



Control Number: 46423



Item Number: 1

Addendum StartPage: 0



PURSUANT TO PUC CHAPTER 24, SUBSTANTIVE RULES APPLICABLE TO WATER AND SEWER SERVICE PROVIDERS, SUBCHAPTER G: CERTIFICATES OF CONVENIENCE AND NECESSITY

# Application to Obtain or Amend a Water or Sewer Certificate of Convenience and Necessity (CCN)

Docket Number: **46423**

(this number will be assigned by the Public Utility Commission after your application is filed)

7 copies of the application, including the original, shall be filed with

Public Utility Commission of Texas  
Attention: Filing Clerk  
1701 N. Congress Avenue  
P.O. Box 13326  
Austin, Texas 78711-3326

RECEIVED  
2016 OCT -3 AM 10:34  
PUBLIC UTILITY COMMISSION  
FILING CLERK

If submitting digital map data, two copies of the portable electronic storage medium (such as CD or DVD) are required.

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**Application to Obtain or Amend a Water or Sewer Certificate of Convenience and Necessity (CCN)**

Purpose of Application		
<input type="checkbox"/> Obtain	<input type="checkbox"/> New Water CCN	<input type="checkbox"/> New Sewer CCN
<input checked="" type="checkbox"/> Amend	<input checked="" type="checkbox"/> Water CCN# (s) <u>12887</u>	
<input type="checkbox"/> Amend	<input type="checkbox"/> Sewer CCN#(s) _____	

**1. Applicant Information**

Applicant	
Utility name: MSEC Enterprises, Inc.	
Certificate number: 12887	
Street address (City/ST/ZIP/Code): 7625 Highway 6, Navasota, TX 77868	
Mailing address(City/ST/ZIP/Code): P.O. Box 970, Navasota, TX 77868	
Utility Phone Number and Fax: (936) 825-5100	
Contact information	
Please provide information about the person(s) to be contacted regarding this application. Indicate if this person is the owner, operator, engineer, attorney, accountant manager, or other title related to the applicant.	
Name: John M. Fultz	Title: Attorney
Mailing address: P.O. Box 868, Navasota, TX 77868	
Email: john@fultzlaw.com	Phone and Fax: (936) 825-7833
List all counties in which service is proposed: Montgomery County, Texas	

A. Check the appropriate box and provide information regarding the legal status of the applicant:

- Investor Owned Utility       Individual       Partnership  
 Home or Property Owners Association       For-profit Corporation  
 Non-profit, member-owned, member-controlled cooperative corporation  
(Water Code Chapter 67, Water Supply or Sewer Service Corporation)  
 Municipality       District       Other - Please explain:

N/A

B. If the applicant is a For-Profit business or corporation, please include the following information: See Attachment 1.B.

- i. A copy of the corporation's "Certification of Account Status" from the Texas State Comptroller of Public Accounts. See Attachment 1.B.i.
- ii. The corporation's charter number as recorded with the Office of the Texas Secretary of State: 79558
- iii. A listing of all stockholders and their respective percentages of ownership. See Attachment 1
- iv. A copy of the company's organizational chart, if available. See Attachment 1.B.iv.
- v. A list of all directors and disclose the title of each individual. See Attachment 1.B.v.
- vi. A list of all affiliated organizations (if any) and explain the affiliate's business relationship with the applicant. See Attachment 1

C. If the applicant is a Texas Water Code (TWC) Chapter 67 water supply or sewer service corporation please provide:

- i. A copy of the Articles of Incorporation and By-Laws.
- ii. The corporation's charter number as recorded with the Office of the Texas Secretary of State.
- iii. Identification of all board members including name, address, title, and telephone number.
- iv. A copy of the corporation's *Certificate of Account Status* from the Texas Comptroller of Public Accounts.

## 2. Location Information

- A. Are there people already living in the proposed area?       Yes       No  
If YES, are any currently receiving utility service?       Yes       No  
If YES, from WHOM? N/A

B. Demonstrate the Need for Service by providing the following:

Have you received any requests for service in the requested service area?

Yes     No

If YES, provide the following: See Attachment 2.B.

- i. Describe the service area and circumstances driving the need for service in the requested area. Indicate the name(s) and address(es) of landowner(s), prospective landowner(s), tenant(s), or resident(s) that have requested service; and/or
- ii. Describe the economic need(s) for service in the requested area (i.e. plat approvals, recent annexation(s) or annexation request(s), building permits, septic tank permits, hospitals, etc.); and/or
- iii. Discuss in detail the environmental need(s) for service in the requested area (i.e. failing septic tanks in the requested area, fueling wells, etc.); and/or
- iv. Provide copies of any written application(s) or request(s) for service in the requested area; and/or  
See attachment 2.B.iv
- v. Provide copies of any reports and/or market studies demonstrating existing or anticipated growth in the requested area.
- vi. If none of these items exist or are available, please justify the need for service in the proposed area in writing.

Note: Failure to demonstrate a need for additional service in the proposed service area may result in the delay and /or possible denial of the application.

C. Is any portion of the proposed service area inside an incorporated city or district?

Yes     No

If YES, within the corporate limits of: N/A

Provide a copy of any franchise, permit, or consent granted by the city or district. If not available please explain:

N/A

D. Is any portion of the proposed service area inside another utility's CCN area?

Yes     No

If YES, has the current CCN holder agreed to decertify the proposed area?

If NO, are you seeking dual or single certification of the area? Explain why decertification of the area is in the public interest:

N/A

### 3. Map Requirements

Attach the following hard copy maps with each copy of the application:

- A. A location map delineating the proposed service area with enough detail to accurately locate the proposed area within the county. See Attachment 3.A.
- B. A map showing only the proposed area by: Digital data submitted with hard copy.
  - i. metes and bounds survey certified by a licensed state or register professional land surveyor; or
  - ii. projectable digital data with metadata (proposed areas should be in a single record and clearly labeled). Also, a data disk labeled with the applicant's name must be provided; or
  - iii. following verifiable natural and man-made landmarks; or
  - iv. a copy of recorded plat map with metes and bounds.
- C. A written description of the proposed service area. See Attachment 3.C
- D. Provide separate and additional maps of the proposed area(s) to show the following: N/A
  - i. all facilities, illustrating separately facilities for production, transmission, and distribution of the applicant's service(s); and
  - ii. any facilities, customers or area currently being served outside the applicant's certificated area(s).

**Note: Failure to provide adequate mapping information may result in the delay or possible denial of your application.**

Digital data submitted in a format other than ArcView shape file or Arc/Info E00 file may result in the delay or inability to review applicant's mapping information.

For information on obtaining a CCN base map or questions about sending digital map data, please visit the Water Utilities section of the PUC website for assistance.

### 4. New System Information or Utilities Requesting a CCN for the First Time

- A. Please provide the following information: N/A
  - i. a list of public drinking water supply system(s) or sewer system(s) within a 2 mile radius of the proposed system;
  - ii. copies of written requests seeking to obtain service from each of the public drinking water systems or sewer systems listed in a. 1 above or documentation that it is not economically feasible to obtain service from each entity;
  - iii. copies of written responses from each system or evidence that they did not reply; and
  - iv. for sewer utilities, documentation showing that you have obtained or applied for a wastewater discharge permit.
- B. Were your requests for service denied?  Yes  No N/A

- i. If yes, please provide documentation of the denial of service and go to c.
  - ii. If no, please provide a detailed analysis which justifies your reasons for not accepting service. A separate analysis must be prepared and submitted for each utility that granted your request for service.
- C. Please summarize how the proposed utility system will be constructed and describe each projected construction phase, if any:

N/A

D. Date of plat approval, if required: \_\_\_\_\_  
 Approved by: N/A

E. Date Plans & Specifications submitted to the TCEQ for approval:  
N/A Attach copy of approval letter, if available. If the letter is not available by the time your CCN application is submitted, please supplement your application with a copy of the letter once you receive it from the TCEQ.

F. Date construction is scheduled to commence: \_\_\_\_\_

G. Date service is scheduled to commence: \_\_\_\_\_

**5. Existing System Information**

A. Please provide the following information for each water and/or sewer system, attach additional sheets if necessary.

i. Water system(s): TCEQ Public Water System identification number(s):

1	7	0	0	6	3	8	1	7	0	0	6	7	7	1	7	0	0	7	8	1

ii. Sewer system(s): TCEQ Discharge Permit number(s)

W	Q	1	4	6	3	8	-	0	0	1
---	---	---	---	---	---	---	---	---	---	---

W	Q									
---	---	--	--	--	--	--	--	--	--	--

W	Q									
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W	Q									
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W	Q									
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W	Q									
---	---	--	--	--	--	--	--	--	--	--

- iii. Date of last TCEQ water and/or sewer system inspection(s): \_\_\_\_\_
- iv. Attach a copy of the most recent TCEQ water and/or sewer inspection report letter(s). See Attachment 5.A
- v. For each system deficiency listed in the TCEQ inspection report letter; attach a brief explanation listing the actions taken or being taken by the utility to correct the listed deficiencies, including the proposed completion dates. See Attachment 5.A.v.

B. Provide the following information about the utility's certified water and/or sewer operators. See Attachment 5.B.

Name	Classes	License Number
See Attachment 5.B.		

- Attach additional sheet(s) if necessary -

C. Using the current number of customers, is any facility component in systems named in #5A above operating at 85% or greater of minimum standard capacity?

- Yes
- No

Attach a copy of the 85% rule compliance document filed with the TCEQ if the system is operating at 85% or greater of the TCEQ's minimum standard capacity requirements.

D. In the table below, the number of existing and/or proposed metered and non-metered connections (by size). The proposed number should reflect the information presented in the business plan or financial documentation and reflect the number of service requests identified in Question 2.b in the application.

TCEQ Water System			TCEQ Sewer System		
Connection	Existing	Proposed	Connection	Existing	Proposed
5/8" or 3/4" meter	3,754	500	Residential	0	0
1" meter or larger	751	0	Commercial	3	0
Non-Metered	0	0	Industrial	0	0



TCEQ Water System			TCEQ Sewer System		
Other:			Other:		
Total Water	4,505	500	Total Sewer	3	

E. If this application is for a water CCN only, please explain how sewer service is or will be provided:

Currently, the Owner/developer plans to build its own sewer plant to serve the planned residential development.

F. If this application is for a sewer CCN only, please explain how water service is or will be provided:

N/A

G. Effect of Granting a Certificate Amendment. See Attachment 5.G.

Explain in detail the effect of granting of a certificate or an amendment, including, but not limited to regionalization, compliance and economic effects on the following:

- i. the applicant,
- ii. any retail public utility of the same kind already serving the proximate area; and
- iii. any landowner(s) in the requested area.

H. Do you currently purchase or plan to purchase water or sewer treatment capacity from another source?

- i.  No, (skip the rest of this question and go to #6)
- ii.  Yes, Water

Purchased on a  Regular  Seasonal  Emergency basis?

Water Source	% of Total Treatment
	0.00%

Water Source	% of Total Treatment
	0.00%
	0.00%

- iii.  Yes, Sewer treatment capacity  
Purchased on a  Regular  Seasonal  Emergency basis?

