

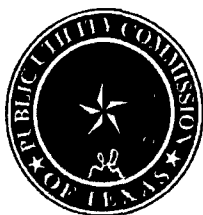


Control Number: 47640



Item Number: 1

Addendum StartPage: 0



## **Application for Sale, Transfer, or Merger of a Retail Public Utility**

Pursuant to Chapter 13.251 of the Texas Water Code

**47640**

**Docket Number:** \_\_\_\_\_

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

7 copies of the application, including the original, along with one copy of the portable electronic storage medium (such as CD or DVD) containing the GIS data 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  
2017 SEP 22 PM 4:45  
PUBLIC UTILITY COMMISSION

No later than seven days after filing the application for the boundary change, provide a copy of each paper map and a portable electronic storage medium (such as CD, flash drive or DVD) containing complete and identical data to the portable electronic storage medium submitted above to

Texas Natural Resources Information System  
1700 N. Congress Ave, Room B40  
Austin, Texas 78701

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646, 11 6

### Part A – General Information

\*RN#  \*CN#  \* (PRIOR TCEQ ID numbers)

1. Proposed action of application (check all the boxes that apply):

<input type="checkbox"/> Sale of	<input checked="" type="checkbox"/> All	<input type="checkbox"/> Portion	of the	<input checked="" type="checkbox"/> Water system(s) under CCN No.:	<input type="text" value="12094"/>
<input checked="" type="checkbox"/> Acquisition				<input type="checkbox"/> Sewer system(s) under CCN No.:	<input type="text"/>
<input type="checkbox"/> Lease/Rental					

<input type="checkbox"/> Transfer of	<input type="checkbox"/> All	<input type="checkbox"/> Portion	of the	<input type="checkbox"/> Certificated water service area – CCN No.:	<input type="text"/>
				<input type="checkbox"/> Certificated sewer service area – CCN No.:	<input type="text"/>

If only a portion of a system or certificated service area is affected by this transaction, please specify the areas or subdivision involved:


and to:

<input checked="" type="checkbox"/> Obtain a CCN for the transferee (purchaser) – indicate if purchaser will take the seller's CCN	
<input type="checkbox"/> Amend the transferee's CCN No.:	<input type="text" value="Purchaser requests CCN number be issued that"/>
<input type="checkbox"/> Merge or consolidate public utilities	<input type="text" value="corresponds with proposed CCN number to be issued in"/>
<input type="checkbox"/> Cancel CCN of the transferor (seller)	<input type="text" value="Docket No 46745"/>

2. Proposed effective date of this transaction:

(Must be at least 120 days after proper notice is provided)

### Part B – Current Service Provider or Seller Information

 Questions 3 through 5 apply to the transferor (current service provider or seller)

3. For the current CCN holder or service provider please indicate:

A. Name:

(Individual, Corporation or Other Legal Entity)

who is a(n):of ☐ Individual ☒ Corporation ☐ WSC ☐ HOA or POA ☐ Other

B. Utility Name (if different than above):

Address:  Telephone: (AC)

C. Contact person. Please provide information about the person to be contacted regarding this application. Indicate if this person is the owner, operator, engineer, attorney or accountant.

Name:

Title:

Address:

Telephone: (AC)



Fax: Email: 

4. About the last rate increase for the system or facilities being transferred:

A. What was the effective date of the last rate increase?

B. Was notice of this increase provided to the Public Utility Commission of Texas (commission or PUC) or a predecessor regulatory authority?

☐ No

☒ Yes

Application/Docket Number:

Date

5. Please provide a list of all customers affected by this transaction who have deposits held by the transferor or seller utility, if any, and include the following information (attach additional sheets if necessary):

Name and Address of Utility Customer	Date of Deposit	Amount of Deposit	Amount of Unpaid Interest on Deposit
Please See Attachment 'B'			

### Part C – Purchaser or Transferee Information

Questions 6 through 16 refer to the transferee or purchaser.

6. For the person or entity acquiring the facilities and/or CCN:

Applicant:

(Individual, Corporation, or Other Legal Entity)

Utility Name:

(If different than above)

Utility Address:

Fax:

Email:

Telephone (AC):

CCN Numbers held prior to the filing of this application:

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

☐ Individual

☐ Home or Property Owners Association

☒ Partnership; attach copy of partnership agreement Please See Attachment 'C'

☐ Corporation; provide charter number as recorded with the Office of the Secretary of State for

Texas:

☐ Non-profit, member owned, member-controlled Cooperative Corporation (Article 1434(a) Water Sewer Service Corporation); provide charter number:



<input type="checkbox"/>	Municipally-owned utility
<input type="checkbox"/>	District (MUD, SUD, WCID, etc.)
<input type="checkbox"/>	County
<input type="checkbox"/>	Other (please explain):

8. If the applicant is an *Individual* or sole proprietorship, provide the following information. If not, skip to the next question.

Name:	NA	Email	
Address	NA		
Telephone (AC):		Fax (AC):	

9. If the applicant is other than an *Individual*, provide the following information regarding the officers or partners of the legal entity applying for the transfer. You must complete either question 8 or question 9, whichever applies to the transferee applicant. **Please See Attachment 'C'**

•Name:		Telephone (AC):	
Address:			
Position:		Ownership % (if applicable):	0.00%

•Name:		Telephone (AC):	
Address:			
Position:		Ownership % (if applicable):	0.00%

•Name:		Telephone (AC):	
Address:			
Position:		Ownership % (if applicable):	0.00%

•Name:		Telephone (AC):	
Address:			
Position:		Ownership % (if applicable):	0.00%

•Name:		Telephone (AC):	
Address:			
Position:		Ownership % (if applicable):	0.00%

•Name:		Telephone (AC):	
Address:			
Position:		Ownership % (if applicable):	0.00%

- Attach additional sheet(s) if necessary -

- Important:** • If the applicant is a for-profit corporation, please provide a copy of the corporation's "Certification of Account Status" from the State Comptroller Office. This "Certification of Account Status" can be obtained from: **Please See Attachment 'D'**

Texas Comptroller of Public Accounts  
P. O. Box 13528, Capitol Station  
Austin, Texas 78711  
1-800-252-5555

- If the applicant is an Article 1434a water supply or sewer service corporation or other non-profit corporation, please provide a copy of the Articles of Incorporation and By-Laws.

10. Contact person. Please provide information about the person to be contacted regarding this application. Indicate if this person is the owner, operator, engineer, attorney or accountant.

Name:	Peter T. Gregg	Title:	Partner-Dubois Bryant&Campbell
Address:	303 Colorado, Suite 2300 Austin, Texas 78701	Telephone (AC):	(512) 457-8000
Fax #	(512) 457-8008	Email	pgregg@dbclp.com
Relationship to the applicant:	Attorney		

11. IF THERE ARE MORE THAN TWO PARTIES INVOLVED IN THIS TRANSACTION, PLEASE ATTACH SHEETS PROVIDING THE INFORMATION REQUIRED IN QUESTION 6 THROUGH QUESTION 10 FOR EACH PARTY

11. Please respond to each of the following questions. Attach additional sheets if necessary.

- A. Describe the experience and qualifications of the applicant to provide adequate utility service to the requested area

Please See Attachment 'E'

- B. Has the applicant acquiring the CCN or facilities or an affiliated interest of the applicant been under enforcement action by the PUC, TCEQ, Texas Department of Health (TDH), the Office of the Attorney General (OAG) or the Environmental Protection Agency (EPA) in the past for noncompliance with rules, orders or State Statutes? ☐ Yes ☒ No

If yes, please attach copies of any correspondence with these regulatory agencies concerning these enforcement actions and describe any actions and efforts to comply with those requirements. Attach additional sheets if needed.

- C. Describe the source and availability of funds required to make the planned or required improvements, if any, to meet minimum requirements of the TCEQ and PUC and ensure continuous and adequate service.

Undine Texas, LLC is funded through equity and/or bank financing.

D. Describe the anticipated impact of this transaction on the quality of utility service and explain any anticipated changes in the quality of service.

Undine Texas, LLC intends to raise the standards of quality for: 1) customer service, 2) customer and regulatory communications, 3) all regulatory compliance issues.

E. How will the transaction serve the public interest?

The public will be better served through Undine Texas, LLC ownership of water and/or wastewater utilities due to the improvements to utility customer service and the improvements to operations and maintenance. The EPA reports to Congress state that the best possible future for small to midsize privately owned utilities is to be acquired by a larger more responsible provider that possesses the financial, managerial and technical experience to insure the system meets regulatory requirements.

12. Please describe the nature of the proposed transaction:

Undine Texas, LLC will purchase all utility assets listed in Attachment 'A'

13. If the transferee applicant is an Investor Owned Utility (IOU) and will be under the rate jurisdiction of the PUC, please provide the following information. Water supply or sewer service corporations and political subdivisions of the state should mark this section N/A: Please See Attachments 'F' & 'G'

- A.
- Total Purchase Price:
  - Total Original Cost (as recorded on books of seller or merging entity):
  - Accumulated Depreciation as of the proposed effective date of the transaction:
  - Contributions in Aid of Construction:
    - Specific surcharges approved by TCEQ or PUC:
    - Revenues from explicit customer agreements:
    - Developer Contributions (please explain):

None

- Other Contributions (please explain):

None

Total Contributions in Aid of Construction

• Net Book Value:

- ☛ If the Original Cost or any of the above items has been established in a rate case proceeding by the PUC, the TWC or the TCEQ, please provide the Application/Docket Number and date:

Application/Docket Number:  Date:

- ☛ If the applicant is not under the rate jurisdiction of the TCEQ, only the purchase price and information related to Contributions in Aid of Construction is required.

Please provide any other information concerning the nature of the transaction you believe should be given consideration if not explained elsewhere in the application.  
[attach additional sheet(s) if necessary]:

The public will be better served through Undine Texas, LLC ownership of water and wastewater utilities due to the improvements to utility customer service and the improvements to operations and maintenance. The EPA reports to Congress state that the best possible future for small to midsize privately owned utilities is to be acquired by a larger more responsible provider that possesses the financial, managerial and technical experience to insure the system meets regulatory requirements.

- C. Complete the following proposed entries listed below as shown in books of purchasing (or surviving) company. Additional entries may be made; the following are suggested only, and not intended to pose descriptive limitations.

Please See Attachment 'G' Utility Plant in Service:	<input type="text"/>
Plant Acquisition Adjustment:	<input type="text"/>
Extraordinary Loss on Purchase:	<input type="text"/>
Accumulated Depreciation of Plant:	<input type="text"/>
Cash:	<input type="text"/>
Notes Payable:	<input type="text"/>
Mortgage Payable:	<input type="text"/>
Others (please list):	<input type="text"/>

As the purchaser, I understand that it is **my responsibility** in any future rate proceeding to provide written evidence and support for the original cost and installation date of all facilities used and useful for providing utility service.

Purchaser's Initials:  Date:

14. Please indicate the proposed effect of this transaction on the rates to be charged to the affected customers:

<input checked="" type="checkbox"/>	All the customers will be charged the same rates as they were charged before the transaction.
<input type="checkbox"/>	Some <input type="checkbox"/> All customers will be charged different rates than they were charged before the transaction.

If rates are changing, please explain:

Not Applicable

☐ Applicant is an IOU and intends to file with the commission or municipal regulatory authority an application to change rates of some/all of its customers as a result of this transaction. If so, please explain:

Not Applicable

☐ Other. Please explain:

Not Applicable

15. List all neighboring water and /or sewer utilities, cities, and political subdivisions providing the same service within two (2) miles of area affected by this proposed transaction. This information should be available from the water utility database (WUD) or Applicant's licensed water operator.

Please see Attachment 'H'

16. Financial, Managerial and Technical information for the acquiring entity.



Please See Attachment 'G'

**Part D – Historical Financial Information**

<b>HISTORICAL BALANCE SHEETS</b>	<b>CURRENT YEAR (A)</b>	<b>A-1 YEAR</b>	<b>A-2 YEAR</b>	<b>A-3 YEAR</b>	<b>A-4 YEAR</b>	<b>A-5 YEAR</b>
<b>CURRENT ASSETS</b>						
Cash						
Accounts Receivable						
Inventories						
Income Tax Receivable						
Other						
<b>Total</b>						
<b>FIXED ASSETS</b>						
Land						
Collection/Distribution System						
Buildings						
Equipment						
Other						
Less: Accum. Depreciation or Reserves						
<b>Total</b>						
<b>TOTAL ASSETS</b>						
<b>CURRENT LIABILITIES</b>						
Accounts Payable						
Notes Payable, Current						
Accrued Expenses						
Other						
<b>TOTAL</b>						
<b>LONGTERM LIABILITIES</b>						
Notes Payable, Long-term						
Other						
<b>TOTAL LIABILITIES</b>						
<b>OWNER'S EQUITY</b>						
Paid in Capital						
Retained Equity						
Other						
Current Period Profit or Loss						
<b>TOTAL OWNER'S EQUITY</b>						
<b>TOTAL LIABILITIES AND EQUITY</b>						
<b>WORKING CAPITAL</b>						
<b>CURRENT RATIO</b>						
<b>DEBT TO EQUITY RATIO EQUITY TO TOTAL ASSETS</b>						

Please See Attachment 'G'

<b>HISTORICAL INCOME STATEMENT</b>	<b>CURRENT YEAR (A)</b>	<b>A-1 YEAR</b>	<b>A-2 YEAR</b>	<b>A-3 YEAR</b>	<b>A-4 YEAR</b>	<b>A-5 YEAR</b>
<b>METER NUMBER</b>						
Existing Number of Taps						
New Taps Per Year						
<b>Total Meters at Year End</b>						
<b>METER REVENUE</b>						
Fees Per Meter						
Cost Per Meter						
<b>Operating Revenue Per Meter</b>						
<b>GROSS WATER REVENUE</b>						
Fees						
Other						
<b>Gross Income</b>						
<b>OPERATING EXPENSES</b>						
General & Administrative						
Interest						
Other						
<b>NET INCOME</b>						

Please See Attachment 'G'

<b>HISTORICAL EXPENSE DETAIL</b>	<b>CURRENT YEAR (A)</b>	<b>A-1 YEAR</b>	<b>A-2 YEAR</b>	<b>A-3 YEAR</b>	<b>A-4 YEAR</b>	<b>A-5 YEAR</b>
<b>GENERAL/ADMINISTRATIVE EXPENSES</b>						
Salaries						
Office Expense						
Computer Expense						
Auto Expense						
Insurance Expense						
Telephone Expense						
Utilities Expense						
Depreciation Expense						
Property Taxes						
Professional Fees						
Other						
<b>Total</b>						
<b>% Increase Per Year</b>						
<b>OPERATIONAL EXPENSES</b>						
Salaries						
Auto Expense						
Utilities Expense						
Depreciation Expense						
Repair & Maintenance						
Supplies						
Other						
<b>Total</b>						
<b>% Increase Per Year</b>						
<b>ASSUMPTIONS</b>						
Interest Rate/Terms						
Utility Cost/gal.						
Depreciation Schedule						
Other						

Please See Attachment 'G'

