

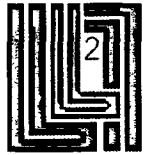


Control Number: 47315



Item Number: 1

Addendum StartPage: 0

**L SQUARED ENGINEERING****MUNICIPAL COMMERCIAL RESIDENTIAL**

Project Name:
Chateau Woods MUD
Wastewater CCN Amendment
Application

Prepared for:

Public Utility Commission of Texas
1701 N. Congress Avenue
PO Box 13326
Austin, TX 78711-3326

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Prepared by:

E. Levi Love, PE
L Squared Engineering
21123 Eva St., #200
Montgomery, TX 77356

Date Created:

6/7/17





L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL

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P: 936-647-0420 F: 936-647-2366
www.L2Engineering.com

June 7th 2017

Attn: Public Utility Commission of Texas
1701 N. Congress Avenue
PO Box 13326
Austin, TX 78711-3326

RE: CCN Amendment Application
Chateau Woods MUD
City of Oak Ridge North

To Whom It May Concern,

The purpose of this letter is to explain the need of the CCN Amendment Application for Chateau Woods MUD in Montgomery County, Texas. Chateau Woods MUD is seeking dual certification of its sanitary services with the City of Oak Ridge North for the proposed subject tract of approximately 9 acres.

The reason for pursuing dual certification is to correct the current discrepancy between the Chateau Woods MUD district boundary and the Chateau Woods MUD sanitary CCN # 20937 boundary. Chateau Woods MUD has been servicing the proposed tract for almost 30 years now, but the current CCN boundary does not reflect this. Fixing this error in the CCN boundary will help preserve the investment both Chateau Woods MUD has made as well as the tax payers' investment by continuing to allow Chateau Woods MUD to service these subject tracts.

Thank you,

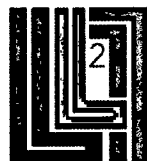
Mark Burdick, PMP, EIT
L Squared Engineering
936-647-0420
mburdick@L2engineering.com





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L SQUARED ENGINEERING
LANDSCAPE ARCHITECTS





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

Instructions and Checklist

Each question on the application must be answered completely. If additional space is needed, attach additional sheets clearly labeled with the applicant's name and Docket Number if available. If a question is not applicable, please mark it N.A. and briefly explain why the question does not apply. DO NOT LEAVE ANY QUESTIONS BLANK.

7 copies of the application package, including the original, must be filed with the commission's filing clerk, per **§22.71(c)(9)** of the Commission's procedural rules.

The application package is composed of each of the following items:

- Completed application form, including any attachments
- Completed Oath **pg.20**
- Maps: Attach the following hard copy maps with each copy of the application:
 - A location map delineating the proposed service area with enough detail to locate the proposed area within the applicable county or counties. **pg. 21**
 - A map showing only the proposed area by:
 - Metes and bounds survey certified by a licensed state or registered professional land surveyor;
 - Projectable digital data with metadata (proposed areas should be in a single record and clearly labeled);
 - Following verifiable natural and man-made landmarks; or
 - A copy of a recorded plat map with metes and bounds. **pg. 22-26**
 - A written description of the proposed service area. **pg. 27**
 - In addition to the maps provided in accordance with the description listed above, please file separate and additional maps of the requested area to show the following: **pg. 22**
 - for existing facilities, provide a map showing all facilities, illustrating separately facilities for production, transmission, and distribution of the applicant's service(s); and
 - request for service and any customers or area currently being served by the applicant outside the applicant's certificated area(s).
- ❖ Failure to provide adequate mapping information may result in the delay or possible denial of your application. For information on obtaining a CCN base map or questions about sending digital map data, please visit the Water Utilities section of the PUC's website for assistance. 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.
- The following proposed notices:
 - Notice for publication;
 - Individual notice to landowners with a copy of the proposed CCN map;
 - Individual notice to cities and neighboring systems with a copy of the proposed CCN map; and
 - Notice to current customers, if applicable.
- ❖ Do not publish or send these proposed notices or maps to landowners, cities, neighboring utilities, or customers until notified to do so in writing by Commission staff after the proposed notices have been reviewed.
- Current tariff. **pg. 30-34**



- If the applicant is already operating as a utility, the tariff must reflect the applicant's current rates.
- Every investor-owned utility or water supply corporation is required to have a current tariff on file with the Public Utility Commission of Texas (Commission).
- Cities and political subdivisions must provide copies of current rates, service rules, and extension policies.

For **NEW** water or sewer systems **OR** utilities requesting a CCN for the first time:

- Copy of the plan approval letter or evidence that a preliminary engineering report has been filed with the TCEQ. Note: For a new system, you may not a copy of the plan review letter from the TCEQ at the time the CCN application is filed. Please supplement your application filing with a copy of the TCEQ's approval letter once it is received by the TCEQ.
- For new non-profit, water supply or sewer service corporations organized under Chapter 67 of the Texas Water Code, a copy of the by-laws and articles of incorporation must be attached.
- All required approvals from cities, counties, or state agencies for new or improved facility plans associated with the proposed service area.
- Copies of requests seeking service from all water or sewer utilities within 2 miles and their written responses or documentation that they failed to respond.
- Either:
 - a statement that service is not available from systems within 2 miles of the proposed service area; or
 - an explanation explaining why it is not economically feasible to obtain the offered service.
- Five (5) year projected financial plan for new systems (worksheet provided).
 - ❖ **An existing system may be required to provide this item during the technical review phase if necessary for staff to completely evaluate the application.**
- A list of all utilities within five miles of the requested area.

For **EXISTING** water or sewer systems:

- The most recent TCEQ inspection report letter for water and sewer systems and the applicant's response to the TCEQ to address any deficiencies noted in the inspection report. **Pg. 28-29**
- All required approvals from cities, counties, or state agencies for new or improved facility plans associated with the proposed service area.
- Copies of water or sewer treatment capacity purchase agreement or contract for the system for which the CCN is being requested (if receiving wholesale water or sewer).
- Historical profit and loss statement and balance sheet as of the end of the last fiscal year (for existing systems; worksheets are provided if you do not already have your own). **pg. 35-40**
- Utility agreement for decertification and/or dual certification for an area, if applicable and available.
- Articles of Incorporation and current By-Laws for a Texas Water Code Chapter 67 water supply or sewer service corporation, if applicable.
- Current State Comptroller's "Certification of Account Status" for a for-profit corporation, if applicable.

This certification can be obtained at the:

"Texas Secretary of State" website.

or

Comptroller of Public Accounts, Office Management

P.O. Box 13528

Austin, Texas 78711-3528

1-800-252-5555

- City consent or franchise if the applicant operates within the limits of an incorporated city, if applicable.
- Partnership agreement, if applicable.
- A list of all utilities within two miles of the requested area.

For **ALL** water or sewer systems:

- No required filing fee.



- A list of persons requesting service in the requested area including name, address, and phone number.