Sewer Source	% of Total Treatment
	0.00%
	0.00%
	0.00%

- iv. Provide a signed and dated copy of the most current water or sewer treatment capacity purchase agreement or contract.
- I. Ability to Provide Adequate Service.  
Describe the ability of the applicant to provide adequate service, including meeting the standards of the commission, taking both of the following items into consideration:
- i. the current and projected density; and
  - ii. the land use of the requested area. See Attachment 5.I.
- J. Effect on the Land. Explain the effect on the land to be included in the certificated area.

The effect on the Property, the only land to be included in the certificated area, will be to allow the owner to develop the property into a subdivision with water service available from Applicant, allowing the Applicant to extend its regional service territory, and providing additional connections to enhance the economic operation of Applicant's water operations.

## 6. Financial Information

- A. For new water and/or sewer systems and for applicants with existing CCNs who are constructing a new stand-alone water and/or sewer system:
- i. the applicant must provide an analysis of all necessary costs for constructing, operating, and maintaining the system, and the source of that capital (such as a financial statement for the developing entity) for which the CCN is requested for at least the first five years. In addition, if service has been offered by an existing retail water service provider as stated in #4.A., but the applicant has determined that the cost of service as finally offered renders the project not economically feasible, the applicant must provide a comparison analysis of all necessary costs for acquiring and continuing to receive service from the existing system for the same period.
  - ii. Attach projected profit and loss statements, cash flow worksheets, and balance sheets (projected five year financial plan worksheet is attached) for each of the first five years of operation. Income from rates

should correlate to the projected growth in connections, shown on the projected profit and loss statement.

- iii. Attach a proposed rate schedule or tariff. Describe the procedure for determining the rates and fees and indicate the date of last change, if applicable. Attach copies of any cost of service studies or rate analysis worksheets.
- B. For existing water and/or sewer systems:
- i. Attach a profit and loss statement and current balance sheet for existing businesses (end of last fiscal year is acceptable). Describe sources and terms for borrowed capital such as loans, bonds, or notes (profit and loss and balance sheet worksheets are attached, if needed). See Attachment 6.B.i.
  - ii. Attach a proposed rate schedule or tariff. See Attachment 6.B.ii.

❖ **Note: An existing water and/or sewer system may be required to provide the information in 6.A.i. above during the technical review phase if necessary for staff to completely evaluate the application**

- C. Identify any funds you are required to accumulate and restrict by lenders or capital providers.
- D. In lieu of the information in #6.A. thru #6.C., you may provide information concerning loan approvals within the last three (3) years from lending institutions or agencies including the most recent financial audit of the applicant.

❖ **Note: Failure to provide adequate financial information may result in the delay or possible denial of your application.**

## **7. Notice Requirements**

- A. All proposed notice forms must be completed and submitted with the application. Do not mail or publish the notices until you receive written approval from the commission to do so.
- B. The commission cannot grant a CCN until proper notice of the application has been given. Commission rules do not allow a waiver of notice requirements for CCN applicants.
- C. It is the applicant's responsibility to ensure that proper notice is given to all entities that are required to receive notice.
- D. Recommended notice forms for publication, neighboring cities and systems, landowners with 25 acres or more, and customers are included with this application for use in preparing proposed notices. (Notice forms are available in Spanish upon request.)
- E. After reviewing and, if necessary, modifying the proposed notice, the commission will send the notice to the applicant after the application is accepted for filing along with instructions for publication and/or mailing. Please review the notice carefully before providing the notice.
- F. **Notice For Publication:**  
The applicant shall publish the notice in a newspaper with general circulation in the county(ies) where a CCN is being requested. The notice must be published once each week for two consecutive weeks beginning with the week after the notice is received from the commission. Proof of publication in the form of a publisher's affidavit shall be submitted to the commission within 30 days of the last publication date. The affidavit shall state with specificity each county in which the newspaper is of general circulation.
- G. **Notice To Neighboring Utilities:** See Attachment 7.G.i.
  - i. List all neighboring retail public utilities and cities providing the same utility service within the following vicinities of the applicant's proposed certificate area.
  - ii. For applications for the issuance of a NEW CCN, the applicant must mail the notice with a copy of the proposed CCN map to all cities and neighboring retail public utilities providing the same utility service within five (5) miles of the requested service area.

- iii. For applications for the AMENDMENT of a CCN, the applicant must mail the notice with a copy of the proposed CCN map to all cities and neighboring retail public utilities providing the same utility service within two (2) miles of the requested service area.
- H. Notice to Customers:  
Investor Owned Utilities (IOUs) that are currently providing service without a CCN must provide individual mailed notice to all current customers. The notice must contain the current rates, the date those rates were instituted and any other information required in the application.
- I. The commission may require the applicant to deliver notice to other affected persons or agencies.

**Do not publish or send copies of the proposed notices to anyone at the time you submit the application to the commission. Wait until you receive written authorization to do so. Authorization occurs after the commission has reviewed the notices for completeness, and your application has been accepted for filing. Once the application is accepted for filing, you will receive written authorization to provide notice. Please check the notices for accuracy before providing them to the public. It is the applicant's burden to ensure that correct and accurate notice is provided.**

OATH

STATE OF TEXAS  
COUNTY OF GRIMES

I, KERRY KELTON, being duly sworn, file this application as President of MSEC Enterprises (indicate relationship to Applicant, that is, owner, member of partnership, title as officer of corporation, or other authorized representative of Applicant); that, in such capacity, I am qualified and authorized to file and verify such application, am personally familiar with the maps and financial information filed with this application, and have complied with all the requirements contained in this application; and, that all such statements made and matters set forth therein are true and correct. I further state that the application is made in good faith and that this application does not duplicate any filing presently before the Public Utility Commission of Texas.

I further represent that the application form has not been changed, altered or amended from its original form.

**I further represent that the Applicant will provide continuous and adequate service to all customers and qualified applicants for service within its certificated service area.**

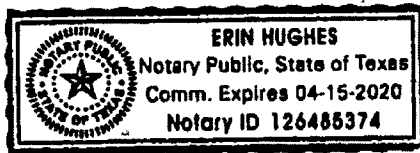



AFFIANT  
(Utility's Authorized Representative)

If the Affiant to this form is any person other than the sole owner, partner, officer of the Applicant, or its attorney, a properly verified Power of Attorney must be enclosed.

SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public in and for the State of Texas, This day 27th of September 2016

SEAL



  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Erin Hughes  
PRINT OR TYPE NAME OF NOTARY

MY COMMISSION EXPIRES 04/15/2020

## Notice for Publication

NOTICE OF APPLICATION FOR CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) TO  
PROVIDE WATER/SEWER UTILITY SERVICE IN

MONTGOMERY

COUNTY(IES), TEXAS

Name of Applicant MSEC ENTERPRISES, INC. has filed an application for a  
CCN to obtain or amend CCN No. (s) 12887. and to  
decertify a portion(s) of not applicable with the  
(Name of Decertified Utility)

Public Utility commission of Texas to provide

water

(specify 1) water or 2) sewer or 3) water & sewer)

utility service in

Montgomery

County

(ies).

The proposed utility service area is located approximately 12 miles west  
[direction] of downtown Conroe, [City or Town] Texas, and is  
generally bounded on the north by a line 2500 feet south of Rabon Chapel Road; on the east by  
Mound Creek; on the south by Entergy Electric line; and on the west by FM 2854

The total area being requested includes approximately 216 acres and 0  
current customers.

A copy of the proposed service area map is available at (Utility Address and Phone  
Number): 7625 Highway 6, Navasota, Texas 77868; Telephone: (936) 825-5100.

A request for a public hearing must be in writing. You must state (1) your name, mailing address, and daytime telephone number; (2) the applicant's name, application number or another recognizable reference to this application; (3) the statement, "I/we request a public hearing"; (4) a brief description of how you or the persons you represent, would be adversely affected by the granting of the application for a CCN; and (5) your proposed adjustment to the application or CCN which would satisfy your concerns and cause you to withdraw your request for a hearing.

**Persons who wish to intervene or comment should file with the PUC at the following address:**

Filing Clerk  
Public Utility Commission of Texas  
1701 North Congress Avenue  
P.O. Box 13326  
Austin, Texas 78711-3326

within thirty (30) days from the date of this publication or notice. A public hearing will be held only if a legally sufficient hearing request is received or if the commission on its own motion requests a hearing. Only those individuals who submit a written hearing request or a written request to be notified if a hearing is set will receive notice if a hearing is scheduled.

If a public hearing is requested, the commission will not issue the CCN and 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, the SOAH will submit a recommendation to the commission for final decision. If an evidentiary hearing is held, it will be a legal proceeding similar to a civil trial in state district court.

If you are a landowner with a tract of land at least 25 acres or more, that is partially or wholly located within the proposed area, you may request to be excluded from the proposed area (or "opt out") by providing written notice to the commission within (30) days from the date that notice was provided by the applicant. All requests to opt out of the requested service area must include a scaled, general location map and a metes and bounds description of the tract of land.

**Persons who meet the requirements to opt out, and wish to request this option should file the required documents with the:**

Filing Clerk  
Public Utility Commission of Texas  
1701 North Congress Avenue  
P.O. Box 13326  
Austin, Texas 78711-3326

A copy of the request to opt out of the proposed area must also be sent to the applicant. Staff may request additional information regarding your request.

***Si desea informacion en Espanol, puede llamar al 1-888-782-8477***

# Notice to Neighboring Systems, Landowners and Cities

NOTICE OF APPLICATION FOR CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) TO PROVIDE WATER/SEWER UTILITY SERVICE IN

MONTGOMERY

COUNTY(IES), TEXAS

To: \_\_\_\_\_ Date Notice Mailed \_\_\_\_\_ 20 16  
(Neighboring System, Landowner or City)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
City State Zip

Name of Applicant MSEC Enterprises, Inc. has filed an application for a CCN to obtain or amend CCN No. (s) 12887 and to decertify a portion(s) of not applicable with the \_\_\_\_\_  
(Name of Decertified Utility)

Public Utility Commission of Texas to provide water utility service in Montgomery County(ies).  
(specify 1) water or 2) sewer or 3) water & sewer

The proposed utility service area is located approximately 12 miles west [direction] of downtown Conroe, [City or Town] Texas, and is generally bounded on the north by a line 2500 feet south of Rabon Chapel Rd.; on the east by Mound Creek; on the south by Entergy Electric Line; and on the west by FM 2854

**See enclosed map of the proposed service area.**

The total area being requested includes approximately 216 acres and 0 current customers.

A request for a public hearing must be in writing. You must state (1) your name, mailing address, and daytime telephone number; (2) the applicant's name, application number or another recognizable reference to this application; (3) the statement, "I/we request a public hearing"; (4) a brief description of how you or the persons you represent, would be adversely affected by the granting of the application for a CCN; and (5) your proposed adjustment to the application or CCN which would satisfy your concerns and cause you to withdraw your request for a hearing.



**Persons who wish to intervene or comment should write the:**

Filing Clerk  
Public Utility Commission of Texas  
1701 North Congress Avenue  
P.O. Box 13326  
Austin, Texas 78711-3326

within thirty (30) days from the date of this publication or notice. A public hearing will be held only if a legally sufficient hearing request is received or if the commission on its own motion requests a hearing. Only those individuals who submit a written hearing request or a written request to be notified if a hearing is set will receive notice if a hearing is scheduled.