Part E – Projected Information

PROJECTED BALANCE SHEETS

	START UP	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
<b>CURRENT ASSETS</b>						
Cash						
Accounts Receivable						
Inventories						
Income Tax Receivable						
Other						
<b>Total</b>						
<b>FIXED ASSETS</b>						
Land						
Collection/Distribution System						
Buildings						
Equipment						
Other						
Less: Accum. Depreciation or Reserves						
<b>Total</b>						
<b>TOTAL ASSETS</b>						
<b>CURRENT LIABILITIES</b>						
Accounts Payable						
Notes Payable, Current						
Accrued Expenses						
Other						
<b>Total</b>						
<b>LONGTERM LIABILITIES</b>						
Notes Payable, Long-term						
Other						
<b>TOTAL LIABILITIES</b>						
<b>OWNER'S EQUITY</b>						
Paid in Capital						
Retained Equity						
Other						
Current Period Profit or Loss						
<b>TOTAL OWNER'S EQUITY</b>						
<b>TOTAL LIABILITIES AND EQUITY</b>						
<b>WORKING CAPITAL</b>						
<b>CURRENT RATIO</b>						
<b>DEBT TO EQUITY RATIO</b>						
<b>EQUITY TO TOTAL ASSETS</b>						

Please See Attachment 'G'

**PROJECTED INCOME STATEMENT**

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTALS
<b>METER NUMBER</b>						
Existing Number of Taps						
New Taps Per Year						
<b>Total Meters at Year End</b>						
<b>METER REVENUE</b>						
Fees Per Meter						
Cost Per Meter						
<b>Operating Revenue Per Meter</b>						
<b>GROSS WATER REVENUE</b>						
Fees						
Other						
<b>Gross Income</b>						
<b>OPERATING EXPENSES</b>						
General & Administrative						
Interest						
Other						
<b>NET INCOME</b>						

Please See Attachment 'G'

**PROJECTED EXPENSE DETAIL**

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTALS
<b>GENERAL/ADMINISTRATIVE EXPENSES</b>						
Salaries						
Office Expense						
Computer Expense						
Auto Expense						
Insurance Expense						
Telephone Expense						
Utilities Expense						
Depreciation Expense						
Property Taxes						
Professional Fees						
Other						
<b>Total</b>						
<b>% Increase Per Year</b>	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
<b>OPERATIONAL EXPENSES</b>						
Salaries						
Auto Expense						
Utilities Expense						
Depreciation Expense						
Repair & Maintenance						
Supplies						
Other						
<b>Total</b>						
<b>% Increase Per Year</b>	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
<b>ASSUMPTIONS</b>						
Interest Rate/Terms						
Utility Cost/gal.						
Depreciation Schedule						
Other						



Please See Attachment 'G'

**PROJECTED SOURCES AND USES OF CASH STATEMENTS**

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTALS
<b>SOURCES OF CASH</b>						
Net Income						
Depreciation (If Funded)						
Loan Proceeds						
Other						
<b>Total Sources</b>						
<b>USES OF CASH</b>						
Net Loss						
Principle Portion of Pmts.						
Fixed Asset Purchase						
Reserve						
Other						
<b>Total Uses</b>						
<b>NET CASH FLOW</b>						
<b>DEBT SERVICE COVERAGE</b>						
Cash Available for Debt						
<b>SERVICE (CADS)</b>						
Net Income (Loss)						
Depreciation, or Reserve Interest						
<b>Total</b>						
<b>REQUIRED DEBT SERVICE (RDS)</b>						
Principle Plus Interest						
<b>DEBT SERVICE COVERAGE RATIO</b>						
CADS Divided by RDS						

## Part F – TCEQ Public Water or Sewer System Information

See Attachment 'I'

☛ Please answer questions 17 through 22 on a different sheet for each physically Distinct system being transferred or acquired.

17. A. For Water Systems. TCEQ Public Water System Identification Number:

--	--	--	--	--	--	--

Date of last inspection:

\_\_\_\_\_

**B. For Wastewater Systems:**

**-TCEQ Discharge Permit Number:**

W Q

--	--	--	--	--

1.

--	--	--

**-Name of Permittee:**

\_\_\_\_\_

**-Date of application to transfer Discharge Permit submitted:**

--

-Date of application to transfer Discharge Permit approved by TCEQ:

--

18. A. Are any improvements required to meet TCEQ or PUC standards?

1

☒ Yes

7

**No. If yes, please explain:**

--

**B. Is there a moratorium on new connections?**

7

☒ Yes

7

No. 1

If yes, please explain:

--

C. Provide details of each required major capital improvement to correct the deficiencies and meet the TCEQ or PUC standards (attach additional sheets if necessary):

Description of the Required Improvement	Schedule to Complete	Estimated Cost

19. Does the system being transferred operate within the city limits of a municipality or within district boundaries? ☐ Yes ☐ No

7

☒ Yes

7

☐ No

**If yes, indicate the number of customers within the city limits or district boundaries:**

## Water

## Sewer

**☛ Attach copy of franchise agreement or consent letter from the city or district.**

20. Do you currently purchase water or sewer treatment capacity from another source? ☐ Yes ☐ No  
☐ Water ☐ Sewer Purchased on a ☐ Regular ☐ Seasonal ☐ Emergency Basis

• Source:  % of total supply:

21. List the number of existing connections to be effected by this transaction.

Water		Sewer	
<input type="text"/>	-Non Metered	<input type="text"/>	-2" meter
<input type="text"/>	-5/8" or 3/4" meter	<input type="text"/>	-3" meter
<input type="text"/>	-1" meter	<input type="text"/>	-4" meter
<input type="text"/>	-1 1/2" meter	<input type="text"/>	-Other
Total Water Connections:		Total Sewer Connections	

22. Has the system reached 85% of its capacity based on TCEQ's minimum requirements? ☐ Yes ☐ No  
 If yes, please explain what steps are being taken to address the capacity issues:

23. List the name, class, and license number of the operator(s) that will be responsible for the system:

Name	Class	License#
See Attachment 'J'		

24. Attach the following maps with each copy of the application: **See Attachment 'K'**

- a. One small scale map clearly showing affected service area with enough detail to accurately locate the area if the application is for the transfer of all or a portion of a CCN.
- b. One large scale map showing the proposed service area boundaries being sold, transferred, or merged and, if available, the existing and proposed facilities. Color coding should be used to differentiate existing from proposed facilities. Facilities and service area boundaries should be shown with such exactness that they can be located on the ground. If transferring area not currently in a CCN or a portion of an existing CCN area please attach the following hard copy maps with each copy of the application:
  1. A general location map delineating the proposed service area with enough detail to accurately locate the proposed area within the county.
  2. A map showing only the proposed area by:
    - i. metes and bounds survey certified by a licensed state or registered professional land surveyor; or
    - ii. projectable digital data with metadata (proposed areas should be in a single record and clearly labeled, data disk should be included); or
    - iii. following verifiable natural and man-made landmarks, or
    - iv. a copy of recorded plat map with metes and bounds.
  3. A written description of the proposed service area.

Part G – Oaths and Notices

**OATH FOR SELLER OR FORMER SERVICE PROVIDER**

STATE OF TEXAS

COUNTY OF HARRIS

I, PAUL RHODES, being duly sworn, file this application for sale, lease, rental or merger or consolidation as 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 documents filed with this application, and have complied with all the requirements contained in the application; and, that all such statements made and matters set forth therein with respect to applicant are true and correct. Statements about other parties are made on information and belief. I further state that the application is made in good faith and that this application does not duplicate any filing presently before the Commission.

I further state that I have provided to the purchaser or transferee a written disclosure statement about any contributed property as required under Section 13.301(i) and copies of any outstanding Orders of the Texas Commission on Environmental Quality, the Public Utility Commission of Texas, or Attorney General and have also complied with the notice requirements in Section 13.301(k) of the Texas Water Code.

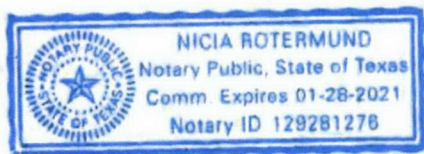


AFFIANT  
(Utility's Authorized Representative)

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 19 of Sept, 20 17.

SEAL



NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

Nicia Rotermund

PRINT OR TYPE NAME OF NOTARY

MY COMMISSION EXPIRES

1-28-21

One copy of this page must be submitted for each utility involved in this transaction.

**OATH FOR PURCHASER OR ACQUIRING ENTITY**

STATE OF TEXAS

COUNTY OF HARRIS

I, CAREY THOMAS, being duly sworn, file this application for

sale, lease, rental or merger or consolidation as SA VICE 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 documents filed with this application, and have complied with all the requirements contained in the application; and, that all such statements made and matters set forth therein with respect to applicant are true and correct. Statements about other parties are made on information and belief. I further state that the application is made in good faith and that this application does not duplicate any filing presently before the Commission.

I am also authorized and do agree to be bound by and comply with any outstanding orders of the Texas Commission on Environmental Quality, the Public Utility Commission of Texas or the Attorney General which have been issued to the system or facilities being acquired and recognize that I will be subject to administrative penalties or other enforcement actions if I do not comply.

Carey Thomas  
AFFIANT

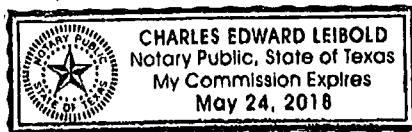
(Utility's Authorized Representative)

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.

Applicant represents that all other parties to this transaction have been furnished copies of this completed application.

SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public in and for the State of Texas, this  
day 19 of SEPT, 20 18.

SEAL



Charles E. Leibold

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

CHARLES E. LEIBOLD

PRINT OR TYPE NAME OF NOTARY

MY COMMISSION EXPIRES

5/24/2018

One copy of this page must be submitted for each utility involved in this transaction.

FORM A

Docket No. \_\_\_\_\_

**Notice to Current Customers, Neighboring Systems and Cities**

Gulf Coast Utility Company, Inc. \_\_\_\_\_ 'S  
(Seller's or Transferor's Name)

**NOTICE OF INTENT TO SELL FACILITIES AND TRANSFER CERTIFICATE OF CONVENIENCE AND**

**NECESSITY (CCN) NO** 12094 **TO** Undine Texas, LLC  
(Purchaser's or Transferee's Name)

**IN** Brazoria and Matagorda **COUNTY, TEXAS**

**To:** \_\_\_\_\_ **Date Notice Mailed** \_\_\_\_\_, 20 \_\_\_\_  
(Name of Customer, Neighboring System or City)

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

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

Gulf Coast Utility Company, Inc. \_\_\_\_\_ PO Box 2067 \_\_\_\_\_ Alvin Texas 77512-2067  
Sellers or Transferors' Name Address City/State/Zip Code

has submitted an application with the Public Utility Commission of Texas to sell facilities and transfer  
water or sewer (please select) CCN No. 12094 in Brazoria and Matagorda [County Name]

County to:

Undine Texas, LLC \_\_\_\_\_ 10913 Melronome Dr., \_\_\_\_\_ Houston Texas 77043  
Purchasers or Transferee's Name Address City/State/Zip Code

The sale is scheduled to take place as approved by the Commission (V.T.C.A., Water Code §13.301). The transaction and the transfer of  
the CCN include the following subdivision(s): Please see Attachment 'K'

\_\_\_\_\_  
The area subject to this transaction is located approximately \_\_\_\_\_ miles \_\_\_\_\_ [direction] of  
downtown \_\_\_\_\_, [City or Town] Texas, and is **generally** bounded on the north by  
\_\_\_\_\_; on the east by \_\_\_\_\_  
; on the south by \_\_\_\_\_; and on the west by \_\_\_\_\_

The total area being requested includes approximately \_\_\_\_\_ acres and serves \_\_\_\_\_ current customers.

This transaction will have the following effect on the current customer's rates and services:

This application will not change the customers rates

Affected persons may file written protests and/or request a public hearing within 30 days of this notice.

To request a hearing, you must:

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



Only those persons who submit a written request to be notified of a hearing will receive notice if a hearing is scheduled. The Commission will issue the CCN requested in the referenced application unless a hearing is scheduled to consider the transaction. If no protests or requests for hearing are filed during the comment period, the Commission may issue the CCN 30 days after publication of this notice.

Persons who wish to protest or request a hearing on this application should write the:

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

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

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Utility Representative

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Utility Name

**Notice to Current Customers, Neighboring Systems, Landowner and Cities**

Gulf Coast Utility Company, Inc. 'S NOTICE OF INTENT TO SELL FACILITIES TO  
(Seller's or Transferor's Name)

Undine Texas, LLC AND FOR Undine Texas, LLC  
(Purchaser's or Transferee's Name) Purchaser's or Transferee's Name)

TO OBTAIN OR AMEND A CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) IN  
Brazoria and Matagorda COUNTY, TEXAS

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

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

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

Gulf Coast Utility Company, Inc. PO Box 2067 Alvin Texas 77512-2067  
Sellers or Transferors' Name Address City/State/Zip Code

has submitted an application with the Public Utility Commission of Texas to sell water or sewer (please  
select) Facilities in Brazoria and Matagorda [County Name] County to:

Undine Texas, LLC 10913 Metronome Dr., Houston Texas 77043  
Purchasers or Transferee's Name Address City/State/Zip Code

The transferee has also requested to obtain/amend a CCN in this application. The sale is scheduled to take place as approved by the  
Commission (Texas Water Code §13.301). The transaction and the proposed service area include the following subdivision(s):

**Please see Attachment 'K'**

The area subject to this transaction is located approximately \_\_\_\_\_ miles \_\_\_\_\_ [direction] of  
downtown \_\_\_\_\_, [City or Town] Texas, and is generally bounded on the north by  
\_\_\_\_\_; on the east by \_\_\_\_\_  
; on the south by \_\_\_\_\_; and on the west by \_\_\_\_\_

The total area being requested includes approximately \_\_\_\_\_ acres and serves \_\_\_\_\_ current customers.  
This transaction will have the following effect on the current customer's rates and services:  
This application will not change the customers rates

Affected persons may file written protests and/or request a public hearing within 30 days of this notice.

To request a hearing, you must:

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

Only those persons who submit a written request to be notified of a hearing will receive notice if a hearing is scheduled. The Commission will issue the CCN requested in the referenced application unless a hearing is scheduled to consider the transaction. If no

protests or requests for hearing are filed during the comment period, the Commission may issue the CCN 30 days after publication of this notice.

Persons who wish to protest or request a hearing on this application should write the:

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

**Se desea Informacion en Espanol, puede llamar al  
1-888-782-8477**

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Utility Representative

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Utility Name

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### **Application for Sale, Transfer, or Merger of a Retail Public Utility**

<b>Attachment 'A'</b>	CCN Number, Subdivision Name(s), RN Number(s), and Current Tariff
<b>Attachment 'B'</b> Confidential	Customer Name, Address, and Deposit Information
<b>Attachment 'C'</b> Confidential	Limited Liability Company Agreement Undine Texas, LLC and Organizational Chart
<b>Attachment 'D'</b>	Certificate of Account Status
<b>Attachment 'E'</b> Confidential	Evidence of Financial, Managerial and Technical, and Capabilities
<b>Attachment 'F'</b> Confidential	Letter of Intent
<b>Attachment 'G'</b> Confidential	Financial Information
<b>Attachment 'H'</b>	Utilities within 2-Miles
<b>Attachment 'I'</b>	Individual Page 16 & 17 for Each System, and Inspection Reports
<b>Attachment 'J'</b>	Operators Information
<b>Attachment 'K'</b>	CCN Maps to be Transferred with this Application, and CCN Descriptions

## **Attachment 'A'**

CCN Number, Subdivision Name, RN Number, Current Tariff

**Gulf Coast Utility Company, Inc.**  
**Company Information**

**Magnolia Bend (formerly known as Kucera Farms)**

CN	602565483
CCN	12094
RN	105598775
PWSID No	TX0200665
Subdivision	Magnolia Bend
County	Brazoria

**Southwood Estates**

CN	602565483
CCN	12094
RN	102680287
PWSID No	TX0200403
Subdivision	Southwood Estates
County	Brazoria

**Spring Crossing Subdivision**

CN	602565483
CCN	12094
RN	105598890
PWSID No	TX0200666
Subdivision	Spring Crossing Subdivision
County	Brazoria

**WATER UTILITY TARIFF  
FOR  
Gulf Coast Utility Company, Inc.**

Gulf Coast Utility Company, Inc.  
(Utility Name)

Alvin, Texas 77512  
(City, State, Zip Code)

P. O. Box 2067  
(Business Address)

(281) 585-5755  
(Area Code/Telephone)

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

12094

This tariff is effective in the following county:

Brazoria

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

Iowa Colony

This tariff is effective in the following subdivisions and public water systems:

Cold River Ranch, Southwood Estates: PWS ID 0200403  
Magnolia Bend (formerly known as Kucera Farms): PWS ID 0200665  
Spring Crossing/288 Business Park: PWS ID 0200666

THE RATES SET OR APPROVED BY THE CITY FOR THE SYSTEMS ENTIRELY WITHIN ITS CORPORATE BOUNDARY ARE NOT PRESENTED IN THIS TARIFF. THOSE RATES ARE NOT UNDER THE ORIGINAL JURISDICTION OF THE TCEQ AND WILL HAVE TO BE OBTAINED FROM THE CITY OR UTILITY.