7 copies of the completed application package, including the original should be sent to:

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





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: **47315**

(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

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 type="checkbox"/> Amend	<input type="checkbox"/> Water CCN# (s) _____	
<input checked="" type="checkbox"/> Amend	<input checked="" type="checkbox"/> Sewer CCN#(s) <u>20937</u>	

1. Applicant Information

Applicant

Utility name:Chateau Woods MUD

Certificate number:2283270

Street address (City/ST/ZIP/Code):27351 Blueberry Hill Dr Suite 36 Conroe, TX 77385

Mailing address(City/ST/ZIP/Code):27351 Blueberry Hill Dr Suite 36 Conroe, TX 77385

Utility Phone Number and Fax:281-367-9419

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:Mark Burdick

Title:Engineer

Mailing address:21123 Eva ST #200, Montgomery, TX 77356

Email:mburdick@l2engineering.com

Phone and Fax:936-647-0420

List all counties in which service is proposed:
Montgomery County



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:

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

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

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? Chateau Woods MUD



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

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

☒ Yes ☐ No **N/A, already providing services to this area outside of current CCN**

If YES, provide the following:

- 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
- 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: Oak Ridge North

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

N/A, Chateau Woods MUD has been providing service to the subject tracts for around 30 years. The recorded CCN boundary is incorrect and does not correspond with the district boundary line. This amendment is only correcting the area included in the district boundary, but not included in the CCN boundary.

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:

Dual certification. Chateau Woods MUD has been providing service to the subject tracts for around 30 years. The district boundary included this area, but the recorded CCN did not. This is to fix the error in the CCN boundary and preserve the investment that district and tax payers have made by continuing to serve these subject tracts.



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.
- B. A map showing only the proposed area by:
 - 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.
- D. Provide separate and additional maps of the proposed area(s) to show the following:
 - 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:
 - 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



- 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:
- D. Date of plat approval, if required: _____
 Approved by: _____
- E. Date Plans & Specifications submitted to the TCEQ for approval: _____
 _____ 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	0	0	8												

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



W	Q	1	3	7	0	0	-	0	0	1	;
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W	Q										
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W	Q										
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- iii. Date of last TCEQ water and/or sewer system inspection(s): 7/21/2016
- iv. Attach a copy of the most recent TCEQ water and/or sewer inspection report letter(s).
- 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.

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

Name	Classes	License Number
Dennis Dickman	C	WW0034213
Richard Tramm	A	WW0004081
Derrick Dickman	C-GW	WG0011043
Paul Farris	C-GW	WG0014437

- 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	795	N/A	Residential	795	N/A
1" meter or larger	5		Commercial	5	
Non-Metered			Industrial		



TCEQ Water System			TCEQ Sewer System		
Other:			Other:		
Total Water	800		Total Sewer	800	

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

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

The water service is provided by City of Oak Ridge North.

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.

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



Water Source	% of Total Treatment

iii. ☐ Yes, Sewer treatment capacity

Purchased on a

☐ Regular

☐ Seasonal

☐ Emergency basis?

Sewer Source	% of Total Treatment

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.

J. Effect on the Land. Explain the effect on the land to be included in the certificated area.

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).
- ii. Attach a proposed rate schedule or tariff.

❖ **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:

- 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.



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 Chateau Woods MUD has filed an application for a CCN to obtain or amend CCN No. (s) 20937 and to decertify a portion(s) of Oak Ridge North with the
(Name of Decertified Utility)

Public Utility commission of Texas to provide

Sewer

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

utility service in

Montgomery

County
(ies).

The proposed utility service area is located approximately .5 miles North
[direction] of downtown City of Oak Ridge North, [City or Town] Texas, and is generally bounded on the north by Woodson Road; on the east by Hanna Road; on the south by Robinson Road; and on the west by Blueberry Hill Road

The total area being requested includes approximately 9 acres and 25 current customers.

A copy of the proposed service area map is available at (Utility Address and Phone Number): 27351 Blueberry Hill Dr Suite 36 Conroe, TX 77385 (281)-367-9419

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: Oak Ridge North Date Notice Mailed 20 17
(Neighboring System, Landowner or City)

27424 Robinson Rd
(Address)

Conroe, TX, 77385
City State Zip

Name of Applicant Chateau Woods MUD has filed an application for a
CCN to obtain or amend CCN No. (s) 20937 and to
decertify a portion(s) of Oak Ridge North with the
(Name of Decertified Utility)

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

The proposed utility service area is located approximately .5 miles North
[direction] of downtown City of Oak Ridge North, [City or Town] Texas, and is
generally bounded on the north by Woodson Road; on the east by
Hanna Road; on the south by Robinson Road; and on the west by Blueberry Hill Drive

See enclosed map of the proposed service area.

The total area being requested includes approximately 9 acres and 25
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.



OATH

STATE OF Texas
COUNTY OF Montgomery

I, Kenneth Smith, being duly sworn, file this application as Board President (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.

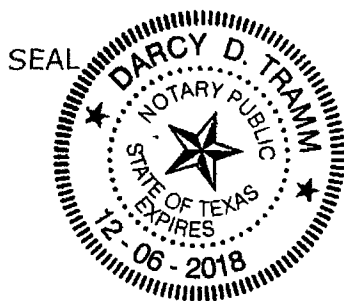
Kenneth Smith

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 2nd of June 20 17



Darcy D. Tramm

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

Darcy D. Tramm

PRINT OR TYPE NAME OF NOTARY

MY COMMISSION EXPIRES 12-06-2018





LSQUARED ENGINEERING
ARCHITECTURAL COMMERCIAL RESIDENTIAL
WWW.LSQUAREDENGINEERING.COM

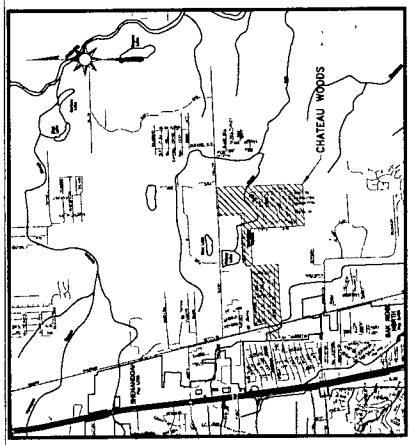
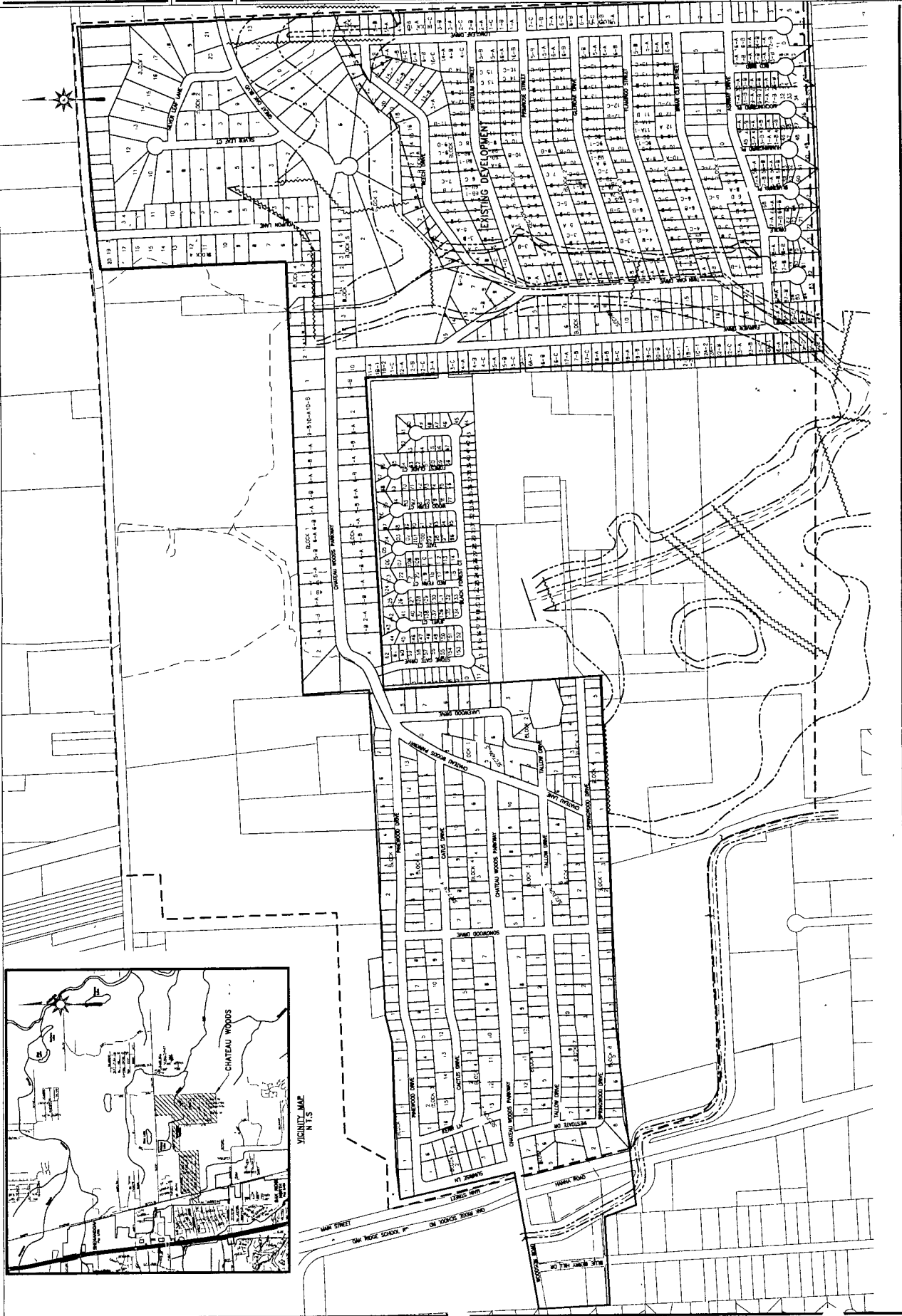
CLIENT INFORMATION
CLIENT: CHATEAU WOODS
PROJECT: DISTRICT MAP
DATE: 07/2017