If a public hearing is requested, the commission will not issue the CCN and 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, the SOAH will submit a recommendation to the commission for final decision. If an evidentiary hearing is held, it will be a legal proceeding similar to a civil trial in state district court.

If you are a landowner with a tract of land at least 25 acres or more, that is partially or wholly located within the proposed area, you may request to be excluded from the proposed area (or "opt out") by providing written notice to the commission within (30) days from the date that notice was provided by the applicant. All requests to opt out of the requested service area must include a scaled, general location map and a metes and bounds description of the tract of land.

**Persons who meet the requirements to opt out, and wish to request this option should file the required documents with the:**

Filing Clerk  
Public Utility Commission of Texas  
1701 North Congress Avenue  
P.O. Box 13326  
Austin, Texas 78711-3326

A copy of the request to opt out of the proposed area must also be sent to the applicant. Staff may request additional information regarding your request.

**Si desea información en Español, puede llamar al 1-888-782-8477**

# Notice to Customers of IOUs in Proposed Area

NOTICE OF APPLICATION FOR CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) TO PROVIDE WATER/SEWER UTILITY SERVICE IN \_\_\_\_\_ COUNTY(IES), TEXAS

Dear Customer: \_\_\_\_\_ Date Notice Mailed \_\_\_\_\_ 20 \_\_\_\_\_

Name of Applicant \_\_\_\_\_ has filed an application for a CCN to obtain or amend CCN No. (s) \_\_\_\_\_ and to decertify a portion(s) of \_\_\_\_\_ with the \_\_\_\_\_ (Name of Decertified Utility)

Public Utility commission of Texas to provide \_\_\_\_\_ (specify 1) water or 2) sewer or 3) water & sewer) utility service in \_\_\_\_\_ County(ies).

The proposed utility service area is located approximately \_\_\_\_\_ miles \_\_\_\_\_ [direction] of downtown \_\_\_\_\_, [City or Town] Texas.

A copy of the proposed service area map is available at (Utility Address and Phone Number): \_\_\_\_\_

The current utility rates which were first effective on \_\_\_\_\_ 20 \_\_\_\_\_

Monthly Flat Rate of \$ \_\_\_\_\_ Per connection  
**-OR-**  
 Monthly Base Rate Including per \_\_\_\_\_ gallons connection for:  
     5/8" meter \$ \_\_\_\_\_  
     1" meter \$ \_\_\_\_\_  
     1 1/2" meter \$ \_\_\_\_\_  
     2" meter \$ \_\_\_\_\_  
 Other \$ \_\_\_\_\_  
 Gallonage charge of \$ \_\_\_\_\_ Per 1,000 Gallons above minimum (same for all meters sizes)

**Miscellaneous Fees**  
**Regulatory Assessment**  
**Tap Fee (Average Actual Cost)**  
**Reconnecting fee:**  
     - Non Payment (\$25.00 max)  
     - Transfer  
     - Customer's request  
**Late fee**  
**Returned Check charge**  
**Customer Deposit (\$50.00 max)**  
**Meter test fee**  
 (Actual Cost not Exceed \$25.00)  
**Other Fees**

1%
\$
\$
\$
\$
\$
\$5.00 or 10%
\$
\$
\$
\$
\$

**Your utility service rates and fees cannot be changed by this application. If you are currently paying rates, those rates must remain in effect unchanged. Rates may only be increased if the utility files and gives notice of a separate rate change application.**

**A request for a public hearing must be in writing.** You must state (1) your name, mailing address, and daytime telephone number; (2) the applicant's name, application number or another recognizable reference to this application; (3) the statement, "I/we request a public hearing"; (4) a brief description of how you or the persons you represent, would be adversely affected by the granting of the application for a CCN; and (5) your proposed adjustment to the application or CCN which would satisfy your concerns and cause you to withdraw your request for a hearing.

**Persons who wish to intervene or comment should write the:**

Filing Clerk  
Public Utility Commission of Texas  
1701 North Congress Avenue  
P.O. Box 13326  
Austin, Texas 78711-3326

within thirty (30) days from the date of this publication or notice. A public hearing will be held only if a legally sufficient hearing request is received or if the commission on its own motion requests a hearing. Only those individuals who submit a written hearing request or a written request to be notified if a hearing is set will receive notice if a hearing is scheduled.

If a public hearing is requested, the Commission will not issue the CCN and 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, the SOAH will submit a recommendation to the commission for final decision. If an evidentiary hearing is held, it will be a legal proceeding similar to a civil trial in state district court.

**IF A HEARING IS HELD,** it is important that you or your representative attend to present your concerns. Your request serves only to cause a hearing to be held and is not used during the hearing.

If you are a landowner with a tract of land at least 25 acres or more, and is partially or wholly located within the proposed area, you may request to be excluded from the proposed area (or "opt out") by providing written notice to the commission within (30) days from the date that notice was provided by the applicant. All requests to opt out of the requested service area must include a scaled, general location map and a metes and bounds description of the tract of land.

**Persons who meet the requirements to opt out, and wish to request this option should file the required documents with the:**

Filing Clerk  
Public Utility Commission of Texas  
1701 North Congress Avenue  
P.O. Box 13326  
Austin, Texas 78711-3326

A copy of the request to opt out of the proposed area must also be sent to the applicant. Staff may request additional information regarding your request.

**Si desea informacion en Espanol, puede llamar al 1-888-782-8477**

**ATTACHMENT 1.B.**

MSEC Enterprises, Inc.'s Application to Amend  
Water CCN 12887

MSEC 2016 WEST EXPANSION

Submitted September 2016

Affecting: 216 acres of land, more or less, out of the MATTHEW CARTWRIGHT SURVEY, Abstract No. 135, and the DOUGLAS THOMAS SURVEY, Abstract No. 187, Montgomery County, Texas

**Response to Question 1.B.**

- i. Certificate of Account Status – See Attachment 1.B.i.
- ii. Charter Number: **79558**
- iii. Stockholders and Shares – **Mid-South Electric Cooperative Association, a member owned electric cooperative corporation, owns 100% of all outstanding shares of Applicant MSEC Enterprises, Inc.**
- iv. Organizational Chart – See Attachment 1.B.iv.
- v. List of Directors and titles of each – See Attachment 1.B.v.
- vi. Affiliated Organizations
  - a. **MSEC Services, Inc., a wholly owned subsidiary of Applicant, not an active entity**
  - b. **Mid-South Electric Cooperative Association, parent of Applicant, providing electric service to Applicant**

**ATTACHMENT 1.B.i.**

MSEC Enterprises, Inc.'s Application to Amend  
Water CCN 12887

MSEC 2016 WEST EXPANSION

Submitted September 2016

Affecting: 216 acres of land, more or less, out of the MATTHEW CARTWRIGHT  
SURVEY, Abstract No. 135, and the DOUGLAS THOMAS SURVEY,  
Abstract No. 187, Montgomery County, Texas

**Response to Question 1.B.i.**

**Certificate of Account Status**

**Attached**



### Franchise Tax Account Status

As of : 09/26/2016 11:14:31 AM

This Page is Not Sufficient for Filings with the Secretary of State

#### MSEC ENTERPRISES, INC.

<b>Texas Taxpayer Number</b>	32000001266
<b>Mailing Address</b>	PO BOX 970 NAVASOTA, TX 77868-0970
<b>Right to Transact Business in Texas</b>	ACTIVE
<b>State of Formation</b>	TX
<b>Effective SOS Registration Date</b>	07/10/1997
<b>Texas SOS File Number</b>	0145205000
<b>Registered Agent Name</b>	KERRY KELTON
<b>Registered Office Street Address</b>	7625 HIGHWAY 6 NAVASOTA, TX 77868

Attachment 1.B.i.

**ATTACHMENT 1.B.iv.**

MSEC Enterprises, Inc.'s Application to Amend  
Water CCN 12887

MSEC 2016 WEST EXPANSION

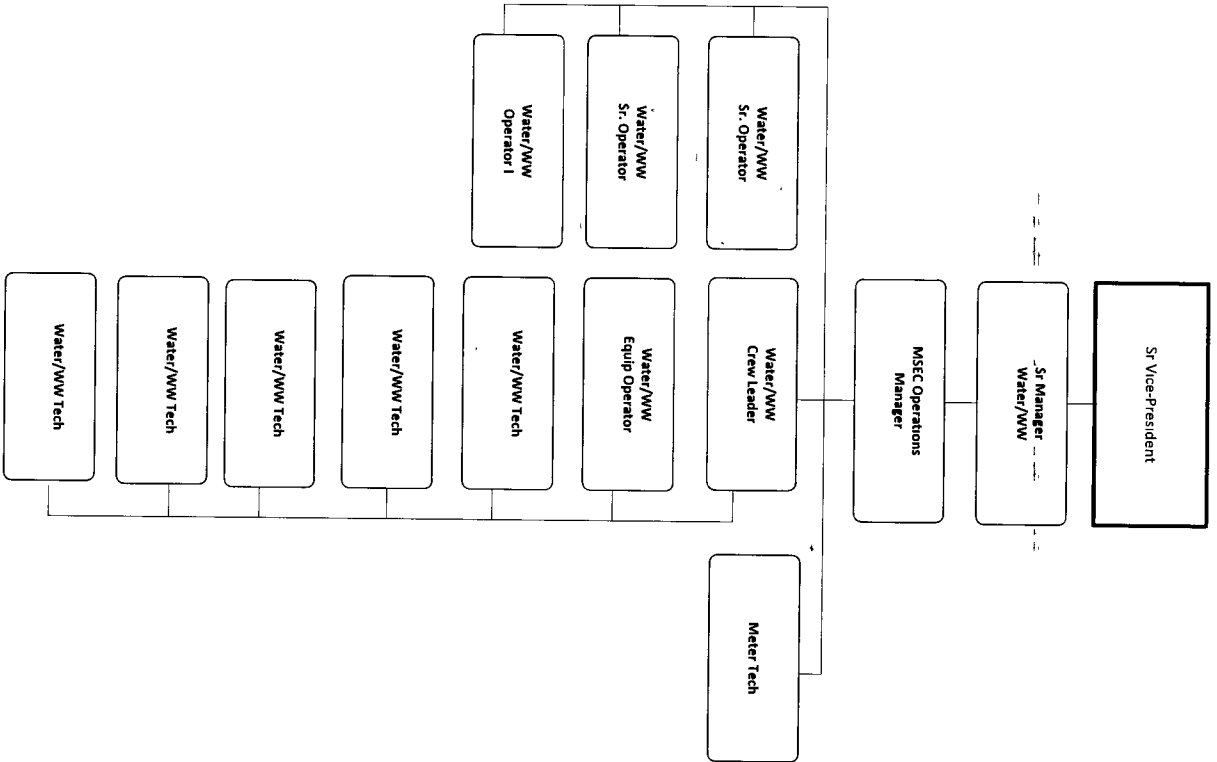
Submitted September 2016

Affecting: 216 acres of land, more or less, out of the MATTHEW CARTWRIGHT SURVEY, Abstract No: 135, and the DOUGLAS THOMAS SURVEY, Abstract No. 187, Montgomery County, Texas