**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 .....	3
SECTION 3.0 -- EXTENSION POLICY .....	12
SECTION 4.0 -- DROUGHT CONTINGENCY PLAN .....	19

APPENDIX A -- SAMPLE SERVICE AGREEMENT  
APPENDIX B -- APPLICATION FOR SERVICE



## 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"	<u>\$25.14</u> (Includes <u>2,000</u> gallons)	<u>\$1.40</u> per 1000 gallons, over the minimum

**Gulf Coast Utility Company, Inc. will charge a surcharge of \$6.94 per month to recover its Rate Case Expense from the existing customers, starting January, 2004, for twelve months.**

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

Cash X, Check X, Money Order\_\_\_\_, Credit Card\_\_\_\_, 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%  
TCEQ RULES REQUIRE THE UTILITY TO COLLECT A FEE OF ONE PERCENT OF THE RETAIL MONTHLY BILL.

Section 1.02 - Miscellaneous Fees

**TAP FEE** ..... \$300.00  
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 RELOCATION FEE** ..... Actual Relocation Cost. Not to Exceed Tap Fee  
THIS FEE MAY BE CHARGED IF A CUSTOMER REQUESTS THAT AN EXISTING METER BE RELOCATED.

**RATES LISTED ARE EFFECTIVE ONLY  
IF THIS PAGE HAS TCEQ APPROVAL STAMP**

TEXAS COMM. ON ENVIRONMENTAL QUALITY  
34846-S, CCN 12094, APRIL 21, 2005  
APPROVED TARIFF BY ALP

SECTION 1.0 -- RATE SCHEDULE (Continued)

**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.

**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 ..... \$35.00

**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)** ..... \$5.00

TCEQ 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** ..... N/A

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. [30 TAC 291.21(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.

**RATES LISTED ARE EFFECTIVE ONLY  
IF THIS PAGE HAS TCEQ APPROVAL STAMP**

TEXAS COMM. ON ENVIRONMENTAL QUALITY  
34846-S, CCN 12094, APRIL 21, 2005  
APPROVED TARIFF BY [Signature] S.P.

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"	<u>\$37.75</u> (Includes 0 gallons)	<u>\$1.75</u> per 1000 gallons, 1" <u>8,000</u> gallons
1"	<u>\$47.75</u>	<u>\$2.50</u> per 1000 gallons, next <u>5,000</u> gallons
1 1/2"	<u>\$67.75</u>	<u>\$3.25</u> per 1000 gallons thereafter
2"	<u>\$87.75</u>	
3"	<u>\$127.75</u>	
4"	<u>\$187.75</u>	

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

Section 1.02 - Miscellaneous Fees

TAP FEE ..... \$675.00  
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 RELOCATION FEE ..... Actual Relocation Cost, Not to Exceed Tap Fee  
THIS FEE MAY BE CHARGED IF A CUSTOMER REQUESTS THAT AN EXISTING METER BE RELOCATED.

RATES LISTED ARE EFFECTIVE ONLY  
IF THIS PAGE HAS TCEQ APPROVAL STAMP

TEXAS COMM. ON ENVIRONMENTAL QUALITY  
34846-S, CCN 12094, APRIL 21, 2005  
APPROVED TARIFF BY SP

**SECTION 1.0 -- RATE SCHEDULE (Continued)**

**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.

**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%**

TCEQ 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) ..... \$25.00**

**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. [30 TAC 291.21(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.

**RATES LISTED ARE EFFECTIVE ONLY  
IF THIS PAGE HAS TCEQ APPROVAL STAMP**

TEXAS COMM ON ENVIRONMENTAL QUALITY  
34846-S, CCN 12094, APRIL 21, 2005  
APPROVED TARIFF BY *[Signature]*

## **SECTION 2.0 -- SERVICE RULES AND POLICIES**

The utility will have the most current Texas Commission on Environmental Quality Rules, Chapter 291, Water Utility Regulation, available at its office for reference purposes. The Rules and this tariff shall be available for public inspection and reproduction at a reasonable cost. The latest Rules or Commission approved changes to the Rules supersede any rules or requirements in this tariff.

### **Section 2.01 - Application for Water Service**

All applications for service will be made on the utility's standard application or contract form (attached in the Appendix to this tariff), will be signed by the applicant, any required fees (deposits, reconnect, tap, extension fees, etc. as applicable) will be paid and easements, if required, will be granted before service is provided by the utility. A separate application or contract will be made for each service location.

### **Section 2.02 - Refusal of Service**

The utility may decline to serve an applicant until the applicant has complied with the regulations of the regulatory agencies (state and municipal regulations) and for the reasons outlined in the TCEQ Rules. In the event that the utility refuses to serve an applicant, the utility will inform the applicant in writing of the basis of its refusal. The utility is also required to inform the applicant that a complaint may be filed with the Commission.

### **Section 2.03 - Fees and Charges & Easements Required Before Service Can Be Connected**

#### **(A) Customer Deposits**

If a residential applicant cannot establish credit to the satisfaction of the utility, the applicant may be required to pay a deposit as provided for in Section 1.02 - Miscellaneous Fees of this tariff. The utility will keep records of the deposit and credit interest in accordance with TCEQ Rules.

Residential applicants 65 years of age or older may not be required to pay deposits unless the applicant has an outstanding account balance with the utility or another water or sewer utility which accrued within the last two years.

Nonresidential applicants who cannot establish credit to the satisfaction of the utility may be required to make a deposit that does not exceed an amount equivalent to one-sixth of the estimated annual billings.

Refund of deposit - If service is not connected, or after disconnection of service, the utility will promptly refund the customer's deposit plus accrued interest or the balance, if any, in excess of the unpaid bills for service furnished. The utility may refund the deposit at any time prior to termination of utility service but must refund the deposit plus interest for any customer who has paid 18 consecutive billings without being delinquent.

**SECTION 2.0 -- SERVICE RULES AND POLICIES (Continued)**

**(B) Tap or Reconnect Fees**

A new customer requesting service at a location where service has not previously been provided must pay a tap fee as provided in Section 1. A customer requesting service where service has previously been provided must pay a reconnect fee as provided in Section 1. Any applicant or existing customer required to pay for any costs not specifically set forth in the rate schedule pages of this tariff shall be given a written explanation of such costs prior to request for payment and/or commencement of construction. If the applicant or existing customer does not believe that these costs are reasonable or necessary, the applicant or existing customer shall be informed of their right to appeal such costs to the TCEQ or such other regulatory authority having jurisdiction over the utility's rates in that portion of the utility's service area in which the applicant's or existing customer's property(ies) is located.

Fees in addition to the regular tap fee may be charged if listed specifically in Section 1 to cover unique costs not normally incurred as permitted by 30 T. A. C. 291.86(a)(1)(C). For example, a road bore for customers outside a subdivision or residential area could be considered a unique cost.

**(C) Easement Requirement**

Where recorded public utility easements on the service applicant's property do not exist or public road right-of-way easements are not available to access the applicant's property, the Utility may require the applicant to provide it with a permanent recorded public utility easement on and across the applicant's real property sufficient to provide service to that applicant. Such easement(s) shall not be used for the construction of production, storage, transmission or pressure facilities unless they are needed for adequate service to that applicant.

**Section 2.04 - Utility Response to Applications for Service**

After the applicant has met all the requirements, conditions and regulations for service, the utility will install tap, meter and utility cut-off valve and/or take all necessary actions to initiate service. The utility will serve each qualified applicant for service within 5 working days unless line extensions or new facilities are required. If construction is required to fill the order and if it cannot be completed within 30 days, the utility will provide the applicant with a written explanation of the construction required and an expected date of service.

Except for good cause where service has previously been provided, service will be reconnected within one working day after the applicant has met the requirements for reconnection.

**Section 2.05 - Customer Responsibility**

The customer will be responsible for furnishing and laying the necessary customer service pipe from the meter location to the place of consumption. Customers will not be allowed to use the utility's cutoff valve on the utility's side of the meter. Existing customers may install cutoff valves on their side of the meter and are encouraged to do so. All new customers may be required to install and maintain a cutoff valve on their side of the meter.

**SECTION 2.0 -- SERVICE RULES AND POLICIES (Continued)**

No direct connection between a public water supply system and any potential source of contamination or between a public water supply system and a private water source (ex. private well) will be allowed. A customer shall not connect, or allow any other person or party to connect, onto any water lines on his premises.

**Section 2.06 - Customer Service Inspections**

Applicants for new service connections or facilities which have undergone extensive plumbing modifications are required to furnish the utility a completed customer service inspection certificate. The inspection certificate shall certify that the establishment is in compliance with the Texas Commission on Environmental Quality Rules and Regulations for Public Water Systems, Section 290.46(j). The Utility is not required to perform these inspections for the applicant/customer, but will assist the applicant/customer in locating and obtaining the services of a certified inspector.

**Section 2.07 - Back Flow Prevention Devices**

No water connection shall be allowed to any residence or establishment where an actual or potential contamination hazard exists unless the public water facilities are protected from contamination by either an approved air gap, backflow prevention assembly, or other approved device. The type of device or backflow prevention assembly required shall be determined by the specific potential hazard identified in §290.47(i) Appendix I, Assessment of Hazards and Selection of Assemblies of the TCEQ Rules and Regulations for Public Water Systems.

The use of a backflow prevention assembly at the service connection shall be considered as additional backflow protection and shall not negate the use of backflow protection on internal hazards as outlined and enforced by local plumbing codes. When a customer service inspection certificate indicates that an adequate internal cross-connection control program is in effect, backflow protection at the water service entrance or meter is not required.

At any residence or establishment where it has been determined by a customer service inspection, that there is no actual or potential contamination hazard, as referenced in Section 290.47(i) Appendix I, Assessment of Hazards and Selection of Assemblies of the TCEQ Rules and Regulations for Public Water Systems, then a backflow prevention assembly or device is not required. Outside hose bibs do require, at a minimum, the installation and maintenance of a working atmospheric vacuum breaker.

All backflow prevention assemblies or devices shall be tested upon installation by a TCEQ certified backflow prevention assembly tester and certified to be operating within specifications. Backflow prevention assemblies which are installed to provide protection against health hazards must also be tested and certified to be operating within specifications at least annually by a certified backflow prevention assembly tester.



**SECTION 2.0 -- SERVICE RULES AND POLICIES (Continued)**

If the utility determines that a backflow prevention assembly or device is required, the utility will provide the customer or applicant with a list of TCEQ certified backflow prevention assembly testers. The customer will be responsible for the cost of installation and testing, if any, of backflow prevention assembly or device. The customer should contact several qualified installers to compare prices before installation. The customer must pay for any required maintenance and annual testing and must furnish a copy of the test results demonstrating that the assembly is functioning properly to the utility within 30 days after the anniversary date of the installation unless a different date is agreed upon.

**Section 2.08 - Access to Customer's Premises**

The utility will have the right of access to the customer's premises at all reasonable times for the purpose of installing, testing, inspecting or repairing water mains or other equipment used in connection with its provision of water service, or for the purpose of removing its property and disconnecting lines, and for all other purposes necessary to the operation of the utility system including inspecting the customer's plumbing for code, plumbing or tariff violations. The customer shall allow the utility and its personnel access to the customer's property to conduct any water quality tests or inspections required by law. Unless necessary to respond to equipment failure, leak or other condition creating an immediate threat to public health and safety or the continued provision of adequate utility service to others, such entry upon the customer's property shall be during normal business hours and the utility personnel will attempt to notify the customer that they will be working on the customer's property. The customer may require any utility representative, employee, contractor, or agent seeking to make such entry identify themselves, their affiliation with the utility, and the purpose of their entry.

All customers or service applicants shall provide access to meters and utility cutoff valves at all times reasonably necessary to conduct ordinary utility business and after normal business hours as needed to protect and preserve the integrity of the public drinking water supply.

**Section 2.09 - Meter Requirements, Readings, and Testing**

One meter is required for each residential, commercial, or industrial connection. All water sold by the utility will be billed based on meter measurements. The utility will provide, install, own and maintain meters to measure amounts of water consumed by its customers.

Meters will be read at monthly intervals and as nearly as possible on the corresponding day of each monthly meter reading period unless otherwise authorized by the Commission.

**Meter tests.** The utility will, upon the request of a customer, and, if the customer so desires, in his or her presence or in that of his or her authorized representative, make without charge a test of the accuracy of the customer's meter. If the customer asks to observe the test, the test will be made

**SECTION 2.0 -- SERVICE RULES AND POLICIES (Continued)**

during the utility's normal working hours at a time convenient to the customer. Whenever possible, the test will be made on the customer's premises, but may, at the utility's discretion, be made at the utility's testing facility. If within a period of two years the customer requests a new test, the utility will make the test, but if the meter is found to be within the accuracy standards established by the American Water Works Association, the utility will charge the customer a fee which reflects the cost to test the meter up to a maximum \$25 for a residential customer. Following the completion of any requested test, the utility will promptly advise the customer of the date of removal of the meter, the date of the test, the result of the test, and who made the test.

**Section 2.10 - Billing**

**(A) Regular Billing**

Bills from the utility will be mailed monthly unless otherwise authorized by the Commission. The due date of bills for utility service will be at least sixteen (16) days from the date of issuance. The postmark on the bill or, if there is no postmark on the bill, the recorded date of mailing by the utility will constitute proof of the date of issuance. Payment for utility service is delinquent if full payment, including late fees and the regulatory assessment, is not received at the utility or the utility's authorized payment agency by 5:00 p.m. on the due date. If the due date falls on a holiday or weekend, the due date for payment purposes will be the next workday after the due date.

**(B) Late Fees**

A late penalty of either \$5.00 or 10.0% will be charged on bills received after the due date. The penalty on delinquent bills will not be applied to any balance to which the penalty was applied in a previous billing. The utility must maintain a record of the date of mailing to charge the late penalty.

**(C) Information on Bill**

Each bill will provide all information required by the TCEQ Rules. For each of the systems it operates, the utility will maintain and note on the monthly bill a local or toll-free telephone number (or numbers) to which customers can direct questions about their utility service.

**(D) Prorated Bills** - If service is interrupted or seriously impaired for 24 consecutive hours or more, the utility will prorate the monthly base bill in proportion to the time service was not available to reflect this loss of service.

