

Control Number: 48824



Item Number: 10

Addendum StartPage: 0

DOCKET NO. 48824

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PETITION OF TEJAS CREEK, LTD.	§	BEFORE THE PUBLIC UTILITY !: 21
TO AMEND AQUA TEXAS, INC.'S	§	Fluing Clerk
CERTIFICATES OF CONVENIENCE	§	FILING CLERK
AND NECESSITY IN MONTGOMERY	§	COMMISSION OF TEXAS
COUNTY BY EXPEDITED RELEASE	8	,

AQUA TEXAS, INC.'S SUPPLEMENTAL RESPONSE TO PETITION

Aqua Texas, Inc. d/b/a Aqua Texas ("Aqua" or "Intervenor") files this Supplemental Response to Tejas Creek, Ltd.'s ("Applicant") Petition for an Expedited Release from Aqua's water CCN No. 13203 and sewer CCN No. 21065 ("Petition") filed in this docket, and in support would show as follows.

I. PROCEDURAL BACKGROUND

On October 30, 2018, Applicant submitted its Petition for an Expedited Release from Aqua's Water CCN No. 13203 and sewer CCN No. 21065. On December 12, 2018, the Honorable Commission Administrative Law Judge ("ALJ") granted Aqua Intervenor status in this docket, found the Petition administratively complete, and set December 19, 2018 as the deadline for Intervenor's response to the Petition.²

II. ARGUMENTS AND AUTHORITIES

The Petition should be denied because Aqua has performed acts and committed facilities sufficiently that water and sewer service are being received on Applicant's 108-acre property for which it seeks release (the "Property"). Removal or decertification of the Property from Aqua's CCN areas would render Aqua's property useless or valueless. If this Petition is granted, the Commission must identify that property and compensate Aqua for its loss.

¹ Order No. 2.

² Order No. 3.

A. The definition of service is broad.

The Property is not eligible for streamlined expedited release from Aqua's certificated areas under Texas Water Code § 13.254(a-5) and 16 Tex. ADMIN. Code § 24.245(l) (TAC) because it is receiving water and sewer service. A property can receive water and sewer service under the statute without a utility delivering "actual water" onto or removing wastewater from that property.³ In *Crystal Clear*, the Texas Third Court of Appeals held that facilities or lines "committed" to providing such service might cause the property to "receive service" under the statutory and regulatory definition.⁴

Though the statutes do not define "receiving," the Water Code's definition of "service," which applies to expedited release petitions, "is very broad and appears intentionally so." The Legislature did not define "receiving service" as "obtaining water" or "having wastewater collected." The Water Code defines "service" as:

any act performed, anything furnished or supplied, and any facilities or lines committed or used by a retail public utility in the performance of its duties . . . to its patrons, employees, other retail public utilities, and the public, as well as the interchange of facilities between two or more retail public utilities.

TEX. WATER CODE § 13.002(21); see also 16 TAC § 24.3(62) (same definition). The embedded term "facilities" is defined as:

[a]ll the plant and equipment of a retail public utility, including all tangible and intangible real and personal property without limitation, and any and all means and

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³ See Tex. Gen. Land Office v. Crystal Clear Water Supply Corp., 449 S.W.3d 130, 140 (Tex. App.—Austin 2014, pet. denied).

⁴ *Id*.

⁵ Johnson Cty. Specialty Util. Dist. v. Pub. Util. Comm'n of Tex., No. 03-17-00160-CV, 2018 Tex. App. LEXIS 3328, *21 (Tex. App.—Austin May 11, 2018, pet. filed) (using plain and common meaning of "receiving" as "tak[ing] possession or delivery of or 'knowingly accepting").

⁶ Crystal Clear, 449 S.W.3d at 140.

instrumentalities in any manner owned, operated, leased, licensed, used, controlled, furnished, or supplied for, by, or in connection with the business of any retail public utility.

TEX. WATER CODE § 13.002(9); 16 TAC §24.3(24). The Commission should construe these terms in their broadest sense because the consequence of granting an expedited release petition is removal of a CCN holder's area without an evidentiary hearing on the merits.

Requiring that actual water be provided to or wastewater collected from a property to prove it is "receiving service" ignores practical realities of the water and wastewater service business and renders CCNs covering undeveloped tracts essentially meaningless. Retail public utilities are unlikely to construct interior water distribution lines, wastewater collection lines, or meters on land before the property owner requests them because of trespass laws, not to mention the cost of installation with no known return on the investment. However, a utility must plan and prepare for upcoming development on tracts within its CCN by developing water supply and wastewater collection/treatment facility designs, negotiating contracts and water sources, and obtaining necessary permits; building excess capacity to respond quickly to demand provides service to all properties within the CCN area. Removing areas from CCNs merely because there is no active connection on that property deprives the CCN holder of the ability to recoup its investment in planning and building capacity to respond quickly to the demand for service.

In sum, planning and preparing for an active water supply to and wastewater collection from properties is "service" under legislative, administrative, and judicial constructs. Removing undeveloped tracts from utilities' CCNs simply because there is no actual water being delivered to

⁷ See Exhibit A.

⁸ See Exhibit A; Cf. Tex. Water Code §13.250(a)."[A]ny retail public utility that possesses or is required to possess a certificate of public convenience and necessity shall serve every consumer within its certified area and shall render continuous and adequate service within the area or areas."

or wastewater removed from the undeveloped tracts—and providing no compensation for investments in intangible assets—penalizes utilities for failing to put the cart sufficiently before the horse by taking away their cart license.

B. Aqua Provides Service to the Petition Property

Aqua has previously agreed to provide water and sewer service to the Property. Contrary to Tejas Creek's assertion through affiant Daniel Signorelli that the "property has not requested water or sewer service from Aqua Texas," Aqua received at least three inquiries and one "formal request" for water and sewer service for 60 acres of the Property from representatives of Signorelli-related companies between December 2013 and November 2014. On December 20, 2013, Aqua responded to The Signorelli Company as follows: "This is to confirm Aqua Texas, Inc. (Aqua) will provide retail public water and sewer utility service to the Two Tracts of Land in the James A. Smith Survey, A-37, Montgomery County Texas ('the Property')." This tract description is much like the description of the land in Deed 2 for the Property that includes two tracts of land that are 50.571 acres and 10 acres in the James Smith Survey, A-37, Montgomery County, Texas, as well as the description of the property in Montgomery County Municipal Utility District ("MUD") No. 149. The approximately 60 acres of land in MUD No. 149 is the current focus of development on the Property, with media reports that the land will be carved into 246 lots. On December 11, 2018,

⁹ Petition, Exhibit A, Affidavit of Daniel K. Signorelli.

Exhibits A, 2 and 5.

¹¹ See Petition, Exhibit C, Deed 2; Act of May 22, 84th Leg., R.S., ch. 494, § 2, 2015 Tex. Gen. Laws 1823, 1826-28 (Montgomery County MUD No. 149).

Exhibit A, 7; see also Petition, Exhibit B.

Aqua again confirmed that it had the capacity to collect the wastewater generated by Tejas Creek's planned development for the Property.¹³

Aqua delivers actual water to and removes wastewater from nearby properties, and has the capacity to do the same for the Property from its existing Tejas Boulevard and Adobe Terrace water plants, wastewater plant, and associated facilities.¹⁴ A water line provides actual water to one property that abuts the Property, and other pipes are nearby to the north and west.¹⁵ The two nearby water plants have a joint unused capacity of 252 connections,¹⁶ and the Lake Conroe Forest wastewater plant has the capacity to serve approximately 1000 additional connections.¹⁷ These facilities—and the acts planning, creating, and maintaining them—are all "committed or used" by Aqua in the performance of its duties to supply water and treat wastewater within the targeted CCN areas.

Through these commitments and existing facilities and capacity, the Property receives water and sewer service from Aqua. Intervenor stands ready to perform additional acts of service and commit additional facilities to the Property as necessary. The Commission should not release the Property from Aqua's CCN Nos. 13203 and 21065.

C. Aqua's property would be rendered useless or valueless by decertification.

Decertification of the Property being served by Aqua facilities would render useless or valueless the portion of the facilities containing capacity that Aqua committed to use to serve the

¹³ Exhibits A and 6.

¹⁴ Exhibit A.

¹⁵ Id., Exhibit 1.

¹⁶ Id., Exhibit 9.

¹⁷ Exhibit A.