**Response to Question 1.B.iv.**

**Organizational Chart**

Attached





**ATTACHMENT 1.B.v.**

MSEC Enterprises, Inc.'s Application to Amend  
Water CCN 12887

MSEC 2016 WEST EXPANSION

Submitted September 2016

Affecting: 216 acres of land, more or less, out of the MATTHEW CARTWRIGHT SURVEY, Abstract No. 135, and the DOUGLAS THOMAS SURVEY, Abstract No. 187, Montgomery County, Texas

**Response to Question 1.B.v.**

**List of Directors and Titles**

1. Paul Malek, Chairman of the Board
2. Russell Watson
3. Jack Shepherd
4. Dennis McWhorter
5. Robert D. "Danny" Pierce
6. Gary Baker
7. Steve Driver

List of Officers:

Paul Malek	Chairman of the Board
Kerry Kelton	President and Chief Executive Officer
Troy Morris	First Vice-President
Mike McDougald	Second Vice-President
Erin Hughes	Secretary

## **ATTACHMENT 2.B.**

MSEC Enterprises, Inc.'s Application to Amend  
Water CCN 12887

MSEC 2016 WEST EXPANSION

Submitted September 2016

Affecting: 216 acres of land, more or less, out of the MATTHEW CARTWRIGHT SURVEY, Abstract No. 135, and the DOUGLAS THOMAS SURVEY, Abstract No. 187, Montgomery County, Texas

### **Response to Question 2.B.**

2.B.i. The Service Area is located north of the intersection with Keenan Cutoff Road and FM 2854 and east along FM 2854 in Montgomery County, Texas. The Service Area's south line is the existing north line of Applicant's CCN 12887. The Service Area consists of a tract of land containing approximately 216 acres above (the "Property"). The Property is best suited to ranching or development. Its close proximity to a new Montgomery Independent School District ("MISD") campus complex makes it best suited for the development of a subdivision. The sole Owner of the Property is Four S Investments, % J. Randall Steele, 191 Lake View Circle, Montgomery, Texas 77356. The Owner requested water service from Applicant to serve the intended development of the Property into a residential subdivision. The Service Area is also east of and approximately 2.5 miles south of Applicant's MISD Water CCN service territory.

2.B.ii. The economic need for water service is the development of the land into a subdivision. Without water service to a planned residential subdivision planned to contain over 500 residential units no development can take place.

2.B.iv. Applicant MSEC has received a request for water service to the Property, a copy of which is attached as Attachment 2.B.iv. Applicant has an existing 12-inch water line along FM 2854 located within 3600 feet of the south line of the Property.

**ATTACHMENT 2.B.iv.**

MSEC Enterprises, Inc.'s Application to Amend  
Water CCN 12887

MSEC 2016 WEST EXPANSION

Submitted September 2016

Affecting: 216 acres of land, more or less, out of the MATTHEW CARTWRIGHT SURVEY, Abstract No. 135, and the DOUGLAS THOMAS SURVEY, Abstract No. 187, Montgomery County, Texas

**2.B.iv. Request for Service.**

**Request For Service**  
**FROM**  
**Four S Investments**

**Attached**

April 21, 2015

MSEC Enterprises, Inc.  
P.O. Box 970  
Navasota, Texas 77868

RE: Request Water Service to 350 Acres.

Mike, thank you for meeting with me last week and discussing the future development of Four S Investment property along 2854. Per our discussion, you informed me that a small portion of my property resides in the water CCN of MSEC. The remaining portion of the property is not within a CCN. Therefore, Four S Investment would like you to make formal arrangements to include the remaining portion of my property into MSEC, CCN.

If you have any questions, please feel free to contact me.

Sincerely,

Steve Hailey

Cc: Troy Morrison

**ATTACHMENT 3.A.**

MSEC Enterprises, Inc.'s Application to Amend  
Water CCN 12887

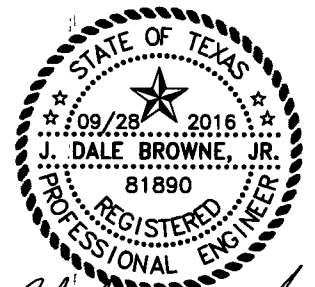
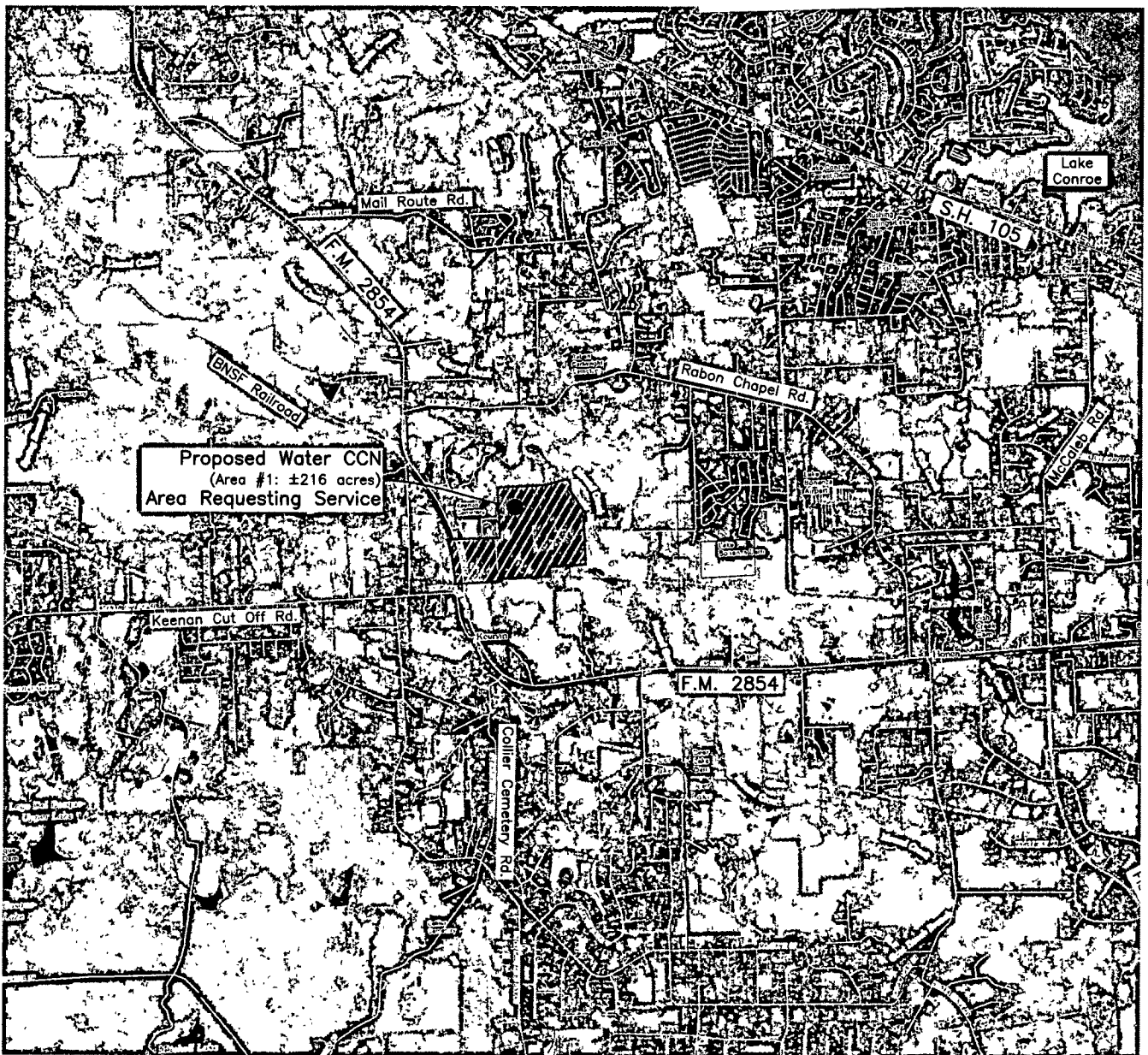
MSEC 2016 WEST EXPANSION

Submitted September 2016

Affecting: 216 acres of land, more or less, out of the MATTHEW CARTWRIGHT SURVEY, Abstract No. 135, and the DOUGLAS THOMAS SURVEY, Abstract No. 187, Montgomery County, Texas

**3.A. General Location and Detailed Maps**

**See Attached Exhibit "A" and Exhibit "B"**



*J. Dale Browne, Jr.*

DATE: 09/28/16  
 DRAWN BY: ARD  
 DESIGNED BY: JDB



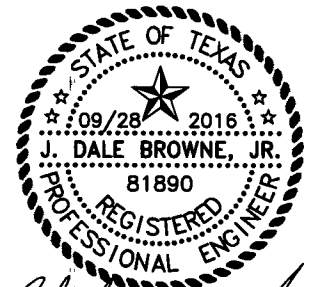
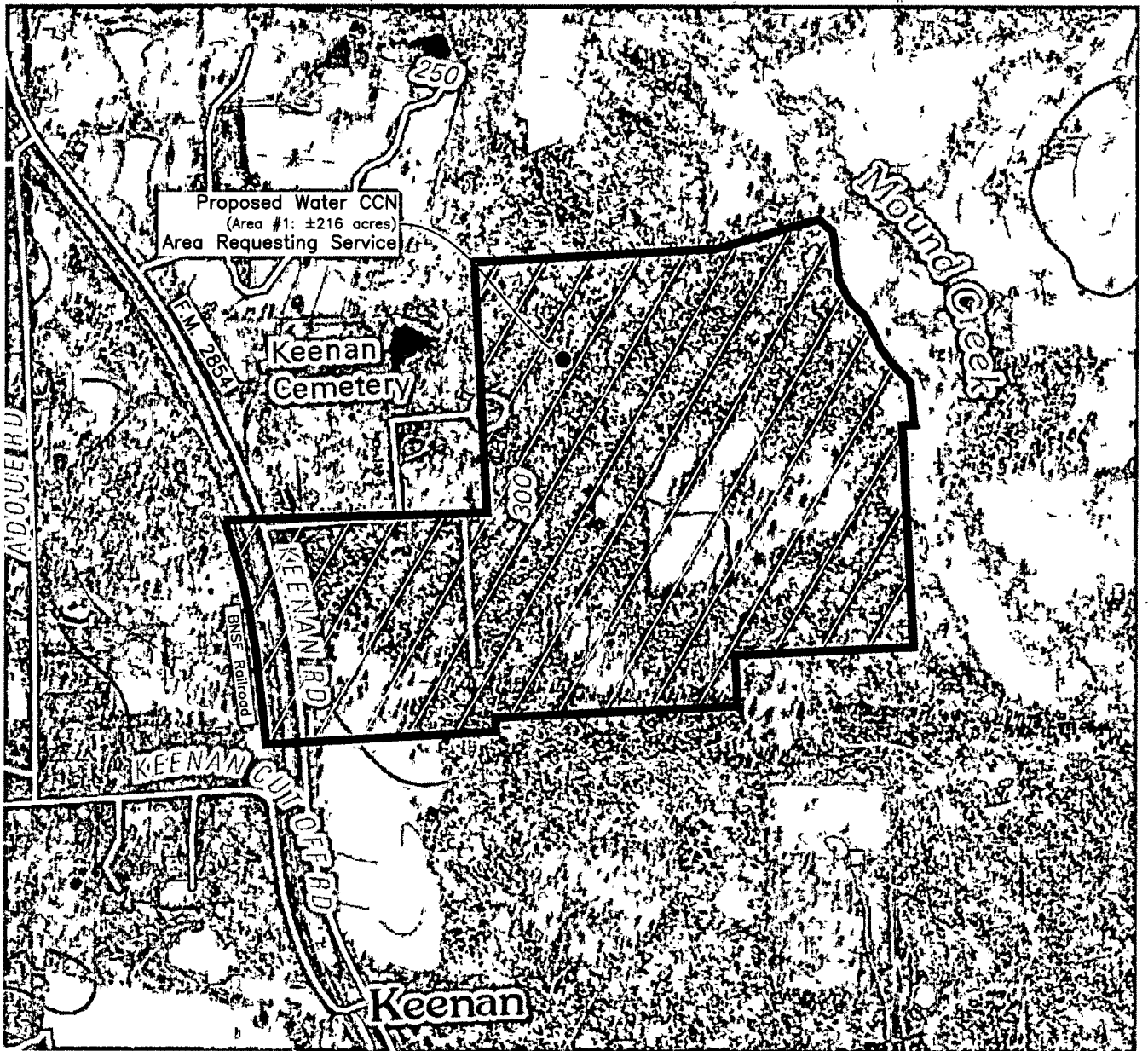
**McCLURE & BROWNE  
 ENGINEERING/SURVEYING, INC.**