CHATEAU WOODS DISTRICT MAP

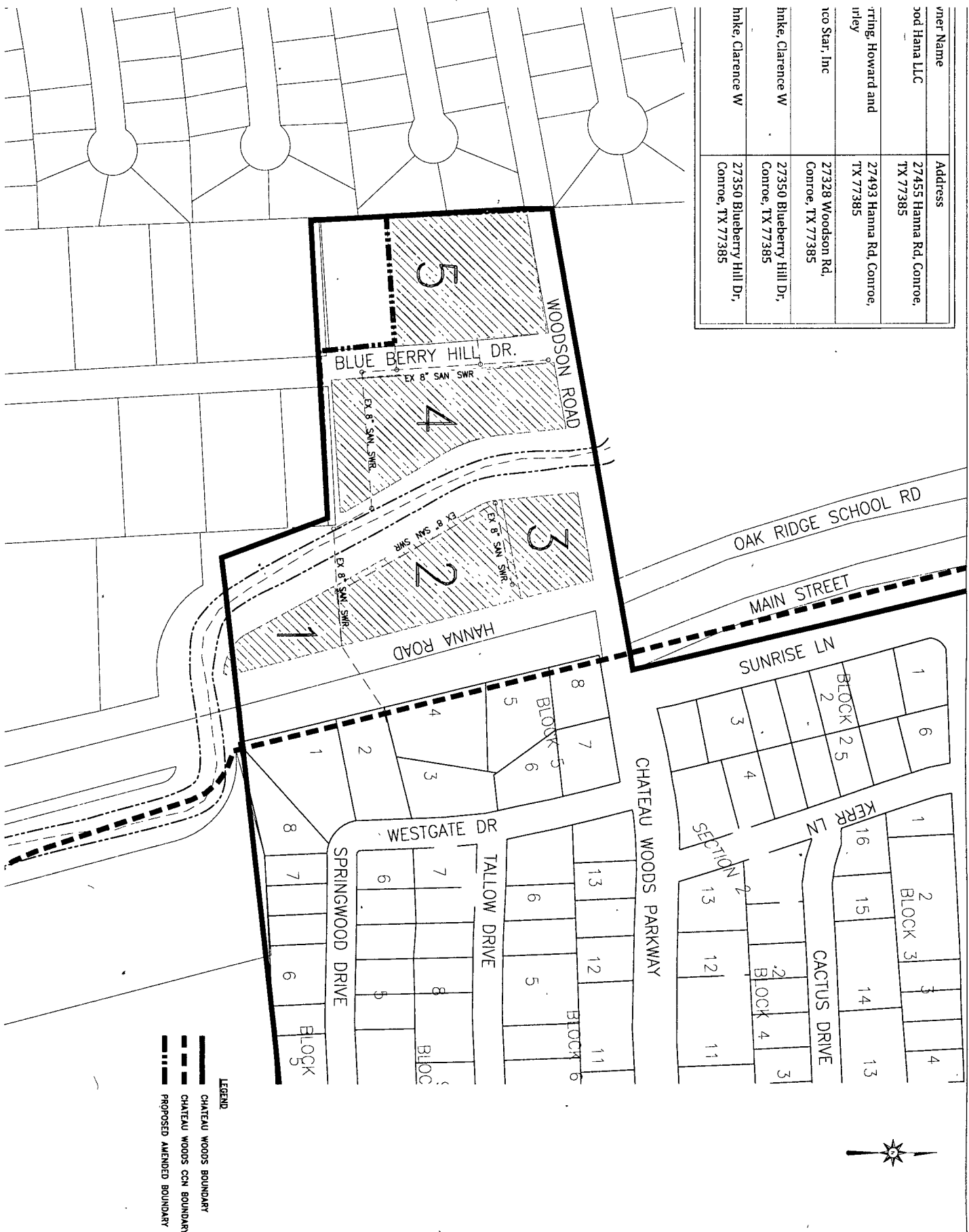
SHEET INFORMATION	
1	CHATEAU WOODS DISTRICT MAP
2	CHATEAU WOODS DISTRICT MAP
3	CHATEAU WOODS DISTRICT MAP
4	CHATEAU WOODS DISTRICT MAP
5	CHATEAU WOODS DISTRICT MAP
6	CHATEAU WOODS DISTRICT MAP
7	CHATEAU WOODS DISTRICT MAP
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17	CHATEAU WOODS DISTRICT MAP
18	CHATEAU WOODS DISTRICT MAP
19	CHATEAU WOODS DISTRICT MAP
20	CHATEAU WOODS DISTRICT MAP
21	CHATEAU WOODS DISTRICT MAP



08/01/2017



Owner Name	Address
Wood Hanna LLC	27455 Hanna Rd, Conroe, TX 77385
Tring, Howard and rpley	27493 Hanna Rd, Conroe, TX 77385
cco Star, Inc	27328 Woodson Rd, Conroe, TX 77385
hnke, Clarence W	27350 Blueberry Hill Dr, Conroe, TX 77385
hnke, Clarence W	27350 Blueberry Hill Dr, Conroe, TX 77385



CHATEAU WOODS

CCN/ PROPERTY OWNER EXHIBIT

LEGEND

- CHATEAU WOODS BOUNDARY
- CHATEAU WOODS CCN BOUNDARY
- PROPOSED AMENDED BOUNDARY

CHATEAU WOODS

CCN/ PROPERTY OWNER EXHIBIT

CHATEAU WOODS

CCN/ PROPERTY OWNER EXHIBIT

LEGEND

- CHATEAU WOODS BOUNDARY
- CHATEAU WOODS CCN BOUNDARY
- PROPOSED AMENDED BOUNDARY

CHATEAU WOODS

CCN/ PROPERTY OWNER EXHIBIT

CHATEAU WOODS

CCN/ PROPERTY OWNER EXHIBIT

LEGEND

- CHATEAU WOODS BOUNDARY
- CHATEAU WOODS CCN BOUNDARY
- PROPOSED AMENDED BOUNDARY

CHATEAU WOODS

CCN/ PROPERTY OWNER EXHIBIT

Metes and Bounds for Chateau Woods MUD

Property 1

Beginning, at a found 5/8 inch iron rod in the west right of way line of Hanna Road, being in the north line of a 1.1456 acre Montgomery County Drainage District No. 6 Tract, as recorded in volume 1088, page 703, Montgomery County Deed Records;

Thence South 84 deg. 21' 52" West, along said Drainage District No. 6 tract, a distance of 9.82 feet to a set 5/8 inch iron rod in a point of curvature to the right.