Property, a portion of the related CCNs and permits, and all money spent in planning, creating, obtaining and maintaining such property. The term property "has a broad meaning and includes property real and personal, tangible and intangible." The Commission must identify that portion of the water and wastewater plants as property rendered useless or valueless by any decertification. See 16 TAC § 24.245(n)(6). Before any retail public utility can provide service to the decertified Property, the Commission must determine what compensation is due to Aqua for its property rendered useless or valueless. *Id.* § 24.245(o).

Decertification will render a portion of Aqua's water and sewer facilities useless or valueless because they will be idle instead of productive as soon as possible. There are no other outstanding requests for service from the undeveloped portions of the CCN area that will use that full capacity.

A portion of the Tejas Boulevard and Adobe Terrace water treatment plants and the Lake Conroe Forest wastewater plant allocable to the 246 connections planned for Petitioner's land will stand idle after decertification—rendered useless or valueless—when it could be delivering water and collecting wastewater from the Property. That unused capacity will require maintenance that will not be offset by revenue from production. Pipelines that could have served the Property will be rendered similarly useless or valueless, as will designs and plans that anticipated serving the entire CCN, including the Property. The opportunity to use that capacity for the impending development on the Property will be lost forever even if the plants are later connected to currently unknown developments elsewhere.

¹⁸ Tex. Pub. Util. Comm'n, City of Celina's Notice of Intent to Provide Water and Sewer Service to Area Decertified from Aqua Texas, Inc. In Denton County, Docket No. 45848, 2017 Tex. PUC LEXIS 1540, *13 (June 29, 2017) (op. on reh'g); see also State v. Public Util. Comm'n, 883 S.W.2d 190, 200 (Tex. 1994) (property is "everything which is the subject of ownership, corporeal or incorporeal, tangible or intangible, visible or invisible, real or personal." quoting Black's Law Dictionary 1216 (6th ed. 1991)).

¹⁹ Exhibit A.

Decertification indisputably would deprive Aqua of the exclusive right to provide water and sewer service to the Property and permanently render that right useless or valueless with respect to the entire Property. Aqua acquired that right when obtaining the CCN, and has relied on it since. That CCNs do not "vest an exclusive service or property right" does not end the Commission's inquiry. The Third Court of Appeals's holding in *Creedmoor* that a CCN is not a vested property right was part of a jurisdictional inquiry regarding claims of deprivation of constitutional rights to open courts and due process.²¹ The administrative code does not state and the Third Court did not hold that the CCN is not any kind of property and has no value.²² Rather, possession of a CCN confers a contingent right that has value. Possession of a CCN is generally required to provide water or sewer utility service to the public.²³ Obtaining the CCNs required Aqua to make expenditures. Absent decertification, if another company were to acquire Aqua, the CCNs allowing Aqua to provide service to the Property would add value to Aqua because the acquiring company would not have to expend additional funds to get a contingent, exclusive right to provide water and sewer service to the Property.²⁴ Decertification of the Property will diminish the value of the CCNs and permits by reducing the potential service area and number of customers. That the CCNs provide a contingent and not a vested property right does not render them useless or valueless—but decertification does.

²⁰ Former 30 TAC § 291.116, recodified at 16 TAC § 24.116, currently codified at 16 TAC § 24.251.

²¹ Creedmoor-Maha Water Supply Corp. v. Tex. Comm'n on Envtl. Quality, 307 S.W.3d 505, 525 (Tex. App.—Austin 2010, no pet.) (quoting former 30 TAC § 291.116).

²² See id.

²³ 16 TAC § 24.225.

²⁴ Exhibit A.

Similarly, the permits for the unused capacity that could deliver water and collect wastewater from the Property are property that decertification will render useless or valueless concerning the Property.²⁵ If a company were to acquire Aqua, the permits would add value to Aqua because the acquiring company would not need to expend funds to obtain the permits. Although decertification will not deprive Aqua of its permits, decertification would render them useless or valueless regarding the Property.

D. Conclusion

Because the Property receives water and sewer service from Intervenor under the broad definition of "service," Petitioner is not entitled to expedited release. If the Commission nevertheless deprives Aqua of its right to serve the Property, Aqua is entitled to compensation for property rendered useless or valueless due to the removal of the Property from its CCN area. Granting the Petition would render useless or valueless Aqua's Lake Conroe Forest and Adobe Terrace water and Lake Conroe Forest wastewater plants to the extent of their unused available capacity that could have delivered water to and collected wastewater from the Property, as well as plans and designs to effectuate those services. Granting the Petition would also render useless or valueless that portion of the other infrastructure, as well as the contingent rights associated with the CCNs and the permits that are allocable to the Property, and any money used to acquire and maintain those rights and infrastructure.

PRAYER

Intervenor Aqua Texas, Inc. respectfully requests that the Honorable Administrative Law Judge and the Commission find that the Petition does not meet the expedited release requirements under Texas Water Code § 13.254(a-5) and 16 TAC § 24.245(l), and, further, deny the Petition. In

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²⁵ Exhibits A. 8 and 10.

the alternative, if the ALJ and Commission remove the Property from Aqua's CCNs, the ALJ and the Commission must find that the removal of the Property rendered useless or valueless a portion of Aqua's water and wastewater plants, pipelines, the contingent rights under the CCNs and the permits, and any money used to acquire and maintain those rights and infrastructure. The parties, the ALJ, and the Commission must then proceed to determine the amount of value lost.

Respectfully submitted,

By: Seoffrey P. Kirshbaum

State Bar No. 24029665

David D. DuBose

State Bar No. 06145100

TERRILL & WALDROP

810 W. 10th Street

Austin, Texas 78701

(512) 474-9100

(512) 474-9888 (fax)

ATTORNEYS FOR AQUA TEXAS, INC. D/B/A AQUA TEXAS

CERTIFICATE OF SERVICE

I hereby CERTIFY that on December 19, 2018, a true and complete copy of the above was sent to the parties of record in accordance with 16 TAC § 22.74.

Geoffrey P. Kirshbaum

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DOCKET NO. 48824

PETITION OF TEJAS CREEK, LTD. TO AMEND AQUA TEXAS, INC.'S	§ §	BEFORE THE PUBLIC UTILITY
CERTIFICATES OF CONVENIENCE AND NECESSITY IN MONTGOMERY	§	COMMISSION OF TEXAS
COUNTY BY EXPEDITED RELEASE	8	COMMISSION OF TEXAS
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AFFIDAVIT OF CHRIS A. GARCIA

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned official on this day personally appeared Chris A. Garcia, who is personally known to me and first being duly sworn according to law, upon his oath deposed and said:

My name is Chris A. Garcia. I am over the age of 18 years and reside in Harris County,

Texas. I am of sound mind and fully competent to make this affidavit. I have personal knowledge

of the facts stated herein, and they are true and correct.

I am the Area Manager for Southeast Texas for Aqua Texas, Inc. d/b/a Aqua Texas ("Aqua"), the Intervenor in the above styled and numbered case. I am authorized to make this affidavit on behalf of Aqua.

The attached map shows the property tract ("the Property") that the Petition seeks to remove from the area for which Aqua holds water and sewer certificates of convenience and necessity, as well as Aqua's facilities and active connections within its certificated area that includes the Property. Aqua built facilities in the CCN area, including water and sewer treatment facilities, with

¹ Exhibit 1. Map of Aqua Texas CCNs area including area seeking decertification.

capacity that exceeded immediate need in order to respond quickly to anticipated development within the Property. Aqua does not typically and did not install service lines on the Property because it was not asked to do so and did not have the right to do so without the owner's permission.

Aqua agreed to supply water and sewer service to the Property, and representatives of the Property's owner requested such service several times, and more recently inquired about the capacity of Aqua's wastewater system:

- In December 20, 2013, Aqua responded to Dan Reynolds, vice president of The Signorelli Company.² Aqua wrote, "This is to confirm Aqua Texas, Inc. (Aqua) will provide retail public water and sewer utility service to the Two Tracts of Land in the James A. Smith Survey, A-37, Montgomery County Texas ('the Property')." (Emphasis added.) Deed 2 attached to the Petition concerns two tracts of land that are 50.571 acres and 10 acres, together with a 1.37-acre access easement, in the James Smith Survey, A-37, Montgomery County, Texas.⁴
- On April 30, 2014, Aqua received an inquiry on behalf of The Signorelli Company regarding a 60-acre development south of State Highway 105 off of Tejas Boulevard that would include 250-300 residential lots.⁵ The general location map attached to the Petition shows that the Property is south of State Highway 105 and Tejas Boulevard.⁶
- On June 16, 2014, Shamar O'Bryant, vice president of land development at the Signorelli Company, wrote the following to Aqua: "Please let this letter serve as a formal request for service from Aqua Texas for an undeveloped tract of land that

² According to records from the Texas Secretary of State, Daniel K. Signorelli is the president of The Signorelli Company and a director of Tejas Creek Operating Company, LLC, which is the general partner of Tejas Creek, Ltd. Danny Signorelli is the registered agent for Tejas Creek, Ltd. The physical address listed for the two Tejas Creek companies is the same as that listed for Signorelli as president of The Signorelli Company.