1008 Woodcreek Drive, Suite 103  
 College Station, Texas 77845  
 (979) 693-3838  
 Firm Reg No F-458



Scale: 1" = ±5,000'

**EXHIBIT "A"**  
**GENERAL LOCATION MAP**  
 Water CCN Application  
 Small-Scale Map  
 MSEC Enterprises, Inc.  
 CCN 12887



*J. Dale Browne, Jr.*

DATE: 09/28/16  
 DRAWN BY: ARD  
 DESIGNED BY: JDB



**McCLURE & BROWNE**  
**ENGINEERING/SURVEYING, INC.**  
 1008 Woodcreek Drive, Suite 103  
 College Station, Texas 77845  
 (979) 693-3838  
 Firm Reg. No. F-458



Scale 1" = ±1,000'

**EXHIBIT "B"**  
**DETAILED MAP**  
**Sewer CCN Application**  
*Large-Scale Map*  
**MSEC Enterprises, Inc.**  
**CCN 12887**

**ATTACHMENT 3.B.ii.**

MSEC Enterprises, Inc.'s Application to Amend  
Water CCN 12887

MSEC 2016 WEST EXPANSION

Submitted September 2016

Affecting: 216 acres of land, more or less, out of the MATTHEW CARTWRIGHT SURVEY, Abstract No. 135, and the DOUGLAS THOMAS SURVEY, Abstract No. 187, Montgomery County, Texas

**3.B.ii. Digital Data Map**

**Attached to Original Filed Copy**



**ATTACHMENT 3.C.**

MSEC Enterprises, Inc.'s Application to Amend  
Water CCN 12887

MSEC 2016 WEST EXPANSION

Submitted September 2016

Affecting: 216 acres of land, more or less, out of the MATTHEW CARTWRIGHT SURVEY, Abstract No. 135, and the DOUGLAS THOMAS SURVEY, Abstract No. 187, Montgomery County, Texas

**3.C. Written Description of the Proposed Service Area**

**See Metes and Bounds Description**

**Attached**

## DESCRIPTION FOR PROPOSED WATER CCN BOUNDARY

Being all that certain tract or parcel of land lying and being situated in the MATTHEW CARTWRIGHT SURVEY (A-135) and DOUGLAS THOMAS SURVEY (A-187) in Montgomery County, Texas, and being more particularly described as follows:

BEGINNING: at the northeast corner of the DUTCHER ALFRED SURVEY (A-167) same being the southwest corner of MATTHEW CARTWRIGHT SURVEY (A-126), and in the east line of the DOUGLAS THOMAS SUREY (A-187) and the north line of the MSEC Enterprises, Inc. Water CCN 12887 boundary;

THENCE: in a westerly direction along the north line of the MSEC Enterprises, Inc. Water CCN 12887 boundary to a corner being the most northwesterly corner of the Water CCN 12887 boundary, same being in the east line of Keenan W.S.C. Water CCN 11409 boundary;

THENCE: in an northerly direction along the east line of the Keenan W.S.C. CCN 11409 boundary for a distance of approximately 1445 feet to the most westerly corner of the proposed Water CCN Boundary;

THENCE: in an easterly direction for approximately 465 feet to the northeast corner of a 82.283 acre tract described in boundary line agreement recorded in the Clerk's File No. 8639144, Real Property Records of Montgomery, County Texas;

THENCE: in an easterly direction along the northern boundary line of said 82.283 acre tract for a distance of approximately 1206 feet to a corner, same being the most northeasterly corner of the 82.283 acre tract and being in the east line of the DOUGLAS THOMAS SURVEY (A-167) and the west line of the MATTHEW CARTWRIGHT SURVEY (A-126);

THENCE: in a northerly direction along the west of the MATTHEW CARTWRIGHT SURVEY (A-126) for approximately 1585 feet for comer, said corner also being the northwest corner of a 114.933 acre tract described in a deed recorded in the Clerk's File No. 8551388, Real Property Records of Montgomery, County Texas;

THENCE: in a easterly direction along the north line of the 114.933 acre tract into the MATTHEW CARTWRIGHT SURVEY (A-126) for a distance of approximately 1571 feet to a corner;

THENCE: in a east northeasterly direction continuing along the north line of the 114.933 acre tract for approximately 682 feet to the high bank a creek;

THENCE: in a southeasterly direction along the high bank of the creek as described in the description of the 114.933 acre tract for a total of approximately 1495 feet to a corner;

THENCE: in a westerly direction approximately 83 feet to a corner; said corner also being a corner of the 67.1 acre tract described in the Clerk's File No. 196211 of the Official Public Records of Montgomery, County Texas;

THENCE: south for a distance of 1398 feet along the common line of the 114.933 acre tract and 67.1 acre tract to a corner;

THENCE: west for a distance for approximately 1029 feet along the common line of the 114.933 acre tract and 67.1 acre tract to the most southeast corner of the 114.933 acre tract and continuing approximately 109 feet along the north line of the 67.1 acre tract to a corner for an approximate total distance of 1138 feet;

THENCE: south for a distance for approximately 322 along a western line of the 67.1 acre tract to a corner, said corner being in the south line of the 53.185 acre tract described in a deed recorded in the Clerk's File No. 8552085, Real Property Records of Montgomery, County Texas;

THENCE: west for a distance for approximately 1544 feet along the common line of the 67.1 acre tract and 53.185 acre tract to a corner, said corner also being the southwest corner of a 53.185 acre tract and being in the east line of the aforementioned west line of the MATTHEW CARTWRIGHT SURVEY (A-126) and the east line of the DOUGLAS THOMAS SURVEY (A-167);

THENCE: in a southerly direction for approximately 87 feet to the POINT OF BEGINNING and containing approximately 216 acres.

**ATTACHMENT 5.A.iv.**

MSEC Enterprises, Inc.'s Application to Amend  
Water CCN 12887

MSEC 2016 WEST EXPANSION

Submitted September 2016

Affecting: 216 acres of land, more or less, out of the MATTHEW CARTWRIGHT SURVEY, Abstract No. 135, and the DOUGLAS THOMAS SURVEY, Abstract No. 187, Montgomery County, Texas

**Response to Question 5.A.iv.**

**Inspection Report Letters**

Montgomery Trace Water System  
PWS # 1700638 – no violations reported  
see attached Inspection Report Letter dated 2016-07-27

Stillwater Estates Water System  
PWS #1700677 – No recent inspection letters

Crown Ranch Water System  
PWS #1700781 - No recent inspection Letters

MSEC Wastewater Treatment Plant  
Montgomery Independent School District  
WQ #14638-001 – Inspection Report March 1, 2016

**Attached**

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



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

March 1, 2016

**CERTIFIED MAIL 7014 0510 0001 2633 8241**  
**RETURN RECEIPT REQUESTED**

Jon Blakley, Operations Supervisor  
MSEC Enterprises, Inc.  
P.O. Box 1268  
Montgomery, TX 77356

Re: Notice of Violation for Compliance Evaluation Investigation at: MSEC Wastewater Treatment Plant, 16550 FM 2854, Montgomery, Montgomery County, Texas  
TCEQ ID No.: WQ0014638-001, EPA ID No.: TX0128121

Dear Mr. Blakley:

On October 14, 2015, Mr. Dustin Roberts of the Texas Commission on Environmental Quality (TCEQ) Houston Region Office conducted an investigation of the above-referenced regulated entity to evaluate compliance with applicable water quality requirements. Enclosed is a summary which lists the investigation findings. During the investigation, one concern was noted which was an alleged noncompliance. Through subsequent corrective action, and written documentation, the noncompliance has been resolved as a Resolved Violation. No further action is required.

The TCEQ appreciates your assistance in this matter. Please note that the Legislature has granted TCEQ enforcement powers which we may exercise to ensure compliance with environmental regulatory requirements. Self-reported violations may be subject to enforcement, including penalties, upon review by the Enforcement Division.

If you or members of your staff have any questions, please feel free to contact Mr. Dustin Roberts in the Houston Region Office at (713) 767-3631.

Sincerely,

A handwritten signature in black ink, appearing to read "Elizabeth Sears".

Elizabeth Sears  
Team Leader  
Water Quality Management

EWS/DAR/ci

Enclosure(s): Summary of Investigation Findings

cc: John Wright, Environmental Reporting and Compliance Manager, Hays Utility North, P.O. Box 1268, Montgomery, TX 77356

Thomas Barnett, Water/WW Compliance Officer, Mid-South Synergy, P.O. Box 1266, Montgomery, TX 77356

TCEQ Region 12 • 5425 Polk St., Ste. H • Houston, Texas 77023-1452 • 713-767-3500 • Fax 713-767-3520

Austin Headquarters: 512-239-1000 • [tceq.texas.gov](http://tceq.texas.gov) • How is our customer service? [tceq.texas.gov/customer/survey](http://tceq.texas.gov/customer/survey)

Attachment 5.A.iv.

Printed on recycled paper using vegetable-based ink.

000036

## Summary of Investigation Findings

MSEC WWTP

Investigation #

1308287  
Investigation Date: 10/14/2015

, MONTGOMERY COUNTY,

Additional ID(s): WQ0014638001  
TX0128121

## ALLEGED VIOLATION(S) NOTED AND RESOLVED

Track No: 594670

30 TAC Chapter 305.125(1)

**Alleged Violation:**

Investigation: 1308287

Comment Date: 02/04/2016

Failed to maintain compliance with the permitted effluent limits. Specifically, the grab sample collected during the investigation was not compliant with the single grab minimum limit of 6 standard units for pH. The result of the pH analysis was 2.92 standard units.

**Recommended Corrective Action:** Compliance with the permitted effluent limits must be maintained. Submit documentation describing the action taken to prevent the recurrence of pH violations.

