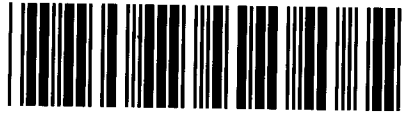




Control Number: 45001



Item Number: 33

Addendum StartPage: 0

# Ranch Country of Texas, Inc.

*Public Water Systems*

P.O. Box 790  
Sealy, TX 77474  
(979) 885-6262

RECEIVED

2016 JUN 14 AM 9:12

PUBLIC UTILITY COMMISSION  
FILING CLERK

June 6, 2016

Public Utility Commission of Texas  
Attention: Filing Clerk  
1701 N. Congress Avenue  
Austin, TX 78711-3326

Re: DOCKET NO. 45001

To Whom It May Concern:

In regards to the above referenced Docket Number, enclosed please find the following responses to staff's questions:

**Staff 3-1:** A copy of the TCEQ approval letter is enclosed.

**Staff 3-2:** A copy of the TCEQ compliance letter is enclosed.

Please let me know if you have any questions or if additional information is needed.

Sincerely,



Stephen Cryan, Vice President

Enclosures

## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

October 12, 2015

Mr. Jerry G. Ince, P.E.  
Ince Engineering, LLC.  
212 East Highway 90A  
Richmond, TX 77406-3722

Re: Settlers Crossing 2 - Public Water System ID N<sup>o</sup> 0080060  
Proposed Community Water System  
Engineer Contact Telephone: (281) 232-7075  
Plan Review Log N<sup>o</sup> P-08132015-079  
Reference Log N<sup>o</sup> P-04302015-176  
Austin County, Texas

CN603988247; RN108784638

Dear Mr. Ince:

On August 13, 2015, the Texas Commission on Environmental Quality (TCEQ) received planning material with your letter dated August 2, 2015 for the proposed community water system. Additional materials were received on September 17 and 21, 2015. Based on our review, the project generally meets the minimum requirements of Title 30 Texas Administrative Code (TAC) Chapter 290 – Rules and Regulations for Public Water Systems and is **conditionally approved for construction** if the project plans and specifications meet the following requirements:

1. The proposed Settler Crossing Section 2 public water system, PWS ID N<sup>o</sup> 0080060, shall not be interconnected with its adjacent existing Settler Crossing public water system, PWS ID N<sup>o</sup> 0080058, which is under the same ownership, without the submission of additional engineering planning material to address capacity and interconnection requirements.
2. The proposed Settler Crossing Section 2 public water system, PWS ID N<sup>o</sup> 0080060, shall only serve 49 connections as it was designed per 30 TAC §290.45(b)(1)(A). However, if the Settler Crossing Section 2 intends to serve 50 and/or more connections in the future, plans and specifications, which are sealed and signed by a Texas licensed professional engineer, must be submitted for addition of a ground storage tank in order to meet the total storage capacity requirements in 30 TAC §290.45(b)(1)(C).
3. All chemicals used in treatment of water supplied by public water systems must conform to American National Standards Institute/National Sanitation Foundation (ANSI/NSF) Standard 60 for Drinking Water Treatment Chemicals. Conformance with this standard must be obtained by certification of the product by an organization accredited by ANSI per 30 TAC §290.42(j).

Mr. Jerry G. Ince, P.E.  
Page 2  
October 12, 2015

4. It is noted that the owner of the proposed new community water system has submitted an application for the amendment of its existing Certificates of Convenience and Necessity (CCN). Please do not provide retail potable water supply to the future residents within the proposed project area until the Public Utility Commission of Texas approves the application for the proposed amendment of CCN.

An appointed engineer must notify the TCEQ's Region 12 Office in Houston at (713)767-3500 when construction will start.

Texas Water Code Section 36.0015 allows for the creation of groundwater conservation districts (GCDs) as the preferred method of groundwater management. GCDs manage groundwater in many counties and are authorized to regulate production and spacing of water wells. **Public water systems drilling wells within an existing GCD are responsible for meeting the GCD's requirements.** The authorization provided in this letter does not affect GCD authority to manage groundwater or issue permits.