³ Exhibit 2. Aqua letter, dated December 20, 2013.

⁴ Petition, Ex. C, Deed 2.

⁵ Exhibit 3. April 30, 2014 letter from Bleyl & Associates.

⁶ Petition, Ex. B.

falls within their CCN. The tract in question consist[s] of 60 acres which will yield approximately 240 (+-) 10 residential lots." (Emphasis added.) The aerial map attached to the letter shows that the 60 acres is part of the Property requesting decertification.

- On November 7, 2014, Aqua received an inquiry regarding its water and sanitary service capacity regarding development of the "61.4 acre Signorelli Conroe Tract ("Tejas Tract") with approximately 350 connections.9
- On November 27, 2018, Aqua received an inquiry regarding its wastewater capacity to serve approximately 312 equivalent single family connections. Aqua responded on December 11, 2018 stating that it had sufficient capacity to serve those wastewater connections.¹⁰

The approximately 60 acres repeatedly mentioned is the current focus of development on the Property. Municipal Utility District No. 149, shown on the maps attached to the Petition, comprises the three tracts shown in Deed 2 which are part of the Property. According to a Conroe-area newspaper, Municipal Utility District No. 149 comprises 60 acres currently planned to be carved into 246 lots. Aqua currently has sufficient water and sewer service capacity in its existing plants to supply more than 246 residential connections.

⁷ Exhibit 4. June 16, 2014 letter from The Signorelli Company.

⁸ Compare id. with Petition, Ex. B.

⁹ Exhibit 5. November 7, 2014 letter from LJA Engineering, Inc.

¹⁰ Exhibit 6. November 27, 2018 letter from WaterEngineers, Inc. and December 11, 2018 response from Aqua.

¹¹ Compare Act of May 22, 84th Leg., R.S., ch. 494, § 2, 2015 Tex. Gen. Laws 1823, 1826-28 with Petition, Ex. C, Deed 2.

¹² Exhibit 7. Catherine Dominguez, *Conroe Expands municipal utility district for new residential development*, The Courier of Montgomery County, November 9, 2018.

Aqua and its predecessors-in-interest have provided water service to the Property in several ways: (1) performing actions necessary to obtain, transfer, and maintain the water CCN No. 13203 service area covering the Property under prevailing regulations; (2) performing actions necessary to obtain, transfer, renew, and maintain its groundwater permit¹³ and public water system identification number 1700134 to serve the CCN area including the Property; (3) maintaining a regional office in Spring, Texas with personnel specifically dedicated to operations within Aqua's geographic Southeast Texas Region water CCN service areas, including its water CCN area that includes the Property; (4) receiving, researching and responding to several inquiries regarding water service and a request for water service from the owner of the Property; (5) constructing, owning, and operating Aqua's Lake Conroe Forest/Tejas public drinking water system serving lots adjacent to and near the Property, including the Adobe Terrace and Tejas Boulevard water treatment plants as shown in Exhibit 1. The water plants are less than a mile from the Property and provide active water service to a parcel that abuts the Property, and other pipes are nearby to the north and west. The water plants have the combined capacity to serve 252 additional residential connections. 14 There are no other outstanding requests for service from the undeveloped portions of the CCN area that will use that full capacity.

Aqua and its predecessors-in-interest have performed the following acts of sewer service to the Property: (1) performing actions necessary to obtain, transfer, and maintain the sewer CCN No.

¹³ Exhibit 8. Groundwater permit.

¹⁴ Exhibit 9. Water System Critical Capacity Survey.

21065 area covering the Property under prevailing regulations; (2) performing actions necessary to obtain, transfer, renew, and maintain a permit to provide wastewater service in the CCN area including the Property; (3) maintaining a regional office in Spring, Texas with personnel specifically dedicated to operations within Aqua's geographic Southeast Region sewer CCN service areas, including its sewer CCN No. 21065 area that includes the Property; (4) constructing, owning, and operating Aqua's Lake Conroe Forest wastewater treatment plant since 2002 and serving lots adjacent to and near the Property, with the capacity to serve 1000 additional residential connections based on the permitted maximum and the observed flows.

"Facilities," which may be intangible or tangible property, that are committed toward water and sewer "service" to the Property consist of all the above, but also include cash, office equipment, and intellectual property. Water and wastewater permits are very difficult and expensive to obtain and require renewal every five years. CCNs and permits have value that purchasers of utilities will pay for when acquiring a utility because of the rights to serve the public that they accord and because the time and expense to acquire the CCNs and permits has already been spent.

In sum, Aqua has maintained permits, performed extensive planning and design activities, and has committed facilities toward those activities to service the Property. Aqua and its predecessors-in-interest have ensured that its permits have remained in effect over the years because development of the Property was always anticipated—particularly since the multiple requests for service on behalf of the Property owner in 2013-14. Aqua actively supplied water to and collected

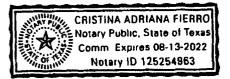
¹⁵ Exhibit 10. TPDES Permit No. WQ0014357001.

wastewater from nearby properties and has the capacity to deliver water to and collect wastewater from the Property. The Property receives service from Aqua through these acts and facilities. Aqua stands ready to perform additional acts of service and commit additional facilities to the Property as necessary.

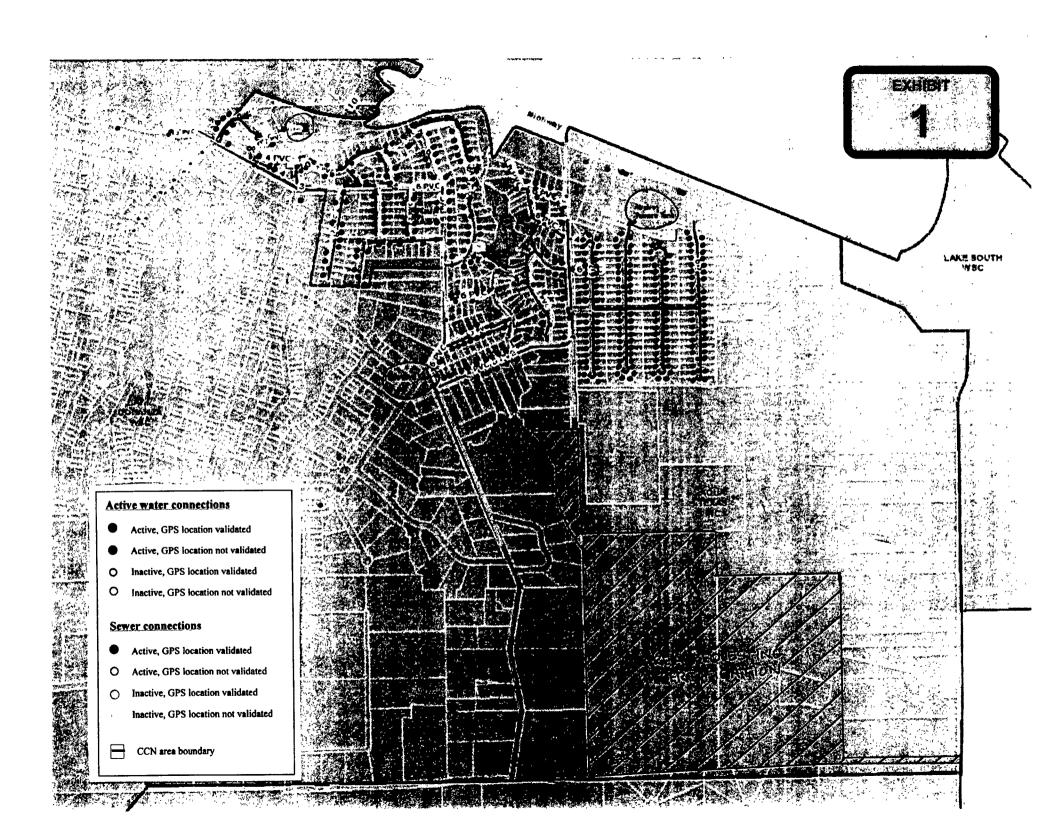
Further Affiant sayeth not.