**Section 2.11 - Payments**

All payments for utility service shall be delivered or mailed to the utility's business office. If the business office fails to receive payment prior to the time of noticed disconnection for non-payment of a delinquent account, service will be terminated as scheduled. Utility service crews shall not be allowed to collect payments on customer accounts in the field.

**SECTION 2.0 -- SERVICE RULES AND POLICIES (Continued)**

Payment of an account by any means that has been dishonored and returned by the payor or payee's bank, shall be deemed to be delinquent. All returned payments must be redeemed with cash or valid money order. If a customer has two returned payments within a twelve month period, the customer shall be required to pay a deposit if one has not already been paid.

**Section 2.12 - Service Disconnection**

**(A) With Notice**

Utility service may be disconnected if the bill has not been paid in full by the date listed on the termination notice. The termination date must be at least 10 days after the notice is mailed or hand delivered.

The utility is encouraged to offer a deferred payment plan to a customer who cannot pay an outstanding bill in full and is willing to pay the balance in reasonable installments. However, a customer's utility service may be disconnected if a bill has not been paid or a deferred payment agreement entered into within 26 days from the date of issuance of a bill and if proper notice of termination has been given.

Notice of termination must be a separate mailing or hand delivery in accordance with the TCEQ Rules.

**(B) Without Notice**

Utility service may also be disconnected without notice for reasons as described in the TCEQ Rules.

**Section 2.13 - Reconnection of Service**

Utility personnel must be available during normal business hours to accept payments on the day service is disconnected and the following day unless service was disconnected at the customer's request or due to a hazardous condition.

Service will be reconnected within 36 hours after the past due bill, reconnect fees and any other outstanding charges are paid or the conditions which caused service to be disconnected are corrected.

**Section 2.14 - Service Interruptions**

The utility will make all reasonable efforts to prevent interruptions of service. If interruptions occur, the utility will re-establish service within the shortest possible time. Except for momentary interruptions due to automatic equipment operations, the utility will keep a complete record of all interruptions, both emergency and scheduled and will notify the Commission in writing of any service interruptions affecting the entire system or any major division of the system lasting more than four hours. The notice will explain the cause of the interruptions.

**SECTION 2.0 -- SERVICE RULES AND POLICIES (Continued)**

**Section 2.15 - Quality of Service**

The utility will plan, furnish, and maintain production, treatment, storage, transmission, and distribution facilities of sufficient size and capacity to provide a continuous and adequate supply of water for all reasonable consumer uses. Unless otherwise authorized by the Commission, the utility will maintain facilities as described in the Texas Commission on Environmental Quality Rules and Regulations for Public Water Systems.

**Section 2.16 - Customer Complaints and Disputes**

If a customer or applicant for service lodges a complaint, the utility will promptly make a suitable investigation and advise the complainant of the results. Service will not be disconnected pending completion of the investigation. If the complainant is dissatisfied with the utility's response, the utility must advise the complainant that he has recourse through the Texas Commission on Environmental Quality complaint process. Pending resolution of a complaint, the commission may require continuation or restoration of service.

The utility will maintain a record of all complaints which shows the name and address of the complainant, the date and nature of the complaint and the adjustment or disposition thereof, for a period of two years after the final settlement of the complaint.

In the event of a dispute between a customer and a utility regarding any bill for utility service, the utility will conduct an investigation and report the results to the customer. If the dispute is not resolved, the utility will inform the customer that a complaint may be filed with the Commission.

**Section 2.17 - Customer Liability**

Customer shall be liable for any damage or injury to utility-owned property shown to be caused by the customer.

## SECTION 3.0 -- EXTENSION POLICY

### Section 3.01 - Standard Extension Requirements

**LINE EXTENSION AND CONSTRUCTION CHARGES: NO CONTRIBUTION IN AID OF CONSTRUCTION MAY BE REQUIRED OF ANY CUSTOMER EXCEPT AS PROVIDED FOR IN THIS APPROVED EXTENSION POLICY.**

**The Utility is not required to extend service to any applicant outside of its certified service area and will only do so under terms and conditions mutually agreeable to the Utility and the applicant, in compliance with TCEQ rules and policies, and upon extension of the Utility's certified service area boundaries by the TCEQ.**

**The applicant for service will be given an itemized statement of the costs, options such as rebates to the customer, sharing of construction costs between the utility and the customer, or sharing of costs between the customer and other applicants prior to beginning construction.**

**The Utility is not required to extend service to any applicant outside of its certificated service area and will only do so under terms and conditions mutually agreeable to the Utility and the applicant, in compliance with TCEQ rules and policies, and upon extension of the Utility's certificated service area boundaries by the TCEQ.**

### Section 3.02 - Costs Utilities and Service Applicants Shall Bear

**Within its certified area, the utility will pay the cost of the first 200 feet of any water main or distribution line necessary to extend service to an individual residential customer within a platted subdivision.**

**However, if the residential customer requesting service purchased the property after the developer was notified in writing of the need to provide facilities to the utility, the utility may charge for the first 200 feet. The utility must also be able to document that the developer of the subdivision refused to provide facilities compatible with the utility's facilities in accordance with the utility's approved extension policy after receiving a written request from the utility.**

**Residential customers will be charged the equivalent of the costs of extending service to their property from the nearest transmission or distribution line even if that line does not have adequate capacity to serve the customer. However, if the customer places unique, non-standard service demands upon the system, the customer may be charged the additional cost of extending service to and throughout their property, including the cost of all necessary transmission and storage facilities necessary to meet the service demands anticipated to be created by that property.**

**Unless an exception is granted by the TCEQ's Executive Director, the residential service applicant shall not be required to pay for costs of main extensions greater than 2" in diameter for water distribution and pressure wastewater collection lines and 6" in diameter for gravity wastewater lines.**

**SECTION 3.0 -- EXTENSION POLICY (Continued)**

**Exceptions may be granted by the TCEQ Executive Director if**

- **adequate service cannot be provided to the applicant using the maximum line sizes listed due to distance or elevation, in which case, it shall be the utility's burden to justify that a larger diameter pipe is required for adequate service;**
- **or larger minimum line sizes are required under subdivision platting requirements or building codes of municipalities within whose corporate limits or extraterritorial jurisdiction the point of use is located; or the residential service applicant is located outside the CCN service area.**

**If an exception is granted, the Utility shall establish a proportional cost plan for the specific extension or a rebate plan which may be limited to seven years to return the portion of the applicant's costs for oversizing as new customers are added to ensure that future applicants for service on the line pay at least as much as the initial service applicant.**

**For purposes of determining the costs that service applicants shall pay, commercial customers with service demands greater than residential customer demands in the certified area, industrial, and wholesale customers shall be treated as developers. A service applicant requesting a one inch meter for a lawn sprinkler system to service a residential lot is not considered nonstandard service.**

**If an applicant requires service other than the standard service provided by the utility, such applicant will be required to pay all expenses incurred by the utility in excess of the expenses that would be incurred in providing the standard service and connection beyond 200 feet and throughout his property including the cost of all necessary transmission facilities.**

**The utility will bear the full cost of any over-sizing of water mains necessary to serve other customers in the immediate area. The individual residential customer shall not be charged for any additional production, storage, or treatment facilities. Contributions in aid of construction may not be required of individual residential customers for production, storage, treatment or transmission facilities unless otherwise approved by the Commission under this specific extension policy.**

**Section 3.03 - Contributions in Aid of Construction**

**Developers may be required to provide contributions in aid of construction in amounts sufficient to furnish the development with all facilities necessary to provide for reasonable local demand requirements and to comply with Texas Commission on Environmental Quality minimum design criteria for facilities used in the production, transmission, pumping, or treatment of water or Texas Commission on Environmental Quality minimum requirements. For purposes of this subsection, a developer is one who subdivides or requests more than two meters on a piece of property. Commercial, industrial, and wholesale customers will be treated as developers.**

**SECTION 3.0 -- EXTENSION POLICY (Continued)**

Any applicant who places unique or non-standard service demands on the system may be required to provide contributions in aid of construction for the actual costs of any additional facilities required to maintain compliance with the Texas Commission on Environmental Quality minimum design criteria for water production, treatment, pumping, storage and transmission.

Any service extension to a subdivision (recorded or unrecorded) may be subject to the provisions and restrictions of 30 TAC 291.86(d). When a developer wishes to extend the system to prepare to service multiple new connections, the charge shall be the cost of such extension, plus a pro-rata charge for facilities which must be committed to such extension compliant with the Texas Commission on Environmental Quality minimum design criteria. As provided by 30 T.A.C. 291.85(e)(3), for purposes of this section, commercial, industrial, and wholesale customers shall be treated as developers.

A utility may only charge a developer standby fees for unrecovered costs of facilities committed to a developer's property under the following circumstances:

- Under a contract and only in accordance with the terms of the contract; or
- if service is not being provided to a lot or lots within two years after installation of facilities necessary to provide service to the lots has been completed and if the standby fees are included on the utility's approved tariff after a rate change application has been filed. The fees cannot be billed to the developer or collected until the standby fees have been approved by the commission or executive director.
- for purposes of this section, a manufactured housing rental community can only be charged standby fees under a contract or if the utility installs the facilities necessary to provide individually metered service to each of the rental lots or spaces in the community.

**Section 3.04 - Appealing Connection Costs**

The imposition of additional extension costs or charges as provided by Sections 3.0 - Extension Policy of this tariff shall be subject to appeal as provided in this tariff, TCEQ rules, or the rules of such other regulatory authority as may have jurisdiction over the utility's rates and services. Any applicant required to pay for any costs not specifically set forth in the rate schedule pages of this tariff shall be given a written explanation of such costs prior to payment and/or commencement of construction. If the applicant does not believe that these costs are reasonable or necessary, the applicant shall be informed of the right to appeal such costs to the TCEQ or such other regulatory authority having jurisdiction over the utility's rates in that portion of the utility's service area in which the applicant's property(ies) is located.



**SECTION 3.0 -- EXTENSION POLICY (Continued)**

**Section 3.05 - Applying for Service**

The Utility will provide a written service application form to the applicant for each request for service received by the Utility's business offices. A separate application shall be required for each potential service location if more than one service connection is desired by any individual applicant. Service application forms will be available at the Utility's business office during normal weekday business hours. Service applications will be sent by prepaid first class United States mail to the address provided by the applicant upon request. Completed applications should be returned by hand delivery in case there are questions which might delay fulfilling the service request. Completed service applications may be submitted by mail if hand delivery is not possible.

Where a new tap or service connection is required, the service applicant shall be required to submit a written service application and request that a tap be made. A diagram, map, plat, or written metes and bounds description of precisely where the applicant desires each tap or service connection is to be made and, if necessary, where the meter is to be installed, along the applicant's property line may also be required with the tap request. The actual point of connection and meter installation must be readily accessible to Utility personnel for inspection, servicing, and meter reading while being reasonably secure from damage by vehicles and mowers. If the Utility has more than one main adjacent to the service applicant's property, the tap or service connection will be made to the Utility's nearest service main with adequate capacity to service the applicant's full potential service demand. Beyond the initial 200 feet, the customer shall bear only the equivalent cost of extending from the nearest main. If the tap or service connection cannot be made at the applicant's desired location, it will be made at another location mutually acceptable to the applicant and the Utility. If no agreement on location can be made, the applicant may refer the matter to the TCEQ for resolution.

**Section 3.06 - Qualified Service Applicant**

A "qualified service applicant" is an applicant who has: (1) met all of the Utility's requirements for service contained in this tariff, TCEQ rules and/or TCEQ order, (2) has made payment or made arrangement for payment of tap fees, (3) has provided all easements and rights-of-way required to provide service to the requested location, (4) delivered an executed customer service inspection certificate to the Utility, if applicable, and (5) has executed a customer service application for each location to which service is being requested.

**SECTION 3.0 -- EXTENSION POLICY (Continued)**

The Utility shall serve each qualified service applicant within its certified service area as soon as practical after receiving a completed service application. All service requests will be fulfilled within the time limits prescribed by TCEQ rules once the applicant has met all conditions precedent to achieving "qualified service applicant" status. If a service request cannot be fulfilled within the required period, the applicant shall be notified in writing of the delay, its cause and the anticipated date that service will be available. The TCEQ service dates shall not become applicable until the service applicant has met all conditions precedent to becoming a qualified service applicant as defined by TCEQ rules.

**Section 3.07 - Developer Requirements**

As a condition of service to a new subdivision, the Utility shall require a developer (as defined by TCEQ rule) to provide permanent recorded public utility easements as a condition of service to any location within the developer's property.

**SECTION 4.0 -- DROUGHT CONTINGENCY PLAN**  
(Utility must attach copy of TCEQ approved Drought Contingency Plan)

**DROUGHT CONTINGENCY PLAN  
FOR THE INVESTOR OWNED UTILITY  
SOUTHWOOD ESTATES, INC.**

CCN # 12094

PWS # 0200403

July 13, 2000

**Section I: Declaration of Policy, Purpose, and Intent**

In cases of extreme drought, periods of abnormally high usage, system contamination, or extended reduction in ability to supply water due to equipment failure, temporary restrictions may be instituted to limit non-essential water usage. The purpose of the Drought Contingency Plan is to encourage customer conservation in order to maintain supply, storage, or pressure or to comply with the requirements of a court, government agency or other authority.

PLEASE NOTE: Water restriction is not a legitimate alternative when the water system does not meet the Texas Natural Resource Conservation Commission's capacity requirements under normal conditions, nor when the utility fails to take all immediate and necessary steps to replace or repair malfunctioning equipment.

I, David S. Miller, President of Southwood Estates, Inc., request a minor tariff amendment to include the enclosed Drought Contingency Plan.

  
David S. Miller, President

**Section II: Public Involvement**

Opportunity for the public to provide input into the preparation of the Plan was provided by means of attached bill insert.

**Section III: Public Education**

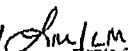
The Southwood Estates, Inc. will periodically provide the public with information about the Plan, including information about the conditions under which each stage of the Plan is to be initiated or terminated and the drought response measures to be implemented in each stage. This information will be provided by means of utility bill inserts.

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TEXAS NATURAL RESOURCE CONSERVATION COMMISSION

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APPROVED BY 

#### **Section IV: Coordination with Regional Water Planning Groups**

The service area of the Southwood Estates, Inc. is located within the Houston Region (H), RWPG, and Southwood Estates, Inc. has provided a copy of this Plan to the San Jacinto River Authority, P.O. Box 329, Conroe, TX 77305.

#### **Section V: Declaration**

**DECLARATION OF WATER RESTRICTION:** When there is an acute water supply shortage to such an extent that normal use patterns can no longer be served, the utility may implement a water restriction program in the following manner.

#### **Section VI: Notice Requirements**

Written notice will be provided to each customer prior to implementation or termination of each stage of the water restriction program. Mailed notice must be given to each customer 72 hours prior to the start of water restriction. If notice is hand delivered, the utility cannot enforce the provisions of the plan for 24 hours after notice is provided. The written notice to customers will contain the following information:

- the date restrictions will begin,
- the circumstances that triggered the restrictions,
- the stages of response and explanation of the restrictions to be implemented,
- and,
- an explanation of the consequences for violations.

The utility must notify the TNRCC by telephone at (512) 239- 6020, or electronic mail at [watermon@tnrcc.state.tx.us](mailto:watermon@tnrcc.state.tx.us) prior to implementing the program and must notify in writing the Public Drinking Water Section at MC - 155, P.O. Box 13087, Austin, Texas 78711-3087 within five (5) working days of implementation including a copy of the utility's restriction notice. The utility must file a status report of its restriction program with the TNRCC every 30 days that restriction continues.