**Resolution:** Documentation was received on February 3, 2016, indicating compliance with pH permit limits.

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



COPY

## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

July 27, 2016

Mr. Kerry Kelton, CEO  
MSEC Enterprises Inc.  
PO Box 970  
Navasota, Texas 77868-0970

Re: **Comprehensive Compliance Investigation at:**  
Montgomery Trace Water System, 407 Fish Creek Thoroughfare, Montgomery,  
Montgomery County, Texas  
Regulated Entity No.: 101376903, TCEQ ID No.: 1700638, Investigation No.: 1343596

Dear Mr. Kelton:

On July 7, 2016, Ms. Destiny Winning of the Texas Commission on Environmental Quality (TCEQ) Houston Region Office conducted an investigation of the above-referenced facility to evaluate compliance with the applicable requirements for public water supply systems. No violations are being alleged as a result of the investigation. In addition, please be advised that a violation could be issued upon further review of your system's records or self-reported documentation.

The TCEQ 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 regarding these matters, please feel free to contact Ms. Destiny Winning in the Houston Region Office at (713) 767-3650.

Sincerely,

A handwritten signature in cursive script that reads "Latrichia Spikes".

Latrichia Spikes, Team Leader  
Public Water Supply  
Houston Region Office

LS/DW/ra

cc: Mr. Jonathan Blakley, Operations Manager, P.O. Box 1266, Montgomery, Texas 77356  
Mr. Thomas Barnett, Compliance Officer, P.O. Box 1266, Montgomery, Texas 77356  
Montgomery County Environmental Health Services

**ATTACHMENT 5.A.v.**

MSEC Enterprises, Inc.'s Application to Amend  
Water CCN 12887

MSEC 2016 WEST EXPANSION

Submitted September 2016

Affecting: 216 acres of land, more or less, out of the MATTHEW CARTWRIGHT SURVEY, Abstract No. 135, and the DOUGLAS THOMAS SURVEY, Abstract No. 187, Montgomery County, Texas

**5.A.v. Deficiency Response**

**None as to any Water Facility, as no violations were found  
as to any Water Facility**

**Sewer Plant Violation Response/Resolution contained in Inspection Report dated  
March 1, 2016 NOV indicating compliance and no further action required.**

**See page 2, Attachment 5.A.iv.**



**ATTACHMENT 5.B.**

MSEC Enterprises, Inc.'s Application to Amend  
Water CCN 12887

MSEC 2016 WEST EXPANSION

Submitted September 2016

Affecting: 216 acres of land, more or less, out of the MATTHEW CARTWRIGHT SURVEY, Abstract No. 135, and the DOUGLAS THOMAS SURVEY, Abstract No. 187, Montgomery County, Texas

**5.B. Applicant's certified water and sewer operators**

Attached

Attachment 5.B  
 CERTIFIED OPERATORS

MSEC ENTERPRISES APPLICATION  
 TO AMEND CCN 20984

	A	B	C	D	E	F	G
1	Operator	Water Lic	Water Lic No	WW Lic	WW Lic No	CSI Lic No	BPAT Lic No
2	Dale DeLatte	B GW	WG0008537	B	WW0004715	-	-
3	Dan Cunningham	C GW	WG0013167	B	WW0050925	-	-
4	Dustin Gatlin	C GW	WG0015666	D	WW0051831	CI0009863	-
5	Jimmy Hutson	B GW	WG0015614	B	WW0052886	CI0009853	-
6	Jonathan Blakley	A	WO0030326	B	WW0052623	CI0003408	BP0016666
7	Josh Turknett	B GW	WG0015232	C	WW0052624	CI0009395	BP0015029
8	Larry Baldwin	B GW	WG0015439	-	-	CI0007073	-
9	Neil Fox	A	WO0035519	C	WW0054526	-	-
10	Thomas Barnett	C GW	WG0015490	C	WW0053970	-	-
11	Trey Krause	D	WO0038016	-	-	-	-
12	Victoriano Zarate	C GW	WG0015880	D	WW0050131	CI0009673	-

**ATTACHMENT 5.G.**

MSEC Enterprises, Inc.'s Application to Amend  
Water CCN 12887

MSEC 2016 WEST EXPANSION

Submitted September 2016

Affecting: 216 acres of land, more or less, out of the MATTHEW CARTWRIGHT SURVEY, Abstract No. 135, and the DOUGLAS THOMAS SURVEY, Abstract No. 187, Montgomery County, Texas

**Response to Question 5.G.**

**5.G. Effect of Granting a Certificate Amendment.**

Explain in detail the effect of granting of a certificate or an amendment, including, but not limited to regionalization, compliance and economic effects on the following:

- i. the applicant,
  - ii. any retail public utility of the same kind already serving the proximate area; and
  - iii. any landowner(s) in the requested area.
- 
- i. Effect on Applicant: The Amendment if granted will expand Applicant's customer base, spread the costs of operation among the customers currently connected to the existing water treatment plant, and expand Applicant's regional water system to the west, bringing it closer to its most western service territory currently intended to provide water service to MISD's new school complex located in close proximity to the Property and west of the FM 2854.
  - ii. Effect on Retail Public Utility serving the proximate area: There are no water service providers providing water service in the proximate area.
  - iii. Effect on any landowner in the requested area: The effect on the Owner will be to allow the Owner to proceed with its intended development of the Property as a residential subdivision.

## **ATTACHMENT 5.I.**

MSEC Enterprises, Inc.'s Application to Amend  
Water CCN 12887

MSEC 2016 WEST EXPANSION

Submitted September 2016

Affecting: 216 acres of land, more or less, out of the MATTHEW CARTWRIGHT SURVEY, Abstract No. 135, and the DOUGLAS THOMAS SURVEY, Abstract No. 187, Montgomery County, Texas

### **Response to Question 5.I.**

#### **5.I. Ability to Provide Adequate Service**

##### **I. Ability to Provide Adequate Service.**

Describe the ability of the applicant to provide adequate service, including meeting the standards of the commission, taking both of the following items into consideration:

- i. the current and projected density; and
- ii. the land use of the requested area.

Applicant has the ability to provide adequate water service to the Property. Applicant's existing 12-inch water located within 3600 feet of the southern line of the Property is sufficient in size and ability to provide sufficient quantity and quality of water to meet the water service needs in the initial phase of the intended development. Applicant will work with the Owner to plan for the provision of water to meet the needs of the projected density and land use as a residential subdivision. Applicant is a regional water supplier in this area of Texas.

**ATTACHMENT 6.B.i.**

MSEC Enterprises, Inc.'s Application to Amend  
Water CCN 12887

MSEC 2016 WEST EXPANSION

Submitted September 2016

Affecting: 216 acres of land, more or less, out of the MATTHEW CARTWRIGHT SURVEY, Abstract No. 135, and the DOUGLAS THOMAS SURVEY, Abstract No. 187, Montgomery County, Texas

**6.B.i. Profit and Loss Statement and Current Balance Sheet**

**For Year Ending December 31, 2015**

**Attached**

**MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION  
d/b/a MID-SOUTH SYNERGY AND SUBSIDIARIES**

**NAVASOTA, TEXAS**

**CONSOLIDATED FINANCIAL STATEMENTS WITH CONSOLIDATING AND ACCOMPANYING  
INFORMATION**

**FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014**

**AND**

**REPORT OF CERTIFIED PUBLIC ACCOUNTANTS**

**MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION  
d/b/a MID-SOUTH SYNERGY AND SUBSIDIARIES  
NAVASOTA, TEXAS**

**CONSOLIDATED FINANCIAL STATEMENTS WITH CONSOLIDATING AND ACCOMPANYING  
INFORMATION  
FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014**

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Consolidated Statements of Cash Flows	Exhibit C	5
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**BOLINGER, SEGARS, GILBERT & MOSS, L.L.P.**

**CERTIFIED PUBLIC ACCOUNTANTS**

**PHONE: (806) 747-3806**

**FAX: (806) 747-3815**

**8215 NASHVILLE AVENUE**

**LUBBOCK, TEXAS 79423-1054**

**Independent Auditor's Report on Consolidated Financial Statements**

**Board of Directors  
Mid-South Electric Cooperative Association  
d/b/a Mid-South Synergy and Subsidiaries  
Navasota, Texas**

We have audited the accompanying consolidated balance sheets of Mid-South Electric Cooperative Association d/b/a Mid-South Synergy and Subsidiaries (the Cooperative), as of December 31, 2015 and 2014, and the related consolidated statements of income and patronage capital and cash flows for the years then ended, and the related notes to the consolidated financial statements.

**Management's Responsibility for the Consolidated Financial Statements**

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

**Auditor's Responsibility**

Our responsibility is to express an opinion on these consolidated financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.



**Opinion**

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Mid-South Electric Cooperative Association d/b/a Mid-South Synergy and Subsidiaries at December 31, 2015 and 2014, and the results of their operations and their cash flows for the years then ended, in conformity with accounting principles generally accepted in the United States of America.

*Bolinger, Segars, Gilbert & Moss LLP*

Certified Public Accountants

Lubbock, Texas

April 15, 2016

MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION  
d/b/a MID-SOUTH SYNERGY AND SUBSIDIARIES

Schedule 1  
(Continued)

CONSOLIDATING INFORMATION  
BALANCE SHEET  
DECEMBER 31, 2015

ASSETS

	MSEC Electric	MSEC Enterprises	MSEC Services	Eliminating Entries	Consolidated Totals
<b>UTILITY PLANT AT COST</b>					
Electric Plant in Service	\$ 4,028,755				
Construction Work in Progress	159,231				
Capital Lease Assets	34,292,560				
Other Property and Equipment	\$ 38,480,546				
	\$ 6,370,627				
	\$ 32,109,919				
Less: Accumulated Provision for Depreciation and Amortization					
<b>OTHER PROPERTY AND INVESTMENTS AT COST OR STATED VAI</b>					
Investments in Associated Organizations	\$ 25,542				
Investments in Affiliated Company	367,073				
Other Investments - Restricted					
Notes Receivable - Affiliated Companies		\$ 392,615			
<b>CURRENT ASSETS</b>					
Cash - General	\$ 395,898				
Accounts Receivable (Less Allowance for Uncollectibles of \$87,705)	653,881				
Accounts Receivable - Affiliated Companies	282,545				
Unbilled Revenue	217,000				
Interest Receivable					
Materials and Supplies					
Other Current and Accrued Assets					
	\$ 1,549,324				
<b>OTHER ASSETS</b>					
Deferred Debits	\$ 17,287				
<b>TOTAL ASSETS</b>	\$ 34,069,145				

MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION  
d/b/a MID-SOUTH SYNERGY AND SUBSIDIARIES

Schedule 1  
(Concluded)