Thence, along said curve to the right, a length of 77.97 feet, a radius of 65.76 feet, a central angle of 67 deg. 55' 54", a chord bearing North 61 deg. 40' 07" West, a chord distance of 73.48 feet, to a set 5/8- inch iron rod;

Thence, North 27 deg. 42' 06" West, along said Drainage District No. 6, a distance of 214.73 feet to a found 5/8 inch iron rod being the southwest corner of a called 1.3917 acres tract, as recorded in M.C.C.F. No. 99-020227

Thence, North 87 deg. 30' 49" East, along the south line of said 1.3917 acres tract, a distance of 118.48 feet to a found 5/8-inch iron rod in the west right of way line of Hanna Road;

Thence, South 13 deg. 42' 36" East, along the west right of way line of Hanna Road, a distance of 245.88 feet to the point of beginning and containing .4558 acres of land

Property 2

Beginning at a 3/4 inch iron pipe found in the west right of way line of County Road, the Southeast corner of the 2.54 Harris Tract;

Thence, South 89 deg. 00 min. 00 sec. West, a distance of 123.4 feet to a 1/2 inch iron rod set for corner in the East line of a drainage Channel;

Thence, North 25 deg. 53 min. 00 sec. West, a distance of 315.5 feet to a 1/2 iron rod set for the P.C. of a curve to the right, having a central angel of 23 deg. 34 min. 34 sec, and a radius of 137.5 feet;

Thence, along said curve, a distance of 56.58 feet to a 1/2 inch iron rod found for corner at the end of curve, and the Southwest corner of a .6529 acre tract conveyed out of the Harris Tract described in Volume 1016, Page 809, Deed Records of Montgomery County, Texas;

Thence, North 81 deg. 49 min. 0 sec. East, a distance of 202.6 feet to a 1/2 inch iron rod found for corner in the west right of way line of County Road



Thence, South 11 deg. 30 min. 00 sec. East, along the West right of way line of said County Road, a distance of 372.5 feet to the place of beginning and containing 60,624 square feet or 1.3917 acres of land, more or less.

Property 3

Beginning at a .5" iron rod for the northeast corner of the herein described parcel at the northeast corner of that certain 2.54 acre tract described in vol.791, Page 437, Deeds of Records of Montgomery County and being at the intersection of the south line of Woodson Road and the West line of Hanna Road.

Thence: S 11 deg. 30' E, with said west line; a distance of 149.46 feet to a .5" iron rod for the southeast corner of the herein described parcel;

Thence: S 81 deg. 49' W, a distance of 202.62 feet to a .5" iron rod for the southwest corner of the herein described parcel;

Thence: N 02 deg. 18' W, with the west line of the aforesaid 2.54 acre tract, a distance of 150.0 feet to a .5" iron rod in the south line of Woodson Road for the northwest corner of the herein described parcel;

Thence: N 81 deg. 49' E, with said south line, a distance 178.6 feet to the place of Beginning and containing .6529 acres of land.

Property 4

Beginning at a ½ inch iron rod found for the Northwest corner of the herein described tract at the intersection of the east right of way line of Blueberry Hill Drive, based on a width of 60 feet, and the South right of way line of Woodson Road, based on a width of 60 feet.

Thence, North 82 deg. 14 min. 20 sec. East, along the south right of way line of Woodson Road, a distance of 133.9 feet to a ½ inch iron rod set for corner in the west line of a drainage ditch;

Thence, South 02 deg. 30 min. 30 sec. East, with said West line, a distance of 139.8 feet to a ½ inch iron rod set for corner in the West line of drainage ditch;

Thence, in a southerly direction with said curve having a radius of 233.58 feet through a central angel of 24 deg. 27 min. 46 sec., a distance of 108.14 feet to a ½ inch iron rod set at the beginning of a curve to the left;

Thence, south 26 deg. 58 min. 59 sec. East, a distance of 252.42 feet to a ½ inch iron rod out at an angle point.

Thence, South 01 deg. 04 min. 50 sec. East, a distance of 5.89 feet to an iron pipe found at the northeast corner of Blueberry Hill Estates, a map of which is recorded in volume 7, pg. 217, of the map records of Montgomery county.



Thence, South 88 deg. 55 min. 10 sec. West, with the North line of said subdivision, a distance of 271.6 feet to a ½ inch iron rod found in the East right of way line of Blueberry Hill Drive, for the southwest corner of the herein described tract;
Thence, North 01 deg. 08 min. 33 sec. West, along the East right of way line of Blueberry Hill Drive, a distance of 461.45 feet to the place of beginning and containing 83693 square feet or 1.9213 acres of land, more or less.

Property 5

Commencing at the Northwest corner of Lot 1, Block 1, Blueberry Hill Estates Subdivision, as shown in Volume 7, page 217, Montgomery County Map Records, also being south 00 deg. 04 min. 23 sec. East, 13.6 feet from the Northwest corner of said Harris Tract.

Thence, North 00 deg. 04 min. 23 sec. West, a distance of 151.15 feet to a ½ inch iron rod found for the point of beginning;

Thence, continuing North 00 deg. 04 min. 23 sec. West, a distance of 276.57 feet to a ½ inch iron rod set for corner in the south right of way line of Woodson Road, based on a width of 60 feet;

Thence, North 82 deg. 14 min. 20 sec. East, along the South right of way line of Woodson Road, a distance of 26.56 feet to a ½ inch iron rod set for corner in the West right of way line of Blueberry Hill Drive, based on a width of 60 feet;

Thence, South 01 deg. 08 min. 33 sec. East, along the West right-of way line of Blueberry Hill Drive, a distance of 309.1 feet to a ½ inch iron rod set for corner;

Thence, south 89 deg. 16 min. 40 sec. West, a distance of 268.95 feet to the point of beginning and containing 77959 square feet or 1.7897 acres of land, more or less.