#### **Section VII: Violations**

**First violation -** The customer will be notified by written notice of their specific violation.

**Second violation -** After written notice the utility may install a flow restricting device in the line to limit the amount of water which will pass through the meter in a 24 hour period. The utility may charge the customer for the actual cost of installing and removing the flow restricting device, not to exceed \$50.00.

Subsequent violations - The utility may discontinue service at the meter for a period of seven (7) days, or until the end of the calendar month, whichever is LESS. The normal reconnect fee of the utility will apply for restoration of service.

#### **Section VIII: Exemptions or Variances**

The utility may grant any customer an exemption or variance from the drought contingency plan for good cause upon written request. A customer who is refused an exemption or variance may appeal such action of the utility by written appeal to the Texas Natural Resource Conservation Commission. The utility will treat all customers equally concerning exemptions and variances, and shall not discriminate in granting exemptions and variances. No exemption or variance shall be retroactive or otherwise justify any violation of this Plan occurring prior to the issuance of the variance.

#### **Section IX: Criteria for Initiation and Termination of Drought Response Stages**

Unless there is an immediate and extreme reduction in water production, or other absolute necessity to declare an emergency or severe condition, the utility will initially declare Stage I restrictions. If, after a reasonable period of time, demand is not reduced enough to alleviate outages, reduce the risk of outages, or comply with restrictions required by a court, government agency or other authority, Stage II may be implemented with Stage III to follow if necessary.

#### **STAGE I - CUSTOMER AWARENESS**

Stage 1 will begin:

With every April billing, the utility will mail a public announcement to its customers.

No notice to TNRCC required.

Stage 1 will end:

Every September 30th, the utility will mail a public announcement to its customers. No notice to TNRCC required.

Utility Measures:

This announcement will be designed to increase customer awareness of water conservation and encourage the most efficient use of water. A copy of the current public announcement on water conservation awareness shall be kept on file available for inspection by the TNRCC.

Voluntary Water Use Restrictions:

Water customers are requested to voluntarily limit the use of water for non-essential purposes and to practice water conservation.

**STAGE II - VOLUNTARY WATER CONSERVATION**

The utility will implement Stage 2 when any one of the selected triggers is reached.

Supply-Based Triggers:

1. Well level reaches 360 feet (m.s.l.)

Demand- or Capacity-Based Triggers:

1. Total daily demand exceeds 30,000 gallons

Requirements for termination

Stage 2 of the Plan may be rescinded when all of the conditions listed as triggering events have ceased to exist for a period of 3 consecutive days. Upon termination of Stage 2, Stage 1 becomes operative.

Utility Measures:

Visually inspect lines and repair leaks on a daily basis. Monthly review of customer records and follow-up on any that have any unusually high usage.

Southwood Estates, Inc. has no second water source.

Voluntary Water Use Restrictions:

**Restricted Hours:** Outside watering is allowed daily, but only during periods ; between 8:00 PM and midnight. However, irrigation of landscaped areas is permitted at anytime if it is by means of a hand held hose, a faucet filled bucket or a watering can of 5 gallons or less, or drip irrigation system.

**STAGE III - MANDATORY WATER USE RESTRICTIONS:**

The water utility will implement Stage 3 when any one of the selected triggers is reached:

Supply-Based Triggers:

1. Well level reaches 365 feet (m.s.l.)

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1. NATURAL RESOURCE CONSERVATION COMMISSION

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APPROVED BY *[Signature]* 48



**Demand- or Capacity-Based Triggers:**

1. Total daily demand exceeds 40,000 gallons

Upon initiation and termination of Stage 3, the utility will mail a public announcement to its customers. Notice to TNRCC is required.

**Requirements for termination**

Stage 3 of the Plan may be rescinded when all of the conditions listed as triggering events have ceased to exist for a period of 3 consecutive days. Upon termination of Stage 3, Stage 2 becomes operative.

**Utility Measures:**

Visually inspect lines and repair leaks on a daily basis. Flushing is prohibited except for dead end mains.

**Mandatory Water Use Restrictions:** The following water use restrictions shall apply to all customers.

1. Irrigation of landscaped areas with hose-end sprinklers or automatic irrigation systems shall be limited to Mondays for water customers with a street address beginning with the numbers 1, 2, or 3, Wednesdays for water customers with a street address beginning with the numbers 4, 5, or 6, and Fridays for water customers with a street address beginning with the numbers 7, 8, or 9. Irrigation of landscaped areas is further limited to the hours of 12:00 midnight until 10:00 a.m. and between 8:00 p.m. and 12:00 midnight on designated watering days. However, irrigation of landscaped areas is permitted at anytime if it is by means of a hand-held hose, a faucet filled bucket or watering can of five (5) gallons or less, or drip irrigation system.
2. Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane or other vehicle is prohibited except on designated watering days between the hours of 12:00 midnight and 10:00 a.m. and between 8:00 p.m. and 12:00 midnight. Such washing, when allowed, shall be done with a hand-held bucket or a hand-held hose equipped with a positive shutoff nozzle for quick rinses. Vehicle washing may be done at any time on the immediate premises of a commercial car wash or commercial service station. Further, such washing may be exempted from these regulations if the health, safety, and welfare of the public is contingent upon frequent vehicle cleansing, such as garbage trucks and vehicles used to transport food and perishables.



**Requirements for termination :**

Stage 4 of the Plan may be rescinded when all of the conditions listed as triggering events have ceased to exist for a period of 3 consecutive days. Upon termination of Stage 4, Stage 3 becomes operative.

**Operational Measures:**

The utility shall visually inspect lines and repair leaks on a daily basis. Flushing is prohibited except for dead end mains and only between the hours of 9:00 p.m. and 3:00 a.m.. Emergency interconnects or alternative supply arrangements shall be initiated. All meters shall be read as often as necessary to insure compliance with this program for the benefit of all the customers.

**Water Use Restrictions:** All outdoor use of water is prohibited.

1. Irrigation of landscaped areas is absolutely prohibited.
2. Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane or other vehicle is absolutely prohibited.

## **APPENDIX A -- SAMPLE SERVICE AGREEMENT**

From 30 TAC Chapter 290.47(b), Appendix B

### **SERVICE AGREEMENT**

- I. PURPOSE.** The NAME OF WATER SYSTEM is responsible for protecting the drinking water supply from contamination or pollution which could result from improper private water distribution system construction or configuration. The purpose of this service agreement is to notify each customer of the restrictions which are in place to provide this protection. The utility enforces these restrictions to ensure the public health and welfare. Each customer must sign this agreement before the NAME OF WATER SYSTEM will begin service. In addition, when service to an existing connection has been suspended or terminated, the water system will not re-establish service unless it has a signed copy of this agreement.
- II. RESTRICTIONS.** The following unacceptable practices are prohibited by State regulations.

  - A.** No direct connection between the public drinking water supply and a potential source of contamination is permitted. Potential sources of contamination shall be isolated from the public water system by an air-gap or an appropriate backflow prevention device.
  - B.** No cross-connection between the public drinking water supply and a private water system is permitted. These potential threats to the public drinking water supply shall be eliminated at the service connection by the installation of an air-gap or a reduced pressure-zone backflow prevention device.
  - C.** No connection which allows water to be returned to the public drinking water supply is permitted.
  - D.** No pipe or pipe fitting which contains more than 8.0% lead may be used for the installation or repair of plumbing at any connection which provides water for human use.
  - E.** No solder or flux which contains more than 0.2% lead can be used for the installation or repair of plumbing at any connection which provides water for human use.

**APPENDIX A -- SAMPLE SERVICE AGREEMENT (Continued)**

- III. SERVICE AGREEMENT.** The following are the terms of the service agreement between the **NAME OF WATER SYSTEM** (the Water System) and **NAME OF CUSTOMER** (the Customer).
- A.** The Water System will maintain a copy of this agreement as long as the Customer and/or the premises is connected to the Water System.
  - B.** The Customer shall allow his property to be inspected for possible cross-connections and other potential contamination hazards. These inspections shall be conducted by the Water System or its designated agent prior to initiating new water service; when there is reason to believe that cross-connections or other potential contamination hazards exist; or after any major changes to the private water distribution facilities. The inspections shall be conducted during the Water System's normal business hours.
  - C.** The Water System shall notify the Customer in writing of any cross-connection or other potential contamination hazard which has been identified during the initial inspection or the periodic reinspection.
  - D.** The Customer shall immediately remove or adequately isolate any potential cross-connections or other potential contamination hazards on his premises.
  - E.** The Customer shall, at his expense, properly install, test, and maintain any backflow prevention device required by the Water System. Copies of all testing and maintenance records shall be provided to the Water System.
- IV. ENFORCEMENT.** If the Customer fails to comply with the terms of the Service Agreement, the Water System shall, at its option, either terminate service or properly install, test, and maintain an appropriate backflow prevention device at the service connection. Any expenses associated with the enforcement of this agreement shall be billed to the Customer.

**CUSTOMER'S SIGNATURE:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**APPENDIX B -- APPLICATION FOR SERVICE**  
**(Utility Must Attach Blank Copy)**

**For information only. Do not approved**

DO NOT REMOVE  
UNTIL RATE CHANGE  
INSIDE CITY.

**Gulf Coast Utility Company, Inc.**  
**Magnolia Bend (Kucera Farms) Inside City limits**

**Water Utility Tariff Page No.**

## **SECTION 1.0 -- RATE SCHEDULE**

### **Section 1.01 - Rates**

<b><u>Meter Size</u></b>	<b><u>Monthly Minimum Charge</u></b>	<b><u>Gallonge Charge</u></b>
5/8" or 3/4"	<b><u>\$45.50</u></b> (Includes 0 gallons)	<b><u>\$1.95</u></b> per 1000 gallons, 1 <sup>st</sup> <b><u>8,000</u></b> gallons
1"	<b><u>\$65.50</u></b>	<b><u>\$2.50</u></b> per 1000 gallons, next <b><u>5,000</u></b> gallons
1 1/2 "	<b><u>\$95.00</u></b>	<b><u>\$3.50</u></b> per 1000 gallons thereafter
2"	<b><u>\$125.00</u></b>	
3"	<b><u>\$275.00</u></b>	
4"	<b><u>\$460.00</u></b>	

**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%**  
TCEQ RULES REQUIRE THE UTILITY TO COLLECT A FEE OF ONE PERCENT OF THE RETAIL  
MONTHLY BILL.

### **Section 1.02 - Miscellaneous Fees**

**TAP FEE** ..... **\$625.00**  
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 RELOCATION FEE** ..... **Actual Relocation Cost, Not to Exceed Tap Fee**  
THIS FEE MAY BE CHARGED IF A CUSTOMER REQUESTS THAT AN EXISTING METER BE  
RELOCATED.

**RATES LISTED ARE EFFECTIVE ONLY  
IF THIS PAGE HAS TCEQ APPROVAL STAMP**

**For information only. Do not approved**

**Gulf Coast Utility Company, Inc..**  
**Magnolia Bend (Kucera Farms) Inside City limits**

**Water Utility Tariff Page No.**

**SECTION 1.0 -- RATE SCHEDULE (Continued)**

**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.

**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
- c) Illegal connections..... \$250.00

**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%**

TCEQ 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. [30 TAC 291.21(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.

**RATES LISTED ARE EFFECTIVE ONLY  
IF THIS PAGE HAS TCEQ APPROVAL STAMP**



**For information only. Do not approved**

**Gulf Coast Utility Company, Inc.,  
Spring Crossing/288 Business Park  
(Inside City of Iowa Colony)**

**Water Utility Tariff Page No.**

**SECTION 1.0 -- RATE SCHEDULE**

**Section 1.01 - Rates**

<b><u>Meter Size</u></b>	<b><u>Monthly Minimum Charge</u></b>	<b><u>Gallonage Charge</u></b>
5/8" or 3/4"	<b><u>\$55.00</u></b> (Includes 0 gallons)	<b><u>\$2.75</u></b> per 1000 gallons, 1 <sup>st</sup> <b><u>8,000</u></b> gallons
1"	<b><u>\$75.00</u></b>	
1 1/2 "	<b><u>\$95.00</u></b>	
2"	<b><u>\$125.00</u></b>	
3"	<b><u>\$250.00</u></b>	
4"	<b><u>\$500.00</u></b>	

**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%**  
TCEQ RULES REQUIRE THE UTILITY TO COLLECT A FEE OF ONE PERCENT OF THE RETAIL  
MONTHLY BILL.

**Section 1.02 - Miscellaneous Fees**

**TAP FEE** ..... **\$875.00**  
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 RELOCATION FEE** ..... **Actual Relocation Cost, Not to Exceed Tap Fee**  
THIS FEE MAY BE CHARGED IF A CUSTOMER REQUESTS THAT AN EXISTING METER BE  
RELOCATED.

**RATES LISTED ARE EFFECTIVE ONLY  
IF THIS PAGE HAS TCEQ APPROVAL STAMP**

**For information only. Do not approved**

**Gulf Coast Utility Company, Inc.  
Spring Crossing/288 Business Park  
(Inside City of Iowa Colony)**

**Water Utility Tariff Page No.**

**SECTION 1.0 -- RATE SCHEDULE (Continued)**

**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.

**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
- c) Illegal connections..... \$250.00

**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%**

TCEQ 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 ..... 1/8TH 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. [30 TAC 291.21(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.

**RATES LISTED ARE EFFECTIVE ONLY  
IF THIS PAGE HAS TCEQ APPROVAL STAMP**

## **Attachment 'B'**

### ***Confidential***

Customer Name, Address and Deposit Information

## **Attachment 'C'**

### ***Confidential***

Limited Liability Company Agreement Undine Texas, LLC and  
Organizational Chart

## **Attachment 'D'**

### **Certificate of Account Status**

# Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "UNDINE TEXAS, LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE TWENTY-EIGHTH DAY OF JUNE, A.D. 2017.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "UNDINE TEXAS, LLC" WAS FORMED ON THE TWENTY-THIRD DAY OF OCTOBER, A.D. 2015.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN PAID TO DATE.



5860781 8300

SR# 20175003603

You may verify this certificate online at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

A handwritten signature in black ink, appearing to read "JBullock", is written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed.

Authentication: 202799290

Date: 06-28-17

Corporations Section  
P.O.Box 13697  
Austin, Texas 78711-3697



Rolando B. Pablos  
Secretary of State

## Office of the Secretary of State

### Certificate of Fact

The undersigned, as Secretary of State of Texas, does hereby certify that the document, Application for Registration for Undine Texas, LLC (file number 802339329), a DELAWARE, USA, Foreign Limited Liability Company (LLC), was filed in this office on November 25, 2015.

It is further certified that the entity status in Texas is in existence.

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on June 28, 2017.



A handwritten signature in black ink, appearing to read "R. Pablos".