**The design engineer or water system representative is required to notify the Utilities Technical Review Team in writing by fax at (512) 239-6972 or by emailing jonathan.pi@tceq.texas.gov and cc: vera.poe@tceq.texas.gov at least 48 hours before the well casing pressure cementing begins.** If pressure cementing is to begin on a Monday, then they must give notification on the preceding Thursday. If pressure cementing is to begin on Tuesday, then they must give notification on the preceding Friday.

**The TCEQ does not approve this well for use as a public water supply at this time.** We have enclosed a copy of the "Public Well Completion Data Checklist for Interim Approval." We provide this checklist to help you in obtaining interim approval to use this well before we can give final approval.

The submittal consisted of five sheets of engineering drawings, technical specifications and an engineering report. Your additional information noted that the septic tanks will be used for each resident home to discharge itsse wastewaters. As a result, no sewer lines will be constructed under this project. The proposed project consists of:

- One (1) public water supply well drilled to 200 feet with 180 linear feet (lf) of 5-inch nominal diameter (n.d.) American Society of Testing Materials (ASTM) F480 schedule 40 polyvinyl chloride (PVC) casing and pressure-cemented 180 lf;
- 20 lf of 2 1/2-inch n.d. stainless steel screen, no blank liner and no gravel pack;
- The well is rated for 80 gallons per minute (gpm) yield with a 10horsepower submersible pump set at 160 feet deep. The design capacity of the pump is 80 gpm at 300 feet total dynamic head;
- One (1) 3,000 gallon welded steel American Society of Mechanical Engineers hydropneumatic tank;

Mr. Jerry G. Ince, P.E.  
Page 3  
October 12, 2015

- Sodium hypochlorite disinfection equipment consisting of (1) 0.532 gallons per hour peristaltic chemical feeder and one (1) 25 gallon plastic bulk tank;
- Approximately 2,033 lf of 3-inch ASTM D1784 (Schedule 40) standard dimension ratio (SDR) 16 class 260 PVC waterlines;
- Approximately 4,725 lf of 2-inch ASTM D1784 (Schedule 40) SDR 15 class 280 PVC waterlines;
- Intruder resistant fence;
- All weather access road; and
- Yard piping, valves, and appurtenances.

This approval is for the construction of the above listed items only. Any additional components contained in this design were not considered.

The water treatment will be provided by Setters Crossing 2 public water system.

This project is located on the north side of Farm to Market (F.M.) Road 2187, approximately 2.6 miles west of its intersection with F.M. Road 1094 and approximately 3.8 miles west of the City of Sealy, in Austin County, Texas.

Please keep in mind that within 60 days of project completion the engineer must attest in writing that the project was constructed as described in the approved plans, specifications and any change orders filed with the TCEQ as required in 30 TAC §290.39(h)(3).

Please refer to the Plan Review Team's Log No P-08132015-079 in all correspondence for this project. This will help complete our review and prevent it from being considered a new project.

Please complete a copy of the most current Public Water System Plan Review Submittal form for any future submittal to TCEQ. Every blank on the form must be completed to minimize any delays in the review of your project. The document is available on our website at the address shown below.

<https://www.tceq.texas.gov/drinkingwater/udpubs.html>

For future reference, you can review part of the Plan Review Team's database to see if we have received your project. This is available on the TCEQ's homepage on the Internet at the following address:

<https://www.tceq.texas.gov/drinkingwater/planrev.html/#status>

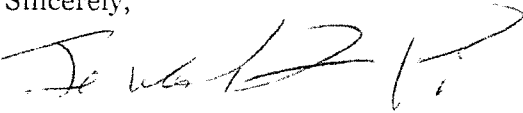
You can download most of the well construction checklists and the latest revision of 30 TAC Chapter 290 – [Rules and Regulations for Public Water Systems](#) from this site.