CONSOLIDATING INFORMATION  
BALANCE SHEET  
DECEMBER 31, 2015

EQUITIES AND LIABILITIES

	MSEC Electric	MSEC Enterprises	MSEC Services	Eliminating Entries	Consolidated Totals
<b>EQUITIES</b>					
Memberships					
Patronage Capital					
Other Equities	\$	9,937,140			\$ 9,937,140
<b>LONG-TERM DEBT</b>					
CoBank Notes Payable Less Current Maturities	\$	17,281,514			\$ 17,281,514
CFC Notes Payable Less Current Maturities					
Notes Payable - Mid-South Electric Cooperative, Inc.		84,580			84,580
Capital Lease Obligations Less Current Maturities		303,493			303,493
Short Term Line of Credit (to be refinanced within one year)		17,669,587			\$ 17,669,587
<b>CURRENT LIABILITIES</b>					
Current Maturities of Long-Term Debt	\$	530,000			\$ 530,000
Current Maturities of Capital Lease Obligations					
Accounts Payable - Purchased Power					
Accounts Payable - Other		1,438,250			1,438,250
Customer Deposits		33,700			33,700
Accrued Taxes		7,777			7,777
Accrued Employee Compensated Absences					
Accrued Interest					
Current Tax Liability - State		66,944			66,944
Power Cost Recovery - Overcollected		17,538			17,538
Unbilled Power Cost					
Other Current and Accrued Liabilities					
Due to Affiliated Companies		3,235,220			3,235,220
<b>OTHER LIABILITIES</b>	\$	5,329,429			\$ 5,329,429
Deferred Credits	\$	120,073			\$ 120,073
Deferred Income Tax Liability	\$	1,012,916			\$ 1,012,916
	\$	1,132,989			\$ 1,132,989
<b>TOTAL EQUITIES AND LIABILITIES</b>	\$	34,069,145			\$ 34,069,145

MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION  
d/b/a MID-SOUTH SYNERGY AND SUBSIDIARIES

Schedule 2  
(Continued)

CONSOLIDATING INFORMATION  
STATEMENT OF INCOME AND PATRONAGE CAPITAL  
FOR THE YEAR ENDED DECEMBER 31, 2015

	MSEC Electric	MSEC Enterprises	MSEC Services	Eliminating Entries	Consolidated Totals
<b>OPERATING REVENUES</b>					
Residential					
Commercial and Industrial					
Public Street and Highway Lighting					
Rent from Electric Property					
Unbilled Revenue					
Power Cost Recovery Revenue		217,000			
Other Operating Revenues		489,886			
Tap and Connect Fees		708,195			
Sales (Net of Cost of Goods Sold of \$68,885)		3,813,021			
Total Operating Revenues	\$	\$ 5,228,102			
<b>OPERATING EXPENSES</b>					
Purchased Power	\$				
Distribution - Operation					
Distribution - Maintenance					
Customer Accounts					
Customer Service and Information		59,088			
Sales					
Payroll and Contract Labor					
Repairs and Maintenance		148,865			
Administrative and General		1,588,787			
Depreciation and Amortization		1,090,690			
Bad Debt Expense		952,932			
Other Interest		2,116			
Other Deductions					
Total Operating Expenses	\$	\$ 3,842,483			
<b>OPERATING MARGINS - BEFORE FIXED CHARGES</b>	\$	\$ 1,385,619			
<b>FIXED CHARGES</b>					
Interest on Long-Term Debt	\$	\$ 664,262			
Total Fixed Charges	\$	\$ 664,262			

MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION  
d/b/a MID-SOUTH SYNERGY AND SUBSIDIARIES

Schedule 2  
(Concluded)

CONSOLIDATING INFORMATION  
STATEMENT OF INCOME AND PATRONAGE CAPITAL  
FOR THE YEAR ENDED DECEMBER 31, 2015

	MSEC Electric	MSEC Enterprises	MSEC Services	Eliminating Entries	Consolidated Totals
OPERATING MARGINS - AFTER FIXED CHARGES	\$ 721,357				
G&T Capital Credits	\$	98,167			
Other Capital Credits	\$	98,167			
Total Capital Credits	\$	98,167			
NET OPERATING MARGINS	\$ 819,524				
NON-OPERATING MARGINS					
Interest Income	\$				
Affiliated Company Income (Loss)		(2,223)			
Other Non-Operating Income (Loss)		(10,000)			
Net Non-Operating Margins (Loss)	\$	(12,223)			
NET MARGINS (LOSSES) BEFORE INCOME TAX EXPENSE	\$ 807,301				
PROVISION FOR FEDERAL AND STATE INCOME TAX EXPENSE (BENEFIT)		288,442			
NET MARGIN (LOSS)	\$ 518,859				
PATRONAGE CAPITAL - BEGINNING OF PERIOD		9,418,281			
Capital Credits Retired					
Prior Year Non-Operating Gains Transferred to Other Equities					
PATRONAGE CAPITAL - END OF PERIOD	\$ 9,937,140				



**MSEC ENTERPRISES, INC**  
**STATEMENT OF INCOME**  
**YEAR TO DATE COMPARISON**  
**December 31, 2015**

**2015**

<b>Water</b>	
<b>Revenue</b>	
Tap Fees	\$ 682,900.00
Connect Fees	\$ 19,555.00
Developer Fees	\$ 5,739.96
Water Sales	\$ 3,697,829.38
Unbilled Revenue	\$ 217,000.00
Total Revenue	\$ 4,623,024.34
<b>Expenses</b>	
Purchased Water	\$ -
Distribution -O&M	\$ 1,579,650.12
Admin & General	\$ 786,357.51
Depreciation	\$ 933,739.65
Interest	\$ 664,262.33
Total Expenses	\$ 3,964,009.61
Net Water Income	\$ 659,014.73
Other Income -CoBank Patronage	\$ 98,168.00
<b>Net Income</b>	<b>\$ 757,182.73</b>
<b>Wastewater</b>	
Revenue	36,959.80
Expenses	65,273.18
Depreciation	8,311.92
<b>Net Income</b>	<b>(36,625.30)</b>
<b>Solar</b>	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
<b>Internet</b>	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
<b>MUD 113</b>	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
<b>MSEC Enterprises Net Income</b>	
	<b>\$ 819,522.94</b>

**MSEC ENTERPRISES, INC**  
**BALANCE SHEET**  
as of December 31, 2015

ASSETS

<b>UTILITY PLANT AT COST</b>	
Construction Work in Progress	\$4,028,755
Capital Lease Assets	61,508
Other Property and Equipment	34,390,283
	<u>\$38,480,546</u>
Less Accumulated Provision for Depreciation and Amortization	6,370,627
	<u>\$32,109,919</u>
<b>OTHER PROPERTY AND INVESTMENTS AT COST OR STATED VALUE</b>	
Investments in Associated Organizations	\$25,542
Investments in Affiliated Company	367,073
	<u>\$392,615</u>
<b>CURRENT ASSETS</b>	
Cash - General	\$395,897.81
Accounts Receivable (Less allowance for uncollectibles of \$0)	682,166
Accounts Receivable from Mid-South	136,807
Intercompany Tax Receivable	117,454
Unbilled Revenue	217,000
Other Current and Accrued Assets	0
	<u>\$1,549,324</u>
<b>OTHER ASSETS</b>	
Deferred Debits	\$17,287
Deferred Income Tax Asset	0
	<u>0</u>
<b>TOTAL ASSETS</b>	<u><u>\$34,069,144</u></u>

**MSEC ENTERPRISES, INC**  
**BALANCE SHEET**  
as of December 31, 2015

EQUITIES AND LIABILITIES

<b>EQUITIES</b>	\$9,937,140
<b>LONG-TERM DEBT</b>	
CoBank Notes Payable	\$17,585,007
Capital Lease Obligations	84,580
	<u>\$17,669,587</u>
<b>CURRENT LIABILITIES</b>	
CoBank Short-Term Loan	\$530,000
Accounts Payable	3,240,694
Customer Deposits	33,700
Accrued Interest	66,944
Current Tax Liability - State	17,538
Other Current and Accrued Liabilities	7,777
Due to Affiliated Companies	1,432,777
	<u>\$5,329,430</u>
<b>OTHER LIABILITIES</b>	
Deferred Credits	\$120,072
Deferred Income Tax Liability	1,012,916
	<u>\$1,132,988</u>
<b>TOTAL EQUITIES AND LIABILITIES</b>	<u><u>\$34,069,144</u></u>



**ATTACHMENT 6.B.ii.**

**MSEC Enterprises, Inc.'s Application to Amend  
Water CCN 12887**

**MSEC 2016 WEST EXPANSION**

**Submitted September 2016**

**Affecting: 216 acres of land, more or less, out of the MATTHEW CARTWRIGHT  
SURVEY, Abstract No. 135, and the DOUGLAS THOMAS SURVEY,  
Abstract No. 187, Montgomery County, Texas**

**6.B.ii. Proposed Rate Schedule or Tariff**

**Attached**



**WATER UTILITY TARIFF  
Tariff Control Number: 46258**

MSEC Enterprises, Inc.  
(Utility Name)

P.O. Box 970  
(Business Address)

Navasota, Texas 77868-0970  
(City, State, Zip Code)

(936) 825-5100  
(Area Code/Telephone)

This tariff is effective for utility operations under the following Certificate of Convenience and Necessity:

12887

This tariff is effective in the following counties:

Grimes and Montgomery

This tariff is effective in the following cities or unincorporated towns (if any):

None

This tariff is effective in the following subdivisions or systems:

See Attached List

**TABLE OF CONTENTS**

The above utility lists the following sections of its tariff (if additional pages are needed for a section, all pages should be numbered consecutively):

SECTION 1.0 -- RATE SCHEDULE .....	2
SECTION 2.0 -- SERVICE RULES AND POLICIES .....	4
SECTION 3.0 -- EXTENSION POLICY .....	11
APPENDIX A -- DROUGHT CONTINGENCY PLAN	

SUBDIVISION	PWS ID NUMBER
Capitol Hills	1700018
Crown Oaks	1700638
Crown Ranch	1700781
Elk Trace Golf Estates	1700638
Elk Trace Golf Course	1700638
Grand Lakes Estates	1700638
Highland Ranch	1700614
Hills of Montgomery Section 3	1700638
Lake Forest Lodge	1700018
Lake Forest Lodge South	1700018
Lakeview	1700018
Oaklawn Estates	1700018
Montgomery Trace	1700638
Ridge Lake Shores	1700638
Stillwater Estates	1700677
Valleywood Acres	1700677

**SECTION 1.0 – RATE SCHEDULE**

Section 1.01 - Rates

<u>Meter Size</u>	<u>Monthly Minimum Charge</u>	<u>Gallonge Charge</u>
5/8" or 3/4"	\$33.00 (Includes 0 gallons all meters)	\$3.25 per 1000 gallons, 1 <sup>st</sup> 10,000 gallons
1"	\$56.00	\$3.45 per 1000 gallons, next 10,000 gallons
1½"	\$200.00	\$3.70 per 1000 gallons over 20,000 gallons
2"	\$320.00	
3"	\$375.00	

Lone Star Groundwater Conservation District (GCD) ..... \*\$0.07 per 1000 gallons

San Jacinto River Authority (SJRA) ..... \*\$2.78 per 1000 gallons

\*(The pass through fees are adjusted for line loss) (Tariff Control No. 46258 requiring true-up)

FORM OF PAYMENT: The utility will accept the following forms of payment:

Cash X, Check X, Money Order X, Credit Card X, Other (specify) \_\_\_\_\_

THE UTILITY MAY REQUIRE EXACT CHANGE FOR PAYMENTS AND MAY REFUSE TO ACCEPT PAYMENTS MADE USING MORE THAN \$1.00 IN SMALL COINS. A WRITTEN RECEIPT WILL BE GIVEN FOR CASH PAYMENTS.