Property 6

Beginning at a found .5 inch iron rod in the West right of way line of Blueberry Hill Road, 60 feet wide, marking the Northeast corner of Block 1 Blueberry Hill Estates Subdivision, as described in the map or plat thereof recorded in Volume 611, page 733 of the Deeds of Records Of Montgomery County, Texas, and in Volume 7, page 217 of the Map Records of Montgomery County, Texas, and marking the original Southeast corner of a called 2.773 acre tract, conveyed to John W Post and Frank J Bauer by deed recorded under CCF 8148043 RPR MCT, and the Southeast corner of the herein described tract;

Thence South 89 deg. 00 min. 00 sec. West, along the North line of said Blueberry Hill Estates Subdivision, a distance of 268.54 feet called 268.39 feet to a found ¾ inch iron rod in the East line of Lot 31, Block 17, Oak Ridge North Section 9, Subdivision described in the map or plat thereof recorded in Cabinet A, Sheet 5 MR



MCT, also being the East line of the Charles Esterwall Survey Abstract 191, said $\frac{3}{4}$ inch iron rod marking the Southwest corner of the herein described tract;

Thence North 00 deg. 04 min. 23 sec. West, along said Survey line, along the East line of said Lot 31, pass at a distance of 104.41 feet a found .5 inch iron rod, marking the common East corner of said Lot 31 and Lot 46 of said Oak Ridge Subdivision, and continuing to a total distance of 160.22 feet to a set $\frac{5}{8}$ inch iron rod for the Northeast corner of the herein described tract;

Thence North 88 deg. 59 min. 00 sec. East, a distance of 265.91 feet, called North 89 deg. 00 min. 00 sec. East, 268.34 feet, to a found $\frac{5}{8}$ inch iron rod, in said ROW of said Blueberry Hill Road, for the Northeast corner of the herein described tract;

Thence south 01 deg. 01 min. 00 sec. East, a distance of 160.28 feet, to the point of beginning and containing a computed .9830 acre of land.



Written description of Proposed Service Area

The proposed service area includes 5 different lots all in the A350 Montgomery County School Land Abstract. The subject tract is bounded on its western side by Blueberry Hill Road, bounded on its eastern side by Hanna Road, bounded on its northern side by Woodson Road, and bounded on its southern side by Robinson Road.





P.O. Box 1089 Coldspring Tx 77331
Website: eastexlabs.com
Email: eastexlab@eastex.net
Tel: 936 653 3249



Chateau Woods MUD
A1 Utility
27351 Blueberry Hill Dr. #36
Conroe, TX 77385

LABORATORY ANALYSIS REPORT

Work: C7E1050
Project ID: Chateau Woods Aeration

Sample Matrix: Waste
Client Matrix: Waste
Date Received: 5/4/17

Sample Number:	C7E1050-01	Collect Date:	05/04/2017
Site:	Aeration	Collect Time:	02:05 pm
Sample Type:	Grab	Collector:	BMB

Test	*	Result	Units	Tech	Date	Time	Method
MLSS	N	6960	mg/L	BMB	05/05/2017	11:55	EPA 160.2
MLVSS	N	5090	mg/L	MKW	05/08/2017	12:24	EPA 160.4

Qualifier	LabNumber	Analyte	Remarks
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The test results in this report relate only to the samples received and the report shall not be reproduced, except in full, without the approval of the laboratory.

Daniel Bowen, Wet Lab Technical Director

*NELAC Status: A=Accredited, N=Accreditation not offered, O=Not Accredited, P=Approved

Most current versions applicable for methods listed are being used.

CS_ProjectReport.rpt version 4.03312016

Print Date Time 5/9/2017 14:01

Page 1 of 1





P.O. Box 1089 Coldspring, Texas 77331

Website: eastexlabs.com

Email: eastexlab@eastex.net

Tel: 936 653 3249



Laboratory Analysis Report

Client: Chateau Woods MUD
A1 Utility
27351 Blueberry Hill Dr. #36
Conroe, TX 77385

Project ID: Chateau Woods Effluent
Report for: May, 2017
Customer ID: C-CHA9
Page 1 of 1

SAMPLING DATA	DATE COLLECTED	5/4/2017	5/4/2017	5/11/2017	5/18/2017	Method No.	
		5/4/2017	5/4/2017	5/11/2017	5/18/2017		
	DATE RECEIVED	5/4/2017	5/4/2017	5/11/2017	5/18/2017		
	TIME COLLECTED	14:15	14:20	13:05	13:10		
	SAMPLING POINT	Effluent	Effluent	Effluent	Effluent		
	TYPE OF SAMPLE	Grab	Grab	Grab	Grab		
	COLLECTED BY	SM	SM	SM	SM		
	SAMPLE NUMBER	C7E1049-01	C7E1048-01	C7E2529-01	C7E3871-01	Avg	Max #/Day
FIELD DATA			5/4/2017	5/11/2017	5/18/2017		
			14:20	13:05	13:10		
			SM	SM	SM		
SM 4500 G G	DO(mg/L)		8.20	8.20	8.10		
	Flow(MGD)		0.104	0.104	0.104		
SM 4500 H+	pH(std unit)		7.80	7.80	7.70		

ANALYSIS DATA

Ammonia as N mg/L *A	Results Analysis Date Analyst		8.8 5/4/2017 14:19 LAB	<0.1 5/11/2017 13:07 LAB	12.8 5/18/2017 13:32 LAB	SM 4500 NH3 G 7.23 12.8 6.27
CBOD 5 mg/L *A	Results Analysis Date Analyst		2.3 5/5/2017 8:00 DCH	2.9 5/12/2017 8:00 DCH	3.2 5/18/2017 8:00 DCH	SM 5210 B 2.80 3.2 2.43
E coli IDEXX mpn/100ml *A	Results Analysis Date Analyst	66 5/4/2017 17:20 KMH				Coliform 18 GeoMean 66.0
TSS mg/L *A	Results Analysis Date Analyst		3.5 5/5/2017 14:53 SM	2.2 5/11/2017 14:07 SM	5.4 5/18/2017 14:08 SM	SM 2540 D 3.70 5.4 3.21

*NELAP Status: A=Accredited, N=Accreditation not offered, O=Not Accredited, P=Approved

C7E2529-01	CBOD 5	1	BOD unseeded blanks > 0.2 mg/L.
C7E2529-01	TSS	25	Residue not in the method range of 2.5-200 mg.
C7E3871-01	CBOD 5	1	BOD unseeded blanks > 0.2 mg/L.

The sampling and analyses are performed in accordance with the EPA and TCEQ guidelines for quality assurance. Quality assurance records are available for inspection. Field analyses, bacteriologicals, phenols and oil and grease analyses are performed on grab samples; see the chain of custody sheet for complete details. All metals analyses are performed at the Coldspring Laboratory unless otherwise indicated. The test results in this report relate only to the samples received and the report shall not be reproduced except in full, without the approval of the laboratory.

Daniel Bowen

Daniel Bowen - Wet Lab Technical Director



Chateau Woods M.U.D.

Billing Office

27351 Blueberry Hill Drive, Suite 36
Conroe, Texas 77385-8969

Phone (281) 367-0935

Water & Sewer Rates by Contract

Rates include ½ % Regulatory Assessment

Rate Code #5 – Tamina Water Supply Corporation

0,000-100,000 gallons	\$ 1.76/1,000 gallons
101,000-201,000 gallons	\$ 2.01/1,000 gallons
202,000-502,000 gallons	\$ 2.51/1,000 gallons
Remaining Usage	\$ 2.76/1,000 gallons

Rate Code #7 – Woodson Business Park #1

In District Sewer Only \$ 624.00 flat charge per month

Rate Code #8 – Hanna Business Park

In District Sewer Only \$ 180.00 flat charge per month

Rate Code #9 – Woodson Business Park

In District Sewer Only \$ 100.50 flat charge per month

Rate Code #11 – Interconnect

Wholesale Emergency Out of District Service to White Oak Sections 1-3

0-1,000 gallons	\$ 20.10
Remaining Usage	\$ 3.02/1,000 gallons



AS AMENDED ON MAY 26, 2011

APPENDIX "A"
DEPOSITS, CHARGES, FEES, AND RENTALS

SECTION 2. – Petitions for Annexation

Annexation review fee: Cost to District, with \$2,500.00 deposit paid when annexation petition is filed with District, and balance as required by District.