Rolando B. Pablos  
Secretary of State

## **Attachment 'E'**

### ***Confidential***

Evidence of Financial, Managerial and Technical Capabilities



## **Attachment 'F'**

***Confidential***

Letter of Intent

## **Attachment 'G'**

### ***Confidential***

Financial Information

## **Attachment 'H'**

Utilities within 2-Miles

**Gulf Coast Utility Co., Inc. (12094 & 20688)**

**Kucera Farms Subdivision - PWSID 0200665**

**Utility Name- 2 mile Notice**

**CCN#**

**Street**

**City**

**State**

**Zip**

City of Iowa Colony	12003 CR 65	Rosharon	TX	77583
City of Manvel	20025 Hwy 6	Manvel	TX	77578
City of Alvin	216 West Sealy	Alvin	TX	77511
Orbit Systems Inc	11982 1302 Airline N	Rosharon	TX	77583
Brazoria County Drainage District 5	PO Box 1	Rosharon	TX	77583
Brazoria County MUD 32	3200 Southwest Fwy Ste 2600	Houston	TX	77027
Brazoria County MUD 55	3200 Southwest Fwy Ste 2600	Houston	TX	77027
Brazoria County MUD 56	3200 Southwest Fwy Ste 2600	Houston	TX	77027
Brazos Bend Water Authority	Inactive per TCEQ			
Port Freeport	200 W 2nd St	Freeport	TX	77541
West Brazoria County Drainage District	PO Box 288	West Columbia	TX	77486
Brazoria County GCD	111 E Locust St Bldg A-29 Ste 140	Angleton	TX	77515
Brazoria County	111 E Locust St	Angleton	TX	77515

**Southwood Estates - PWSID 0200403, WQ12780-001**

City of Iowa Colony	12003 CR 65	Rosharon	TX	77583
City of Manvel	20025 Hwy 6	Manvel	TX	77578
City of Alvin	216 West Sealy	Alvin	TX	77511
City of Pearland - and sewer 20403	11008 3519 Liberty Dr	Pearland	TX	77581
Aqua Texas Inc - and sewer 21065	13203 1106 Clayton Ln Ste 400W	Austin	TX	78723
Orbit Systems Inc	11982 1302 Airline N	Rosharon	TX	77583
Brazoria County Drainage District 4	Deleted/dissolved per TCEQ			
Brazoria County MUD 21	3200 Southwest Fwy Ste 2600	Houston	TX	77027
Brazoria County MUD 22 - and sewer 21083	13231 3200 Southwest Fwy Ste 2600	Houston	TX	77027
Brazoria County MUD 25	3200 Southwest Fwy Ste 2600	Houston	TX	77027
Brazoria County MUD 29	3200 Southwest Fwy Ste 2600	Houston	TX	77027
Brazoria County MUD 30	1300 Post Oak Blvd Ste 1400	Houston	TX	77056
Brazoria County MUD 31	3200 Southwest Fwy Ste 2600	Houston	TX	77027
Brazoria County MUD 39	3200 Southwest Fwy Ste 2600	Houston	TX	77027
Brazoria County MUD 40	3200 Southwest Fwy Ste 2600	Houston	TX	77027
Brazoria County MUD 42	3200 Southwest Fwy Ste 2600	Houston	TX	77027
Brazoria County MUD 43	3200 Southwest Fwy Ste 2600	Houston	TX	77027
Brazos Bend Water Authority	Inactive per TCEQ			
Clear Creek Watershed Regional FCD	Unknown per TCEQ	New Waverly	TX	77358
Fort Bend County Drainage District	PO Box 1028	Rosenberg	TX	77471
Fort Bend County FWSD 1	1980 Post Oak Blvd Ste 1380	Houston	TX	77056
Fort Bend County MUD 141	3200 Southwest Fwy Ste 2600	Houston	TX	77027
Sedona Lakes MUD 1 of Brazoria County	1980 Post Oak Blvd Ste 1380	Houston	TX	77056
West Brazoria County Drainage District	PO Box 288	West Columbia	TX	77486
Brazoria County GCD	111 E Locust St Bldg A-29 Ste 140	Angleton	TX	77515
Brazoria County	111 E Locust St	Angleton	TX	77515

**Unnamed Area - No PWSID, No WQID**

City of Iowa Colony	12003 CR 65	Rosharon	TX	77583
City of Manvel	20025 Hwy 6	Manvel	TX	77578
City of Alvin	216 West Sealy	Alvin	TX	77511
Orbit Systems Inc	11982 1302 Airline N	Rosharon	TX	77583
Brazoria County Drainage District 5	PO Box 1	Rosharon	TX	77583
Brazoria County MUD 31	3200 Southwest Fwy Ste 2600	Houston	TX	77027
Brazoria County MUD 32	3200 Southwest Fwy Ste 2600	Houston	TX	77027
Brazoria County MUD 55	3200 Southwest Fwy Ste 2600	Houston	TX	77027
Brazoria County MUD 56	3200 Southwest Fwy Ste 2600	Houston	TX	77027
Brazos Bend Water Authority	Inactive per TCEQ			
Fort Bend County Drainage District	PO Box 1028	Rosenberg	TX	77471
Port Freeport	200 W 2nd St	Freeport	TX	77541
West Brazoria County Drainage District	PO Box 288	West Columbia	TX	77486
Brazoria County GCD	111 E Locust St Bldg A-29 Ste 140	Angleton	TX	77515
Brazoria County	111 E Locust St	Angleton	TX	77515

**Unknown Area - No Service - No PWSID**

Lower Colorado River Authority	3700 Lake Austin Blvd	Austin	TX	78703
Matagorda Navigation District 1	292 Turtle Bay Cv	Palacios	TX	77465
Coastal Plains GCD	PO Box 106	Bay City	TX	77404
Matagorda County	1700 7th St	Bay City	TX	77414

## **Attachment 'I'**

Individual Page 16 & 17 for Each System, Inspection Reports

## Part F – TCEQ Public Water or Sewer System Information

### I-A Magnolia Bend

- ☛ Please answer questions 17 through 22 on a different sheet for each physically Distinct system being transferred or acquired.

17. A. For Water Systems. TCEQ Public Water System Identification Number:

0	2	0	0	6	6	5
---	---	---	---	---	---	---

Date of last inspection: 04-05-2017

B. For Wastewater Systems:

-TCEQ Discharge Permit Number: W Q           -      

-Name of Permittee:

-Date of application to transfer Discharge Permit submitted:

-Date of application to transfer Discharge Permit approved by TCEQ:

18. A. Are any improvements required to meet TCEQ or PUC standards? ☐ Yes ☒ No. If yes, please explain:

B. Is there a moratorium on new connections? ☐ Yes ☒ No. If yes, please explain:

C. Provide details of each required major capital improvement to correct the deficiencies and meet the TCEQ or PUC standards (attach additional sheets if necessary):

Description of the Required Improvement	Schedule to Complete	Estimated Cost

19. Does the system being transferred operate within the city limits of a municipality or within district boundaries? ☒ Yes ☐ No

If yes, indicate the number of customers within the city limits or district boundaries:

51      Water                  Sewer

- ☛ Attach copy of franchise agreement or consent letter from the city or district.

Please see Iowa Colony Tariff in Attachment A

20. Do you currently purchase water or sewer treatment capacity from another source? ☐ Yes ☒ No  
☐ Water ☐ Sewer Purchased on a ☐ Regular ☐ Seasonal ☐ Emergency Basis

• Source:  % of total supply:

21. List the number of existing connections to be effected by this transaction.

Water			Sewer		
	-Non Metered		-2" meter	-Residential Connection	
51	-5/8" or 3/4" meter		-3" meter	-Commercial Connection	
	-1" meter		-4" meter	-Industrial Connection	
	-1 1/2" meter		-Other	-Other	
Total Water Connections:			51	Total Sewer Connections	

22. Has the system reached 85% of its capacity based on TCEQ's minimum requirements? ☐ Yes ☒ No  
 If yes, please explain what steps are being taken to address the capacity issues:

23. List the name, class, and license number of the operator(s) that will be responsible for the system:

Name	Class	License#
See Attachment 'J'		

24. Attach the following maps with each copy of the application: Please See Attachment 'K'

- a. One small scale map clearly showing affected service area with enough detail to accurately locate the area if the application is for the transfer of all or a portion of a CCN.
- b. One large scale map showing the proposed service area boundaries being sold, transferred, or merged and, if available, the existing and proposed facilities. Color coding should be used to differentiate existing from proposed facilities. Facilities and service area boundaries should be shown with such exactness that they can be located on the ground. If transferring area not currently in a CCN or a portion of an existing CCN area please attach the following hard copy maps with each copy of the application:
  1. A general location map delineating the proposed service area with enough detail to accurately locate the proposed area within the county.
  2. A map showing only the proposed area by:
    - i. metes and bounds survey certified by a licensed state or registered professional land surveyor; or
    - ii. projectable digital data with metadata (proposed areas should be in a single record and clearly labeled, data disk should be included); or
    - iii. following verifiable natural and man-made landmarks, or
    - iv. a copy of recorded plat map with metes and bounds.
  3. A written description of the proposed service area.

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*

April 5, 2017

Mr. Paul Rhodes, General Manager  
Gulf Coast Utility Co LLC  
PO Box 2067  
Alvin, Texas 77512-2067

Re: Notice of Compliance with Notice of Violation (NOV) dated August 31, 2016:  
Kuccra Farms, 4410 County Road 63, Rosharon, Brazoria County, Texas  
Regulated Entity No.: 105598775  
TCEQ ID No. 0200665 Investigation No. 1388914

Dear Mr. Rhodes:

On January 25, 2017, the Texas Commission on Environmental Quality (TCEQ) Houston Region Office received adequate compliance documentation to resolve the alleged violations documented during the investigation of the above-referenced regulated entity conducted on August 5, 2016. Based on the information submitted, no further action is required concerning this investigation.

The Texas Commission on Environmental Quality appreciates your assistance in this matter and your compliance efforts to ensure protection of the State's environment. If you or members of your staff have any questions, please feel free to contact Ms. Dawn Olivo in the Houston Region Office at (713) 767-3669.

Sincerely,

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

Latrichia Spikes, Team Leader  
Public Water Supply  
Houston Region Office

LS/DO

Enclosure: *Summary of Investigation Findings*

cc: Brazoria County Environmental Health Department



## Summary of Investigation Findings

KUCERA FARMS SUBDIVISION

Investigation #  
1342327  
Investigation Date: 08/05/2016

, COUNTY,

Additional ID(s): 0200665

### OUTSTANDING ALLEGED VIOLATION(S) ASSOCIATED TO A NOTICE OF VIOLATION

Track No: 616308 Compliance Due Date: 11/08/2016  
30 TAC Chapter 290.41(c)(3)(O)

**Alleged Violation:**

Investigation: 1342327

Comment Date: 08/25/2016

**Ground Water Sources and Development**

Failure to protect the well unit with an intruder resistant fence with a locked gate, or a locked, ventilated well house to exclude possible contamination or damage to the facilities by trespassers. The gate or well house shall be locked during periods of darkness and when the plant is unattended.

At the time of the investigation, there was no fence around the well.

**Recommended Corrective Action:** Submit a photo that shows a fence has been installed around the well to verify compliance.

Track No: 616310 Compliance Due Date: 11/08/2016  
30 TAC Chapter 290.43(e)

**Alleged Violation:**

Investigation: 1342327

Comment Date: 08/25/2016

**Facility Fencing**

Failure to provide an intruder-resistant fence in order to protect the pressure tanks. The fence must be at least six feet high and constructed of wood, concrete, masonry, or metal with three strands of barbed wire extending outward from the top of the fence at a 45 degree angle. In lieu of the barbed wire, the fence must be eight feet in height. The fence must be in good condition, close enough to surface grade to prevent intruder passage, and kept locked when unattended. In lieu of a fence, wells, storage tanks, or pressure maintenance facilities may be installed in a vented, lockable building designed to prevent intruder access.

At the time of the investigation, there was no fence around the pressure tanks.

**Recommended Corrective Action:** Submit a photo that shows a fence has been installed around the pressure tanks to verify compliance.

Track No: 616321 Compliance Due Date: To Be Determined  
30 TAC Chapter 290.45(b)(1)(A)(i)

**Alleged Violation:**

Investigation: 1342327

Comment Date: 08/25/2016

Failure to provide minimum well capacity of 1.5 gallons per minute per connection.

At the time of the investigation, the facility had a total of 40 active connections and is required to provide 1.5 gallons per minute (gpm) per connection (conn). Your well produced a total of 55 gpm and is short a total of 5 gpm. This is calculated in the following manner:

(Required Calculation) the amount of water a system is required to provide

**KUCERA FARMS SUBDIVISION**

Investigation # 1342327

---

1.5 gpm /conn X 40 conn. = 60 gpm Required

(Short Calculation) the amount of water the system is short  
60 gpm Required - 55 gpm Produced = 5 gpm Short

Your water system must be modified to meet this requirement to assure an adequate supply of water at all times.

Please be advised that public water systems shall notify the executive director prior to making any significant change or addition to the system's production, treatment, storage, or distribution facilities. Public water systems shall submit plans and specifications for the proposed changes upon request.

The water system may request an exception to these requirements by writing to TCEQ, Water Supply Division, Public Drinking Water Section, Technical Review & Oversight, MC 159, P.O. Box 13087, Austin, TX 78711-3087; phone: (512) 239-4691.

**Recommended Corrective Action:** Submit a compliance plan, engineering report or certification OR a copy of a letter requesting an exception in addition to a compliance plan for final compliance, OR a copy of a letter granting an exception to verify compliance.

---

Track No: 616323      Compliance Due Date: To Be Determined  
30 TAC Chapter 290.45(b)(1)(A)(II)

**Alleged Violation:**

Investigation: 1342327

Comment Date: 08/25/2016

**Capacity Requirements**

Failure to provide a minimum pressure tank capacity of 50 gallons per connection.

At the time of the investigation, the facility had a total of 40 connection (conn.) and is required to provide 50 gallons per conn. You have a total of 1800 gallons and are short a total of 200 gallons. This is calculated in the following manner:

Required    50 gal/conn. X 40 conn. = Total Gallons  
Short        2000 gallons Required - 1800 gallons Provided = 200 Total Gallons

Your water system must be modified to meet this requirement to assure an adequate supply of water at all times.

Please be advised that public water systems shall notify the executive director prior to making any significant change or addition to the system's production, treatment, storage, or distribution facilities. Public water systems shall submit plans and specifications for the proposed changes upon request.

The water system may request an exception to these requirements by writing to TCEQ, Water Supply Division, Public Drinking Water Section, Technical Review & Oversight, MC 159, P.O. Box 13087, Austin, TX 78711-3087; phone: (512) 239-4691.

**Recommended Corrective Action:** Submit a compliance plan, engineering report or certification OR a copy of a letter requesting an exception in addition to a compliance plan for final compliance, OR a copy of a letter granting an exception to verify compliance.

**ADDITIONAL ISSUES****Description**

Item 5

**Additional Comments**

The system is in compliance with all primary standards. On October 6, 2014, TDS and Chlorides were 1140 milligrams per liter (mg/L) and 505 mg/L, respectively. The secondary Maximum Contaminant Level for TDS and Chlorides is 1000 mg/L and 300 mg/L, respectively.

Part F – TCEQ Public Water or Sewer System Information

I-B Southwood Estates

Please answer questions 17 through 22 on a different sheet for each physically Distinct system being transferred or acquired.

17. A. For Water Systems. TCEQ Public Water System Identification Number:

0 2 0 0 4 0 3

Date of last inspection: 09-04-2014

B. For Wastewater Systems:

-TCEQ Discharge Permit Number: W Q -

-Name of Permittee:

-Date of application to transfer Discharge Permit submitted:

-Date of application to transfer Discharge Permit approved by TCEQ:

18. A. Are any improvements required to meet TCEQ or PUC standards?

☐ Yes

☒ No. If yes, please explain:

B. Is there a moratorium on new connections?

☐ Yes

☒ No. If yes, please explain:

C. Provide details of each required major capital improvement to correct the deficiencies and meet the TCEQ or PUC standards (attach additional sheets if necessary):

Description of the Required Improvement	Schedule to Complete	Estimated Cost

19. Does the system being transferred operate within the city limits of a municipality or within district boundaries? ☐ Yes ☒ No

If yes, indicate the number of customers within the city limits or district boundaries:

Water

Sewer

Attach copy of franchise agreement or consent letter from the city or district.