Chris A. Garcia

SUBSCRIBED AND SWORN TO BEFORE ME on this the 19th day of Secentification of the day of Secentification of the subscription of



Notary Public in and for The State of Texas





Aqua Texas, Inc. 2211 Louetta Road Spring, Texas 77388 (281) 651-0174 (281) 288-5103 (fax) www.aquaamerica.com

December 20, 2013



EMAIL & USPS

Mr. Dan Reynolds, Vice President The Signorelli Company 235 Interstate 45 South Conroe, Texas 77304

Re: Retail Public Water & Sewer Utility Service for Two Tracts of Land in the James A. Smith Survey, A-37, Montgomery County, Texas

Dear Mr. Reynolds:

This is to confirm Aqua Texas, Inc. (Aqua) will provide retail public water and sewer utility service to the Two Tracts of Land in the James A. Smith Survey, A-37, Montgomery County Texas ("the Property"). The Property is within Aqua's state-certificated service area of Convenience and Necessity (CCN) No. 13203 and No. 21065. We are prepared to provide water and sewer service to meet the retail public water and sewer utility needs of the Property when requested, subject to compliance with the conditions precedent in Aqua's tariff in effect from time to time and all other provisions of law.

Prior to the provision of service, it will be the Property owner's obligation to make formal application for service and to pay all associated fees.

Please contact me if you have any questions.

Sincerely yours,

Stephen M. Dunnahoe

B & A

Bleyl & Associates

Planning • Engineering • Management

100 Nugent Street Conroe, TX 77301 Tex. Reg. No. F-678



Aqua Texas – Montgomery County Office 2211 Louetta Road Spring, Texas 77388

Attention:

Mr. Stephen Dunnahoe

Reference:

Tejas Water and Sewer Service

Dear Mr. Dunnahoe:

The Signorelli Company has authorized Bleyl & Associates to pursue the options and cost associated with obtaining water and sanitary sewer service for a proposed sixty (60) acre development. The development is located south of State Highway 105 off of Tejas Boulevard. The development would consist of approximately 250 to 300 residential lots, with construction expected to begin within the next 6 to 12 months. If possible, please provide information regarding the available capacity that is available of water and sewer; including a map that shows proposed connection points to Aqua's existing utilities. In addition to these things we also need to know the costs and fees associated with serving the development. Any information you could provide on this would be greatly appreciated.

Should you have any questions, or require additional information, please contact me at this office.

Sincerely.

Jerry McCrorey





Shamar O'Bryant Vice President of Land Development Signorelli Company 1400 Woodloch Forest Dr. Ste 200 The Woodlands, Texas 77380 06/16/2014

Stephen Dunnahoe Aqua Texas 2211 Louetta Road Spring, Texas 77388

Dear Stephen Dunnahoe:

Please let this letter serve as a formal request for service from Aqua Texas for an undeveloped tract of land that falls within their CCN. The tract in question consist of 60 acres which will yield approximately 240 (+-) 10 residential lots. Attached is a picture depicting the geographical location of the tract along with a preliminary land plan. Please let me know when we can get together to discuss the impact fees and a potential reimbursement plan.

Sincerely,

Shamar O'Bryant

Vice President of Land Development

Shamar O'Bryant, P.E. Vice President Land Development

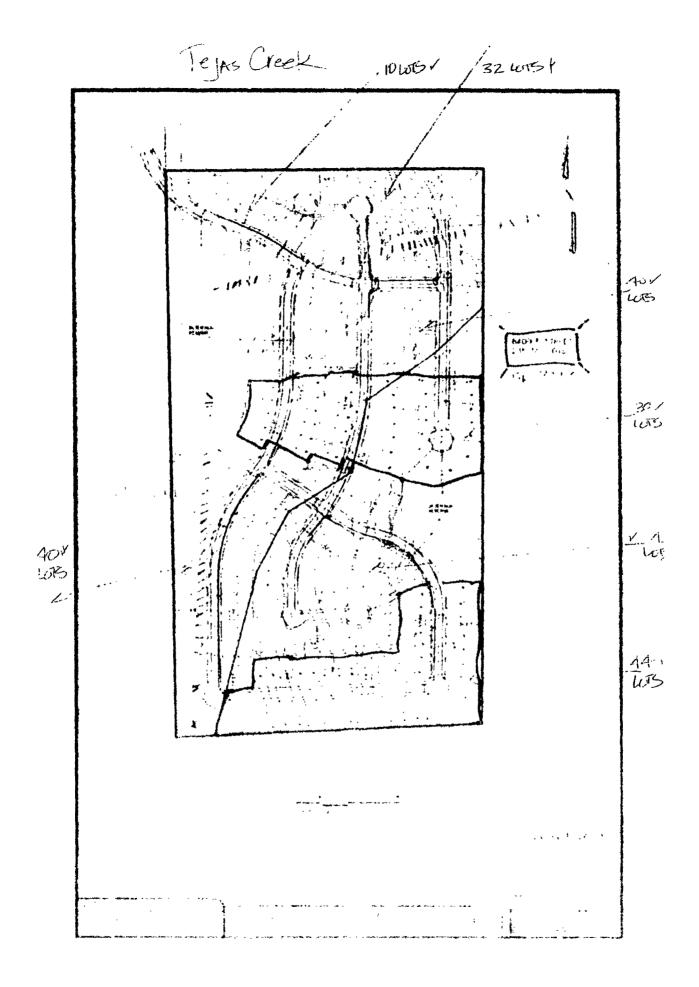
1400 Woodloch Forest Dr. Suite 200 The Woodlands, Texas 77380

Direct: 713.452.1718

rect: 713.452.1718 Fax: 713.452.1701

sobryant@signorellicompany.com www.signorellicompany.com





LJA Engineering, Inc.



2929 Briarpark Drive

Suite 600 Houston, Texas 77042-3703 Phone 713 953 5200 Fax 713 953 5026

www.ljaengineering.com

November 7, 2014



Mr. Stephen Dunnahoe Aqua Texas, Inc. 9450 Silver Creek Road Fort Worth, Texas 76108

Re:

Water & Sanitary Sewer Capacity to Serve 61.4 Acre Signorelli Conroe Tract ("Tejas Tract")

Dear Mr. Dunnahoe:

Attached is a vicinity map for the referenced Tract located in an existing CNN owned and operated by Aqua Texas, Inc. Signorelli Company would like to request Water and Sanitary Sewer Capacity to serve the 61.4 Acre tract with a proposed build out of approximately 350 Equivalent Single Family Connections(ESFC). We would like to request the following:

- A Letter Stating the District has sufficient Capacity to serve the proposed 350 ESFC.
- The Location of Agua Texas existing Water & Sanitary Sewer Facilities.
- The Location of where The Proposed development will connect and Master Meter to the Existing Facilities.
- Are there any Impact Fees, Tariff rates of Facility expansions involved with the service of the 61.4 Acre proposed development?

If you have any questions, or need any additional information, please call me at 713.953.5034.

Sincerely.

Randy Bowles, PE

Senior Project Manager

RB/pa

Enclosure(s)



WATER & WASTEWATER TREATMENT CONSULTANTS
17230 HUFFMEISTER ROAD, SUITE A~CYPRESS, TEXAS 77429-1643

TEL: 281-373-0500 FAX: 281-373-1113



November 27, 2018

Aqua Texas, Inc. 1106 Clayton Lane, Suite 400W Austin, Texas 78723

Re: TCEQ Waste Discharge Permit No. WQ0014357001

Dear Permittee:

We are writing to you on behalf of Tejas Creek, Ltd. regarding a proposed wastewater treatment plant project to serve a proposed subdivision in Montgomery, located southeast of Highway 105 and west of McCaleb Road, in Montgomery County as shown on the attached map. The proposed wastewater system will serve approximately 312 equivalent single family connections. Tejas Creek, Ltd. is in the process of applying for a new TCEQ Wastewater Discharge Permit for 100,000 gpd.

We are required to contact all existing TCEQ Wastewater Discharge Permittees within a 3 mile radius of the project to inquire if an existing permit holder is willing to provide the wastewater treatment capacity needed. According to TCEQ records, you are a permittee having an existing wastewater treatment plant located within three miles of the project and have a TCEQ Waste Discharge Permit. If we find a wastewater treatment plant permit holder within three miles that has the required capacity available or will expand their facility to make it available, we will conduct a feasibility study to determine if it is cost effective to obtain service from them.

