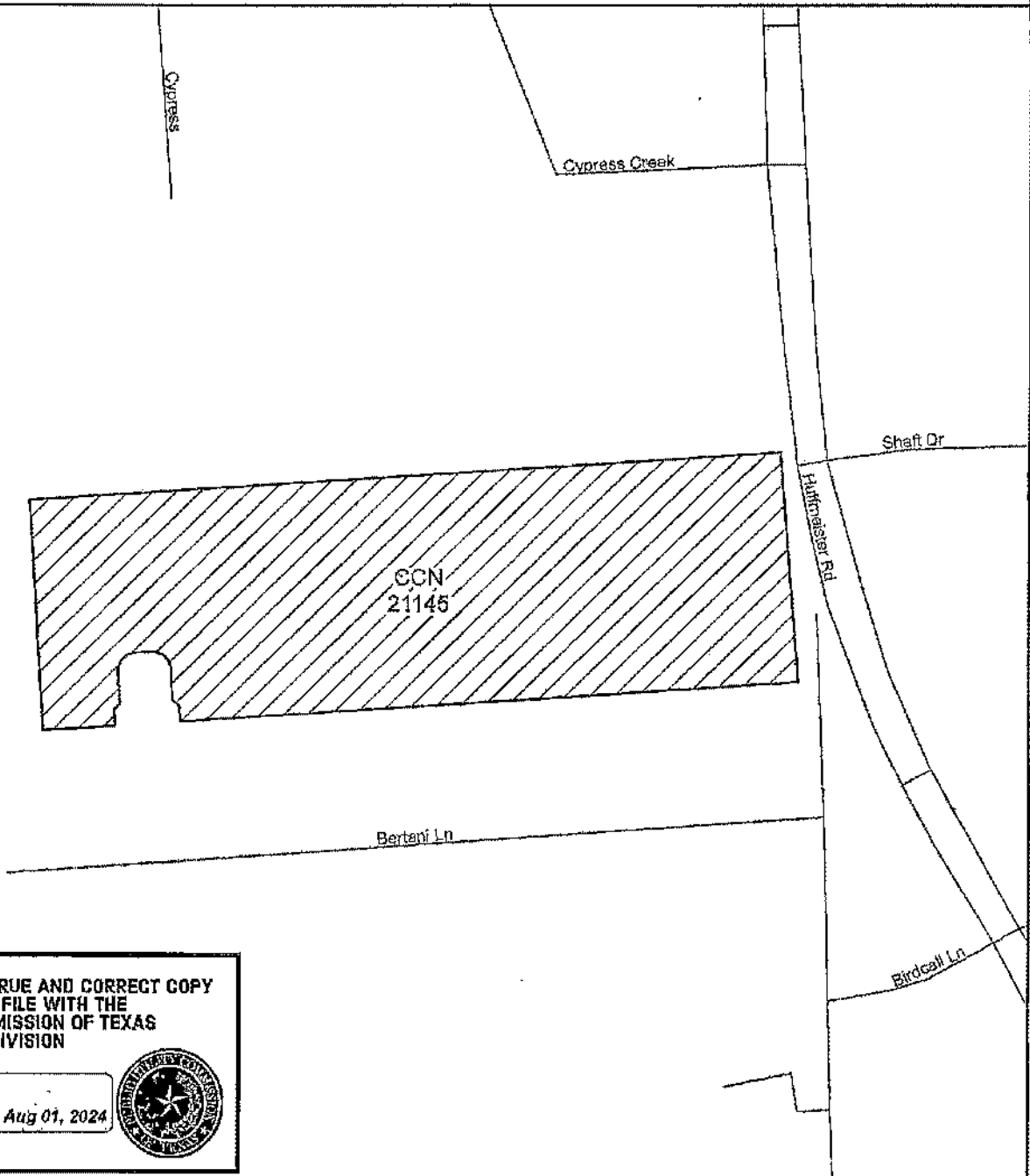
CON:1660930|RP-2024-302995

Ana C Morales Montemayor



RP-2024-302995

PUCT Docket No. 55810
MCC Utilities, LLC
Sewer CCN No. 21145
Obtain New Sewer CCN in Harris County