Mr. Jerry G. Ince, P.E.  
Page 4  
October 12, 2015

If you have any questions regarding this letter please contact Mr. Jonathan Pi, P.E. at (512)239-6968 or by email at [jonathan.pi@tceq.texas.gov](mailto:jonathan.pi@tceq.texas.gov) or by correspondence at the following address:

Plan Review Team, MC-159  
Texas Commission on Environmental Quality  
P.O. Box 13087  
Austin, Texas 78711-3087

Sincerely,



Jonathan Pi, P.E.  
Plan Review Team  
Plan and Technical Review Section  
Water Supply Division  
Texas Commission on Environmental Quality



Vera Poe, P.E., Team Leader  
Plan Review Team  
Plan and Technical Review Section  
Water Supply Division  
Texas Commission on Environmental Quality

VP/JP/av

Enclosure: "Public Well Completion Data Checklist for Interim Approval"

cc: Settler Crossing 2, Attn: Mr. Steve Cryan, Vice President, P.O. Box 790, Sealy, TX 77474

Bryan W. Shaw, Ph.D., P.E., *Chairman*  
Toby Baker, *Commissioner*  
~~Jon Niemann, Commissioner~~  
Richard A. Hyde, P.E., *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

April 15, 2016

Mr. David Cryan, President  
Ranch Country of Texas, Inc.  
PO Box 790  
Sealy, Texas 77474-0790

Re: Notice of Compliance with Notice of Violation (NOV) dated October 26, 2015:  
Meadowview Estates II, 1922 Angel Cove, Sealy, Austin County, Texas  
Regulated Entity No.: 106182058, TCEQ ID No.: 0080059, Investigation No.: 1281652

Dear Mr. Cryan:

On April 14, 2016, the Texas Commission on Environmental Quality (TCEQ) Houston Region Office received adequate compliance documentation to resolve the alleged violation documented during the investigation of the above-referenced regulated entity conducted on September 23, 2015. In addition, an Additional Issue was noted. Based on the information submitted, no further action is required concerning this investigation.

The Texas Commission on Environmental Quality appreciates your assistance in this matter and your compliance efforts to ensure protection of the State's environment. If you or members of your staff have any questions, please feel free to contact Ms. Sharon Salinas in the Houston Region Office at (713) 767-3548.

Sincerely,

A handwritten signature in black ink, appearing to read "Julia Thorp".

Julia Thorp, Team Leader  
Public Water Supply  
Houston Region Office

JT/SJS/ra

Enclosure: *Summary of Investigation Findings*

DOCKET NO. 45001

RECEIVED

APPLICATION OF RANCH COUNTRY §  
OF TEXAS, INC. TO AMEND A WATER §  
CERTIFICATE OF CONVENIENCE §  
AND NECESSITY IN AUSTIN COUNTY §

PUBLIC UTILITY COMMISSION  
OF TEXAS

**COMMISSION STAFF'S THIRD REQUEST FOR INFORMATION  
TO RANCH COUNTRY OF TEXAS, INC.  
QUESTION NOS. STAFF 3-1 THROUGH STAFF 3-2**

Pursuant to Tex. Admin Code § 22.144 (TAC), the Staff of the Public Utility Commission of Texas (Staff) requests that Ranch Country of Texas, Inc. by and through its attorney of record, provide the following information and answer the following question(s) under oath. The question(s) shall be answered in sufficient detail to fully present all of the relevant facts, within the time limit provided by the Presiding Officer or within 20 days, if the Presiding Officer has not provided a time limit. Please copy the question immediately above the answer to each question. These question(s) are continuing in nature, and if there is a relevant change in circumstances, submit an amended answer, under oath, as a supplement to your original answer. State the name of the witness in this cause who will sponsor the answer to the question and can vouch for the truth of the answer.

Provide an original and three copies of your answers to the questions to the Filing Clerk, Public Utility Commission of Texas, 1701 N. Congress Avenue, P.O. Box 13326, Austin, Texas 78712-3326.