SECTION 9. – Water and Sewer Tap Fees

Single Family Residential Tap Fees – In District

Water: \$375.00, plus cost of installation, meter and meter box
Sewer: \$1,000.00, plus cost of installation, and inspection
(See Section 10 of the Rate Order for inspection fees)

Single Family Residential Tap Fees – Out of District

Water: \$750.00, plus cost of installation, meter and meter box
Sewer: \$2,000.00, plus cost of installation, and inspection
(See Section 10 of the Rate Order for inspection fees)

Commercial Tap Fees – In District

Water: \$375.00, plus cost of installation, meter and meter box
Sewer: \$1,925.00, plus cost of installation, and inspection
(See Section 10 of the Rate Order for inspection fees)

Commercial Tap Fees – Out of District

Water: \$750.00, plus cost of installation, meter and meter box
Sewer: \$3,850.00, plus cost of installation, and inspection
(See Section 10 of the Rate Order for inspection fees)

SECTION 10. - Residential and Commercial Water and Sewer Inspection Fees and Procedures

A. One Hundred Dollars (\$100.00) residential inspection fee and a Two Hundred Fifty Dollar (\$250.00) commercial inspection fee shall be required, payable with the water and sewer tap fee. Expansions of exterior service lines after the original inspections are completed require an additional permit and inspection. A fee of Fifty Dollars (\$50.00) is required for each exterior re-inspection, payable in advance. Original permits are valid for six months. If the construction is not completed, the petitioner must appear before the Board for a renewal. Only one renewal will be



granted. Any construction being done with an expired permit will be subject to penalties of up to \$200.00 per month.

Pool Permit:	\$25.00
Pool Inspection:	\$40.00
Sprinkler System Permits:	\$25.00
Sprinkler System Inspections:	\$40.00
Home Improvement Permit:	\$25.00
Home Improvement Inspection:	\$40.00

SECTION 11. – Temporary Water Service – Commercial Only

Installation Fee:	\$50.00
Deposit:	\$750.00

SECTION 13. – Trap Inspections

For each regular inspection, there will be a charge of \$10.00. For each re-inspection after failure of a regular inspection or after failure of a previous re-inspection, there will be a charge of \$60.00.

SECTION 14. – Deposits

Inspection/Damage Deposit: A deposit, as determined by the District Operator (with a \$500.00 minimum) shall be made at the time a request for service is made. Return of this deposit shall be made upon receipt by the District Operator's Certificate of Occupancy of the project.

Service Deposit:

Single Family Residential—In District: A deposit of Seventy-Five Dollars (\$75.00) shall be required for Home Owners and One Hundred and Fifty Dollars (\$150.00) for Renters of each single-family home connected to the District's system.

Single Family Residential—Out of District: A deposit of two (2) times the average monthly bill with a minimum deposit of Seventy-Five Dollars (\$75.00) for Home Owners and One Hundred Fifty Dollars (\$150.00) for Renters shall be required of each single-family home connected to the District's system.

Commercial: A deposit of two (2) times the average monthly bill with a minimum deposit of Three Hundred Dollars (\$300.00) shall be required of each commercial user.



SECTION 15. – Water, Sewer, and Trash Rates

WATER RATES:

In District Single-Family Homes:

After the initial tap and installation of the water meter, each In-District single-family home shall be billed monthly for its water consumption during each monthly period as follows:

First 3,000 gallons	\$10.00 (minimum)
Next 3,000 gallons	\$1.50/per 1,000 gallons
Next 3,000 gallons	\$1.75/per 1,000 gallons
Next 3,000 gallons	\$2.00/per 1,000 gallons
Next 3,000 gallons	\$2.25 per 1,000 gallons
Each 1,000 gallons thereafter	\$2.50

In District Commercial:

After the initial tap and installation of the water meter, each In-District commercial customer shall be billed for its water consumption during each monthly period as follows:

First 3,000 gallons	\$24.00 (minimum)
Next 3,000 gallons	\$3.00/per 1,000 gallons
Next 3,000 gallons	\$3.50/per 1,000 gallons
Next 3,000 gallons	\$4.00/per 1,000 gallons
Next 3,000 gallons	\$4.50 per 1,000 gallons
Each 1,000 gallons thereafter	\$5.00

Out of District Single-Family Homes:

Unless established by a separate contract, two (2) times the rate shall be billed monthly for Out-of-District customers for comparable single-family customers inside the District.

Out of District Commercial:

Unless established by a separate contract, two (2) times the rate shall be billed monthly for Out-of-District customers for comparable commercial customers inside the District.

Lone Star Groundwater Conservation District “Water Use Fee”

In addition to the above rates, the Lone Star Groundwater Conservation District fee of \$0.06 per 1000 gallons of water consumed for residential and commercial accounts in



the District shall be an additional charge assessed to all In-District and Out-of-District residential and commercial customers.

Porter Special Utility District's Pumpage Fee, Rates and Charges

In addition to the above rates, the Groundwater Reduction Plan (GRP) pumpage fees, rates and charges assessed to the District under its Contract with the Porter Special Utility District, which on August 1, 2010, was \$0.50 per 1000 gallons of water consumed by residential and commercial customers, shall be an additional charge to all In-District and Out-of-District residential and commercial customers. In addition to the pass-through of the GRP rate charged to the District by the Porter Special Utility District, the District shall charge an additional ten percent (10%) surcharge over and above such GRP pumpage fees, rates and charges to recover the additional costs to the District of the GRP fees, rates and charges. It is further ordered that these rates and surcharge will automatically increase consistent with the increase in the fees, rates and charges assessed to the District by the GRP Rate Order of the Porter Special Utility District.

SEWER RATES:

Single-Family Homes:

After the initial tap and inspection, each single-family home shall be billed a flat monthly rate for the sewer:

\$25.00 (flat rate)

Commercial:

Sewer rates for commercial buildings with meters, using water served by Chateau Woods MUD:

Each business unit and each rental unit in a multi-family building shall be billed monthly. A school, club, or church shall be considered a single business unit. Each unit shall be billed monthly for its sewer service based upon its monthly water consumption as follows:

First 3,000 gallons	\$15.00 (minimum)
Next 3,000 gallons	\$1.00/per 1,000 gallons
Next 3,000 gallons	\$1.25/per 1,000 gallons
Next 3,000 gallons	\$1.50/per 1,000 gallons
Next 3,000 gallons	\$1.75 per 1,000 gallons
Each 1,000 gallons thereafter	\$2.10 per 1,000 gallons