CERTIFIED TO BE A TRUE AND CORRECT COPY
OF THE ORIGINAL ON FILE WITH THE
PUBLIC UTILITY COMMISSION OF TEXAS
CENTRAL RECORDS DIVISION


APPROVED

By Romie L. at 2:18 pm, Aug 01, 2024



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

Sewer CCN

 21145 - MCC Utilities LLC

0 125 250
Feet



Map by: Komel Patel
Date: April 17, 2024
Project: 55810Sewer.mxd

Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy - Page 2 of 7

Attest: 8/21/2024

Teneshia Hudspeth, County Clerk
Harris County, Texas

Deputy



CON:1660930|RP-2024-302995

Ana C. Morales Montemayor



EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 17000333191

TRACT I:

BEING a 11.02 acre (480,220 square foot) tract of land situated in the Alexander Burnett Survey, Abstract No. 109 of Harris County, Texas and being all of a called 11.0200 acre tract of land described in an instrument to EBH-NH HUFFMEISTER LP recorded under Harris County Clerk's File Number (H.C.C.F. No.) 20150216876, same being a portion of MEADOWS AT CYPRESS CREEK, a subdivision recorded under Film Code Number 676261 of the Harris County Map Records (H.C.M.R.), said 11.02 acre tract of land described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found for the southwest corner of said 11.0200 acre tract, lying on the east line of a called 7.206 acre tract as described in a conveyance to Charles Leonard Bertani, Sr. recorded under H.C.C.F. No. F808580, same being the northwest corner of a called 5.996 acre tract as described in a conveyance to Quantum Development, LLC recorded under H.C.C.F. No. 20070697033;

THENCE, N 02° 55' 53" W, along the east line of said 7.206 acre tract, at 74.11 feet passing the common east corner of said 7.206 acre tract and a called 2.000 acre tract of land as described in a conveyance to Charles Leonard Bertani, Sr. recorded under H.C.C.F. No. G620751, at a distance of 297.41 feet passing the common corner of said 2.000 acre tract and a called 4.000 acre tract of land as described in a conveyance to Charles L. Bertani, Sr. and wife Lottie Mac Bertani recorded under H.C.C.F. No. R252986, from which a found 3/4-inch rod bears S 87° 53' W, 0.44 feet, and continuing for a total distance of 386.77 feet to a 1/2-inch iron rod with cap stamped "Brown & Gay" set for the northwest corner of the herein described tract, same being the southwest corner of a called 10.7910 acre tract of land described in an instrument to NANTUCKET HOUSING, LLC recorded under H.C.C.F. No. 20150216950;

THENCE, N 86° 46' 00" E, along the south line of said 10.7910 acre tract, a distance of 1,237.63 feet to a 1/2-inch iron rod with cap stamped "Brown & Gay" set for the northeast corner of the herein described tract, same being the southeast corner of said 10.7910 acre tract, and lying on the west right-of-way line of Huffmeister Road (width varies);

THENCE, S 04° 07' 14" E, along said west right-of-way line, a distance of 386.81 feet to a 5/8-inch iron rod found for the northeast corner of said 5.996 acre tract, and being the southeast corner of the herein described tract from which a found 1/2-inch iron rod bears S 06° 45' W, 0.27 feet;

THENCE, S 86° 46' 00" W, along the north line of said 5.996 acre tract, a distance of 1,245.66 feet to the POINT OF BEGINNING and containing 11.02 acres (480,220 square feet) of land.

Being the same property as conveyed to Borrower in Special Warranty Deed recorded in instrument No. 20150216 976.

SAVE & EXCEPT a 0.2438 acre tract of land being more particularly described by metes and bounds in that certain Special Warranty Deed recorded under Clerk's File No. 2015023 4955 of the Real Property

File No.: 17000333191
Exhibit A Legal Description

Page 1 of 3

Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy - Page 3 of 7

Attest: 8/21/2024

Teneshia Hudspeth, County Clerk

Harris County, Texas

Deputy



CON:1660930|RP-2024-302995

Ana C Morales Montemayor



RP-2024-302995

RP-2024-302995

Records of Harris County, Texas executed by and between EBH-NH HUFFMEISTER LP, a Texas limited partnership and NANTUCKET HOUSING, LLC, a Texas limited liability company and more fully described as follow:

BEING a 0.2438 acre (10,619 square feet) tract of land situated in the Alexander Burnett Survey, Abstract No. 109 of Harris County, Texas and being out of a called 11.0200 acre tract of land as described in a conveyance to EBH-NH HUFFMEISTER LP recorded under Harris County Clerk's File Number (H.C.C.F. No.) 20150216976, same being a portion of MEADOWS AT CYPRESS CREEK, a subdivision recorded under Film Code Number 676261 of the H.C.M.R., said 0.2438 acre tract of land described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod found for the southwest corner of said 11.0200 acre tract, lying on the east line of a called 7.206 acre tract as described in a conveyance to Charles Leonard Bertani, Sr. recorded under H.C.C.F. No. F808580, same being the northwest corner of a called 5.996 acre tract as described in a conveyance to Quantum Development, LLC recorded under H.C.C.F. No. 20070697033;

THENCE, N 86° 46' 00" E, along the south line of said 11.0200 acre tract, a distance of 119.05 feet to a 1/2-inch iron rod with "Brown & Gay" cap set for the POINT OF BEGINNING and the southwest corner of the herein described tract;

THENCE, over and across said 11.0200 acre tract the following courses and distances:

N 03° 14' 00" W, a distance of 26.00 feet to a 1/2-inch iron rod with "Brown & Gay" cap set for a corner;

N 41° 46' 00" E, a distance of 14.11 feet to a 1/2-inch iron rod with "Brown & Gay" cap set for a corner;

N 03° 13' 54" W, a distance of 52.71 feet to a 1/2-inch iron rod with "Brown & Gay" cap set for the beginning of a tangent curve to the right;

In a Northeasterly direction, along said curve to the right, a distance of 48.69 feet, having a radius of 31.00 feet, a central angle of 90° 00' 00" and a chord which bears N 41° 46' 06" E, 43.84 feet to a 1/2-inch iron rod with "Brown & Gay" cap set for the point of tangency;

N 86° 46' 06" E, a distance of 25.00 feet to a 1/2-inch iron rod with "Brown & Gay" cap set for the beginning of a tangent curve to the right;

In a Southeasterly direction, along said curve to the right, a distance of 48.69 feet, having a radius of 31.00 feet, a central angle of 90° 00' 00" and a chord which bears S 48° 13' 54" E, 43.84 feet to a 1/2-inch iron rod with "Brown & Gay" cap set at the point of tangency;

S 03° 13' 54" E, a distance of 52.69 feet to a 1/2-inch iron rod with "Brown & Gay" cap set for a corner;

S 48° 14' 00" E, a distance of 14.14 feet to a 1/2-inch iron rod with "Brown & Gay" cap set for a corner;

S 03° 14' 00" E, a distance of 26.00 feet to a 1/2-inch iron rod with "Brown & Gay" cap set for the southeast corner of the herein described tract, lying on the south line of said 11.0200 acre tract;

File No.: 17000333191
Exhibit A Legal Description

Page 2 of 3

Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy - Page 4 of 7
Attest: 8/21/2024
Teneshia Hudspeth, County Clerk
Harris County, Texas

Deputy



CON:1660930|RP-2024-302995

Ana C Morales Montemayor



RP-2024-302995

THENCE, S 86° 46' 00" W, along said south line, a distance of 106.97 feet to the POINT OF BEGINNING and containing 0.2438 of one acre (10,619 square feet) of land,

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

File No.: 17000333191
Exhibit A Legal Description

Page 3 of 3

Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy - Page 5 of 7
Attest: 8/21/2024
Teneshia Hudspeth, County Clerk
Harris County, Texas