We will appreciate receiving a response from you indicating if 100,000 gpd of wastewater treatment capacity in your facility is available, and if so, under what terms. A handwritten reply on a copy of this letter will be adequate. You may email your response to me at syoung@waterengineers.com or fax to (281) 373-1113. Please feel free to call me at 281-373-0500 if you have any questions. Thank you for your assistance.

Sincerely, WATERENGINEERS, INC.

Shelley Young

Shelley Young, P.E.

cc: Tejas Creek, Ltd.

	REPLY
Date of Reply: December 11, 2018	Signature:
Name of Permittee: Aqua Texas, Inc.	Printed Name: Glen E. Lewis
Capacity Available (Yes / No)? Yes	Title: Contract Administrator
Terms (if available)	Address: 1106 Clayton Lane, Suite 400W
	Austin, Texas 78723
	Telephone: 512-990-4400, ext 56104
	Email: gelewis@aquaamerica.com

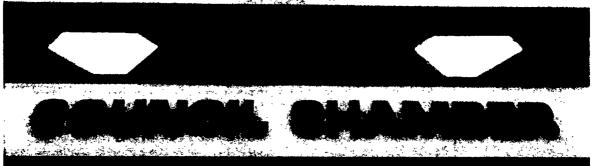
THE COURTER https://www.yourconroenews.com/neighborhood/moco/news/article/Conroe-expands-municipal-utility-district-for-new-13378627.php

Conroe expands municipal utility district for new residential development

By Catherine Dominguez, Staff writer Published 1:59 pm CST, Friday, November 9, 2018







Conroe City Council chambers

The Conroe City Council approved a request from Municipal Utility District No. 138 to incorporate just over 248 acres of land into its district for a new residential development.

The council approved the action during its regular meeting Thursday.

According to Director of Community Development Nancy Mikeska, the existing district will increase from 212 acres to 461 acres. It will add an additional 761 lots to the district for a total of 1,251 lots. Currently, Mikeska noted, there are 101 existing home in MUD No. 138.

The average home cost for the new development will be \$280,000 and the development will include about seven acres of commercial property along with 15 acres for multifamily housing with about 400 units.

Mikeska said MUD No. 138 is a small district and the 248 is not contiguous but added it is easier to add to a smaller district than to create another district.

The council also approved the creation of three new MUDs, one in-city and two out-of-city.

MUD No. 149

This MUD is located of Texas 105 and Tejas Boulevard west of Conroe.

The \$21.4 million development will be called Chapel Run and will span 60 acres. It will include 246 lots priced between \$185,000 and \$240,000.

Mikeska said it will feature nine model homes.

MUD No. 150

MUD No. 150 is located of Texas 105 and Club Drive west of the city of Conroe.

The \$18.6 million development will be called Montgomery Ridge and span 126 acres. It will include 313 lots and will feature eight model homes.

The home prices will be from \$200,000 to \$300,000.

MUD No. 151

This MUD is located off FM 1097 near Long Street north of Conroe.

This \$37.5 million development will span 144 acres and be call Ravella Sound. It will include 260 residential lots with home prices between \$225,000 and \$500,000.

cdominguez@hcnonline.com



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HEARST



Permit Renewal Application for Permit Holders in a Joint Groundwater Reduction Plan (GRP)

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

Phone: (936) 494-3436 Metro: (936) 441-3437 Fax: (936) 494-3438

District Use Only:								
Date Received:	10	13	17					
Received By:		24						
Fee Received:	Ves		No					

Applicant Information:
San Jacinto River Authority
Attn: Mark Smith
11998 Pine Valley Drive

Conroe, TX 77304 (936) 588-1662

Email: msmith@sjra.net

Permitting Départment

Note: Please make sure the above information is correct.

Return Renewal Application Prior to: Oct. 31, 2017

(60 days prior to the date of expiration of current permit)

Note: Applications must be **RECEIVED** by the Lone Star GCD no later than the date listed above. Failure to timely submit the application may be grounds for denial of renewal. and loss of permit.

District Permit Numbers and Permit Types: All permit numbers and permit types for permits of participants included in this Joint GRP are set forth in the attached Schedule of Joint GRP Participants and 2018 Authorized Groundwater Production.

Current Permit Term: The current permit term for all permits included this Joint GRP is 1/1/2017 to 12/31/2017 unless noted otherwise.

Permit Renewal Term: The permit renewal term for all permits in this Joint GRP is 01/01/2018 to 12/31/2018

This is the application for renewal of all of the underlying water well permits included in the Joint GRP identified above, which are set forth in the attached "Schedule of Joint GRP Participants and 2018 Authorized Groundwater Production" (the "Schedule"). The approval of this renewal application by the District will authorize each of the participants in the Joint GRP to produce groundwater in calendar year 2018 in accordance with the Schedule and will renew the underlying permits in accordance with the terms and conditions of each of the Joint GRP participants' individual underlying final 2017 historic use permits and/or operating permits that are included in the Joint GRP, which are incorporated herein by reference. Unless noted otherwise, each of the underlying permits included in this Joint GRP will be renewed with an annual groundwater production authorization equal to 70 percent of the permit holder's Total Qualifying Demand or 10 million gallons, whichever is greater, which is the amount set forth in the Schedule in the column entitled "Renewed Permitted Amount for 2018 to Achieve Initial Converstion Authorization." If the Joint GRP Sponsor or another Joint GRP participant wishes to change the authorized amount or type of use of groundwater in any way under one of the permits included under this Joint GRP, the Joint GRP Sponsor and/or other Joint GRP participant must submit a Permit Amendment Application.

All water wells associated with this pe Star GCD's Rules.	rmit renewal application must be me	etered in accordance with Rule 11.1 of the Lone
Please review information provided by correct information. Please add any mis	the District. If incorrect, mark a line the information, such as a Joint GRP partic CERTIFICATION	rough the incorrect information and PRINT in the ipant that is not included in the Schedule.
correct to the best of my knowledge.	·	ched Schedule. The information is true and
This application submitted by (pease pr	int): MARK SMITH	Phone: (93G) 588-16G a Date: 10/62/17
Signature:		
	For District Use Only	
Approved (in accordance with terms and conformation included in this application are the District Rules and DRP).	pnditions included in the current permits, and the attached Schedule, and subject to	☐ Denied (contact District for reason for denial and options available to applicant).
HITOURA		19-21-17

Date

San Jacinto River Authority Joint GRP 2018 Proposed Production Schedule November 09, 2017