REGULATORY ASSESSMENT ..... 1.0%

PUC RULES REQUIRE THE UTILITY TO COLLECT A FEE OF ONE PERCENT OF THE RETAIL MONTHLY BILL AND TO REMIT THE FEE TO THE TCEQ.

Section 1.02 - Miscellaneous Fees

TAP FEE ..... \$1,200.00

TAP FEE COVERS THE UTILITY'S COSTS FOR MATERIALS AND LABOR TO INSTALL A STANDARD RESIDENTIAL 5/8" or 3/4" METER. AN ADDITIONAL FEE TO COVER UNIQUE COSTS IS PERMITTED IF LISTED ON THIS TARIFF.

TAP FEE (Unique costs) ..... Actual Cost

FOR EXAMPLE, A ROAD BORE FOR CUSTOMERS OUTSIDE OF SUBDIVISIONS OR RESIDENTIAL AREAS.

TAP FEE (Large meter) ..... Actual Cost

TAP FEE IS THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR METER SIZE INSTALLED.

METER TEST FEE ..... \$25.00

THIS FEE WHICH SHOULD REFLECT THE UTILITY'S COST MAY BE CHARGED IF A CUSTOMER REQUESTS A SECOND METER TEST WITHIN A TWO-YEAR PERIOD AND THE TEST INDICATES THAT THE METER IS RECORDING ACCURATELY. THE FEE MAY NOT EXCEED \$25.

**Tariff Control No. 46258**

**SECTION 1.0 – RATE SCHEDULE (CONT.)**

**RECONNECTION FEE**

THE RECONNECT FEE MUST BE PAID BEFORE SERVICE CAN BE RESTORED TO A CUSTOMER WHO HAS BEEN DISCONNECTED FOR THE FOLLOWING REASONS (OR OTHER REASONS LISTED UNDER SECTION 2.0 OF THIS TARIFF):

- a) Non-payment of bill (Maximum \$25.00) ..... \$25.00
- b) Customer's request that service be disconnected ..... \$25.00

**TRANSFER FEE** ..... \$25.00

THE TRANSFER FEE WILL BE CHARGED FOR CHANGING AN ACCOUNT NAME AT THE SAME SERVICE LOCATION WHEN THE SERVICE IS NOT DISCONNECTED

**LATE CHARGE (EITHER \$5.00 OR 10% OF THE BILL)** ..... 10%

PUC RULES ALLOW A ONE-TIME PENALTY TO BE CHARGED ON DELINQUENT BILLS. A LATE CHARGE MAY NOT BE APPLIED TO ANY BALANCE TO WHICH THE PENALTY WAS APPLIED IN A PREVIOUS BILLING.

**RETURNED CHECK CHARGE** ..... \$25.00

RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST.

**CUSTOMER DEPOSIT RESIDENTIAL (Maximum \$50)** ..... \$50.00

**COMMERCIAL & NON-RESIDENTIAL DEPOSIT** ..... 1/6TH OF ESTIMATED ANNUAL BILL

**GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE:**

WHEN AUTHORIZED IN WRITING BY TCEQ AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY INCREASE RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND WATER TESTING. [§24.21(K)(2)]

**LINE EXTENSION AND CONSTRUCTION CHARGES:**

REFER TO SECTION 3.0--EXTENSION POLICY FOR TERMS, CONDITIONS, AND CHARGES WHEN NEW CONSTRUCTION IS NECESSARY TO PROVIDE SERVICE.

**PURCHASED WATER AND/OR DISTRICT FEE PASS THROUGH CLAUSE:**

Changes in fees imposed by any non-affiliated third party water supplier or underground water district having jurisdiction over the Utility shall be passed through as an adjustment to the water gallonage charge according to the following formula:

$$AG = G + B / (1 - L)$$

Where:

- AG = adjusted gallonage charge, rounded to the nearest one cent
- G = approved gallonage charge (per 1,000 gallons)
- B = change in purchased water/district gallonage charge (per 1,000 gallons)
- L = system average line loss for the preceding 12 months not to exceed 0.15

**ATTACHMENT 7.G.i.**

MSEC Enterprises, Inc.'s Application to Amend  
Water CCN 12887

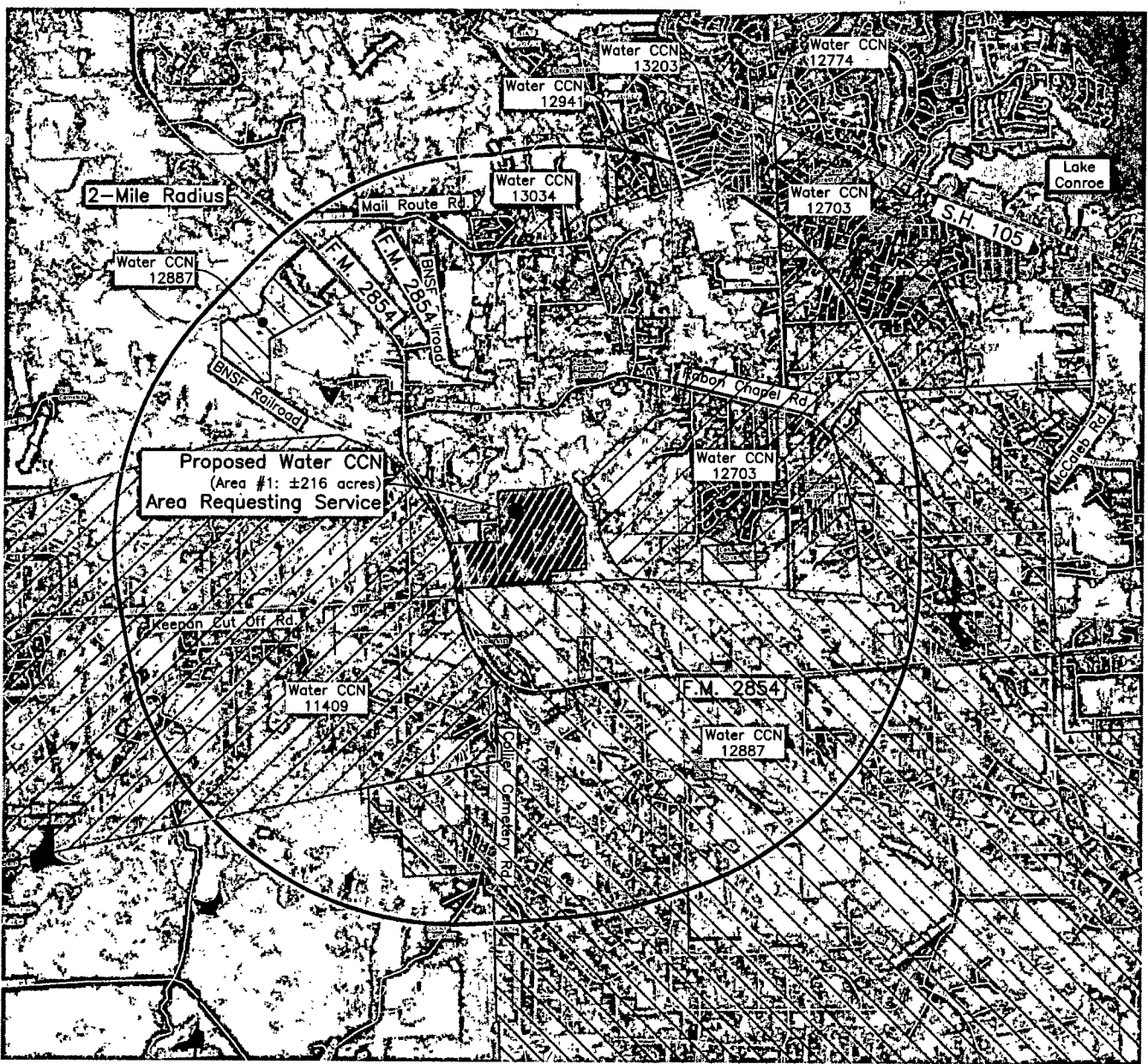
MSEC 2016 WEST EXPANSION

Submitted September 2016

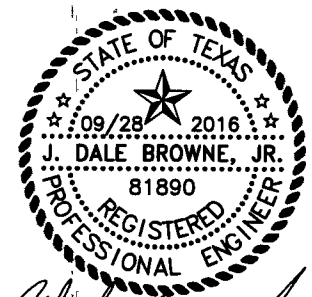
Affecting: 216 acres of land, more or less, out of the MATTHEW CARTWRIGHT SURVEY, Abstract No. 135, and the DOUGLAS THOMAS SURVEY, Abstract No. 187, Montgomery County, Texas

**7.G.i. Systems within 2 Miles of Requested Service Area**

**Attached**




See Exhibit "C" Page 2 of 2 for a listing of the Existing Sewer CCN Area within 2-miles of the Proposed Sewer CCN Area, Groundwater Conservation District, and County contact information.



*J. Dale Browne, Jr.*

DATE: 09/28/16  
 DRAWN BY: ARD  
 DESIGNED BY: JDB



**McCLURE & BROWNE**  
**ENGINEERING/SURVEYING, INC.**  
 1008 Woodcreek Drive, Suite 103  
 College Station, Texas 77845  
 (979) 693-3838  
 Firm Reg No F-458

Scale: 1" = ±5,000'

**EXHIBIT "C"**  
**EXISTING WATER CCN**  
**AREAS WITHIN 2-MILES**  
 Water CCN Application  
 MSEC Enterprises, Inc.  
 CCN 12887



Existing Sewer CCN Area within 2-miles of the Proposed Water CCN Area

- CCN 11409 - Keenan WSC  
21053 Chaple Drive  
Montgomery, Texas 77316  
Phone: 281-597-6095
- CCN 12703 - Lake Bonanza WSC  
P.O. Box 187  
Willis, Texas 77378  
Phone: 713-946-8117
- CCN 12887 - MSEC Enterprises, Inc.  
P.O. Box 970  
Navasota, Texas 77868  
Phone: 936-825-5100
- CCN 12941 - Pine Lake WSC, Inc.  
1219 W. Pine Lake Drive  
Montgomery, Texas 77316  
Phone: 409-588-1897
- CCN 13034 - Vista Verde Water System, Inc.  
2432 Spring Stuebner  
Spring, Texas 77389  
Phone: 281-288-0363
- CCN 13203 - Aqua Texas, Inc.  
1106 Clayton Lane, Suite 400W  
Austin, Texas 78723  
Phone: 512-990-4400

Groundwater Conservation District

Lone Star Groundwater Conservation District  
655 Conroe Park North Drive  
Conroe, Texas 77303

County

Montgomery County  
501 North Thompson, Suite 401  
Conroe, Texas 77301

DATE: 09/28/16

DRAWN BY: ARD

DESIGNED BY: JDB



McCLURE & BROWNE  
ENGINEERING/SURVEYING, INC.

1008 Woodcreek Drive, Suite 103  
College Station, Texas 77845  
(979) 693-3838  
Firm Reg No F-458

**EXHIBIT "C"**  
**EXISTING WATER CCN**  
**AREAS WITHIN 2-MILES**  
*Water CCN Application*  
**MSEC Enterprises, Inc.**  
**CCN 12887**

Page 2 of 2

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