Chateau Woods MUD
Assets/ Balance Report
As of April 30, 2017

ASSETS		LIABILITIES & EQUITY	
Current Assets		Liabilities	
Checking/Savings		Current Liabilities	
1009-Central Bk General 4071	258,698.31	Other Current Liabilities	
1010-Central Bk Electronic 0781	24,827.75	1201- Water Recv	-21,121.00
1119-Compass MMIA 8971	216,052.83	1202- Sewer Recv	-36,858.00
1120-Post Oak Bk CD	210,886.00	1203- Trash Recv	-14,081.00
1121-Central Bk Special 4181	1,339,734.62	1207- Sales Tax Payable	580.38
1122-Central Bk Construct 5971	335,000.00	1210- Regulatory Assessment Fee	867.56
1124-Central Bk M&O Tax 6191	238,527.27	2011- Central Bank Loan-2911	398,500.00
1150-Petty Cash	300.00	2012- Builder Deposits	-1,000.00
Total Checking/Savings	2,822,026.78	2013- Customer Water Deposits	83,109.89
		2014- Inspection/Damage Deposits	2,500.00
Accounts Receivable		2015- Building Rental Deposit	-1,100.00
Accounts Receivable	2,074.02	2100- Accounts Payable	42,566.00
Total Accounts Receivable	2,074.02	2200- Deferred Tax Revenue	11,631.00
Other Current Assets		2300- Taxes Recv	-11,631.00
		2400- Payroll Liabilities	-510.13
		Total Other Current Liabilities	453,453.70
Total Current Assets	2,824,100.80		
Fixed Assets		Equity	
Land	15,137.00	2800- Retained Earnings	2,042,392.00
Construction in Progress	90,451.00	Opening Balance Equity	1,258,401.07
Land Improvements	16,150.00	Net Income	125,473.03
Office Equipment	4,475.00	Total Equity	3,426,266.10
Play Ground Equipment	6,102.00	TOTAL LIABILITIES & EQUITY	3,879,719.80
Sanitary Sewer System	1,618,488.00		
Water Distribution System	879,449.00		
Water Plants	408,193.00		
Accumulated Depreciation	-1,782,806.00		
Total Fixed Assets	1,255,619.00		
TOTAL ASSETS	3,879,719.80		



Chateau Woods MUD
Profit & Loss
April 2017

Income

Total Sales

3111- Water Service Income	16,448.54
3113- Sewer Service Income	24,688.29
3112- Trash Service Income	10,543.08
3114- Sales Tax	3.81
3115- Late Charge	1,006.98
3115- GRP/LSG Income	10,115.82
3116- Inspect/Connect Fee Income	694.59
3120-3121-3120- Uncollected	8,018.23
3121-312-3121-Prepay/Overpay	-5,703.76
Total Total Sales	65,811.58

3610- Other Income

3820- Tax Assessor Collection	7,086.75
3830- Interest Income	285.47
Total 3610- Other Income	1,081.08

Total Income 74,264.88

Gross Profit 74,264.88

Expense

Maintenance & Repairs

5000- Water Plant M&R	9,905.30
5010- Sewer Plant M&R	7,937.06
5020- Water Lines/ Hydrants M&R	936.90
5030- Sewer Lines M&R	1,653.96
5040- Meter and Boxes M&R	383.17
Total Maintenance & Repairs	20,816.39

6110- Bank Charge Expense 210.91

5140- Training 429.00

5105- Telephone & Fax 639.91

5150- Travel 539.37

5160- License/Permit Fees 916.35

Total Administration 2,735.54

Contracted Services

5210- Water/Trash Billing Exp	2,893.15
5220- Sewer Billing Expense	2,541.44
5230- Tap Fee/Inspec/Water Test	491.00
5240- District Office M&O	251.00
5250- Park Beautification	1,150.00
Total Contracted Services	7,326.59

Feasibility Study Credit

-5,000.00

5320- Engineer Expense 4423.29

5310- Professional / Bookkeeper 700.00

5330- Legal Fees 1,593.47

Total Professional Services 1,716.76

Utilities

5410- Waste Removal 10,485.09

5420- Electricity 3,785.49

Total Utilities 14,270.58

Surveyor 900.00

Sage Software 1,059.00

5511- New Sewer Plant Const 65,146.00

5500- Interest Central Bank 862.73

5510- CW Capital Outlay 5,650.00

Total Other Expense 73,307.73

Payroll

5610- Directors Fees 1,500.00

5690- Payroll Expenses 114.75

Total Payroll 1,614.75

Total Expense 122,288.34

Net Income -48,023.46



Chateau Woods MUD
Profit & Loss
October 2016 through April 2017

Income

Total Sales

3111- Water Service Income	112,157.02
3113- Sewer Service Income	172,082.45
3112- Trash Service Income	73,358.00
3114- Sales Tax	1,534.20
3115- Late Charge	7,310.72
3115- GRP/LSG Income	69,323.76
3116- Inspect/Connect Fee Income	12,730.75
3120- Uncollected	55,920.12
3121- Prepay/Overpay	45,451.88
Total Total Sales	458,985.18

3810- Other Income

3820- Tax Assessor Collection	234,007.40
3830- Interest Income	2,220.15
3840- Returned Clearing	755.67
Total 3810- Other Income	1,111.08

Total Income 236,582.96

Gross Profit 695,548.12

Expense

Maintenance & Repairs

5000- Water Plant M&R	85,236.82
5010- Sewer Plant M&R	39,800.20
5020- Water Lines/ Hydrants M&R	18,428.33
5030- Sewer Lines M&R	12,710.81
5040- Meter and Boxes M&R	9,057.79
Total Maintenance & Repairs	165,233.95

5100- Office Supplies	470.80
5102- Office Administration	336.10
5105- Telephone & Fax	4,873.88
5110- Bank Charge Expense	352.31
5120- Dues & Subscriptions	2,472.00
5140- Training	804.00
5150- Travel	1,281.72
5160- License/Permit Fees	8,778.00
Total Administration	17,368.80

Contracted Services

5210- Water/Trash Billing Exp	22,001.76
5220- Sewer Billing Expense	18,502.74
5230- Tap Fee/Inspec/Water Test	5,995.38
5240- District Office M&O	4,276.28
5250- Park Beautification	7,401.00
Total Contracted Services	58,177.16

Professional Services

5310- Professional / Bookkeeper	8,965.00
5320- Engineer Expense	16,539.72
5330- Legal Fees	16,125.15
5340- Audit Fee Expense	9,750.00
5350- Appraisal District Fees	552.00
Total Professional Services	51,331.87

Utilities

5410- Waste Removal	71,521.28
5420- Electricity	26,028.90
Total Utilities	97,550.16

Surveyor

Sage Software	1,059.00
5511- New Sewer Plant Const	130,254.00
5500- Interest Central Bank	3,229.94
5510- CW Capital Outlay	58,759.83
5530- Misc Expense	213.74
Total Other Expense	194,416.51

Payroll

5610- Directors Fees	9,900.00
5600- Payroll Expenses	688.54
Total Payroll	10,588.54