Larse Volume Groundwater User (LVGU)	LoneStar TOD (GPV)	ICO Adjusted TOD (GPY)	2017 Groundwater	2018 Projected Demands	Projected Surface	Projected Reuse (GPY)	Projected AWS Wells	(mported AWS (GPY)	2018 Groundwater
Anna Jevas Inc (Reneby Creek)	18 132 000	12,692,400	17 994 500	17.994.500	Water (GPT)		(140)		17 994 S00
Adula Texas, Inc. (Carnage Hills)	94.574.000		93.805.000	93.805.000			,		93.805.000
Ania Texas Inc (Cimerron Country)	38.403.000		45.004.500	45.004.500	,				45 004 500
Adula Texas, Inc. (Clear Creek Erest)	55 363 000		45 004.500	45 004 500	-				45,004,500
Ania Texas Inc (Cretal Forest)	17.800.000	12,460,000	18.980.000	18.980.000					18.980.000
Aqua Texas, Inc. (Decker Woods)	27,820,000	19,474,000	35,003,500	35,003,500					35,003,500
Aqua Texas, Inc (Deerwood Sub.)	42,108,000	29,475,600	38,982,000	38,982,000	•		-	-	38,982,000
Aqua Texas, Inc. (Dogwood Hills)	39,522,000	27,665,400	31,974,000	31,974,000					31,974,000
Aqua Texas, Inc (Frontier Arrowhead)	28,000,000	19,600,000	35,003,500	35,003,500			•	,	35,003,500
Aqua Texas, Inc (Greenfield Forest)	8,697,000		44,895,000	44,895,000					44,895,000
Aqua Texas, Inc (Hidden Forest)	10,000,000		17,994,500	17,994,500			'		17,994,500
Aqua Texas, Inc. (Huntington est.)	16,216,000		15,987,000	00,584,000					15,987,000
Aqua lexas, inc (morgo Kanen)	27 725 500		22,004,300	27,002,300					22,002,500
Aqua texas, inc. (Lake Contoe Foress & Lejas Creek)	13 197 000	10,000,000	000,110,000	27 010 000	. .				37,011,000
Ania Texas Inc (lake Creek Forest)	35.497.000		36.865.000	36.865.000	,				36.865.000
Agua Texas, Inc. (Legends Ranch Estates)	47,000,000	32,900,000	46,720,000	46.720.000			,		46.720.000
Agus Texas, Inc. (Shadow Bay)	25,000,000	17.500,000	26.280.000	26.280,000					26.280.000
Aqua Texas, Inc (Timberloch Estates)	19,230,000	13,461,000	22,265,000	22,265,000					22.265,000
Aqua Texas, Inc (Turtle Creek)	21,451,000	15,015,700	16,790,000	16,790,000					16,790,000
Aqua Texas, Inc. (Walnut Springs)	24,900,000	17,430,000	20,075,000	20,075,000			•		20,075,000
Aqua Texas, Inc (West Lane)	,	10,000,000	16,425,000	16,425,000					16,425,000
Aqua Texas, Inc. (Westwood 1&2/Old Egypt)	108,645,000	76,051,500	195,275,000	239,075,000				٠	239,075,000
Aqua Texas, Inc (Woodlands Parkway)		10,000,000	38,325,000	38,325,000	'				38,325,000
Archdiocese of Galveston - Houston Circle Lake Retreat Center	15,000,000	10,500,000	17,000,000	18,000,000	•	,			18,000,000
Blaketree MUD No 1	55,000,000		171,550,000	171,550,000					171,550,000
C & R Water Supply, Inc. (Bridgepoint Water System)	12,500,000		15,000,000	15,000,000					15,000,000
C. R. Water Supply, Inc. (Clear Water Cove)	19,855,000		25,000,000	25,000,000					25,000,000
C & R Water Supply, Inc. (Creekside Acres)	5,485,200	000,000,01	12,500,000	12,500,000		•			12,500,000
C & R Water Supply, Inc. (Emerson Estates)	33,151,000	14 340 200	45,000,000	45,000,000					45,000,000
C & R Water Supply, Inc. (Rogers Road Ws)	22,000,000	14,540,200	15,000,000	33 537 653	· [·				20,202,956
Cana Mailtin Water Supply, inc. (Timber interested)	14 962 300	10.473.610	10 950 000	10 950 000					10 050 000
City of Conroe	3.403.950.000	2,382,765,000	1,652,200,000	4.708.500.000	1,934,500,000		275.000.000	262.800.000	2.236.200.000
City of Cut and Shoot	110,000,000	000'000'22	145,000,000	145,000,000			-		145,000,000
City of Magnolia	213,267,000		213,000,000	699,705,000		,			699.705.000
Orty of Oak Ridge North	180,000,000		64,364,000	160,886,250	94,900,000				65,986,250
City of Splendora	298,127,500		298,127,500	298,127,500					298,127,500
City of Willis	299,192,200		24,653,706	253,282,260			221,883,354		31,398,906
City of Woodbranch Village	51,084,000	35,758,800	51,000,000	51,000,000					51,000,000
Clover Creek MUD	31,000,000		21,900,000	23,725,000					23,725,000
Conroe ISD (Moorehead Jr High/Caney Creek High)	12,738,100		20,999,000	20,999,000				,	20,999,000
Conroe Resort Utilities, LLC	104,196,800		65,700,000	65,700,000					65,700,000
Consumers Water Inc (Porter Terrace)	10,329,000		10,478,609	10,502,077				,	10,502,077
Consumers Water Inc (Spring Forest)	35,000,000		95,000,000	35,000,000			. 200 000	-	35,000,000
Configuration Point Modified	35,009,300		35,000,000	25,000,000	· ·		000'004'/4		000'05
Del Laso Estates	29.420.000		29.420.000	29.420.000					29,420,000
Diamondhead Water & Sewer	22,772,000		22,720,000	22,720,000					22,720,000
Domestic Water Company	41,775,700	29,242,990	42,000,000	46,000,000					46,000,000
East Montgomery County MUD No 3	30,000,000		39,481,389	40,665,831				,	40,665,831
East Montgomery County MUD No 5			36,500,000	73,000,000	•				73,000,000
Everett Square, Inc (Shady Oaks)	25,000,000		14,000,000	16,486,000				•	14,000,000
Everett Square, inc. (Windcrest Est.) nonea tgypt, Part of 1466 System)	14,600,000		15,464,303	15,488,050			30 400 000		16,488,060
HMW Special Unity District (Allenwood)	17,800,000		13.030.000	13.470.000			000,004,03		13 470 000
HMW Special Utility District (Armadillo Woods)	17.300.000		17.260,000	17.670.000	,				17,670,000
HMW Special Utility District (Coe Country)	70,911,000		62,340,000	65,410,000					65.410.000
HMW Special Utility District (Hunters Retreat)	40,064,000	28,044,800	36,790,000	37,230,000					37,230,000
HMW Special Utility District (Kipling Oaks 1)	37,500,000	26,250,000	35,040,000	35,920,000					35,920,000
HMW Special Utility District (Kipling Oaks 2)	75,911,000	53,137,700	40,520,000	40,730,000					40,730,000
HMW Special Utility District (Pleasant Forest)		10,000,000	10,000,000	11,240,000				•	11,240,000
HMW Special Utility District (Sendera)	32,765,000		19,700,000	19,830,000				,	19,830,000
HMW Special Utility District (Towering Oaks)	39,406,000		155 000 000	000,000,000				-	25,090,000
Johnston Stunders, mr. Keensn Water Stundly Com	25.182.500	17 627 750	30,000,000	39.241.454		. .	.].	,	39 241 454
Kings Manor MUD	155,100,000	108,570,000	150,000,000	151,000,000					151,000,000
Lake Bonanza Water Supply Corp	57,606,900		47,000,000	47,000,000				,	47,000,000
Lake Conroe Hills MUD	26,062,000	39,243,400	26,062,000	26,062,000					56,062,000
Lake South Water Supply	26,000,000		26,500,800	26,725,369					26,725,389

San Jacinto River Authority Joint GRP 2018 Proposed Production Schedule November 09, 2017

