



Docket No. 51003

Notice to Current Customers, Neighboring Systems, and Cities
CSWR-TEXAS UTILITY OPERATING COMPANY, LLC, CERTIFICATE OF
CONVENIENCE AND NECESSITY (CCN) NO. 13290, NOTICE OF INTENT TO
PURCHASE WATER FACILITIES AND TO TRANSFER WATER SERVICE AREA UNDER
CCN NO. 12051 FROM OAK HILLS RANCH ESTATES IN GUADALUPE AND WILSON
COUNTIES, TEXAS

To: Guadalupe County Judge Date Notice Mailed:
Dec. 2, 2020
(Name of Customer, Neighboring System, or City)
101 East Court Street
(Address)
Seguin Texas, 78155
(City State Zip)

CSWR-Texas Utility Operating Co. 1650 Des Peres Rd. St. Louis, MO 63131
(Purchaser's Name) (Address) (City), (State) (Zip Code)

has submitted an application with the Public Utility Commission of Texas (Commission) to purchase Oak Hills Ranch Estates Water Company water facilities and to transfer water certificated service area under CCN No. 12051 in Guadalupe and Wilson Counties, TX from:

Oak Hill Ranch Estates P.O. Box 1866 Seguin, TX 78156
(Seller's Name) (Address) (City), (State) (Zip Code)

The sale is scheduled to take place if approved by the Commission (Texas Water Code § 13.301). The transaction and the transfer of the CCN includes the following subdivisions:
Oak Hills Ranch Estates, Oak Hills Ranchettes, Forest Oak Ranches & Ecleto Creek Ranchettes.

The requested area subject to this transaction is located approximately 8 miles east of downtown La Vernia, Texas, and is generally bounded on the north by a line approximately 1.5 miles north of Guadalupe/Wilson; on the east by SH 123; on the south by Longhorn Road; and on the west by a line approximately 2 miles west of SH 123. The total requested area for the water CCNs being transferred includes approximately 1,857 acres and 196 current customers. **See enclosed map showing the requested area.**

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.

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.

Persons who wish to request this option should file the required documents with the:

Public Utility Commission of Texas
Central Records
1701 N. Congress, P. O. Box 13326
Austin, TX 78711-3326

In addition, the landowner must also send a copy of the opt out request to the Utility. Staff may request additional information regarding your request.

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

Josiah Cox
Utility Representative

CSWR-Texas Utility Operating Company LLC
Utility Name

Water CCN 12051 – Small Scale Map



**ROUGH SERVICE AREA MAP
OAK HILL RANCH ESTATES
(WATER)
SEGUIN, TX**



Both Customer list and CCN

The service area shown hereon are depicted based on the customer list and the Certificate of Convenience and Necessity (CCN) Service Area Map provided by the system manager. 21 Design Group, Inc performed no field verification of the layout and are unable to determine the exact location of this line. The location represents approximate location only and should not be construed as being 100% accurate. It is shown to provide general service area of the system to assist with existing file work and preparation of scope for a License Land Surveyor. This sketch should not be used to interpret encroachments.

DATE:	9/10/2019
PROJECT NO:	0559-19
DRAWN BY:	B.J.K.
SCALE:	
SHEET NAME:	
SERVICE AREA MAP	



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