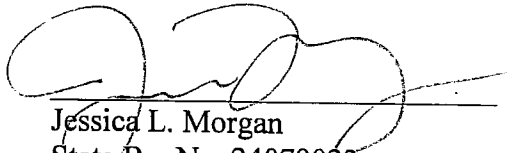
Dated: May 31, 2016

Respectfully Submitted,

**PUBLIC UTILITY COMMISSION OF TEXAS  
LEGAL DIVISION**

Margaret Uhlig Pemberton  
Division Director-Legal Division

Karen S. Hubbard  
Managing Attorney-Legal Division

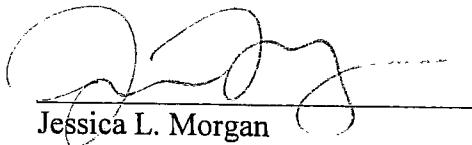


Jessica L. Morgan  
State Bar No. 24079023  
1701 N. Congress Avenue  
P.O. Box 13326  
Austin, Texas 78712-3326  
(512) 936-7229  
(512) 936-7268 (facsimile)

**DOCKET NO. 45001**

**CERTIFICATE OF SERVICE**

I certify that a copy of this document will be served on all parties of record on May 31, 2016, in accordance with 16 TAC § 22.74.

  
Jessica L. Morgan

**DOCKET NO. 45001**

**COMMISSION STAFF'S THIRD REQUEST FOR INFORMATION  
TO RANCH COUNTRY OF TEXAS, INC.  
QUESTION NOS. STAFF 3-1 THROUGH STAFF 3-2**

**DEFINITIONS**

- A. "Ranch Country," or "You" refers to Ranch Country of Texas, Inc. and any person acting or purporting to act on his behalf, including without limitation, attorneys, agents, advisors, investigators, representatives, employees or other persons.
- B. "Document" includes any written, recorded, or graphic matter, however produced or reproduced, including but not limited to correspondence, telegrams, contracts, agreements, notes in any form, memoranda, diaries, voice recording tapes, microfilms, pictures, computer media, work papers, calendars, minutes of meetings or other writings or graphic matter, including copies containing marginal notes or variations of any of the foregoing, now or previously in your possession. In the event any documents requested by this Request for Information have been transferred beyond the Company's control, describe the circumstances under which the document was destroyed or transferred and provide an exact citation to the subject document. In the event that documents containing the exact information do not exist, but documents do exist which contain portions of the required information or which contain substantially similar information, then the definition of "documents" shall include the documents which do not exist and these documents will be provided.

**DOCKET NO. 45001**

**COMMISSION STAFF'S THIRD REQUEST FOR INFORMATION  
TO RANCH COUNTRY OF TEXAS, INC.  
QUESTION NOS. STAFF 3-1 THROUGH STAFF 3-2**

**INSTRUCTIONS**

- 1) Pursuant to 16 TAC § 22.144(c)(2), Staff requests that answers to the requests for information be made under oath.
- 2) Please copy the question immediately above the answer to each question. State the name of the witness in this cause who will sponsor the answer to the question and can vouch for the truth of the answer.
- 3) These questions are continuing in nature, and if there is a relevant change in circumstances, submit an amended answer, under oath, as a supplement to your original answer.
- 4) Words used in the plural shall also be taken to mean and include the singular. Words used in the singular shall also be taken to mean and include the plural.
- 5) The present tense shall be construed to include the past tense, and the past tense shall be construed to include the present tense.
- 6) If any document is withheld under any claim of privilege, please furnish a list identifying each document for which a privilege is claimed, together with the following information: date, sender, recipients or copies, subject matter of the document, and the basis upon which such privilege is claimed.
- 7) Pursuant to 16 TAC § 22.144(g)(4), if the response to any request is voluminous, please provide a detailed index of the voluminous material.
- 8) Staff requests that each item of information be made available as it is completed, rather than upon completion of all information requested.

**DOCKET NO. 45001**

**COMMISSION STAFF'S THIRD REQUEST FOR INFORMATION  
TO RANCH COUNTRY OF TEXAS, INC.  
QUESTION NOS. STAFF 3-1 THROUGH STAFF 3-2**

- Staff 3-1** Please provide the TCEQ plan approval letter for Settlers Crossing Water System 2.
- Staff 3-2** It is noted Public Water System (PWS): Meadowview Estates II, PWS ID: 0080059, had a violation for failure to provide minimum well capacity of 1.5 gallons per minute per connection that has since been resolved. Please provide notice of compliance letter from TCEQ for this violation.