	<u> </u>								
Large Volume Groundwater User (LVGU)	LoneStar TQD (GPY)	ICO Adjusted TQD (GPY)	2017 Groundwater Allocation	2018 Projected Demands	Projected Surface Water (GPY)	Projected Reuse (GPY)	Projected AWS Wells (GPY)	Imported AWS (GPY)	2018 Groundwater Allocation
Lakeland Section 4 Civic Club	21,000,000	14,700,000	12,281,000	12,281,000					12,281,000
Lazy River Improvement District	49,559,000	34,691,300	39,000,000	39,000,000					39,000,000
Maverick Tube Corporation - Tenaris	22,018,002	15,412,601	18,655,556	18,655,556		-	<u> </u>		18,655,556
Monarch Utilities, Inc. (Decker Hills/Park Place)	90,000,000	63,000,000	104,755,000	105,850,000			-	-	105,850,000
Monarch Utilities, Inc. (Hulon Lake/Woodcreek Valley)	26,731,000	18,711,700	17,155,000	17,520,000			<u> </u>	·	17,520,000
Monarch Utilities, Inc (Serenity Woods, Pine)	15,317,000	10,721,900	10,220,000	10,220,000	•				10,220,000
Montgomery County Fresh Water Supply (Dist #6)	11,098,000	10,000,000	16,500,000	16,900,000			-		16,900,000
Montgomery County MUD No 105 Montgomery County MUD No 112	50,000,000	35,000,000	64,240,000 195,000,000	\$9,060,000 195,000,000	-				89,060,000
Montgomery County MUD No 112 Montgomery County MUD No 119	80,465,000	56,325,500	273,750,000	390,550,000					195,000,000 390,550,000
Montgomery County MUD No. 137		10,000,000	23,360,000	43,800,000		 			43,800,000
Montgomery County MUD No 139	<u> </u>	10,000,000	41,853,333	63,996,667	-			-	63,996,667
Montgomery County MUD No 15	124,360,000	87,052,000	290,175,000	324,120,000	-	18,250,000			305,870,000
Montgomery County MUD No. 16	21,428,000	14,999,600	19,345,000	19,537,568	-			-	19,537,568
Montgomery County MUD No 19	220,000,000	154,000,000	240,170,000	240,170,000		•		-	240,170,000
Montgomery County MUD No 24	27,000,000	18,900,000	27,635,245	28,243,316	-	•			28,243,316
Montgomery County MUD No. 83 (Also MUD No. 84)	200,504,000	140,352,800	250,000,000	250,000,000					250,000,000
Montgomery County MUD No. 89 (Also MUD No. 88)	359,000,000	251,300,000	422,240,000	426,426,697			-	-	426,426,697
Montgomery County MUD No 94	180,000,000	126,000,000	280,000,000	280,000,000	•	•	-	<u> </u>	280,000,000
Montgomery County MUD No. 96		10,000,000	30,000,000	47,829,600		-		-	47,829,600
Montgomery County MUD No 99 (Also MUD No 115 & No MUD No. 127)	82,090,000 160,010,000	57,463,000	215,350,000	434,350,000	153,300,000	******	•		281,050,000
Montgomery County WCID No. 1	185,886,000	112,007,000 130,120,200	119,355,000 274,480,000	133,225,000 185,886,000		10,950,000		<u> </u>	122,275,000
Montgomery County WCID No. 1 MSEC Enterprises (Crown Ranch)	22,000,000	15,400,000	30,000,000	185,886,000 35,000,000	-			<u> </u>	185,886,000
MSEC Enterprises (Montgomery Trace/Crown Oaks/HR/LF/SL)	258,711,200	181,097,840	347,631,300	810,000,000	365,000,000	•			35,000,000 445,000,000
Nerro Supply Investors, L.L.P (Hazy Hallow East Estates)	52,649,700	36,854,790	37,000,000	37,000,000	303,000,000				
Nerro Supply investors, L.L.P. (River Club/River Ridge)	11,500,000	10,000,000	10,000,000	10,000,000					37,000,000 10,000,000
Nerro Supply Investors, L.L.P. (White Oak Valley)	17,257,400	12,080,180	13,500,000	13,500,000					13,500,000
New Caney MUD	384,818,900	269,373,230	358,000,000	364,000,000			-		364,000,000
North Woods Water Supply Corp	14,000,000	10,000,000	10,000,000	10,073,000	-				10,073,000
Patton Village (East)	21,000,000	14,700,000	21,000,000	21,000,000		•			21,000,000
Patton Village (West)	19,000,000	13,300,000	19,000,000	19,000,000	-		<u>.</u>	-	19,000,000
Pinedale Mobile Home Park (AKA Richard Clark Enterprises)	17,333,597	12,133,518	16,444,000	16,444,000					16,444,000
Pinehurst Decker Prairie WSC	39,889,464	27,922,625	41,260,741	41,905,440		•			41,905,440
Piney Shores Utility	23,334,000	16,333,800	31,025,000	31,025,000					31,025,000
Point Aquarius MUD Quadvest, LP, (Benders Landing)	180,000,000	126,000,000	25,915,000	132,860,000			103,295,000	·	3,000,000
Quadvest, LP. (Denders Landing) Quadvest, LP. (Caddo Village)	270,136,000 40,000,000	189,095,200 28,000,000	463,667,187 41,200,000	\$10,033,906 42,436,000	·	·	·		510,033,906
Quadvest, LP (Creekside Village)	66,000,000	46,200,000	67,980,000	70,019,400	<u> </u>		-		42,436,000
Quadvest, LP (Decker Oaks Utility)	58,683,800	41,078,660	75,520,540	83,072,594			<u>-</u>	·	70,019,400 83,072,594
Quadvest, LP (Indigo Lakes)	133,864,000	93,704,800	172,262,750	189,489,025				 -	189,489,025
Quadvest, LP (Lake Windcrest WS)	203,091,000	142,163,700	278,565,833	306,422,417	-	-	-		306,422,417
Quadvest, LP (Lakes of Magnolia)	20,000,000	14,000,000	25,750,000	26,522,500		-			26,522,500
Quadvest, LP (Lonestar Ranch)	65,114,000	45,579,800	75,307,420	77,566,643	-	-			77,566,643
Quadvest, LP (McCall Sound/Sonoma Ridge)	6,000,000	10,000,000	18,000,000	12,004,084		-	-		12,004,084
Quadvest, LP (Mostyn Manor)	35,000,000	24,500,000	127,000,000	75,020,000	-		-		75,020,000
Quadvest, LP (Northcrest Ranch 1,2 &3)	50,000,000	35,000,000	64,846,536	71,331,189					71,331,189
Quadvest, LP. (Red Oak Ranch WS)	26,897,000	18,827,900	53,560,000	55,166,800	<u> </u>		<u> </u>		55,166,800
Quadvest, LP (Sendera Ranch)	61,271,000	42,889,700	78,332,408	86,165,648	<u> </u>	· · _	· .	·	86,165,648
Quadvest, LP. (Stonecrest Ranch)	13,806,000	10,000,000	18,239,766	18,786,959					18,786,959
Rayford Road MUD Roman Forest Consolidated MUD	502,426,000 100,837,000	351,698,200 70,585,900	141,750,000	530,000,000	313,900,000				216,100,000
San Jacinto River Authority (The Woodlands)	6,515,191,000	4,560,633,700	102,188,351 1,285,895,000	103,275,461 6,347,866,000	4,124,500,000	-	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	103,275,461
San Jo Utilities	11,082,000	10,000,000	17,000,000	17,000,000	4,124,500,000			<u>-</u>	2,223,366,000
Sequoia Golf Woodlands LLC (Lake Windcrest)	65,000,000	45,500,000	41,275,000	60,067,400		18,792,400		_	17,000,000
Sequoia Golf Woodlands LLC (Palmer)	128,802,000	90,161,400	\$1,789,270	102,478,770	····	20,689,500			41,275,000 81,789,270
Sequoia Golf Woodlands LLC (Panther Trails)	33,253,606	23,277,524	21,116,040	21,363,870		247,830			21,116,040
Sequoia Golf Woodlands LLC (Player)	60,123,500	42,086,450	38,178,423	54,638,383	-	16,459,960	-	-	38,178,423
Sequoia Golf Woodlands LLC (TPC)	112,540,000	78,778,000	71,462,900	91,310,600		19,847,700	-	-	71,462,900
Southern Montgomery County MUD	480,000,000	336,000,000	189,235,700	507,691,300	204,400,000	41,652,000	-	-	261,639,300
Spring Creek UD	195,000,000	136,500,000	215,000,000	225,750,000					225,750,000
T & W Water Services (Deer Run)	12,800,000	10,000,000	18,800,000	18,800,000				<u> </u>	18,800,000
T & W Water Services (Grand Harbor/Gemstone)	108,000,000	75,600,000	153,969,022	153,969,022	-				153,969,022
T & W Water Services (Harborside)	25,000,000	17,500,000	30,000,000	30,000,000	 				30,000,000
T & W Water Services (Hidden Springs Ranch)	10,049,000	10,000,000	30,000,000	30,000,000	<u>-</u> :_		•		30,000,000
T & W Water Services (Miller's Crossing)	7,227,000	10,000,000	13,000,000	13,000,000		-		<u> </u>	13,000,000
T & W Water Services (Old Mill Lake) T & W Water Services (Rio Vista)	34,000,000	23,800,000	45,000,000	46,000,000	-		· ·	·	46,000,000
T & W Water Services (Riverwalk)	61,408,000	10,000,000 42,985,600	128,170,864	12,592,500 128,170,864	<u> </u>			<u>-</u>	12,592,500
T & W Water Services (Riverwark) T & W Water Services (Sunrise Ranch)	5,844,000	10,000,000	12,994,000	128,170,864	<u>.</u>		·	 	128,170,864
1 or 11 states Selvices (Solitise trained)	3,077,000	10,000,000	12,334,000	12,779,000				-	12,994,000

San Jacinto River Authority Joint GRP 2018 Proposed Production Schedule November 09, 2017