20. Do you currently purchase water or sewer treatment capacity from another source? ☐ Yes ☒ No  
☐ Water ☐ Sewer Purchased on a ☐ Regular ☐ Seasonal ☐ Emergency Basis

• Source:  % of total supply:

21. List the number of existing connections to be effected by this transaction.

Water			Sewer		
	-Non Metered	1	-2" meter	-Residential Connection	
529	-5/8" or 3/4" meter		-3" meter	-Commercial Connection	
	-1" meter	1	-4" meter	-Industrial Connection	
	-1 1/2" meter		-Other	-Other	
Total Water Connections:			531	Total Sewer Connections	

22. Has the system reached 85% of its capacity based on TCEQ's minimum requirements? ☐ Yes ☒ No  
 If yes, please explain what steps are being taken to address the capacity issues:

23. List the name, class, and license number of the operator(s) that will be responsible for the system:

Name	Class	License#
See Attachment 'J'		

24. Attach the following maps with each copy of the application: Please See Attachment 'K'
- One small scale map clearly showing affected service area with enough detail to accurately locate the area if the application is for the transfer of all or a portion of a CCN.
  - One large scale map showing the proposed service area boundaries being sold, transferred, or merged and, if available, the existing and proposed facilities. Color coding should be used to differentiate existing from proposed facilities. Facilities and service area boundaries should be shown with such exactness that they can be located on the ground. If transferring area not currently in a CCN or a portion of an existing CCN area please attach the following hard copy maps with each copy of the application:
    - A general location map delineating the proposed service area with enough detail to accurately locate the proposed area within the county.
    - A map showing only the proposed area by:
      - metes and bounds survey certified by a licensed state or registered professional land surveyor; or
      - projectable digital data with metadata (proposed areas should be in a single record and clearly labeled, data disk should be included); or
      - following verifiable natural and man-made landmarks, or
      - a copy of recorded plat map with metes and bounds.
    - A written description of the proposed service area.

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



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

September 4, 2014

*Protecting Texas by Reducing and Preventing Pollution*

Mr. Paul Rhodes, President  
Gulf Coast Utility Co., LLC  
PO Box 2067  
Alvin, Texas 77512-2067

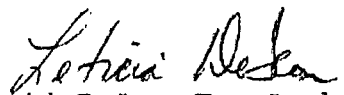
Re: Notice of Violation for the Compliance Evaluation Investigation at:  
Southwood Estates, End of Louisiana St., Rosharon, Brazoria County, Texas  
RN102680287, TCEQ ID No. 0200403, Investigation No. 1152290

Dear Mr. Rhodes,

On July 11, 2014, Ms. Mary Hopkins 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 requirements for Public Water Supply. Enclosed is a summary which lists the investigation findings. During the investigation, some concerns were noted which were alleged noncompliances that have resolved based on subsequent corrective action. Based on the information you have provided, the TCEQ has adequate documentation to resolve the alleged violations. Therefore, no further action is required. 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, please feel free to contact Ms. Mary Hopkins in the Houston Region Office at (713)767-3650.

Sincerely,

  
Leticia De Leon, Team Leader  
Public Water Supply  
Houston Region Office

LD/MVH/ra

cc: Brazoria County Public Health and Environmental Services

Enclosures: Summary of Investigation Findings

## Summary of Investigation Findings

**SOUTHWOOD ESTATES**

3007 BROADWAY ST  
PEARLAND, BRAZORIA COUNTY, TX 77581

Investigation #

1152290  
Investigation Date: 07/11/2014

Additional ID(s): 0200403

### ALLEGED VIOLATION(S) NOTED AND RESOLVED ASSOCIATED TO A NOTICE OF VIOLATION

Track No: 545748

30 TAC Chapter 290.43(c)(3)

**Alleged Violation:**

Investigation: 1152290

Comment Date: 08/15/2014

Failure to provide an overflow pipe gravity-hinged and weighted cover on the ground storage tank with a good mechanical seal when closed in order to prevent the possible entrance of insects or other contaminants into the water supply. The cover must seat properly with a gap of no more than 1/16 inch.

At the time of the investigation, the pipe was corroded and the flap did not seal properly

**Recommended Corrective Action:** Submit to the Region 12 Office documentation demonstrating that the overflow pipe and flap have been repaired.

**Resolution:** On August 28, 2014, the Region 12 Office received a photograph of the repaired overflow pipe cover.

Track No: 545749

30 TAC Chapter 290.41(c)(3)(J)

**Alleged Violation:**

Investigation: 1152290

Comment Date: 08/15/2014

Failure to repair the cracked concrete sealing block surrounding Well Number 2 using a flexible, nontoxic, waterproof compound or with a properly constructed and installed sealing block.

At the time of the investigation, the cement around the well was cracked and chipped.


**Recommended Corrective Action:** Submit to the Region 12 Office documentation demonstrating that the concrete sealing block surrounding well has been repaired.

**Resolution:** On August 27, 2014, the Region 12 Office received a photograph of the repaired Well No. 2 sealing block.



## Part F – TCEQ Public Water or Sewer System Information

## I-C Spring Crossing Subdivision

 Please answer questions 17 through 22 on a different sheet for each physically Distinct system being transferred or acquired.

17. A. For Water Systems. TCEQ Public Water System Identification Number:

0	2	0	0	6	6	6
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Date of last inspection: 

**B. For Wastewater Systems:**

-TCEQ Discharge Permit Number: W Q 

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-Name of Permittee:

-Date of application to transfer Discharge Permit submitted:	
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-Date of application to transfer Discharge Permit approved by TCEQ:

18. A. Are any improvements required to meet TCEQ or PUC standards? ☐ Yes ☒ No. If yes, please explain:

--

B. Is there a moratorium on new connections? ☐ Yes ☒ No. If yes, please explain:

--

C. Provide details of each required major capital improvement to correct the deficiencies and meet the TCEQ or PUC standards (attach additional sheets if necessary):

Description of the Required Improvement	Schedule to Complete	Estimated Cost

19. Does the system being transferred operate within the city limits of a municipality or within district boundaries? ☒ Yes ☐ No

**If yes, indicate the number of customers within the city limits or district boundaries:**

1 Water Sewer

**📎 Attach copy of franchise agreement or consent letter from the city or district.**

20. Do you currently purchase water or sewer treatment capacity from another source? ☐ Yes ☒ No  
☐ Water ☐ Sewer Purchased on a ☐ Regular ☐ Seasonal ☐ Emergency Basis

• Source:  % of total supply:

21. List the number of existing connections to be effected by this transaction.

Water			Sewer		
<input type="text"/>	-Non Metered	<input type="text" value="1"/>	<input type="text"/>	-2" meter	<input type="text"/>
<input type="text"/>	-5/8" or 3/4" meter	<input type="text"/>	<input type="text"/>	-3" meter	<input type="text"/>
<input type="text"/>	-1" meter	<input type="text"/>	<input type="text"/>	-4" meter	<input type="text"/>
<input type="text"/>	-1 1/2" meter	<input type="text"/>	<input type="text"/>	-Other	<input type="text"/>
Total Water Connections:		<input type="text" value="1"/>	Total Sewer Connections		<input type="text"/>

22. Has the system reached 85% of its capacity based on TCEQ's minimum requirements? ☐ Yes ☒ No  
 If yes, please explain what steps are being taken to address the capacity issues:

23. List the name, class, and license number of the operator(s) that will be responsible for the system:

Name	Class	License#
See Attachment 'J'		

24. Attach the following maps with each copy of the application:

Please See Attachment 'K'

- a. One small scale map clearly showing affected service area with enough detail to accurately locate the area if the application is for the transfer of all or a portion of a CCN.
- b. One large scale map showing the proposed service area boundaries being sold, transferred, or merged and, if available, the existing and proposed facilities. Color coding should be used to differentiate existing from proposed facilities. Facilities and service area boundaries should be shown with such exactness that they can be located on the ground. If transferring area not currently in a CCN or a portion of an existing CCN area please attach the following hard copy maps with each copy of the application:
  1. A general location map delineating the proposed service area with enough detail to accurately locate the proposed area within the county.
  2. A map showing only the proposed area by:
    - i. metes and bounds survey certified by a licensed state or registered professional land surveyor; or
    - ii. projectable digital data with metadata (proposed areas should be in a single record and clearly labeled, data disk should be included); or
    - iii. following verifiable natural and man-made landmarks, or
    - iv. a copy of recorded plat map with metes and bounds.
  3. A written description of the proposed service area.



## **Attachment 'J'**

### Operators Information

### Operations Information

Undine Texas, LLC (“Undine”) will utilize a third-party Contractor to operate the Utility Systems. Utility Group of Texas, LLC (Utility Group) will provide one full time Contract Manager, John Wittenzellner to Undine Texas, LLC with the responsibility of working directly with Mr. Andy Thomas, Sr. Vice President of Undine. To ensure the highest level of support, Utility Group will assign a dual licensed Project Manager with more than 29 years of experience to assist with the Utilities.

The Contract Manager of Utility Group, shall oversee and provide the general management services for Undine’s Utility. These services shall include, but are not limited to, all supervision, labor, transportation, tools, equipment, and operational consultants to operate and maintain said Utility. In addition, it includes all operations and maintenance of the Utility, except some items that are deemed capital in nature, or extraordinary. In this instance, Undine would seek bids from third party Construction Contractors for large Capital Projects.

In addition, Utility Group will also provide Billing and Customer Services, collection services, perform meter reading, manage deposits and expenses for the Undine Customers, administer customer’s accounts, notices and related procedures, as well as complete shut-offs, turn-ons, and new customer inspections.

#### Individual operators:

			Issued	Expires
Sara Carlock:	Water Operator A	WO0037585	11/18/15	11/18/18
	WWT Operator A	WW0056818	01/24/17	01/24/20
Juan Gonzalez:	Water Operator C	WG0008247	08/19/15	09/23/18
	WWT Operator C	WW0014722	04/06/15	04/12/18
Tony Kern:	Water Operator C	WG0015622	08/03/15	08/03/18
Carlos Leyva:	Water Operator C	WG0016195	10/28/16	10/28/19