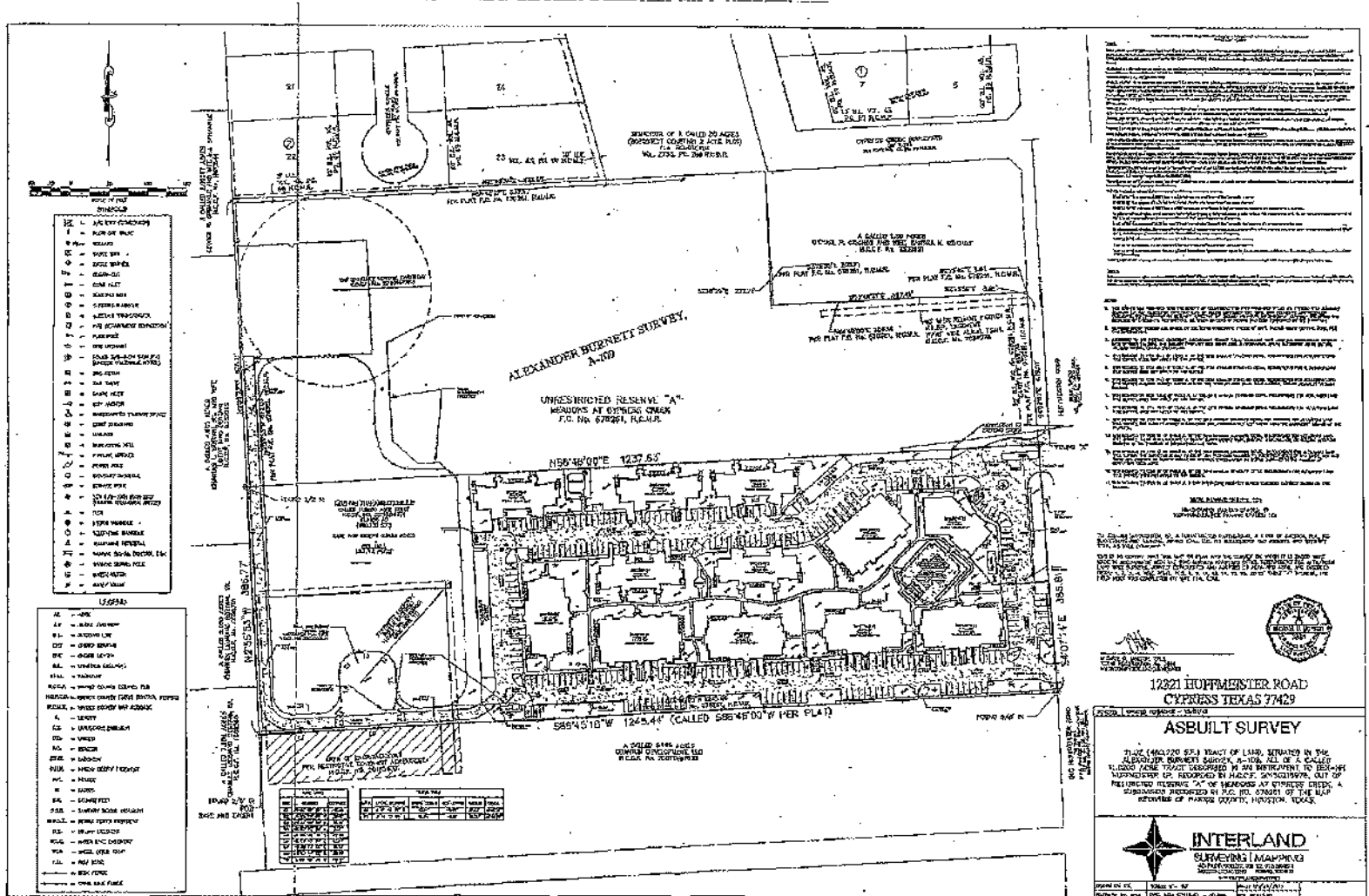
Deputy



CON:1660930|RP-2024-302995

Ana C Morales Montemayor





Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy - Page 6 of 7
Attest: 8/21/2024
Teneshia Hudspeth, County Clerk
Harris County, Texas



[Signature]

Deputy

Ana C Morales Montemayor

CON:1660930|RP-2024-302995



RP-2024-302995

FILED FOR RECORD

9:37:28 AM

Tuesday, August 20, 2024

Teneshia Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Tuesday, August 20, 2024



Teneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS

Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy - Page 7 of 7

Attest: 8/21/2024

Teneshia Hudspeth, County Clerk
Harris County, Texas

Ana C Morales Montemayor

Deputy



CON:1660930|RP-2024-302995

Ana C Morales Montemayor