Large Volume Groundwater User (LVGU)	LoneStar TQD (GPY)	ICO Adjusted TQD (GPY)	2017 Groundwater Allocation	2018 Projected Demands	Projected Surface Water (GPY)	Projected Reuse (GPY)	Projected AWS Wells (GPY)	Imported AWS (GPY)	2018 Groundwater Allocation
T & W Water Services (Thousand Oaks)	69,811,000	48,867,700	75,000,000	75,000,000			•		75,000,000
Texaba Water System	24,809,000	17,366,300	10,950,000	10,950,000		L		-	10,950,000
Texas National MUD	60,000,000	42,000,000	49,968,500	50,000,000		-	-	· ·	50,000,000
Walnut Cove Water Supply Corp	40,000,000	28,000,000	32,000,000	32,000,000		-			32,000,000
Washington County Railroad	21,000,000	14,700,000	18,274,675	18,274,675					18,274,675
Westwood North Water Supply	103,000,000	72,100,000	100,000,000	100,000,000					100,000,000
White Oak Utilities, Inc. (AKA Aqua Pure Ranch Utilities)	75,000,000	52,500,000	59,800,000	73,000,000					73,000,000
White Oak Water Supply Corporation	48,000,000	33,600,000	49,000,000	49,000,000			-		49,000,000
Wood Trace MUD No 1	1,000,000	10,000,000	94,616,111	114,407,222					114,407,222
Woodland Oaks Utility Co. Inc.	79,011,000	55,307,700	157,355,556	161,411,111	-	-	-		161,411,111
Totals (GPY)	19,839,235,169	14,033,318,008	13,706,890,841	24,682,860,316	7,190,500,000	146,889,390	675,978,354	262,800,000	16,380,136,572
MGD MGD	54.35	38.45	37.55	67.52	19.70	0.40	1.85	0.72	44.88

Aqua Texas, Inc. Critical Capacity Survey



						Date	2/13/2015
System Name	L	ake Con	roe Forest/Te	jas		System I.D.	1700134
System Address		122	3 Tejas Road		County	Montgomery	
Supervisor		Do	nald Francis			398	
Pump Station (Name	e or #)	Water Plar	nt # 1			Disinfection Gas/Hypo/Chloramines G/H/Chl	Sequestering Y/N
Other Treatments (F	Please Descri	ibe)	None			<u> </u>	N
	Production	Status	Ground Storage	Hydro Tank		Service Pumps	Elevated Storage
Wells (list all wells including plugged wells)	gpm		Capacity (gals)	Capacity (Gals)	HP	GPM	Capacity (Gals)
N 30*21.104*W 95*35	80	0	38,000	10,000	15.00	375	Capacity (Cais)
2					15.00	375	
3							
4 5			<u> </u>	1			
6			 				
7			 				
8							
Station Totals	80		38,000	10,000	30.00	750	
Pump Station (Name	e or #)	Tejas Cree	ek			Disinfection Gas/Hypo/Chloramines G/H/Chl G	Sequestering Y/N N
Other Treatments (F	Please Descri	ibe)				<u> </u>	N
··	Production	Status	Ground Storage	Hydro Tank		Service Pumps	Elevated Storage
Wells (list all wells	gpm		Capacity (gals)	Capacity (Gals)	HP	GPM	Capacity (Gals)
including plugged wells) N 30° 21.362' W 95° 35	310	0	97,000	10,000	15.00	375	Capacity (Gais)
2					25.00	625	
3 4			ļ	ļ	25.00	625	
5			<u> </u>	 			
6							
Station Totals	310		97,000	10,000	65.00	1,625	
			TOTAL CAPAC	ITY OF ALL FA	ACILITIES		
	Production		Ground Storage	Hydro Tank	_	Service Pumps	Elevated Storage
Gallons or GPM	390		135,000	20,000		2,375	
Million gallons	0.562		0.135	0.020		3.42	
Willion gallons	0.002		0.100	0.020		0.42	
Required	239		79,600	7,960	-	796	····
			 	1			
% of capacity	61%		59%	40%		34%	
Allowable conns.	650		675	1,000		1,188	
Maximum Conne	ctions bas	ed on cr	itical compone	ent	650		

Systems with < 50 connections & no storage are required to have 1.5 gpm/connection well capacity and 50 gals/connection hydro tank This spreadsheet does not calculate for this system configuration.

Aqua Texas, Inc. Critical Capacity Survey

Additional Pump Station Data

System Name		Lake	Conroe Forest			System I.D.	1700134
System Address		122	3 Teas Road			County	Montgomery
						Active Connections	398
Pump Station (Name	or#) _					Disinfection Gas/Hypo/Chloramines G/H/Chl	Sequestering Y/N
Other Treatments (P	lease Descri	be)					
Wells (list all wells	Production	Status	Ground Storage	Hydro Tank		Service Pumps	Elevated Storage
including plugged wells)	gpm		Capacity (gals)	Capacity (Gals)	HP	GPM	Capacity (Gals)
1	315						
2 3 4 5	50_						
3							
4							
5							
6							
Station Totals							
Chlorine and Bacti S						7	
	Short Mill Ru	<i>I</i> n				4	
	Tejas Road					-}	
	E. Hunting T					-	
	Short Mill Ru Mesa View	ш.				-{	
	Indian Falls					4	
						4	
267]	Sunset Path					_]	
Plant Inspect.			ſ			T	
					· · · · · ·		L
Hydro Inspect.	E - 1-13-09						
GST Inspection	E - 1-13-09						

E: Exterior I: Interior





TPDES PERMIT NO.
WQ0014357001
[For TCEQ office use only - EPA I.D.
No. TX0125113]

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY P.O. Box 13087 Austin, Texas 78711-3087

This is a renewal that replaces TPDES Permit No. WQ0014357001 issued on August 6, 2014.

PERMIT TO DISCHARGE WASTES

under provisions of Section 402 of the Clean Water Act and Chapter 26 of the Texas Water Code



Aqua Texas, Inc.

whose mailing address is

1106 Clayton Lane, Suite 400W Austin, Texas 78723

is authorized to treat and discharge wastes from the Lake Conroe Forest Wastewater Treatment Facility, SIC Code 4952

located at 301 Parkhaven Circle, in Montgomery County, Texas 77316

directly to Lake Conroe in Segment No. 1012 of the San Jacinto River Basin

only according to effluent limitations, monitoring requirements, and other conditions set forth in this permit, as well as the rules of the Texas Commission on Environmental Quality (TCEQ), the laws of the State of Texas, and other orders of the TCEQ. The issuance of this permit does not grant to the permittee the right to use private or public property for conveyance of wastewater along the discharge route described in this permit. This includes, but is not limited to, property belonging to any individual, partnership, corporation or other entity. Neither does this permit authorize any invasion of personal rights nor any violation of federal, state, or local laws or regulations. It is the responsibility of the permittee to acquire property rights as may be necessary to use the discharge route.

This permit shall expire at midnight, June 1, 2022.

ISSUED DATE: August 9, 2017

For the Commission

EFFLUENT LIMITATIONS AND MONITORING REQUIREMENTS

Outfall Number 001

1. During the period beginning upon the date of issuance and lasting through the date of expiration, the permittee is authorized to discharge subject to the following effluent limitations:

The daily average flow of effluent shall not exceed 0.30 million gallons per day (MGD), nor shall the average discharge during any two-hour period (2-hour peak) exceed 652 gallons per minute (gpm).

Effluent Characteristic		Discharge L	Min. Self-Monitoring Requirement			
	Daily Avg	7-day Avg	Daily Max	Single Grab	Report Daily A	vg. & Max. Single Grab
	mg/l (lbs/day)	mg/l	mg/l	mg/l	Measurement Frequency	Sample Type
Flow, MGD	Report	N/A	Report	N/A	Five/week	Instantaneous
Carbonaceous Biochemical Oxygen Demand (5-day)	10 (25)	15	25	35	One/week	Grab
Total Suspended Solids	15 (38)	25	40	60	One/week	Grab
Ammonia Nitrogen	2 (5.0)	5	10	15	One/week	Grab
E. coli, colony-forming units or most probable number per 100 ml	126	N/A	N/A	399	One/month	Grab

- 2. The effluent shall contain a chlorine residual of at least 1.0 mg/l and shall not exceed a chlorine residual of 4.0 mg/l after a detention time of at least 20 minutes (based on peak flow), and shall be monitored five times per week by grab sample. An equivalent method of disinfection may be substituted only with prior approval of the Executive Director.
- 3. The pH shall not be less than 6.0 standard units nor greater than 9.0 standard units and shall be monitored once per month by grab sample.
- 4. There shall be no discharge of floating solids or visible foam in other than trace amounts and no discharge of visible oil.
- 5. Effluent monitoring samples shall be taken at the following location(s): Following the final treatment unit.
- 6. The effluent shall contain a minimum dissolved oxygen of 4.0 mg/l and shall be monitored once per week by grab sample.