Total Expense 694,687.09

Net Income 100,881.03



Chateau Woods MUD

Profit & Loss Budget vs. Actual

October 2016 through April 2017

Income	October 2016	November 2016	December 2016	January 2017	February 2017	March 2017	April 2017	YTD Actual 2016-2017	Annual Budget 2016-2017	Difference 2016-2017
Total Sales										
Water Service Income	18,312.37	18,739.46	14,062.81	14,515.23	15,181.42	14,919.19	16,446.54	112,157.02	230,000.00	-117,842.98
Sewer Service Income	24,596.69	24,815.55	24,500.14	24,455.05	24,946.19	24,680.54	24,688.28	172,082.45	280,000.00	-117,917.55
Trash Service Income	10,423.86	10,457.76	10,474.84	10,423.86	10,528.02	10,508.90	10,543.08	73,357.94	123,000.00	-49,642.06
Late Charge	988.37	988.80	1,487.29	803.74	1,086.37	934.37	1,008.98	7,310.72	11,000.00	-3,689.28
GRPL-SSG Income	11,727.54	11,616.66	8,801.12	9,822.88	9,355.50	9,084.24	10,115.82	59,323.78	150,000.00	-90,676.24
Inspect/Connect Fee Income	1,521.66	2,815.46	234.18	754.44	5,370.48	2,008.30	894.59	12,730.75	7,600.00	5,230.75
Tap Fees/Meter Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,600.00	-8,600.00
Building Permits	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	-3,000.00
Building Rental	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	-250.00
Total Total Sales	67,586.28	69,040.51	56,902.04	59,775.00	65,745.95	62,035.54	63,495.30	448,952.84	823,250.00	-374,297.36
Other Income										
Interest Income	319.08	246.12	312.95	300.98	275.25	289.62	285.47	2,230.15	5,000.00	-2,779.85
Maintenance & Oper. Tax	9,051.00	0.00	12,900.79	145,040.14	45,464.77	13,483.95	7,086.75	234,007.40	225,000.00	9,007.40
Other Income - Other	0.00	0.00	0.00	0.00	0.00	30.00	1,081.08	1,111.08	1,000.00	111.08
Total Other Income	9,381.08	446.12	13,213.74	145,340.80	45,740.02	13,783.57	8,453.30	237,338.63	231,000.00	6,338.63
Total Income	76,967.36	69,486.63	70,115.78	205,115.80	111,885.98	75,819.11	71,948.60	686,291.47	1,054,250.00	-367,958.73
Gross Profit	76,967.36	69,486.63	70,115.78	205,115.80	111,885.98	75,819.11	71,948.60	686,291.47	1,054,250.00	-367,958.73
Expense										
Maintenance & Repairs										
Water Plant M&R	16,287.11	14,983.59	12,983.20	13,424.06	18,172.81	2,473.20	9,905.30	88,129.07	100,000.00	-11,870.93
Sewer Plant M&R	11,585.12	4,607.37	2,502.22	4,308.34	4,080.39	1,807.45	7,937.08	35,907.85	51,060,000.00	-1,023,092.05
Water Lines/Hydrants M&R	44.00	674.24	3,491.86	6,824.74	5,406.59	347.00	936.90	18,428.33	50,000.00	-31,571.67
Sewer Lines M&R	1,809.60	1,050.70	3,420.53	2,310.00	718.00	318.00	1,833.96	12,710.81	50,000.00	-37,289.19
Meter and Boxes M&R	1,144.00	3,012.28	4,400.94	30.75	407.50	325.15	353.17	9,057.73	10,000.00	-942.27
Total Maintenance & Repairs	31,869.83	24,558.16	27,408.79	26,947.89	26,788.09	6,574.30	20,816.39	165,233.95	1,270,000.00	-1,104,766.05
Administration										
Office Supplies	0.00	0.00	107.18	0.00	0.00	637.48	0.00	744.66	2,500.00	-1,755.34
Telephone & Fax	7,422.94	13,773.37	34,193.11	989.19	345.18	561.35	839.91	4,873.86	9,000.00	-4,126.12
Bank Charge Expense	58.40	35.00	10.00	20.00	10.00	8.00	210.91	352.31	300.00	52.31



Chateau Woods MUD
Profit & Loss Budget vs. Actual
 October 2016 through April 2017

	October 2016	November 2016	December 2016	January 2017	February 2017	March 2017	April 2017	YTD Actual 2016-2017	Annual Budget 2016-2017	Difference 2016- 2017
Dues & Subscriptions	0.00	0.00	526.00	0.00	1,947.00	0.00	0.00	2,472.00	6,000.00	-3,528.00
Postage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00	-4,000.00
Training	0.00	375.00	0.00	0.00	0.00	0.00	429.00	804.00	5,000.00	-4,186.00
Travel	708.80	0.00	0.00	0.00	0.00	33.75	539.37	1,281.72	7,500.00	-6,218.28
Licenses/Permit Fees	0.00	1,854.85	918.35	2,541.85	0.00	1,549.00	918.35	6,778.00	20,000.00	-13,222.00
Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,000.00	-16,000.00
Election Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	-5,000.00
Legal Notices	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	-5,000.00
Bid Debt/Written Off	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	-500.00
Furniture & Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	-3,000.00
Total Administration	1,517.84	3,038.02	2,400.48	3,530.81	2,302.18	1,781.58	2,736.54	17,308.55	83,800.00	-66,491.45

Contracted Services										
Water/Trash Billing/Exp	3,312.35	3,211.57	3,098.76	3,203.89	3,407.97	2,875.97	2,893.15	22,001.76	32,000.00	-9,988.24
Sewer Billing Expense	2,555.24	2,650.32	2,548.48	2,616.74	3,044.50	2,548.02	2,541.44	18,502.74	32,000.00	-13,497.26
Tap Fees/Asp/Water Test	11,105.00	724.36	200.00	641.00	541.00	2,293.00	481.00	5,985.36	10,000.00	-4,014.64
District Office M&O	1,266.00	434.00	852.41	33.50	384.00	1,075.37	251.00	4,276.28	100,000.00	-95,723.72
Park Beautification	1,228.00	1,437.50	5,862.50	1,150.00	1,789.00	1,305.00	1,560.00	7,401.00	12,000.00	-4,599.00
Total Contracted Services	9,465.59	8,457.77	7,558.15	7,445.23	8,125.47	9,597.36	7,328.59	58,177.16	186,000.00	-127,822.84

Professional Services										
Professional/Bookkeeping	1,300.00	1,365.00	1,300.00	0.00	3,000.00	700.00	700.00	8,365.00	28,000.00	-19,635.00
Engineer Expense	0.00	3,170.56	924.11	9,676.22	3,146.14	0.00	676.71	16,538.73	100,000.00	-83,461.27
Legal Fees	360.00	0.00	360.00	495.00	10,189.18	3,127.50	1,993.47	16,125.15	25,000.00	-8,874.85
Audit Fee Expense	0.00	0.00	7,750.00	2,000.00	0.00	0.00	0.00	9,750.00	10,000.00	-250.00
Appraisal District Fees	0.00	0.00	552.00	0.00	0.00	0.00	0.00	552.00	2,100.00	-1,548.00
Total Professional Services	1,660.00	4,535.56	10,866.11	12,370.22	16,335.32	3,827.50	1,776.76	51,331.87	157,100.00	-105,768.13

Utilities										
Waste Removal	10,017.18	10,017.16	9,904.14	20,785.05	10,232.84	0.00	10,485.05	71,527.28	125,000.00	-53,472.72
Electricity	3,882.38	2,616.72	3,765.11	3,912.53	9,946.91	3,337.65	3,785.49	28,028.90	50,000.00	-21,971.10
Total Utilities	13,899.56	12,633.88	13,669.25	24,697.58	20,179.75	3,337.65	14,270.54	99,556.18	175,000.00	-75,443.82



Chateau Woods MUD
Profit & Loss Budget vs. Actual
 October 2016 through April 2017

	October 2016	November 2016	December 2016	January 2017	February 2017	March 2017	April 2017	YTD Actual 2016-2017	Annual Budget 2016-2017	Difference 2016- 2017
Other Expense										
Contingency Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,000.00	-30,000.00
Total Other Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,000.00	-30,000.00
Payroll										
Directors Fees	1,650.00	800.00	1,050.00	0.00	3,180.00	1,550.00	1,500.00	9,880.00	18,300.00	-8,400.00
Payroll Expenses	128.25	45.92	80.34	0.00	241.00	48.18	114.75	757.42	1,600.00	-742.58
Total Payroll	1,778.25	845.92	1,130.34	0.00	3,391.00	2,098.18	1,614.75	10,557.42	19,900.00	-9,142.58
Building Rental Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	-1,000.00
Supervisor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	-5,000.00
Total Expense	60,050.18	54,889.74	82,423.12	76,191.83	73,123.61	27,318.05	48,480.81	400,257.11	1,925,700.00	-1,525,442.89
Net Income	16,578.19	14,616.92	8,382.66	30,923.97	40,782.37	45,701.08	23,467.99	254,044.16	571,350.00	-317,305.84