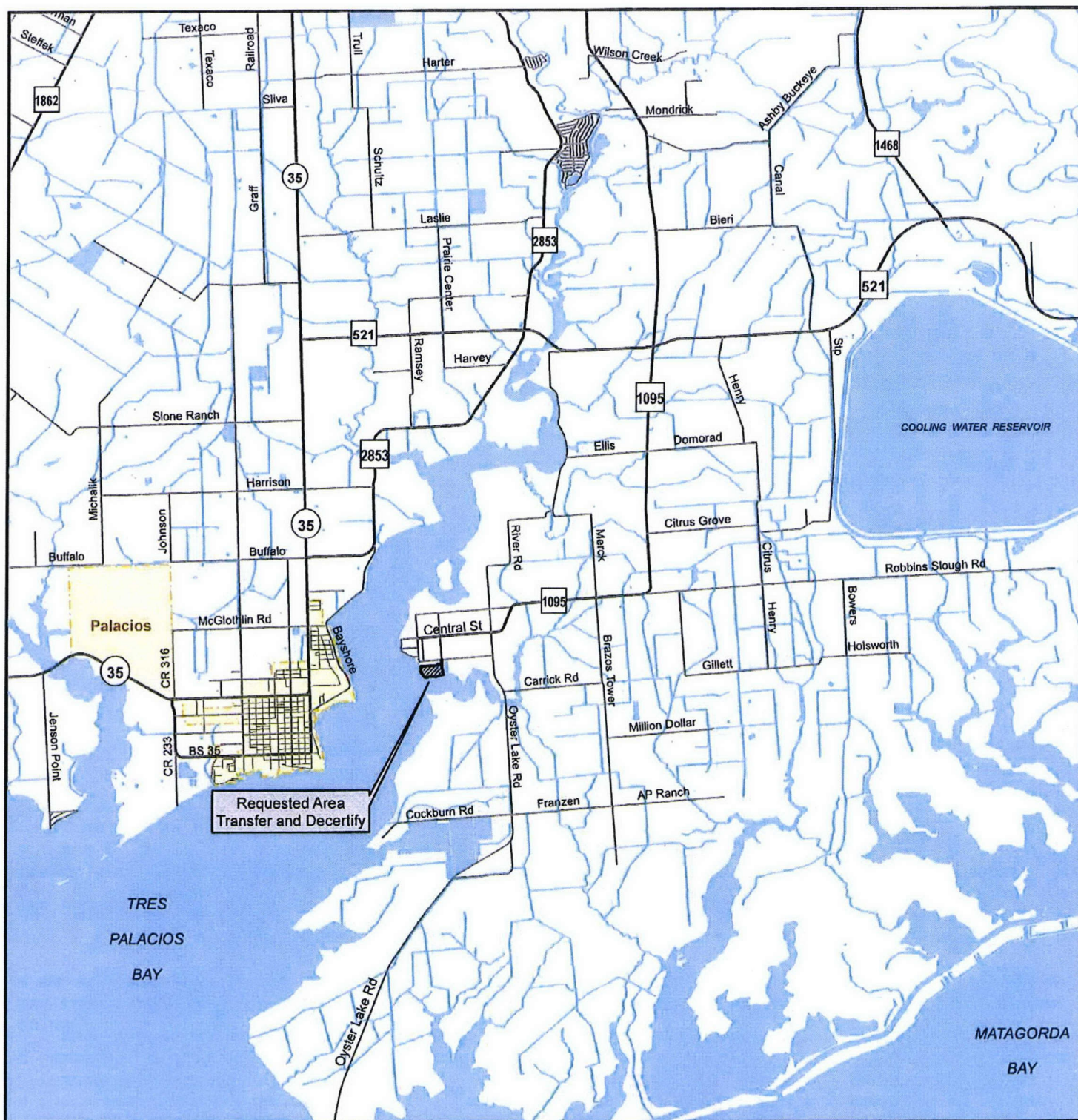
## **Attachment 'K'**

CCN Maps to be Transferred with this Application and CCN  
Descriptions










### General Location Map - Matagorda County

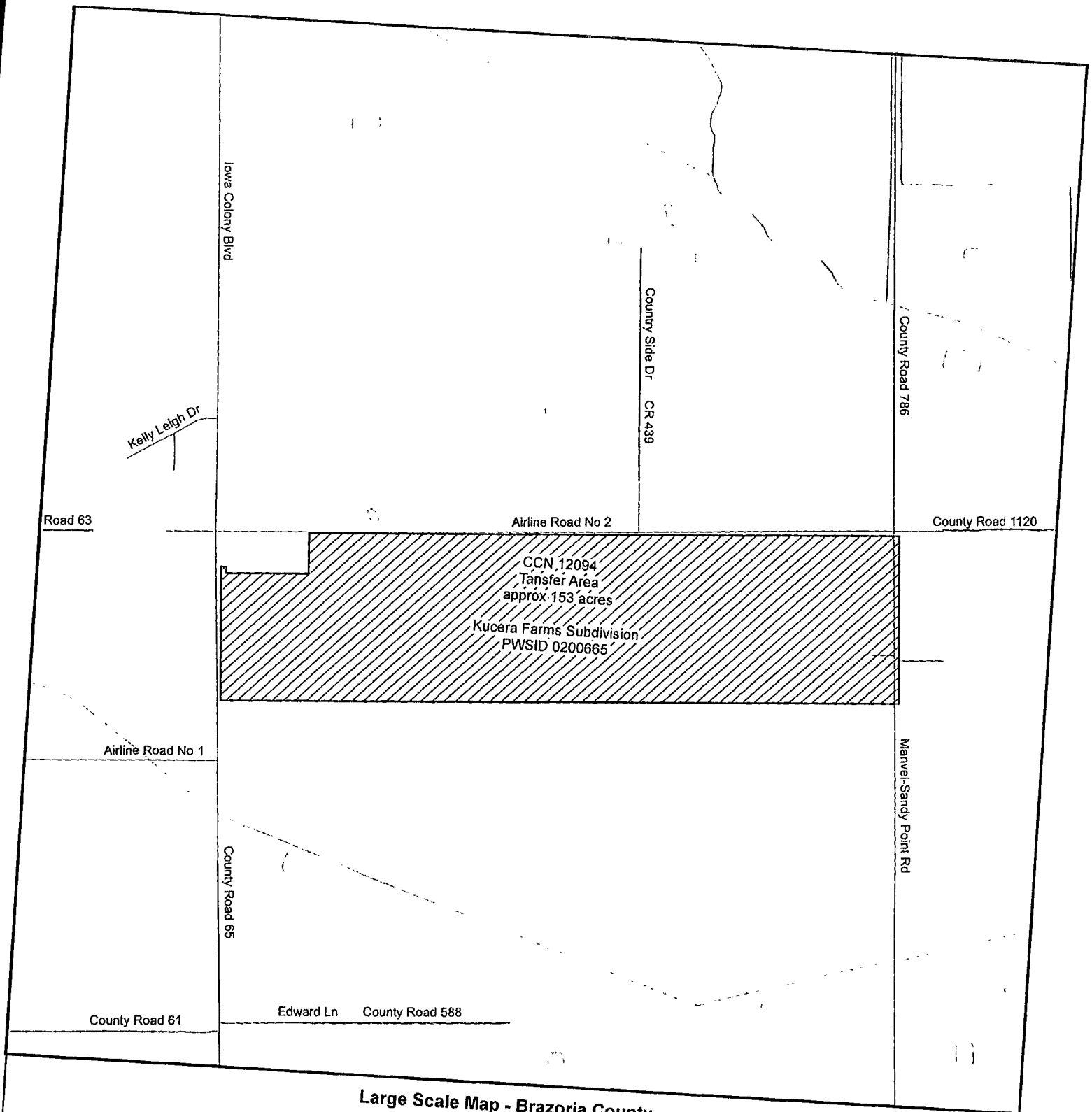
Undine Texas, LLC  
 Application to Transfer Gulf Coast Utility Co., Inc., CCN No. 12094  
 in Brazoria and Matagorda Counties;  
 and to Decertify a Portion of CCN No. 12094 to be Transferred in Matagorda County

#### Requested Water CCN Service Area to Transfer and Decertify

 Gulf Coast Utility Co., Inc., CCN 12094




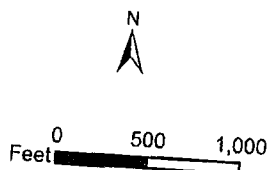
0 1 2  
 Miles



### Large Scale Map - Brazoria County

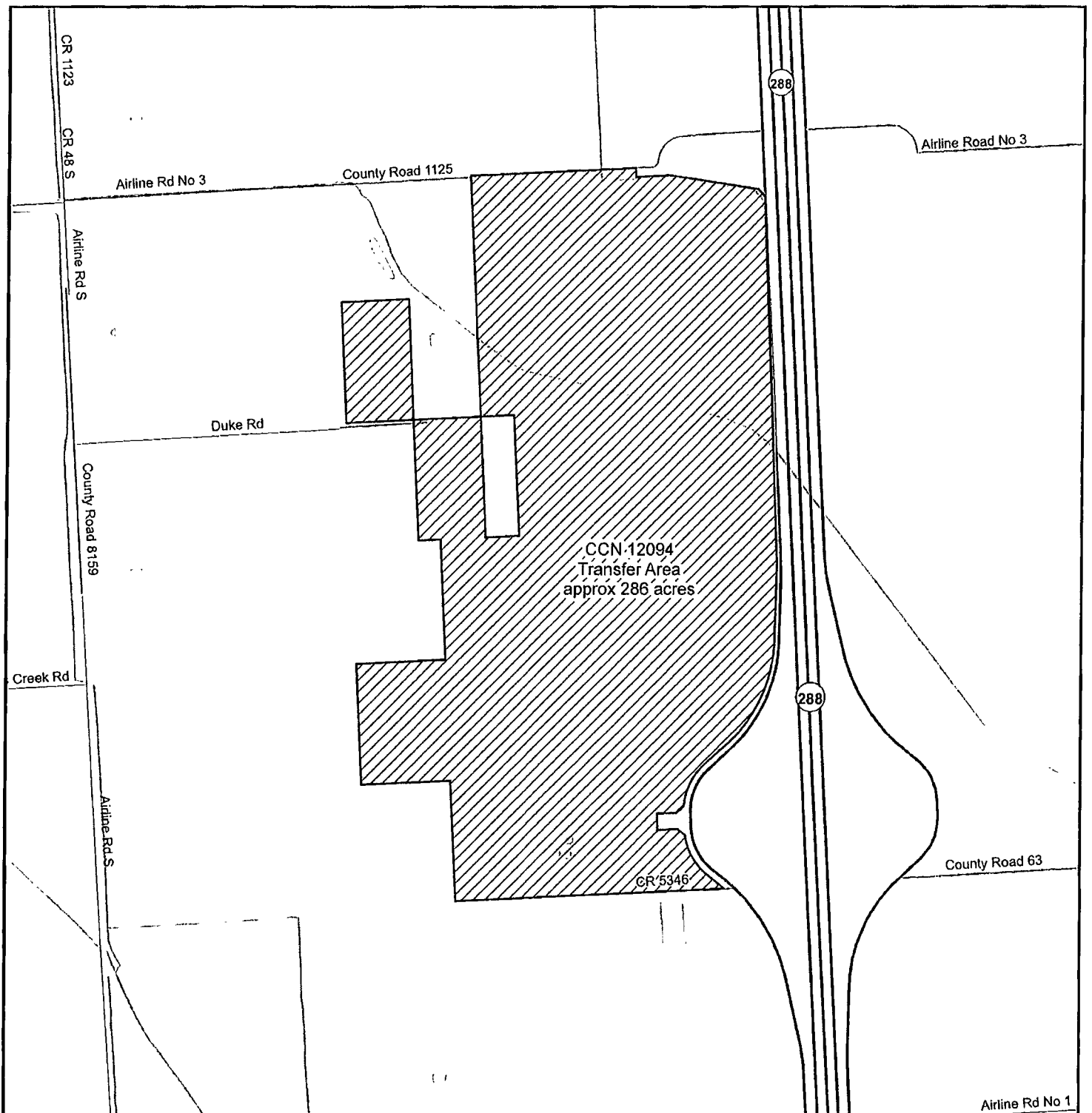
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in Brazoria and Matagorda Counties;  
and to Decertify a Portion of CCN No. 12094 to be Transferred in Matagorda County

**Requested Water CCN Service Area to Transfer**  
 Gulf Coast Utility Co., Inc., CCN 12094



120

Map by: S. Burt, ASBG  
Date: August 1, 2017  
Base: TxDOT 2015 Roadways  
Project: Brazoria Large Scale 1.mxd

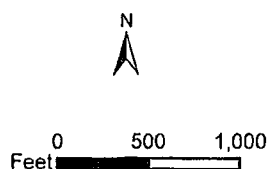


### Large Scale Map - Brazoria County

Undine Texas, LLC  
 Application to Transfer Gulf Coast Utility Co., Inc., CCN No. 12094  
 in Brazoria and Matagorda Counties;  
 and to Decertify a Portion of CCN No. 12094 to be Transferred in Matagorda County

#### Requested Water CCN Service Area to Transfer

 Gulf Coast Utility Co., Inc., CCN 12094

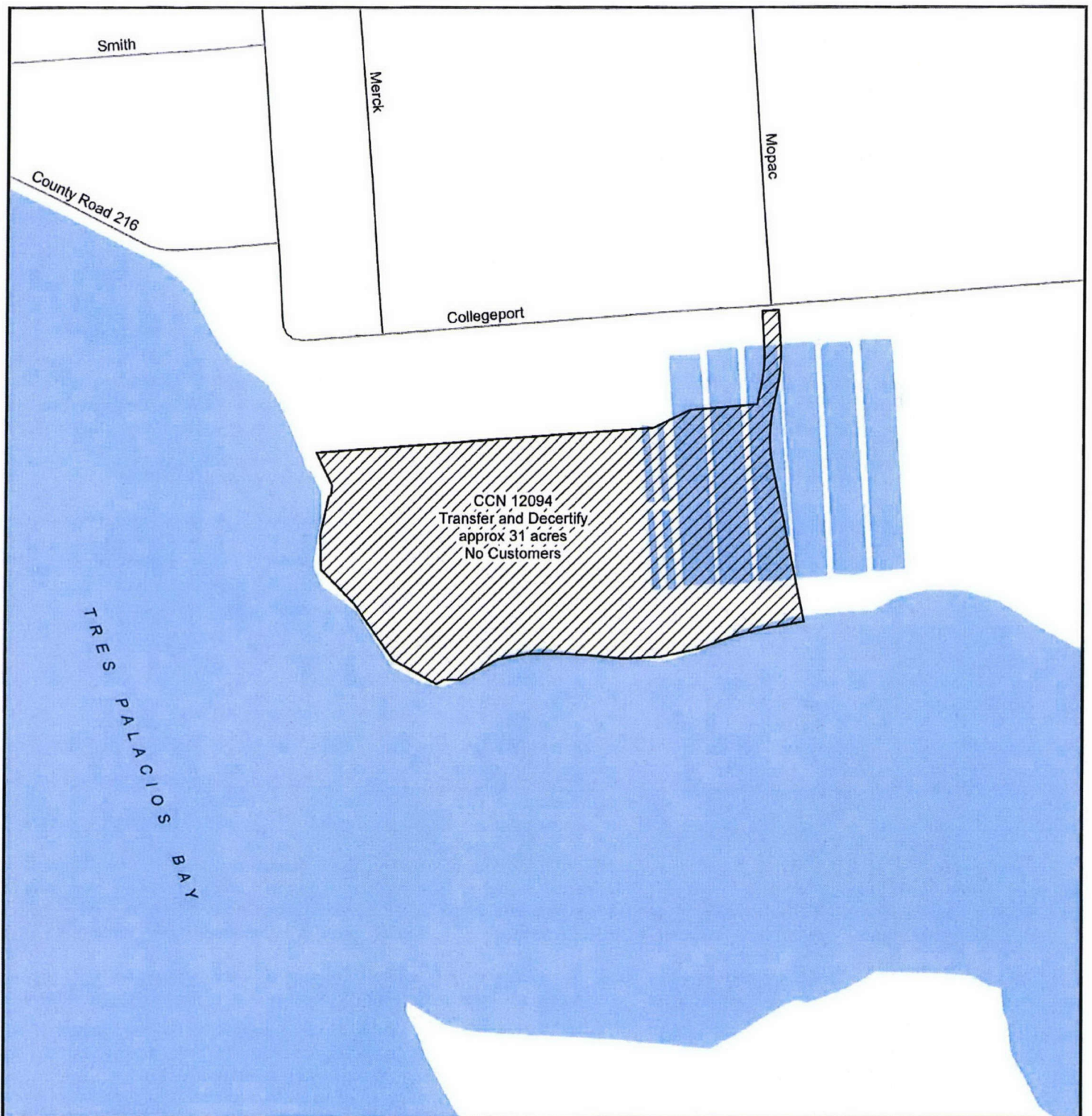


121

Map by: S. Burt, ASBGI  
 Date: August 1, 2017  
 Base: TxDOT 2015 Roadways  
 Project: Brazoria Large Scale 2.mxd







### Large Scale Map - Matagorda County

Undine Texas, LLC  
 Application to Transfer Gulf Coast Utility Co., Inc., CCN No. 12094  
 in Brazoria and Matagorda Counties;  
 and to Decertify a Portion of CCN No. 12094 to be Transferred in Matagorda County

#### Requested Water CCN Service Area to Transfer and Decertify

 Gulf Coast Utility Co., Inc., CCN 12094



0 250 500  
 Feet

**Kucera Farms Subdivision – PWSID 0200665 (water)**

The area subject to this transaction is located within approximately 4.5 miles south/southwest of downtown Manvel, Texas, and is generally bounded on the north by Airline Rd No. 2; on the east by Manvel-Sandy Point Rd; on the south by 1300' south of Airline Rd No. 2; and on the west by County Rd 65 in Brazoria County.

The total area being requested includes approximately 153 acres and serves 51 current customers.

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**Southwood Estates – PWSID 0200403 (water)**

The area subject to this transaction is located within approximately 4.5 miles west/northwest of downtown Manvel, Texas, and is generally bounded on the north by 370' south of Mars Dr; on the east by Old Airline Rd; on the south by State Hwy 6; and on the west by 1700' west of Louisiana Rd in Brazoria County.

The total area being requested includes approximately 245 acres and serves 531 current customers.

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**Spring Crossing – PWSID 0200666 (water)**

The area subject to this transaction is located within approximately 5.5 miles southwest of downtown Manvel, Texas, and is generally bounded on the north by Airline Rd No. 3; on the east by State Hwy 288; on the south by County Road 5346; and on the west by 2000' east of Airline Rd S in Brazoria County.

The total area being requested includes approximately 286 acres and serves 1 current customers.

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**Unknown Area Not Served – No PWSID (water)**

The area subject to this transaction is located within approximately 2 miles northeast of downtown Palacios, Texas, and is generally bounded on the north by South St; on the east by .74 mile west of Oyster Lake Rd; on the south and west by Tres Palacios Bay in Matagorda County.

The total area being requested includes approximately 31 acres and serves 0 current customers.

(Requesting to Decertify all 31 acres.)

## Undine Texas, LLC – Gulf Coast Utility Co., Inc. (CCN 12094)

### Requested Area Overlaps

#### Kucera Farms Subdivision - approx. 153 acres (water)

County	Brazoria
City	Iowa Colony
ETJ	Iowa colony
CCN	None
Districts	Brazoria County Drainage District 5 (Deleted/Dissolved per TCEQ) Port Freeport West Brazoria County Drainage District
GCD	Brazoria County Groundwater Conservation District

#### Southwood Estates – approx. 245 acres (water)

County	Brazoria
City	Pearland Iowa Colony Manvel Alvin
ETJ	Pearland Iowa Colony
CCN	City of Pearland (CCN 11008, 20403)
Districts	Brazoria County Drainage District 4 (Deleted/ Dissolved per TCEQ) Brazos Bend Water Authority (Inactive per TCEQ) West Brazoria County Drainage District
GCD	Brazoria County Groundwater Conservation District

#### Spring Crossing – approx. 286 acres (water)

County	Brazoria
City	Iowa Colony
ETJ	Iowa Colony
CCN	None
Districts	Brazoria County Drainage District 5 (Deleted/Dissolved per TCEQ) Port Freeport West Brazoria County Drainage District
GCD	Brazoria County Groundwater Conservation District

#### Unknown Area – approx. 31 acres (water)

County	Matagorda
City	None

ETJ	None
CCN	None
Districts	Lower Colorado River Authority Matagorda County Navigation District
GCD	Coastal Plains Groundwater Conservation District



